

**Reliable Property Inspections, Inc.**  
**Inspection Agreement**  
**This contract limits our Liability...Please read Carefully.**

**Property Address** \_\_\_\_\_

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**Client Name** \_\_\_\_\_

I (client) request a limited visual inspection of the structure at the above address to be conducted by Reliable Property Inspections, Inc. for my sole use and benefit. I warrant that I will read the following agreement. I understand that I am bound by all the terms of this contract. I further warrant that if I don't understand any part of this contract I will consult my attorney for advice before signing. It is understood and agreed that this inspection will be of readily accessible areas of the structure and is limited to visual observations of apparent conditions existing at the time of the inspection. Initial here \_\_\_\_\_

**Scope of this Inspection:** The scope of this inspection and report is a limited visual inspection of the general systems and components of the home to identify the condition and major visible deficiencies, as they exist through visual observations on the date of the inspection. This Inspection is performed in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI) and/or the National Association of Home Inspectors (NAHI). These guidelines are intended to provide the client with a better understanding of the property conditions as observed at the time of the inspection. The inspection is furnished on an opinion only basis and is made solely for the information of the client. The inspector reports visible defects (based upon non invasive visual observation only) apparent on the day of the inspection. It includes an evaluation of the observable portions of the property including the following major components: General Exterior Inspection including: Foundation, Walls, Roof, Chimney, Gutters, Garage, and Doors, and General Interior Inspection including: Ceilings, Walls, Floors, Basement, Attic, Doors, Windows, Electric, Plumbing, Water Heater, Sub-floor Framing, Site Drainage, Fireplaces, Venting, Air Conditioning, Heating and Ventilation (weather permitting), quality and condition of all systems. Condominiums include interior inspection components as listed above, if applicable.

**The Following are outside the scope of this Inspection:**

The Inspection and Report are not intended or to be used as a Guarantee or Warranty, Expressed or Implied. This Report is not an Insurance Policy that items found acceptable will remain so for any period of time nor that every defect will be discovered. The Inspection Company (Reliable Property Inspections, Inc.) is not an insurer and does not insure against defects found in the property. The inspector performs no disruptive or destructive testing procedures. Soil conditions, Geological stability, or Engineering analysis or Structural stability are beyond the scope and purpose of this inspection. Cosmetic items are not included in this report. The inspection is not a compliance inspection or certificate for past or present governmental or local building codes or regulations or zoning ordinance violations. It does not include air or toxic water quality or the presence or absence of asbestos or the type of insulation. Determining the presence or absence of safety glass, lead paint, or any toxic or hazardous materials or substance, environmental hazards including but not limited to: radon gas, carbon monoxide, mold, formaldehyde, electromagnetic radiation, rodents, insects or pests are beyond the scope and purpose of this inspection. This inspection and report shall not include termites or wood destroying organisms unless the termites or wood destroying organisms inspections has been specifically requested to be included in this report, and the report therein submitted in which case the termites or wood destroying organism inspection and report are subject to the terms hereof. Detached buildings are not inspected unless specified to be included. Pools, spas, and underground piping, private water or private sewage systems, saunas, steam baths, or fixtures and equipment, radio controlled devices, elevators, automatic gates, lifts, dumbwaiters, and thermostatic or time clock controls, water softener/purifier systems or solar heating systems, furnace heat exchangers freestanding appliances, security alarms or personal property, adequacy or efficiency of any system or component or the prediction of life expectancy of any item.

**Complaints or Disputes:**

The customer agrees to notify the inspector by telephone and in writing within ten days of inspection of any item in question or complaint against the inspector for failure to accurately report the visual discernible conditions at the subject property and allow the inspector access to the property to evaluate

these items before any corrective action is taken to repair, alter, or modify the discrepancy by client or clients agents, employees or independent contractors with the exception of emergency conditions only. Client agrees to hold the Inspector harmless for any and all claims relating to conditions that are repaired, altered or modified without said notice or evaluation.

**Limitation or Liability:**

The Inspectors liability for mistakes or omissions in this inspection report is limited to a refund of the fee paid for this inspection and report. The liability of the Inspectors, Principals, Agents, and Employees are also limited to the fee paid. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection and report. This liability limitation is binding on client and clients spouse, heirs, principals, assigns, and anyone else who may otherwise make a claim through the client. The Client assumes the risk of all losses greater than the fee paid for the inspection. The clients agree to immediately accept a refund of the fee as full settlement of any and all claims which may ever arise from this inspection.

**Arbitration:**

Unresolved disputes, except one for non-payment of fees, shall proceed to binding arbitrations conducted in accordance with the construction industry rules of American Arbitration Association, excepted that the parties shall select an arbitrator who is familiar with the Real Estate Inspection Profession. The Arbitrator shall conduct summary judgment motions and enforce full discovery rights as would a court, and shall follow the substantive rules of law. The prevailing party in any dispute arising out of this agreement, the inspection or report(s) shall be awarded all attorneys' fees, cost of arbitration, and other costs. The client agrees that no action may be brought to recover damages against the Inspector more than one year after the delivery of the Inspectors written report to the client.

**Confidentiality of Inspection Report:**

The inspection report is for the exclusive private use of the client only. And, client will not disclose any part of the inspection report to any other person with these exceptions ONLY: One copy may be produced to the current seller(s) of the property for their use as part of this transaction only, and one copy may be provided to the Real Estate Agent representing the client and or a Bank or their Lender for use in clients transaction only. I/We clients(s) have read, understand fully, and agree to the above Terms and Conditions of this contract. I/We Clients also agree to read the entire Inspection Report. I/We client(s) agree to pay the fee listed below at the time the Inspection Agreement is signed.

**Total Fee \$ \_\_\_\_\_ Paid in Cash \$ \_\_\_\_\_ or Paid by Check\$ \_\_\_\_\_**

**Client's Signature \_\_\_\_\_ date: \_\_\_\_\_**

**Client's Signature \_\_\_\_\_ date: \_\_\_\_\_**

**Addendum:** Your inspector may have an affiliation with a third party service provider ("TPSP") in order to offer you additional value added services. By entering into this agreement you (a) authorize your inspector to provide your contact information including telephone number to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you including by telephone, and (c) authorize the TPSP to contact you including by telephone regarding special home alarm system offers.

Signature \_\_\_\_\_ date: \_\_\_\_\_