

## Inspection Agreement

This contract is an agreement between the client listed below, and HI-OZ HOME INSPECTIONS LLC. and does not extend to any third party(s), to perform an inspection of the home or building listed according to the "Arkansas Standards of Practice and Code of Ethics". **Payments must be made at the time of inspection unless previous arrangements have been made, before inspection report will be sent.** These standards of practice inform you of what a home inspector should report, and what is not expected of the home inspector to report. This inspection is a limited visual inspection as a generalist. Areas that are inaccessible are not part of this inspection including but not limited to: behind walls, furniture, under rugs, inaccessible areas and below soil. The client signing below assumes all risk for potential problems or conditions in those areas not accessible by the inspector. The Client assumes all risk for problems noted in this report that may reveal further damage during a repair or further investigation by a qualified professional. Your signature below is your acceptance of the terms and conditions. A home inspection is not technically exhaustive and the inspector does not dismantle or perform testing that is destructive. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in this building. The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the home inspection. It will include an inspection of: Structural Components, Exterior, Roofing, Garage, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and Fireplaces, Solid Burning Fuel Appliances.

Our inspection does not include any part of inspecting/testing for: Asbestos, Formaldehyde, Lead Paint, Lead present in drinking water or bio-aerosols. Soil or geological conditions. Pools and or equipment related to pools, spas or jacuzzis. Elevators, solar systems. Refrigeration units, water filtration units, security alarms, intercoms, phone, cable, satellite, wind treatments or mini-blinds, oven clocks or timers or clean feature, central vacuum solar systems or lightning arrestors.

If visibly seen we will report on mold or fungi, pests, termites or wood eating insects. However we will not identify/test for the different kinds of mold or fungi and whether or not they are hazardous to your health. We will not specifically identify the types of insects that are present, however it is our experience that termites are predominantly responsible for most insect damage in this area.

This inspection does not include a test on "Synthetic Stucco" as this is a separate test and contract. Home Inspections of the OZarks will not operate heating or cooling systems in temperatures that may cause damage to the unit. Air conditioning systems will not be operated by Home Inspections of the OZarks in outside temperatures of 65 degrees or less. We do not inspect heat exchanger for cracks. Plumbing and electrical must be turned "on" for the inspection of these areas and components. Well spring systems, pressure, depth, water level or condition is not part of this inspection. Furnaces, must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). Septic field inspections are not inspected and are not part of this contract. Home Inspection of the OZarks Inspection does not inspect for code compliance or ordinances. This inspection does not include detached buildings unless otherwise specified.

The home inspection report is an "opinion" of Home Inspections of the OZarks. Our interpretation of what is good or fair, may be different than yours. You are encouraged to be present at the time of your inspection so we will both have an understanding of each others perception. The client may participate in the inspection, by doing so participation shall be at their own risk for falls, injuries, property damage, etc. Client assumes the risk associated. It is discouraged that this be used as an opportunity for family or friends to view the home; the inspector may deny access of others to the home at their discretion.

Our purpose is to determine whether or not a system or component (electrical, heating, visible structure etc) is functioning which it was intended. We are not responsible to determine all that may be wrong with that system or component, just when or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items not mentioned in the report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client who will be the person signing this contract to seek qualified specialists to investigate further any item or component that is commented on in the inspection report before closing. We are not responsible for items mentioned in this report. We do not guarantee nor do we guarantee any items or opinions described on this report.

This inspection is to reduce the risk of finding a potential problem, not to eliminate them. We are not a home warranty company nor do we carry insurance on warranty claims. The limited liability of the inspector and Home Inspections of the

terminate said inspection at their discretion. In providing the property inspection and inspection report, information about client, inspector, real estate professional, and property will be collected and input into HomeGauge inspection software and services, which inspector uses to produce the inspection report. This information may include personally-identifiable information about the client, inspector and real estate professional. This information may subsequently be used by the provider of HomeGauge, as set out in the HomeGauge Privacy Policy found at <https://www.homegauge.com/privacy.html>.

By payment of our fee and the Client's signature, the Client acknowledges and understands and agrees to the statements and terms contained herein, and will hold Home Inspections of the OZarks and myself harmless to any claims made. The Client is limited to a refund of the fee paid for this inspection and report. This limitation applies to anyone who claims damages or expenses of any kind incurred due to the errors or omissions in this inspection and report. Any complaints must be filed by written letter or email within 3 months of the inspection. Home Inspections of the OZarks will not be responsible for any complaints exceeding that 3 month period.

The cost of the home inspection is based upon the square footage of the home to be inspected. Attached garages, sunrooms, etc. are added into square footage. Payments must be made at the time of inspection unless previous arrangements have been made, before inspection report will be sent. Home Inspections of the OZarks agrees to provide you with a report within three business days or sooner by providing your email address.

Home Inspections of the OZarks MUST RECEIVE A COPY OF THIS AGREEMENT SIGNED BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN. Our fax number is 870-437-5312

Does the client's Realtor or real estate agency, have permission to receive a copy of this report? Please circle one below. If signed electronically your signature will be equivalent to circling yes. Call Home Inspections of the OZarks if no is chosen.

(circle one) yes / no

Client Name: \_\_\_\_\_

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