

INSPECTION AGREEMENT

THIS IS INTENDED TO BE A LEGALLY BINDING AGREEMENT, IF YOU DO NOT FULLY UNDERSTAND SEEK THE ADVICE OF AN ATTORNEY BEFORE SIGNING.

Client: _____ Inspection Date: _____

Property Address: _____

The INSPECTOR agrees to inspect the property for the propose of informing the customer as to major deficiencies or defects, visually observed, which could significantly affect the value of the property. It will generally include a report on the following unless otherwise directed by the client or circumstances prevent:

- Structure and foundation
- Electrical, plumbing, water heater, heating and air conditioning (weather permitting)
- Quality, condition and life expectancy of all systems
- Basement attic
- General interior, including ceilings, walls, floors, windows and doors
- Insulation and ventilation
- General exterior, including roof, gutters, chimney, drainage and grading
- Kitchen and built-in appliances

The INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>.

The CLIENT understands that the inspection will be performed in accordance to the afore mentioned Standards, which contain certain limitaions, exceptions, and exclusions.

The INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic visual home inspection.

The PARTIES understand and agree that the Inspector and its employees and its agents assume no liability or responsiility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement is done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The client further agrees that the Inspector is liable only up to the cost of the inspection. This clause may be contrary to local law. Please verify applicability.

In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations.

BASIC VISUAL INSPECTION

The client requests the basic visual inspection of the readily accessible areas of the structure. The inspection is limited to primarily visual observations existing at the time of the inspection. THE CLIENT AGREES AND UNDERSTANDS THAT THE MAXIMUM LIABILITY INCURRED BY THE INSPECTOR/THE COMPANY FOR ERRORS AND OMISSIONS IN THE INSPECTION SHALL BE LIMITED TO THE GREATER OF THE AMOUNT OF THE FEE PAID FOR THE INSPECTION OR \$500.00. (if this is a joint purchase, signee represents actual authority to sign for both parties.)

\$ _____ Fee

Date: _____ Client: _____

I have read the above terms, before the inspection, and understand and agree to the above contract

Date: _____ Lakin & Associates, Inc. by _____

TECHNICALLY EXHAUSTIVE INSPECTION

The client requests the technically exhaustive inspection without the liability limit of the visual inspection. The company agrees to retain other specialists as necessary and to prepare a technically exhaustive report within twenty (20) days of the date of the receipt of this contract. This optional in-depth, intensive and technically exhaustive inspection and report fee is:

\$ _____ *Date: _____ Client: _____

Date: _____ Lakin & Associates, Inc. by _____

* A 50% deposit is required to commence this inspection