

AA Inspections
3224 NW Perimeter Rd.
Palm City FL 34990
772-291-7788 772-291-7812 fax

FOR :

ADDRESS :

Inspection Agreement

A home inspection is a visual evaluation of reasonably accessible areas of the home. The inspection and report meet Florida Association of Building Inspectors and the American Society of Home Inspectors "Standards of Practice", defining the standard of duty and the conditions, limitations and exclusions of the inspection.

The inspector attempts to identify the present condition of noted items. Due to the nature of mechanical systems no accurate prediction of remaining time is made.

If any deficiencies are found a licensed qualified contractor should be consulted (prior to closing) to determine the extent and cost of repairs to the individual systems.

WHAT THE INSPECTION IS NOT:

Do not expect all deficiencies to be discovered in the inspection, some will be elusive to the inspector. Therefore, the risk of unexpected problems is not eliminated, only reduced.

The inspector is NOT an insurer or guarantor against defects in the house. No warranty, expressed or implied, as to the fitness for use or condition is made.

The inspection is not building code compliance nor a design verification inspection. The inspection conclusion is a statement of condition. Optional tests are advised, but are generally not included in a typical basic inspection; ask the inspector if you are not positive of what is covered and what is not covered.

UNLESS OTHERWISE AGREED. THE FOLLOWING IS NOT EVALUATED:

Water quality, well capacity, presence or condition of waste disposal systems, non-visible areas of the structure or mechanical components, underground utilities or tanks, future settlement, lead paint, asbestos, radon gas, pools, spas, water treatment and security systems. Items not covered are sometimes commented on when a particular characteristic is noted, to call it to the client's attention, but does not imply that the item is evaluated. This inspection does not address any environmental issues such as, but not limited to, mold, mildew, spores, fungi, microbiological agents, pathogens, etc. Air monitoring is not part of this inspection. Water leaks may have caused mold and mildew growth that is not visible or accessible at the time of inspection. Moisture damage and damage from pests may indicate hidden damage to the structure that is not addressed in this report. Any home constructed prior to 1978 may contain lead based materials as part of the construction materials and lead paint that may represent health hazards. Lead tests are not part of this report. ** Industry specific equipment are not included in this inspection**

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WE AGREE TO:

It is essential that you perform the pre-closing walk through for your new property. Without performing a pre-closing walk through inspection, AA Inspections, will not entertain any claims or complaints from those who fail to perform this vital pre-closing walk through.

I have read and understood what the inspection covers and what it does not cover. I agree to inform the home inspection company in writing and over the phone of any items in question and allow the Inspector access to the property for evaluation of the items in question before I contract to have any corrective action taken. The inspection company assumes no liability for any mistakes, omissions or errors in judgment of its employees beyond the cost of this report and I agree to the limits of liability.

Acceptance of this contract is by my signature, the signature of my agent or payment.

INSPECTION FEE:

Home Inspection fee

CLIENT SIGNATURE: _____ DATE _____

INSPECTOR'S SIGNATURE _____ DATE _____