



Exceeding My Customer's
Expectations

Beneath The Shadows Home Inspections, LLC

2603 W. 2225 S. Syracuse, Utah 84075
Phone: 801-540-2994

Date: _____

Inspection Agreement (Please read carefully before signing)

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THIS AGREEMENT is made and entered into by and between Beneath The Shadows Home Inspections, LLC, referred to as "Inspector", and Client (_____), referred to as "Client". In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The client will pay the sum of (\$ _____) for the inspection of the "Property", being the residence, and garage or carport, if applicable, located at _____.
2. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.
3. The parties agree that the "Standards of Practice" (the "Standards") shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. A copy of the Standards is included with this report. If the state where the inspection is performed imposes more stringent standards or administrative rules, then those state standards shall define the standard of duty and the conditions, limitations and exclusions of the inspection.
4. The parties understand and agree that the Inspector, its employees and agents shall not be liable or responsible for the costs of repairing or replacing any unreported defect or deficiency, either current or arising in the future, or any property damage, consequential damage or bodily injury of any nature. If Client makes repairs or replacement without giving the Inspector the required notice, the Inspector will have no liability to the Client. The client further acknowledges and agrees that the Inspector is liable only up to the cost of the inspection.
5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM. Client acknowledges and agrees this inspection does not determine whether the property is insurable.
6. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
7. This Agreement, including the terms and conditions on the following pages, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of UTAH
8. CLIENT agrees to hold harmless and indemnify any and all real estate agents involved in the purchase of the Property from all loss, damage, liability or expense occasioned or resulting from the intentional acts or gross negligence, of INSPECTOR its employees, agents or independent Contractors
9. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks, energy efficiency measurements; concealed or private secured systems; water wells; heating systems accessories and heat exchangers; solar heating systems; sprinkling systems; water softener; central vacuum systems, telephone, intercom or cable TV systems; antennae, lightning arrestors, trees or plants; governing codes, ordinances, statutes and covenants and manufacturer specifications, recalls, EIFS siding. Client understands that these systems, items and conditions are excepted from this inspection. Any general comments about these systems, items and conditions of the written report are informal only and DO NOT represent an inspection.

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10. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.

11. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

12. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards adhered to in the report or State law. Furthermore, any legal action must be brought within nine (9) Months from the date of the inspection or will be deemed waived and forever barred." **IN THE EVENT THAT THE CLIENT MAKES A CLAIM UNDER THIS CONTRACT ALLEGING ANY DAMAGES DUE TO THE INSPECTOR'S ALLEGED NEGLIGENCE, THE CLIENT, HIS OR HER SPOUSE, AND ALL BENEFICIARIES TO THIS CONTRACT AGREE THAT THEIR SOLE DAMAGES TO WHICH THEY MAY BE ENTITLED ARE LIMITED TO THE AMOUNT PAID FOR THE INSPECTION SERVICES."**

13. Any dispute, controversy, interpretations or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of *Construction Arbitration Services, Inc.* The decision of the Arbitrator appointed thereunder shall be the final and binding judgment on the Award may be entered in any Court of competent jurisdiction.

14. DEFINITIONS

A. Apparent Condition: Systems and components are rated as follows:

SATISFACTORY - *Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.*

MARGINAL - *Indicates the component will probably require repair or replacement anytime within five years.*

POOR - *Indicates the component will need repair or replacement now or in the very near future.*

MAJOR CONCERNS - *A system or component that is considered significantly deficient or is unsafe.*

SAFETY HAZARD - *Denotes a condition that is unsafe and in need of prompt attention.*

B. Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation.

C. Readily accessible systems and components: only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility.

Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. Client acknowledges receipt of the standards of practice as defined by the National Association of Certified Home Inspectors.

Client's Name: _____
(Print Name)

Client's Signature: _____
(Signature Required)

Date: _____

Agent present: ___ Yes ___ No

Agent's Name: _____

Buyer Present: ___ Yes ___ No

Inspector's Signature: _____ Date: _____ Inspection #: _____

Inspectors Address: 2603 W. 2225 S. Syracuse, Utah 84075

National Association of Certified Home Inspectors (NACHI) Certification Number: **NACHI08070903**

Client agrees to release reports to Client's Lawyer/Realtor®: ___ Yes ___ No
(Initial)