



Inspection Contract Agreement

Accurate Home Inspection

This contract is an agreement between the client listed below, and Andre Peraroyan D/B/A Accurate Home Inspection, to perform an inspection of the home or building listed below according to the "Standards of Practice" of InterNACHI. These standards of practice inform you of what a home inspector should report, and what is not expected of the home inspector to report. This inspection is a limited visual inspection of apparent conditions existing at the time of the inspection only. This is a limited visual inspection as a generalist. Areas that are inaccessible are not part of this inspection including but not limited to: behind walls, furniture, under rugs, inaccessible areas, unreachable areas blocked by current home owner's belongings, and below soil. The client signing below assumes all risk for potential problems or conditions including those areas not accessible by the inspector. The Client assumes all risk for problems noted in this report that may reveal further damage during a repair or further investigation by a qualified professional. Your signature (by pen or electronically), is your acceptance of these terms and conditions. A home inspection is not technically exhaustive and the inspector does not dismantle or perform testing that is destructive. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in this building. The report is only supplementary to the seller's disclosure. The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the home inspection. It will include an inspection of: Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and built-in kitchen appliances.

Our inspection does not include the inspection or any part of testing or determining whether or not these conditions exist such as: Asbestos, Radon, presence of lead paint, soil contaminations, Formaldehyde, Mold or Fungi, or bio-aerosols. Soil or geological conditions. Pools and or equipment related to pools, spas or jacuzzis, energy efficiency measurements, recreational equipments and facilities such as boat docks and tennis courts, landscaping, underground storage tanks, underground drainage, irrigation, outdoor grills, Pests or Termites or wood eating insects. Elevators, solar electric or heating systems. Refrigeration units, water filtration units, security alarms, intercoms, antennas, phone, cable, satellite, window treatments or mini-blinds, oven clocks or timers or clean feature, central vacuum solar systems or lightning arrestors. This inspection does not include a test on "Synthetic Stucco" as this is a separate test and contract. Accurate Home Inspection will not operate heating or cooling systems in temperatures that may cause damage to the unit. Air conditioning system will not be operated by Accurate Home Inspection in outside temperatures of 65 degrees or less. We do not inspect heat exchanger for cracks. Plumbing and electrical must be turned "on" for the inspection of these areas and components. Well or spring systems, pressure, depth, water level or condition is not part of this inspection. Furnaces, must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). Septic field inspections are not inspected and are not part of this contract. Accurate Home Inspection does not inspect for code compliance or ordinances. This inspection does not include detached buildings or garages.

The home inspection report is an "opinion" of Accurate Home Inspection. Our interpretation of what is good or fair, may be different than yours. You are encouraged to be present at the time of your inspection so we will both have an understanding of each others perception. The client accepts responsibility for incomplete information if the Client did not attend the inspection. Our purpose is to determine whether or not a system or component (electrical, heating, visible structure etc) is functioning for which it was intended. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items not mentioned in this report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client who

will be the person signing this contract to seek qualified specialists to investigate further any item or component that is commented on in the inspection report before closing. We are not responsible for items mentioned in this report. We are not a guarantee nor do we guarantee any items or opinions described on this report. This inspection is to reduce the risk of finding a potential problem, not to eliminate them. We are not a home warranty company nor do we carry insurance on warranty claims. It is strongly recommended that a buyer of a home consider purchasing a one year home warranty which is not part of this agreement. The limited liability of the inspector and Accurate Home Inspection and the inspection report to the Client, spouse, executors or heirs or administrators are limited to a refund up to the fee paid for this inspection and report.

The Client's signature below indicates the Client does not want a technically exhaustive inspection without the limits of liability to the inspector or Accurate Home Inspection. By payment of our fee and the Client's signature, the Client acknowledges and understands and agrees to the statements and terms contained herein, and will hold Accurate Home Inspection and myself harmless to any claims made. The Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for this inspection and report. This limitation applies to anyone who claims damages or expenses of any kind incurred due to the errors or omissions in this inspection and report. No action shall be maintained by CLIENT against Accurate Home Inspection unless written notice, sent by certified mail return receipt requested, setting forth that an installed system or component of the premises which was inspected by the Accurate Home Inspection was not in the condition reported by the inspector, is delivered by CLIENT to Accurate Home Inspection within ten (10) business days after the discovery of such defect becomes known to CLIENT. CLIENT agrees that, with the exception of emergency condition, CLIENT or CLIENT'S agents, employees or independent contractors will make no alteration, modifications or repairs to the claimed discovery prior to a reinspection by the Inspector. Furthermore, any action must be commenced by CLIENT within one(1) year after the date of the inspection or will be deemed waived and forever barred.

The cost of the home inspection is based upon heated square feet of the home to be inspected. Payments must be made at the time of inspection. Accurate Home Inspection agrees to provide you with a report within 24 hrs or sooner by providing your email address. A \$50 fee will be applied to all returned checks and to any invoice outstanding 30 days or more from the time of the inspection. Any follow-up visit to the inspected premises shall be a minimum charge of \$125 due at the time of reinspection. A copy of this report will be sent to your real estate agent representative, unless you notify us not to send a copy.

ACCURATE HOME ISNPECTION MUST RECEIVE A COPY OF THIS AGREEMENT SIGNED BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN. Please print the contract, sign below and bring it in person the day of the inspection. If you are unable to be present at the day of the inspection, you can mail the contract via usps mail. After I receive the contrarct I will call and make an appointment with you for the inspection day.

Client Name _____

Client Signature _____

Inspector Signature _____

Inspected Property Address:

Date:

Inspector:

Total Inspection Cost: