

# GOLDEN RULE HOME INSPECTIONS

## NEW HOME INSPECTION AGREEMENT

Client Name:		Inspection Address:	
Client Address:			
Home Phone No.:		Cell Phone No.:	
Bus. Phone No.:		e-mail address:	
Fax No.:			

We the undersigned do hereby employ Golden Rule Home Inspections (GRHI) to conduct inspections on the above referenced new construction (inspection) address under the following terms and conditions:

1. GRHI will check for general conformance to plans. Plans are to be provided for our use. If plans are a reverse image of as built conditions, there will be an additional charge of \$35/inspection.
2. GRHI will check for normal workmanship.
3. GRHI will provide the client, and anyone else the client designates, a written report of our findings. Phone conversations regarding these reports are included as part of the fee for each scheduled inspection.
4. GRHI will not be responsible to check for code compliance. This is the responsibility of the Building Department. GRHI will point out any observed code violations.
5. GRHI will verify that all electrical, plumbing, and air conditioning rough ins are as per the plans.
6. GRHI will verify that walls are plumb within normal construction standards. This inspection will take place at the time of the electric, plumbing, and AC rough in, and will only verify that the walls and ceilings are within acceptable standards at the time of inspection. Wood construction will continue to warp and twist with time, and as such cannot be guaranteed by your Builder or us. If client desires the framing inspection to be performed independently from electric, plumbing and AC rough in inspections; there will be an additional charge of \$75. GRHI may perform the framing inspection independently at our option.
7. GRHI will provide a "Final Punch List" indicating all items the Builder must correct before the house is accepted. The price for this inspection is based upon Builder having performed their own Punch List and corrected all items on their list. If GRHI is requested to perform this inspection prior to the Builder's Punch List inspection and corrections, the inspection will be billed at \$200 (plus traveling up charges listed on price sheet for remote locations) for the first billing hour, and \$145/hour for succeeding billing hours. Depending on the condition of the house, this can take a long time.
8. Once the Builder states that the items on the "Final Punch List" have been corrected, if the client instructs us to verify the completion on another field visit, an additional follow-up charge will be billed as per item 13 below. Most clients perform this final check themselves.
9. If for any reason the project is not ready for inspection when GRHI is told to inspect, or GRHI is unable to gain access to the site, there will be a \$75 charge to re-inspect.
10. GRHI will provide its best efforts to inspect the home, but will not guarantee the Builder's workmanship or conformance to plans. Construction is extremely complicated. Our service is to provide another level of professional inspection to help your Builder provide the product you are expecting.
11. It is the responsibility of the client to call us directly, or have the Builder call to inform us when an inspection is required. We will try to inspect within three working days of notification. GRHI may visit job site without notification and perform an inspection if the project is ready for one of the standard inspections.
12. This agreement is for a complete inspection package. Payment is by Master Card or Visa. A \$250 non-refundable deposit (\$350 if paying by check) is charged with the return of this agreement. The deposit will be deducted from the Final Punch List Inspection. Invoices will be sent with inspection reports and are charged to your credit card at that time.
13. Prices are to be as per the attached schedule. Additional inspections are available if requested. There is a charge of \$200 (plus traveling up charges listed on price sheet for remote locations) for the first hour of a site visit or out of office meeting. Additional time after the first hour is billed at \$145 per hour. Office consultation time is also billed at \$145 per hour.
14. Digital pictures are included with all inspection reports.

Authorized signature: \_\_\_\_\_

Date: \_\_\_\_\_

Len Gluckstal, President, GRHI

If agreement is not signed within 30 days from above date, prices are subject to change.

Agreed to by: \_\_\_\_\_

Date: \_\_\_\_\_ Account # \_\_\_\_\_ 3 digit security code: \_\_\_\_\_

Visa, or  Master Card Expiration date: \_\_\_\_\_

Date: \_\_\_\_\_ Name on card: \_\_\_\_\_

print

Address card billed to if different than above: \_\_\_\_\_



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