

Inspection Agreement

(Please read carefully)

THIS AGREEMENT is made and entered into by and between Clearview Inspections Inc., referred to as "Inspector", and _____, referred to as "Client".

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The client will pay the sum of \$_____ for the inspection of the "Property", being the residence, and attached garage, if applicable, located at _____. Payment is due at the time of inspection.
2. The Inspector will perform a visual inspection of the readily accessible installed systems and components of the property and prepare a written report identifying the defects that the Inspector both observed and deemed material which existed at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection. Any component or system that is shut down or is otherwise inoperable (i.e. does not respond to normal operating controls) is not tested.
3. The parties agree that the "Standards of Practice" (the "Standards") shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. If the state where the inspection is performed imposes more stringent standards or administrative rule, then those state standards shall define the standard of duty and the conditions, limitations and exclusions of the inspection.
4. The parties understand and agree that the Inspector and its employees and its agents assume no liability or responsibility 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.
5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, SAFETY, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.
6. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
7. This Agreement, including the terms and conditions on the next page, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of Arkansas, and if that state's laws or regulations are more stringent than the forms of the agreement, the state law or rule shall govern.

Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. Client acknowledges that inspector adheres to the Arkansas standards of practice, which can be viewed at <http://www.ahib.org/2015Rules.pdf> or <https://www.nachi.org/sop.htm>

Signature: _____ Date: _____ Day: _____

Signature: _____ Date: _____ Time: _____

Client agrees to release reports to Realtor®: Yes No

Buyer Present: Yes No

Street Address: _____ Agent present: Yes No

City/State/Zip: _____ Real Estate Agent: _____

Inspector's Signature _____ Date: 11/18/19 Inspection #: 12xxxxx

Inspectors Address: _____ License #: 1440

SEE NEXT PAGE FOR ADDITIONAL TERMS, CONDITIONS AND LIMITATIONS

ADDITIONAL TERMS, CONDITIONS AND LIMITATIONS

8. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks, energy efficiency measurements; concealed or private secured systems; septic tanks; water wells; heating systems accessories; solar heating systems; sprinkling systems; water softener; central vacuum systems, telephone, intercom or cable TV systems; generators, antennae, lightning arrestors, trees or plants; governing codes, ordinances, statutes and covenants and manufacturer specifications. Client understands that these systems, items and conditions are excepted from this inspection. Any general comments about these systems, items and conditions of the written report are informal only and DO NOT represent an inspection.

9. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the inspector has its principal place of business.

10. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

11. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards adhered to in the report or State law. Furthermore, any legal action must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred.

12. This inspection does not determine whether the property is insurable.

13. Thermal Imaging or an Infrared scan of the property is not included unless explicitly contracted-for and discussed in this or a separate report.

14. If any structure or portion of any structure that is to be inspected pursuant to this Agreement, is a log home, log structure or similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate the interior or structural integrity of the logs by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.

15. The CLIENT understands that under the "We'll Buy Your Home Back" Program, InterNACHI® purchases the home – not the INSPECTOR. The INSPECTOR's role is limited to his/her participation in the "We'll Buy Your Home Back" Program, but InterNACHI® purchases the home. CLIENT understands that INSPECTOR has no obligation to purchase the home under the "We'll Buy Your Home Back" Program, and CLIENT's sole remedy for any failure to purchase the home is against InterNACHI®.

DEFINITIONS

1. Apparent Condition: Systems and components are rated as follows:

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

2. Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation.

3. Readily accessible systems and components: only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility.