

GOLDEN RULE HOME INSPECTIONS

16855 Fox Den
Ft. Myers, FL 33908
www.GoldenRuleHomeInspections.com
GoldenRuleHI@comcast.net
Florida GC License CGC 057680
Florida Home Inspector License HI 227
Florida Mold Assessor License MRSA 730
Florida Radon Measurement License R2278
BS degree in Structural Engineering

Phone: 239-432-0178
Toll Free: 866-793-4517
Fax: 239-432-0278
Cell: 239-464-4221

INSPECTION AGREEMENT

Client Name:

Inspection Address:

Inspection Date:

Client Address:

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

CONDITIONS AND EXCLUSIONS

This inspection report will give you a partial picture of the condition of the building being inspected. It is recommended that you also obtain a complete disclosure from the seller as to their knowledge of any defects to the property. Rely on that disclosure together with this inspection report and any other available reports (termite, VA, appraisal, etc.) for the overall condition of the building. Air Conditioning / Heating inspection is a minimal inspection verifying that conditioned air is produced at the time of the inspection. We do not check for refrigerant leaks. A specialist should be retained to clean and service used equipment.

SCOPE AND PURPOSE:

This is an extremely extensive inspection. The scope of items inspected can be seen on a sample report from our website (<http://platinum.homegauge.com/goldenrule2/samples/samples.html>). The report is a limited, visual inspection of apparent conditions in readily accessible areas of the building (the inspector will not move appliances, furniture, rugs, personal effects, boxes, etc.). It is an inspection designed to determine the working condition status of those items listed in the inspection report. The scope and extent of this inspection and report are limited to the specific items in the report (subject to Exclusions) to the extent that they are readily visible, accessible and apparent. The inspector is not required to walk on the roof, however if the roof is not wet and readily accessible the inspector will attempt to walk the roof. Roofs are inspected for visual condition, and signs of leaks. We do not guaranty roofs to be free of leaks. Pools are inspected for general condition. Pool leaks are not part of the inspection unless they are apparent from leaking pipes which can be seen visually. A basic pool leak test is available for an additional fee. This test will only detect major leaks.

This is not an inspection to detect code compliance, safety, design or cosmetic deficiencies. The inspection comments on the working condition of only those items listed in the report. It does not intend to imply working condition of anything not expressly stated. Notations and comments on working condition apply to the item on the day of inspection only, and in no way warrants or guarantees any length of remaining service. The report is not a guarantee or a warranty of the condition of any items mentioned or not mentioned in this report. The report is solely a listing of items that are and are not in working condition, in the opinion of the inspector, at the time of inspection. It is quite possible for an appliance to be leak free and operational on the day of inspection, and to either leak and/or not operate immediately thereafter. A 90 Day Limited Structural and Mechanical Warranty is provided by an independent vendor. See our website at www.GoldenRuleHomeInspections.com for a copy of the warranty.

EXCLUSIONS:

Inspections of and/or reporting on the following items are specifically excluded from the scope of this inspection: Environmental hazards, potentially dangerous or hazardous chemicals or substances, toxic or hazardous materials, contaminants, or waste such as asbestos, radon, lead paint, urea formaldehyde, electromagnetic fields from utility company and other electric equipment such as transformers, etc., fuel and oil tanks, tests for determining the suitability or quality of drinking water or air, lead (in paint, solder, water pipes, etc.), any and all environmental testing / inspecting and/or reporting; Buildings, grounds and structures outside the footprint of the main building; Sewage pumps, septic systems, water softeners and water softening or purification systems; Well pipes, parts, shafts, and water conditioning equipment; Sub surface soil conditions. Concealed conditions, anything not readily visible; Technically complex systems or devices such as self-cleaning ovens, heat exchangers, alarm systems, solar systems, air quality control systems, humidity control systems, automatic timer controls, and satellite dish systems; Orifices of any gas fired equipment which is just tested to see if it goes on and off; Condition of exterior grills; Emergency generators; Any fire, smoke and carbon monoxide detection units or systems; Any gas appliances in which the pilot light is turned off or requires technical instructions to operate; Low voltage electrical systems, including TV reception cables and outlets, telephones and phone wiring, intercoms, security systems, audio speakers and wiring, automated equipment; Underground and/or concealed piping; Code violations and/or deficiencies; Verification of tempered or safety glass at windows, doors, shower or tub enclosures; Through wall or window mounted air conditioners; Central AC systems are only checked for minimal performance at time of inspection; Condition of refrigerant lines and quantity of refrigerant are not checked. Inspections for termites, dry rot, fungus or other wood destroying pests or organisms; inspections of pools, spas, Jacuzzis, fountains and all related equipment (mechanical, electrical, ladders, hand rails, etc.) are additional inspections offered by the Inspector. If you have paid the additional premiums for either of these types of inspections you will receive these reports. Otherwise, they are not included in the scope of your inspection. This is not a safety inspection. No recommendations are given.

LIABILITY:

The limit of liability to be incurred by the Inspector for any errors or omissions is equal to the fee paid for the inspection. The inspection presents a good faith, best guess opinion of the property components observed during the limited visual inspection. In the event of any potential claim, the person to whom this report is made out to must give the Inspector the opportunity to inspect the problem prior to any repairs or replacement being made.

The previously stated exclusions and conditions are considered to be mutually acceptable to all parties involved. The Inspector offers to buy back the entire inspection report (rendering it void), if the Buyer is dissatisfied with the inspection or chooses not to accept the conditions and exclusions herein stated. To affect the rescinding and voiding of this inspection report and receive a refund, Buyer is responsible to personally obtain and sign the Inspector's refund agreement at the Inspector's business office, within 72 hours of the receipt of this report. Any controversy or claim against the inspector and/or GRHI, arising out of, relating to, or in connection with this contract, the breach thereof, and/or Tort, shall be settled by binding arbitration in accordance with this contract.

WARRANTY:

A 90 Day Limited Structural and Mechanical Warranty is provided from a licensed warranty company. A copy of the warranty can be found on our website at www.GoldenRuleHomeInspections.com. Only items listed in the warranty are covered.

ACCESS:

If for any reason the property is inaccessible for inspection when GRHI is told to inspect, there will be a \$100 charge to reschedule an inspection. If GRHI is asked to wait for access to the premises there will be a charge of \$145/hour for any waiting over 15 minutes.

PRICING AND QUOTE:

The fee for the inspection is based upon listed prices found at www.GoldenRuleHomeInspections.com. All quotes are subject to adjustment at the time of inspection based upon the actual home being inspected and the prices listed on our website.

MARKETING AUTHORIZATION:

Your inspector has an affiliation with Residential Warranty Services (RWS), a third party service provider, in order to offer you additional value-added services including a complimentary RecallChek to help determine if the inspected property has any potentially dangerous recalled major appliances, 90-Day Home Warranty, MoldSafe Warranty, SewerGard Warranty, 5 Year Platinum Roof Protection Plan, and provide a Full Concierge Service & Utility set-up for the new home. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to RWS and/or its affiliate, (b) waive and release any restrictions that may prevent RWS and/or its affiliate from contacting you (including by telephone using automated dialing technology), and (c) authorize RWS and/or its affiliate to contact you regarding home services. Approximately, one week after the inspection you will receive an email asking if you would like to opt out of receiving a call.

Client Signature: _____

Date: _____

Inspector: Len Gluckstal _____