

Urban Building Inspectors, Inc.

Pre-Inspection Agreement

CLIENT(S):

Urban Building Inspectors, Inc., herein after known as the Inspector agrees to conduct an inspection for the purpose of informing the client of major deficiencies in the condition of the property at: . THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY.

1) This inspection of the subject property shall be performed by the Inspector for the Client in accordance with the Standards of Practice of the American Society of Home Inspectors, Inc. (ASHI®).

2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Detached buildings are not included.

3) This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. The Inspector and the inspection company shall not be held responsible or liable for any repairs or replacements, or bodily injury, with regards to the inspection of this property, systems, components, or the contents therein. Company is neither a guarantor or insurer. No representations as to the existence or possible condition of abandoned well (s), septic system (s), or underground fuel storage tank(s) is made. No tests are performed to determine presence or absence of rodents and insect pests. (Other listed limitations can be found in the ASHI Standards (www.ashi.com) and in the report.)

4) THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, WATER QUALITY, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, MOLD, SOIL CONTAMINATION OR CONDITION, AND OTHER INDOOR AND OUTDOOR SUBSTANCES. THE INTERIOR OF WALLS AND CEILINGS ARE NOT TESTED FOR MOISTURE. HIDDEN DAMAGE CAN EXIST INSIDE WALLS AND CEILINGS THAT CAN ONLY BE DETECTED BY INTRUSIVE MOISTURE TESTING, WHICH IS NOT DONE WITH THIS INSPECTION. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.

5) Any matter concerning the interpretation of this Agreement, of the Inspection Report, or any claim based upon either of them shall be subject to mediation between the parties or failing such mediation shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to the arbitrator selection. The three (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of ASHI® with at least five (5) years of Home Inspection experience.

6) The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client must be brought to the attention of the Inspector at the time of the actual inspection. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, the Client will have no chance of gaining all of the information that is offered. All concerning issues or recommended improvements listed in the report should be further evaluated and improved before closing by a licensed contractor in that field. Any required city permits should be pulled as needed.

The undersigned have read, understood and accepted the terms and conditions of this agreement and agree to pay the charges specified below:

Client agrees to pay a base fee of \$

Urban Building Inspectors, Inc.

CLIENT(S):

X _____