

**CALIBER HOME INSPECTIONS, LLC****Inspection Agreement**

Client Name and Address , Date:

Email: Phone:

Property Address

This contract is an agreement between the client(s) listed below, and Paul Lee D/B/A Caliber Home Inspections, LLC, to perform an inspection of the home or building listed above according to InterNACHI "Standards of Practice". 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 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 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 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, lead, formaldehyde, soil or geological conditions. Elevators, solar systems. Refrigeration units, water filtration units, security alarms, intercoms, 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. Caliber Home Inspections, LLC will not operate heating or cooling systems in temperatures that may cause damage to the unit. Air conditioning system will not be operated by Caliber Home Inspections, LLC 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 systems and septic fields are not inspected and are not part of this contract. Inspection does not inspect for code compliance or ordinances. This inspection does not include detached buildings or garages.

Special note on roof and walls

The inspector will visually check the overall condition of the roof and roofing components. Without obvious damage such as a hole in the roof, it is impossible to predict whether a roof will leak or not leak, especially under favorable weather conditions. There are no guarantees a roof will not leak and this inspection is not a roof guarantee. The inside of wall cavities cannot be accessed or seen without aggressive and invasive inspectional methods. This inspection is only visual. This inspection cannot predict if there are adverse conditions inside of the wall cavities. Every effort is made to look for conditions which may indicate moisture presence but it must be understood that there could be conditions which cannot be predicted with 100% accuracy. This home inspection is not a guarantee the roof will not leak.

Wind Mitigation and or 4-Point Inspection

If a wind-mitigation and/or 4-Point inspection were ordered with this full home inspection, the following information should be read and fully understood prior to signing this agreement. A "Uniformed Mitigation Verification Inspection" and "4-Point Inspection" are insurance specific inspections. They are limited in scope and are not full inspections. They only document certain items/components which are listed in their respective forms.

The Uniform Mitigation Verification Inspection form is not intended to inspect any component in the home except items for items on the form relating to stronger methods to resist wind load and physical impact damage to the home in adverse conditions. The purpose of this inspection is to determine if certain procedures have been performed on the home to help withstand adverse conditions. It is not an assurance that this home will be protected or whether it can withstand specific types of adverse conditions. This limited inspection may help you qualify for a reduced insurance rate, but is not a guarantee. A wind mitigation insurance inspection is not a warranty or guarantee of the performance or deficiency of any component of the inspected property.

A 4-point inspection is a very limited inspection. It is not nearly as comprehensive as a full residential home inspection and only documents the condition of the components consistent with the specific questions asked in the 4-Point inspection form. It should not be used in lieu of a full home inspection. A 4-Point insurance inspection is not a warranty or guarantee of the performance or deficiency of any component of the inspected property.

By signing this Agreement you understand and acknowledge the limited scope of these inspections and that the wind mitigation and 4-Point portions of the inspection are intended only to satisfy the requirements of an insurance company for insurance purposes.

We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

The home inspection report is an "opinion" of Caliber Home Inspections, LLC. 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 other's 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 Caliber Home Inspections, LLC 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.

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 Caliber Home Inspections, LLC and any of it's employees 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.

The cost of the home inspection is based upon square footage of the home to be inspected. The cost for this inspection service is listed below. Payments must be made at the time of inspection. Caliber Home Inspections, LLC agrees to provide you with an electronic report within three business days or sooner following completion of the inspection by providing your email address.

A copy of this report may be sent to your real estate agent representative for you unless you notify us not to send a copy.

Caliber Home Inspections, LLC MUST RECEIVE A COPY OF THIS AGREEMENT SIGNED BY THE CLIENT(S) BEFORE THE INSPECTION CAN BEGIN (either electronically or physically). A responsible adult will need to be present at the property during the inspection, otherwise the inspection is subject to cancellation and or rescheduling. If viewing this online, Click on the I agree button below if you agree to the terms and conditions spelled out in the agreement. The inspector and company agrees to this agreement if it is being presented to you online with the I agree button below.

I HAVE CAREFULLY READ THIS AGREEMENT. I UNDERSTAND THIS AGREEMENT. AND I AGREE TO ITS TERMS AND LIMITATIONS AND ACKNOWLEDGE RECEIVING A COPY OF IT

Cost/Price: _____ Date: _____

Client Signature: _____ Date: _____



Inspector Signature: _____ Date: _____

Inspector Name: Caliber Home Inspections, LLC