

Professional Building Inspection Service

11757 W Ken Caryl Ave F PMB 219, Littleton, CO 80127

Phone: (303) 346-2250, Fax: (720) 981-8412

Web Site: www.InspectProLLC.com

Name(s): *
Address: *
City / State / Zip: *

Inspection Number: (web) _____

The Client hereby authorizes InspectPro to perform an Inspection of the Subject Property at * _____ on **Date:*** _____ at **Time:*** _____ in accordance with the terms and conditions of this Contract, and agrees to pay InspectPro the Fee specified below. Client's signature below acknowledges he/she has read, understands and agrees to be bound by the terms and conditions below.

1) InspectPro shall perform an Inspection for the Client in accordance with the Standards of Practice of the American Society of Home Inspectors, Inc. (ASHI®). The PURPOSE of the Inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. **Completed and readily accessible components of the Structural, Roofing, Exterior, Electrical, Heating, Cooling, Insulation/Ventilation, Plumbing, and Interior systems will be inspected.**

2) The Client shall receive a LIMITED VISUAL INSPECTION of the Subject Property in accordance with this Inspection Agreement and the attached Inspection Scope and Limitations. In approximately 1-3 hours, InspectPro will provide the Client with information on the condition of the major components of the house at the time of the Inspection.

3) The Inspection is not technically exhaustive and it is NOT A GUARANTEE OR WARRANTY, expressed or implied, regarding the conditions of the property, items, and systems inspected and it should not be relied on as such. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. InspectPro is neither a guarantor nor insurer.

4) The Inspection IS NOT A DETAILED ENGINEERING EVALUATION AND DOES NOT ADDRESS CODE/REGULATION COMPLIANCE AND/OR THE POSSIBLE PRESENCE OF OR DANGER FROM TOXIC OR DANGEROUS SUBSTANCES INCLUDING MOLD. A list of excluded items is described in the attached Inspection Scope and Limitations. The Client is urged to contact a competent specialist if information, identification, or testing of the above is desired. InspectPro performs engineering evaluations, lead-based paint, and radon testing as optional services. If such optional services are desired they must be ordered separately using a different contract.

5) The Inspection is conducted at the property. The physical on-site inspection of the property is a valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client should be brought to the attention of the Inspector before or during the Inspection. The Inspection Report will not substitute for Client's personal presence during the Inspection.

The undersigned have read, understood and accepted the terms and conditions of this agreement, including the attached Inspection Scope and Limitations, and Client agrees to pay a base fee of \$* _____ at or before the time of inspection. The fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may be assessed. If an inspection is cancelled for any reason, a cancellation fee of \$95.00 may be assessed. **The inspection report shall not be used by or transferred to any other person or company without the prior written consent of InspectPro and an additional payment of \$125.00.**

InspectPro, LLC:

Client:

Professional Building Inspector

* _____
client signature

Date

Inspection Scope and Limitations

SCOPE: Inspection is limited to the visual examination of the safely and readily accessible systems and components for conditions which are adversely affecting their normally intended function or operation within the limits set forth in this Contract and the Inspection Report. No other systems, items, or appliances are included in the Inspection. Inspection is not a substitute for a seller's disclosure statement.

EXCLUSIONS: Excluded are any systems or items not included in the Inspection Report, including but not limited to the following: any information pertaining to manufacturers' recalls of any component, detached buildings or equipment, the presence of insects or other pests, low-voltage systems, swimming pools, saunas, spa, whirlpool, and hot tub systems, electrostatic precipitators or electronic air cleaners or filters, septic systems, any underground component or system, private water systems or equipment, wells and well pumps, cisterns, ponds, fountains, water quality or volume, water conditioning systems, elevators, lifts, dumbwaiters, audio/video systems, central vacuum systems, fencing, landscaping, irrigation systems, solar heating systems, soils, security systems, detection of or testing for any toxic or dangerous substances including but not limited to mold, asbestos, lead, lead-based paint, or gasses including radon and urea formaldehyde (other than gasses typically used as fuel for home heating systems). InspectPro performs lead-based paint and radon testing as optional services. If such optional services are desired they must be ordered separately using a different contract.

LIMITATIONS: No engineering tests, evaluations, or calculations will be made. No examination will be made to determine compliance with any governmental ordinance, regulation or code (notwithstanding any reference to such during Inspection or in Inspection Report). The Inspection Report is not to be considered an implied or express warranty or insurance on the Subject Property or its components concerning future use, operability, habitability, or suitability. The purpose of the Inspection is for the Client to be informed of as many conditions as possible within the brief period of time allotted for the Inspection. The Client has no expectation of being notified of all conditions, and waives any claim to conditions that are not reported. InspectPro is not responsible for any condition affecting any system or component which occurs subsequent to the Inspection or is intermittent and not detectable during the inspection. This inspection will comply with the Standards of Practice of the American Society of Home Inspectors, Inc. (ASHI®) where conditions permit unless otherwise noted.

LIMITED WARRANTY: Client acknowledges that InspectPro warrants its service to be performed in accordance with the Inspection agreement, the Inspection Scope and Limitations, and the standards of practice of ASHI® only. This is a limited and nontransferable warranty and the only warranty given by InspectPro. InspectPro makes and Client receives no other warranty, express or implied. All other warranties including warranties of merchantability and fitness for a particular purpose are expressly excluded. This stated express warranty is in lieu of all liabilities or obligations of InspectPro for damages arising out of or in connection with the performance of the Inspection and any delivery and use of and reliance on the Inspection Report. Client waives any claim for consequential, exemplary, or incidental damages, even if InspectPro has been advised of the possibility of such damages.

LIMITS OF LIABILITY: In the event of a breach or a failure of the foregoing warranty, or negligent inspection by InspectPro (excluding willful misconduct), Client agrees that the liability of InspectPro, and of its agents and members, for claims or damages, costs of defense and suit, attorney's fees, and expenses and payments arising out of or in any way connected with errors or omissions in the Inspection or the Inspection Report, shall be limited to liquidated damages equal to all amounts paid for the Inspection to InspectPro by Client. Client and InspectPro acknowledge the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among InspectPro and Client; and (iii) to enable InspectPro to perform the inspection at the stated fee. In the event of the refund of such fee by InspectPro, such refund shall be full and final settlement for all present and future claims and causes of action (excluding willful misconduct) and InspectPro shall thereby be generally and fully released.

RIGHT OF RE-INSPECTION: In the event Client has a claim of a breach or failure of warranty, or for negligent inspection, Client shall provide InspectPro with three (3) working days to re-inspect the component or item before Client repairs or replaces the component or item. This right of re-inspection is to protect InspectPro and Client from the business practices of contractors. If Client fails to allow InspectPro to re-inspect, Client waives any claim against InspectPro with respect to the component or item.

INDEMNIFICATION: Except as expressly provided herein, Client agrees to indemnify and hold InspectPro harmless from all liability, claims, causes of action, damages and actions, including InspectPro's breach of contract and negligence, and including costs and attorney's fees, related to or arising from the conduct of the Inspection which is the subject of this contract (excluding only willful misconduct).

CAUSE OF ACTION: Client hereby expressly waives any cause of action against the Inspector personally (excluding only willful misconduct) and agrees to look solely to InspectPro for any and all causes of action, including costs of defense and attorney's fees, related to or arising from any claim brought by Client against the Inspector.

ARBITRATION OF DISPUTES: If any dispute arises regarding this Contract, the Inspection, or the Inspection Report, all parties agree to attempt in good faith to settle such disputes between themselves. If such attempts fail, prior to the filing of any legal action, the Client shall submit to InspectPro written notification of such and Client's intent to file a legal action, and InspectPro shall have thirty (30) days to submit the dispute to binding arbitration in Denver, Colorado. Such arbitration shall be conducted in accordance with the Construction Industry rules of the American Arbitration Association, except for the rules pertaining to the arbitration selection. The parties submitting the dispute shall appoint an arbitrator by mutual agreement who is knowledgeable in and familiar with the professional building inspection profession and industry and who will follow substantive rules of law. Each party further agrees to pay its own arbitration costs. Any award made by the arbitration and in compliance with this Contract shall be enforceable as a judgement in any court of competent jurisdiction.

TIME LIMITATIONS: No Contract or tort action shall be brought against InspectPro in arbitration or a court of law beyond the earlier of one year after the Inspection date or 120 days after discovery by Client of the condition which forms the basis of the action.

COSTS AND ATTORNEY'S FEES: Except as provided above for arbitration of disputes, if a claim is made against InspectPro for any alleged error or omission or other act arising out of the performance of this Inspection, and if Client fails to prove such claim, Client agrees to pay all costs and attorneys' fees incurred by InspectPro and its Inspectors.

INSPECTION REPORT: The Inspection Report is the property of InspectPro and shall not be used by or transferred to any other person or company without the prior consent of InspectPro. No third party shall have any right arising from this Contract or the Inspection Report. In consideration of the furnishing of the Inspection Report, and subject to all terms and limitations of this Contract, the Client agrees to indemnify and hold harmless InspectPro and its Inspectors for all costs, expenses, legal fees, awards, settlements and judgements in any legal proceeding brought by any third party who claims that he/she relied on representations made in such Inspection Report and was damaged thereby. Client's request that InspectPro release copies of the Inspection Report shall be at Client's risk with respect to the contents of this paragraph. Only an electronic report (email or fax) will be issued to the client and realtor(s) unless specifically stated otherwise by the client on this document.

Client Initials and Date * _____ Client email * _____