

Homespec LLC Inc.
Home Inspection Services
5151 Fredelia Toledo Oh 43623
Phone: 419-297-0999 **E-Mail:** tlhoffman45@gmail.com
REAL ESTATE INSPECTION CONTRACT

Client(s): _____ Client Phone: _____
Property Address: _____ Inspection Date: _____
Inspection # _____

Homespec LLC is hereby employed by Client Name to perform a limited visual inspection of apparent conditions in readily accessible areas existing at the time of inspection. Generally accepted professional inspection standards and methods shall be used. **This home inspection is being performed in accordance with the Standards of Practice of the American Society of Home Inspectors, Inc. A copy of these guidelines is available from same.** No warranties or guarantees are given or implied for any latent or concealed defects. **Homespec LLC** is not liable for any defects or deficiencies which cannot be reasonably discovered during the limited visual inspection. . If modifications or repairs made after this inspection reveal previously hidden defects, said defects cannot reasonably be expected to be detected by this inspection.

In conjunction with this inspection, the following areas will be covered as noted unless otherwise excluded:

1. STRUCTURAL COMPONENTS - including foundation, floors, walls, columns, ceilings, and roofs. **Excluding: Areas behind walls or other obstructions that cannot be seen without specialized equipment such as infrared imagery.**

2. EXTERIOR OF STRUCTURE - including wall claddings, entryway doors, decks, steps, eaves, driveways and a representative number of windows. **Excluding: Components not visible due to weather related factors.**

3. ROOFING - including roof coverings, roof drainage systems, flashing, skylights, and chimneys. **Excluding: Areas not visible due to weather related factors or safety considerations.**

4. PLUMBING - including interior water supply and distribution system, interior drain waste and vent system, hot water system, fuel storage and distribution system, and sump pump. **Excluding: Components behind walls or other obstructions.**

5. ELECTRICAL - including service entrance conductors, service equipment, main distribution panels, Sub Panels, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, GFCI's AFCI's. **Excluding: Panels that cannot be reasonably opened with common tools. No Switch-plate or outlet covers will be removed. Also excludes security, Carbon Monoxide and smoke alarms**

6. SYSTEM HEATING - including permanently installed heating system and its controls, chimneys, heat distribution system, including fans, pumps, ducts, and automatic safety controls. **Excluding: Any Device that has been disconnected or turned off from primary power sources for unknown reasons.**

7. CENTRAL AIR CONDITIONING - including normal operating control of the central air conditioning system and the distribution system. **Excluding: Testing Air Conditioners when outdoor air temperature is below 60 degrees Fahrenheit.**

8. INTERIOR - including walls, ceiling, floors, steps, a representative number of cabinets and a representative number of doors and windows. **Excluding: Conditions or issues that exist behind walls or other obstructions.**

9. INSULATION AND VENTILATION - including insulation vapor barriers, ventilation of attic and foundation, kitchen, bathroom, and laundry venting systems, and the operation of any readily accessible attic ventilation fan when temperature permits. **Excluding: Areas behind walls or other obstructions.**

10. BUILT-IN KITCHEN APPLIANCES - including the visual inspection of dishwasher, range, garbage disposal, ventilation equipment, permanently installed oven and microwave oven. **Excluding: Any operation of any device that has been disconnected or turned off from primary power sources for unknown reasons.**
11. ENVIRONMENTAL CONCERNS: Any Environmental issues that may exist in the home are outside the scope of this inspection and will require a separate agreement for any inspection activity to be undertaken regarding. This includes but is not limited to Mold, Wood Destroying Organisms, Asbestos, Radon, PCBs, Lead, and Biological Contaminants (Legionella, etc). As a courtesy to the Client(s) any evidence of such hazards will be shared with the client in the report along with a recommendation to engage further testing by licensed experts where appropriate.

The price for this inspection with the exclusions identified above shall be **\$300.00**, PAYMENT is due prior to, or at the beginning of the inspection. ***The payment is non-refundable.***

EXCLUSIONS AND LIMITATIONS: The parties acknowledge and agree that this inspection is limited to visual observation of apparent conditions existing at the time of the inspection only. This inspection is not intended to provide the purchaser with information regarding the advisability of this purchase, the market value of the property, the compliance or non-compliance with codes, ordinances and statutes, the suitability of this property for specialized use, the life expectancy of any component or system in the property, the presence or absence of pests or insects, or cosmetic or underground items or items that are not permanently installed. Reference is specifically made to the ***Standards of Practice and Code of Ethics of the American Society of Home Inspectors, Inc.*** Guidelines for a comprehensive listing of those items which are not required and, unless specifically included, will not be part of this inspection.

This inspection report does not address, and is not intended to address the possible presence of any danger from potentially harmful substance and environmental hazards, including but not limited to radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxic or chemical analysis, airborne hazards, polluted water, or underground oil tanks. Further, the inspector is not responsible for any misleading information provided by seller or for any matter concealed or hidden from the inspector.

This inspection is performed for the sole, confidential and exclusive use and possession of the Client. Neither the contents of this report nor any representation made herein are assignable without the express written permission of **Homespec LLC** and any reliance thereon by any party other than the Client named above is prohibited. This inspection and report are not intended to be used as a guaranty or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system and any visual problems observed should be verified with the appropriate contractor, electrician, plumber, or skilled professional for cost estimates and code compliance.

ARBITRATION: Should the client believe that **Homespec LLC** be liable for any issues arising out of this inspection, then client shall communicate said issues in writing to **Homespec LLC** within ten (10) days of the date of inspection. If the issues cannot be resolved between the parties, both parties agree to submit the dispute to binding arbitration in accordance with the rules of the American Arbitration Association. Arbitration is to be conducted by an arbitrator who is fully qualified in real estate law and has 5 years experience as an arbiter. The inspection will be judged in accordance with the American Society of Home Inspectors' Standards of Practice and Code of Ethics.

X _____
 initial initial

LIMIT OF LIABILITY: It is understood and agreed that should **Homespec LLC** and/or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, then the liability of **Homespec LLC** and/or its agents or employees shall be limited to a sum equal to the amount of the fee paid by the client for this inspection and report.

X _____
 initial initial

AGREEMENT: This contract represents the entire agreement between **Homespec LLC** and the Client. **Homespec LLC** is not responsible for the repair, replacement or alteration of any item within or upon the inspected property. The Client acknowledges that they have read and understood the extent and limitations of this inspection and agree to all of the limitations, terms and exclusions contained within this contract.

Client's Signature: X _____ Date: _____
 Printed Name: _____

Inspector's Signature: _____ Date: _____
 Printed Name: Timothy Hoffman