



INSPECTION AGREEMENT THIS IS A LEGALLY BINDING CONTRACT AND CONTAINS AN ARBITRATION CLAUSE

PLEASE READ IT CAREFULLY

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Client: Mr. and Mrs. Home Buyer
Property Address: 123 Sample St. Paradise FL
Total Inspection Fee: \$300.00

THE PURPOSE AND SCOPE OF THIS INSPECTION IS TO OBSERVE, EVALUATE AND REPORT ON CERTAIN CONDITIONS OF THE BUILDING, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

- * STRUCTURE & FOUNDATION: Floor support framing, exterior load bearing walls, and ceiling /roof support framing (trusses) where visible.
- * ROOF: Leak free roof coverings, fascia and soffits, and associated trim members.
- * ELECTRICAL: Electrical systems and corresponding wiring.
- * PLUMBING: Plumbing system evaluation (does not include septic system).
- * APPLIANCES; Appliances evaluated for functional operation.
- * AIR CONDITIONING & HEATING: Air conditioning and heating system(s) for functionality.
- * SPRINKLERS; Sprinkler system is not checked for leaks, except above-ground exposed plumbing and equipment.
- * COMPREHENSIVE INSPECTION; Includes all of the above and interior areas, consisting of the ceilings, walls, floors, doors, and windows. (These areas are checked to ensure that there are no major defects or evidence of water intrusion.)
- * CONDO INSPECTION; Includes electrical, plumbing, appliances, air conditioning & heating, and interior areas, consisting of the ceilings, walls, floors, doors, and windows. (These areas are checked to ensure that there are no major defects or evidence of water intrusion.)
- * TERMITE/WOOD DESTROYING ORGANISMS; Wood destroying organism namely termites, powder post beetles, oldhouse borers, and wood decaying fungi where visible and accessible.
- * POOL OR SPA; Pool or spa are not checked for leaks, except for above-ground exposed plumbing and equipment. We do not take apart the filter.

ITEMS NOT INSPECTED: Screening, paint, wallpaper, carpeting, and other finish treatments of the interior walls, floors, and ceilings. Draperies, blinds, or other window treatments. Non-permanent type structures such as storage sheds and screen enclosures. Metal enclosure roofs. Water softener, purification and solar systems. Chemical composition of insulation. Security alarms, and fire alarms, intercoms, self cleaning oven cycle, temperature calibration, and timers. Building or electrical code deficiencies. Chemical composition of paint or other parts of the structure. Dock, septic system, and seawall.

THE INSPECTION AND REPORT ARE PERFORMED AND PREPARED FOR THE SOLE, CONFIDENTIAL, AND EXCLUSIVE USE AND POSSESSION OF THE CLIENT. AND IS NON-TRANSFERABLE. A Superior Inspection Service, Inc. and/or its inspectors are herein referred to as "The Company".

The inspection consists of a physical assessment of the condition of the components, where they are accessible and visible in accordance with the STANDARDS OF PRACTICE OF THE AMERICAN SOCIETY OF HOME INSPECTORS, INC. (ASHI). A copy of these standards are available upon request at any time including, before signing this agreement.

Client acknowledges that although the subject structure, components thereof and equipment therein may be functional and/or in working condition at the time of inspection, their condition may change thereafter. Therefore, "The Company" does not under any circumstances make any promises, representations, guarantees or warranties as to the actual, present, reported, or future condition of the subject structure, components thereof and equipment therein.

While every endeavor is made to accurately report the condition of the subject structure, components thereof and equipment therein and/or the existence of any and all visible defects in the subject structure, client acknowledges that "The Company" is a generalist and not a specialist and does not perform technically exhaustive examinations or evaluations of the subject structure, components thereof and equipment therein.

Additionally, client acknowledges that "The Company" will not comment or report on conditions or defects that are not visible and apparent at time of inspection, or on conditions or defects that can be observed only after the performance of destructive testing or probing or the removal of walls, ceilings, panels, or other obstacles.

Quality of air is not checked. Airborne pollutants such as, but not limited to, mold, asbestos and formaldehyde are not part of inspection. We do not inspect for contaminated (Chinese) wall or ceiling board. We recommend quality of air be checked by a licensed professional. We recommend a licensed professional be called to determine if the building contains contaminated (Chinese) wall or ceiling boards.

Client acknowledges that it is understood and agreed that "The Company" is not an insurer and that the inspection and report are not intended or to be construed as a guarantee or warranty of the adequacy, performance and condition of the structure, components thereof and equipment therein. It is further acknowledged that any liability, which "The Company" may incur as a result of performance of this inspection SHALL BE LIMITED TO THE FEE PAID by the Client for said inspection. "The Company" further recommends that a home warranty be purchased and that most real estate companies offer home warranty information and applications.

In the event of a discrepancy, dispute, or claim arising from the performance of any inspection by "The Company", the client agrees to notify "The Company" by certified mail. Client guarantees "The Company" the right to examine any claim, prior to the client's performance of any remedial action. This is a condition precedent to client's claim. Claims, disputes or other matters in question between the parties to this agreement arising out of or relating to this agreement or breach thereof shall be subject to and decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association and qualifying American Society Home Inspectors (ASHI) Standards of Practice currently in effect, unless the parties mutually agree otherwise. If a lawsuit or legal action is filed by the Client against "The Company", and "The Company" successfully defends the claim of the client, the client agrees to pay "The Company" reasonable attorney fees and court costs incurred in defending against such claim. Any legal action or proceeding of any kind, including those sounding in tort or contract, against "The Company". officers, agents or employees, must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred. Time is expressly of the essence herein.

CREENTIALS AND EXPERIENCE

State of Florida Certified Home Inspector: HI347, State Certified Roofing Contractor License #CCC045918. State Licensed Pest Control Company #4387, Member of American Society Of Home Inspectors, and over 23 years experience in inspecting homes and buildings in Florida.

ACCEPTANCE

"The Company" does hereby certify that they have no present., contemplated or future interest in the property inspected, and neither the employment to make the inspection nor the compensation for it is contingent upon the inspection report. Payment for inspection is due at time of inspection, unless prior arrangements are made. A finance charge of 1.5% per month will be added to any balance due that is over 30 days. Reinspections are available at an additional fee. The inspection is for the main structure only unless otherwise negotiated and noted in the type of inspection(s) listed below. "The Company" is relying solely on clients information as to size, age, and condition of the structure to determine the cost of the inspection and "The Company" hereby reserves the right to renegotiate any misleading or misquoted information prior to the start of the inspection. A facsimile copy of this agreement and any signatures shall be considered for all purposes as an original.

Client authorizes release of this report to _____
(Who do you want to get a copy of report? REALTOR, Attorney, etc.)

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated _____ Signature of Client _____
(One signature binds all)

Dated 12/25/2010 For A Superior Inspection Service Inc.: Michael Gester