



OLD HOME INSPECTION SERVICES LLC.

475 EAST THIRD AVENUE
SALT LAKE CITY, UTAH
84103
(801) 244-4547
FAX (801) 359-0389
WWW.OLDHOMEINSPECT.COM

INSPECTION SERVICE AGREEMENT

Customer/Client:			Work order #	
Property Location:			Occupancy status:	
Today's Date:	Date of Inspection:	Inspection Time:	Client meeting time:	
Property Access:	Listing agent: [Buyers agent:	
Inspection Fee:	Terms of payment: Payment is due at time of inspection or include Visa Card number and expiration date. <i>Payment at closing is not acceptable within these terms of payment</i>			
Visa/MasterCard #			Expiration date:	
For Old Home use: <ul style="list-style-type: none"> • Service agreement sent • Confirmed with Client • Confirmed with Agent • Confirmed Property Access 		<ul style="list-style-type: none"> • Delivered report • E-mailed report • PMT received • Service agreement complete • Report Received conformation 		Client Initials _____ Check/visa record _____

Scope of inspection

It is Old home inspection services intent to provide a comprehensive visual inspection of the property to assist the home buyer in assessing the condition of the home. This inspection service is a visual inspection of accessible areas of the property to determine condition and identify any major deficiencies that exist at the time of inspection. The inspection covers the major systems of the home as noted in the American Society of Home Inspectors "Standards of Practice". This document can be found at <http://www.ashi.org/inspectors/standards/standards.asp>. Significant effort is made to identify any underlying defects with the property based upon the visual inspection in accordance with this document.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive where every possible defect was discovered. Minor deficiencies that would be considered normal wear may not be identified.

Visual Inspection limitations

The inspection is a visual inspection that has some inherent limitations. No disassembly of equipment, destructive inspection, opening of walls, moving of furniture, stored items, or excavation will be performed. All components and conditions which by the nature of their location are concealed or camouflaged are excluded from the report. Invasive stucco inspection is not with in the scope of this inspection. Therefore, problems with the property may exist that cannot be detected without destructive or invasive inspection techniques.

Seasonal conditions such as snow may further limit this visual inspection. Intermittent or concealed problems may only present themselves after living in the home and may not be discovered in the course of this inspection. Such intermittent problems may be discovered as a result seasonal run off and/or periods of rain and snow.

Environmental conditions

Environmental tests and conditions such as Radon, Termites, Asbestos, Lead Paint, Mold, Carbon Monoxide, formaldehyde, Illicit drug residue from production and/or use, toxic or flammable materials, and other environmental hazards are not with in the scope of inspection. Sub surface, geological, and seismic conditions may exist with in the property boundary that are not apparent and are not with in the scope of this inspection. Any indications of the above noted issues shall be reported as suspect, but the inspection can not determine conclusively if any of these conditions are present. Assumptions can be made by the client that some of these environmental hazards may exist due to the age and condition of the systems within the property or the location and condition of the property itself.

Systems and conditions not evaluated

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, concealed or underground drainage or plumbing, irrigation or lawn sprinkler systems or any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; roof de-icing systems, cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.



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Governmental /regulatory and safety considerations

Building codes did not exist at the time of construction for many homes. These codes/requirements are constantly changing, are different for each city/location and not within the scope of this inspection. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. Only obvious safety related items are noted as this inspection is not an exhaustive inspection for all potential safety hazards in the home.

The inspection site can be a dangerous place for the client, and anyone in their party, as the client is unfamiliar with all aspects of the property and any hazards that may exist. Accompanying the inspector on all aspects of the inspection may cause harm to the client as a result of unknown hazards and or accidents. Should the client choose to be present at the inspection the client assumes all risk and accepts all liability for property damage caused by themselves or any others within their group that have chosen to be present. The client agrees to hold harmless and waive the right to sue Old Home Inspection and any of its employees in the event of any injury or property damage.

General Limitations/exclusions

The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report is not an insurance policy, nor a warranty service. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Old Home Inspection Services maximum liability for loss suffered by the client is limited in scope to the fee as stated in the service agreement and must be reported within 90 days of the inspection. The client agrees to limit any damages as a result of this inspection to the inspection fee as stated in this agreement. The client agrees that Old Home Inspection and its employees shall not be held liable in any way and waiving the right to sue for any past, present or future defects in workmanship, latent or obvious defects on the noted property, or for any errors or omissions in the inspection or for any other consequences of the inspection.

In the event of a dispute, the Client will allow the Old Home Inspection LLC to inspect the claim prior to any repairs or waive the right to make the claim. This claim must be made within 90 days of the inspection. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Cancellation Policy

Please review the following terms carefully as automatic billing will occur in accordance with the following policy:

- (1) Cancellation of this contract within 24 hours of the scheduled date and time will incur a cancellation fee of 30% or \$100, whichever ever is greater.*
- (2) Should the inspector be on site or en-route when the contract is cancelled a cancellation fee of 50% or \$150, whichever ever is greater, will be incurred.*
- (3) Once the inspection has begun the full inspection fee shall apply regardless of cancellation.*
- (4) Should the property have any utilities shut off at the time of inspection, not be accessible for any reason the above noted fees shall apply. It is the client's responsibility to assure the property has full access for inspection and utility service.*
- (5) Should any of the utilities be shut off at time of inspection, the inspection will be completed to the extent possible and fees in the scope of this contract shall apply.*

Signature below constitutes review, understanding and acceptance of the above agreement.

Client signature

Printed name

Date: _____