

## Flagstaff Home Inspections

# Pre-Inspection Agreement

CLIENT(S):

ADDRESS:

CITY, STATE, ZIP:

Inspection Date

**Flagstaff Home Inspections**, herein after known as the Inspector agrees to conduct an inspection specifically for the above named client for the purpose of informing the client of observed major deficiencies in the condition of the property at (**Inspection Address**). THE WRITTEN REPORT IS THE PROPERTY OF THE **INSPECTOR** AND THE **CLIENT** AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT THE INSPECTOR'S AND/OR THE CLIENT'S CONSENT.

- 1) **Scope:** The purpose of this inspection is to identify and disclose to the client *visually* observable significant deficiencies of readily accessible areas of the structure, roof, plumbing, electrical, insulation/ventilation, exterior, interior and heating/cooling systems of the subject property *at the time of the inspection only* in accordance with the Standards of Practice of Home Inspection in the State of Arizona. Detached buildings are not included, unless prior arrangements have been made.
- 2) Arizona Certified Home Inspectors are NOT required to report on or address code and regulation compliance, the presence of rodents, termites, or other wood destroying organisms, the possible presence or danger from asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, mold, mildew and other indoor and outdoor substances. Excluded items include: spas and pools, wells, septic systems, low voltage systems, timers, security systems, solar systems, interior or exterior sprinkler systems, central vacuum systems, and water softeners. The client is urged to contact a competent specialist if information, identification, or testing of the above is desired. Equipment, items and systems will not be dismantled; nor is the inspector required to move personal property, debris, furniture, equipment, carpeting, or like materials which may impede access or limit visibility. Inspector will not probe or damage any finished surfaces.
- 3) This inspection is not intended to be technically exhaustive nor is it considered to be 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. Flagstaff Home Inspections is neither a guarantor or insurer.
- 4) Flagstaff Home Inspections will perform its duties in accordance with the scope of the inspection only, and does not guarantee the property will be free of defects or deficiencies. If warranties are desired, client must obtain them from outside insurers or service companies. In the event of a claim of error or omission, the Client agrees to notify Flagstaff Home Inspections in writing within 7 business days of discovery. The Client agrees to allow Inspector 5 days to re-inspect the system or component before client replaces or repairs such item, except in case of emergency. Failure to do so shall constitute a waiver of the client's right to error or omission claim.
- 5) In the event of any dispute regarding the contract or the contents of the inspection report, it is agreed that all parties shall attempt, in good faith, to settle such disputes between themselves. Should no mutually satisfactory resolution be reached, parties agree to settle through and will be bound by arbitration under the rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services Inc. Each party agrees to pay its own arbitration costs. Any award made through arbitration shall be enforceable as a judgement in any court of jurisdiction.
- 6) The inspection service 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 must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, Client may miss the opportunity to gain all of the information that may be offered.
- 7) If this agreement is signed by a Representative of the Client, the Representative acknowledges that he/she has the authority of the Client to make this agreement.

The undersigned have read, understood and accepted the terms and conditions of this agreement and agree to pay the charges specified below. An additional charge will be assessed if re-inspection of the property is requested. Client agrees to pay \$(**fee**) at or before the time of inspection, or upon receipt of report if previous arrangements have been made.

**Flagstaff Home Inspections:**

**CLIENT:**

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Randy Marlatt, Inspector, State Certification #38148  
505 W. Fir Ave., Flagstaff, AZ

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