

Professional Building Consultants Inspection Agreement

Client: _____

Inspection Fee: \$ _____

\$300 minimum, 20 cents per sq. ft.

Inspection Address: _____

Inspection Date: _____

Professional Building Consultants, hereafter known as PBC, agrees to conduct an inspection for the purpose of informing the client of major deficiencies in the condition of the above property. The written report is the property of PBC and the client and shall not be used by or transferred to any other person or party without the consent of PBC and the client. The client may, of course, provide copies of the report to other parties of a real estate transaction.

This inspection shall be performed in accordance with the Standards of Professional Practice for Arizona Home Inspectors. A copy of these Standards will be delivered with your report, and additional copies are available upon request. Any components that cannot be inspected, and the reason they could not be inspected, will be noted in the written inspection report.

Inspections performed to these standards are intended to provide the client with a better understanding of the property conditions observed at the time of the inspection. This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated.

The following items are not inspected or operated: Low voltage, photocell or motion detector controlled lights, timers (oven, lights, etc.), the self cleaning function of the oven, refrigerators, washers, dryers, landscaping items that are not structural components, well and septic systems (these are typically inspected by other professionals). Dishwashers are visually inspected but are not operated. Sprinkler systems are not operated, although I will note the location of any visible timers and valves.

The inspection and report do **not** address and are not intended to address Code, Zoning or Regulation compliance, the possible presence of or danger from asbestos, mold, radon gas, lead paint, UREA formaldehyde, soil contamination and other indoor and outdoor substances. The client is urged to contact a competent specialist if information, identification or testing of any of the above is desired.

MEDIATION: Any matter concerning the interpretation of this agreement or the inspection report, or any claim based upon either, 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: At least one arbitrator must be an Arizona Certified Home Inspector and have at least five years of Home Inspection experience.

LIMITATION OF LIABILITY: PBC's liability for mistakes or omissions in this inspection or report is limited to a refund of the fee paid for this inspection. This limitation applies to anyone who is damaged or has to pay expenses of any kind. Client assumes the risk of all losses greater than the fee paid for this inspection. Client agrees to accept a refund of the fee as full settlement of any and all claims which may ever arise from this inspection and report.

The undersigned have read, understood and accepted the terms and conditions of this agreement.

Client Date

PBC, by Randy West Date

Professional Building Consultants, Inc.

PO Box 3560 Prescott, AZ 86302

Bus 928.445.4769 Fax 928.442.9426

email pbc@cableone.net

Client Date

Inspector: Randy West, State Certification Number 38451

The inspection and report are not a warranty or guarantee of any kind.