

Integrity Inspection Services, LLC

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Inspection Agreement

Although the entire residence and its' related systems will be evaluated; to ensure you understand the scope of the inspection, the State of Florida requires all Inspection Companies to provide their Client(s) with an Inspection Agreement/Disclosure.

INSPECTION REQUIREMENTS AND LIMITATIONS: The residence, its' components and equipment are to be ready and accessible for the inspection on the date and time agreed. All utilities and pilot lights must be "on" and all equipment/appliances operational so the entire inspection can be completed on the agreed date. Any deviation from these requirements that delay and/or prevent a complete inspection and/or require a return visit to the residence is just cause for additional charges.

This report is limited to the observation of the visible, apparent conditions of the residence and its' components on the date of the inspection. The inspection and report are not intended to be technically exhaustive, or imply that every component was inspected, or that every possible defect was discovered. There is "no" disassembly of any equipment/appliances. The Inspector is not required to change light bulbs, light pilot lights, plug-in any removed power cords, remove wall material, move furniture/appliances/personal effects/stored items/floor coverings or perform any kind of excavation during the course of the inspection. Components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are specifically excluded from the inspection and report. When applicable, pool/spas must be full, clean and operational. Weather conditions at the time of the inspection that may pose a potential safety hazard to the Inspector or residence; may vary the scope of work to be performed. If this situation arises, appropriate notations will be added to the affected sections of the report. The inspection of the residence by Integrity Inspection Services, LLC (IIS) conforms to the Standards of Practice released by the State of Florida Department of Business and Professional Regulations.

IIS agrees to provide a non-invasive, visual and functional inspection of the readily and safely accessible areas of the residence and systems. No area which poses a potential threat to the Inspector's safety will be inspected to include roofs not readily and safely accessible from an 18' ladder, roof surfaces that are too steep, slippery or brittle, attics with less than 3' of head clearance, crawlspaces with inadequate headroom clearance (approximately 18") or where wet conditions exist. When a residence is occupied/furnished; certain items may be randomly sampled or checked. These items include, but are not limited to; windows, doors, hardware, screens, electrical outlets, switches and lights.

Where identifiable the age of equipment is approximate; based on visual appearance and/or manufacturers' data plate information. Installations are not checked against manufacturer's recommendations. The following items are not included in the standard inspection: Smoke Alarms without accessible manual test buttons, Solar, Security, Intercom, Surround Sound/Speakers, Cable and Telephone Systems.

The Inspection Report will not report: Intermittent occurrences (unless identified at the time of the inspection), inner-workings of mechanical devices, integrity of underground or hidden piping, accuracy of timers and thermostats over a range and leakage or seepage occurring intermittently or under unusual weather conditions.

THE FOLLOWING SPECIFIC LIMITATIONS APPLY: Design problems are not within the scope of this inspection. The Inspector is not required to determine the operational capacity, quality or suitability for a particular use of the items inspected. No Engineering, Scientific or Specialized Technician Test shall be performed by the Inspector. IIS shall not be liable for latent defects that could not be observed by normal visual inspection process nor could be determined by normal equipment operation. It is agreed and understood; mechanical devices, operational systems and structural components may be functional at the time of

the inspection and later fail or malfunction. IIS has “no control” over the number of people that may enter the residence, account for any changes or damage that may occur after the inspection is completed; or whether or not the systems/appliances that were present/operational at the time of the inspection will still be available and/or in the condition noted at the time of the inspection. With that, IIS’s liability is specifically limited to those situations where it can be conclusively shown that the item inspected was inoperable or in immediate need of repair or not performing the function for which it was intended at the time of the inspection. The Client recognizes that there is **NO REPRESENTATION OF WARRANTY OR GUARANTEE** on the future life of items inspected. The Inspector does not take responsibility for reporting non-compliance with any building, electrical, mechanical or plumbing codes established by municipal ordinances or any existing structure. Where applicable, the Client should inquire as to any modifications that may have required permits.

The intent of the Inspectors’ statements in the Inspection Report is not to be construed as being an endorsement or a condemnation of any appliance, system, structural component, or the residence in its’ entirety. Nor, is the intent to make any statement of the property value.

The Inspection Report may not include all cosmetic defects, to include but not limited to: scrapes, dents, scratches, nicks, soiled or faded surfaces of the structure or equipment or, soiled, faded, worn, torn or dirty floor, walls, windows or window coverings/treatments. The Inspection Report is not to be construed as a total list of defects, existing or potential.

SPECIAL DISCLOSURE:

Items, Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, radon, toxic or flammable materials, and other environmental hazards (ie: reactive drywall material, mold); pest/termite infestation, playground equipment, septic systems, tree/plant locations, electric fences, BBQ systems, water features, heat recovery units, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances or building code conformity. Any general comments about these items, systems and conditions noted in the report are informational only and do not represent an inspection.

SPECIAL NOTE: We encourage the Client to be present or at least attend an overview/debriefing following the inspection, to obtain a second opinion from a Qualified Specialist (Structural Engineer, Licensed Contractor, etc.) when there is a condition that they question or may have a concern. The Client has the right to have more than one inspection performed on the property identified.

We recommend all repairs be completed by or under the direction of a Qualified/Certified Licensed Tradesperson. Also, the Client should obtain a copy of any work order(s) or invoice(s) describing any work that has been performed on the property within the last six months.

REPORT: IIS agrees to provide appropriate reporting according to the specific service rendered. Reports are computer generated and include a summary of the Inspector’s findings. Where applicable, photos will be imported to support those findings. The report will indicate which items are in need of service/repair, or are not performing the function for which they are intended. Items not included in the report shall not be considered good or bad from any lack of notation. No verbal statements made by the Inspector shall expand the scope of this agreement or the Inspection Report; nor will such statements be relied upon when solicited from the Inspector by the Client at the time of the inspection or any other time. The Inspection Report is the property of IIS and is prepared exclusively for the Client(s) named and is not transferable to anyone without their written consent. Unless otherwise informed, a copy of the Inspection Report will be provided to the Clients Real Estate Agent. The Client(s) may give permission to the Inspector for: the purpose of clarification to discuss report findings with the Real Estate Agent(s), specialist or individuals contracted to make repairs. The report expresses the personal opinion of the Inspector and IIS. The Inspection and Inspection Report are intended to provide information to assist the Client with making their own independent evaluation of the overall condition of the property prior to purchase.

CLIENT CONCERNS:

The following are special detached structures and/or systems/equipment that (if requested) may incur additional costs:

Guest House

Detached Building(s)

Cabana

Workshop

Swimming Pool/Spa and Equipment

Dock and Related Equipment

Seawall

Irrigation System

Other: _____

Please initial all items requested, the information regarding the item(s) will be noted in the appropriate section(s) of the report.

DISPUTE RESOLUTION: In the event a dispute/claim arises regarding the inspection; the Client agrees not to alter, repair, modify or correct anything that may constitute evidence relating to the complaint/discrepancy in question. Client agrees to notify IIS as to give reasonable opportunity to reinspect the item(s) in question prior to repair/corrective action or Client waives their right to make a claim and relieving IIS of any and all liability. The Client further agrees that IIS can either conduct the Reinspection themselves or employ others (at their expense) or both.

Both parties agree to submit all disputes related in any way to the obligations arising under this contract for binding arbitration to the American Arbitration Association and the "Standards of Practice" of the American Society for Home Inspectors as the gauge. At that time should the American Arbitration Association decide in favor of the Client, the liability of IIS shall only be limited to the amount of the fee paid for the inspection, not to exceed \$500.00.

Where the Client files suit against IIS the Client agrees to pay all the company's legal fees, cost of expert witnesses, court cost, cost of depositions and all other such expenses incurred should the Client fail to prevail in the lawsuit.

INSPECTION REQUEST

Client hereby engages Integrity Inspections Services, LLC to perform a standard home inspection of the property located at:

Terms for payment are as follows: A) If present the Client agrees to pay upon completion of the Inspection. B) If not present, Client agrees to mail payment and payment to be received by Integrity Inspection Services, LLC within (5) days of the Inspection Date or a late fee of \$35.00 will be assessed to the unpaid balance.

I have read, understand and agree to be bound by the terms of this Inspection Agreement, or have renegotiated them in writing to my satisfaction and agree to pay the fee as specified.

Client Signature: _____ Date: _____ Fee: \$ _____