

INSPECTION AGREEMENT

The CUSTOMER:

Name _____

Phone # _____

The INSPECTOR:

Central Home Inspections, Inc.

P.O.Box 25935

Scottsdale, Arizona 85255

(480) 481-8388

The PROPERTY TO BE INSPECTED:

Address: _____ City _____ Zip _____

Date of Inspection: _____

Inspection Fee: _____

This INSPECTION AGREEMENT is entered into by and between the above named customer ("Customer") and Central Home Inspections, Inc., an Arizona Corporation ("Inspector"). The Inspector will perform a limited visual inspection of the physical dwelling structure only ("the Inspection") at the above referenced address of the Property to be inspected (the "Inspected Property") as defined within this Inspector Agreement (the "Agreement"). Any reference to the "Parties" shall mean both the Customer and Inspector, collectively.

RECITALS

WHEREAS, the Customers desired to have an Inspection of the Inspected Property; and

WHEREAS, the Customer has engaged the Inspector to perform said Inspection;

WHEREAS, the Customer is desiring an inspection Report (as defined in Articles 1.3 below) for his, her or their own personal use; and

WHEREAS, the Parties wish for the Agreement to supersede and replace any and all other prior agreements or understandings between the Parties.

AGREEMENT

NOW THEREFORE. The parties agree as follows:

ARTICLE I

SCOPE OF INSPECTION

- 1.1 **Scope of Inspection.** The Inspector will conduct an Inspection of the Inspected Property. The Inspection will be limited to accessible and exposed areas of the Inspected Property and only to those items that are present at the time of Inspection. Please refer to Article 2 for Inspection limitations, exceptions, and exclusions.
- 1.2 **Purpose of Inspection.** The Inspection is designed to identify the general features and material defects in the systems, structures, and components of the Inspected Property. Style, aesthetics, normal wear & tear, and cosmetics shall not be a determining factor in considering whether a structure, system, or component is defective. Systems will be operated only by the normal operating controls and as conditions permit. **THE CUSTOMER UNDERSTANDS THAT THE INSPECTION IS NOT INTENDED TO BE TECHNICALLY EXHAUSTIVE** and is advised to consult an expert in field of expertise for further evaluation. Maintenance items may be discussed and some noted as a courtesy to the Customer; however, Customer is not to rely or expect such discussion to occur and is encouraged to seek maintenance review by those qualified professionals who routinely provided maintenance checkups or reviews of systems, structures, and components or the like of the Inspected Property.
- 1.3 **Inspection Standards.** The Inspector will be conducted in accordance with the American Society of Home Inspectors Standards of Practice and Code of Professional Conduct as amended from time to time, (the "ASHI Standards"). Within a reasonable time after the Inspection is completed, Inspector will generate a report for the sole and personal use of the Customer (the "Inspection Report"). The Inspector shall follow the AHSI Standard as the standard for what is to be included or not included in the Inspection and Inspection Report.

ARTICLE 2

LIMITATIONS, EXCEPTIONS, AND EXCLUSIONS

2.1 **Limitations.** The Inspection Report is not a warranty, guarantee, or insurance policy, nor should it be considered or relied upon as a substitute for the Seller Property Disclosure Statement, Buyer's advisory or other seller disclosures. The Inspector reserves the right not to inspect any part of the Inspected Property, or any system, structure, or component thereof deemed unsafe or inaccessible by the Inspector.

2.2 **Exceptions.** The Inspector shall not be required to inspect any structure, system, or component of the Inspected Property that is inaccessible, concealed, obstructed, damaged (including hail or storm related) , or cannot be inspected due to circumstances beyond the control of the Inspector, items the Customer has chosen not to be inspected, or

