



“Inspections Are Our Only Business”

2308 Kenstock Dr., Virginia Beach, VA 23454

[wwwAccuSpec.biz](http://www.AccuSpec.biz)

757-463-1502

Fax 888-327-3339

Dear Client,

Thanks for printing our Home Inspection Agreement (below). You probably already know the fee for your inspection. If you do not, you can figure your fee at www.AccuSpec.biz. Scroll down to “Inspection Fees.”

Please complete all of the following steps:

- 1) Fill in the Client and Subject Property Address fields. You are the client and this is the property we will be inspecting.
- 2) Fill in the standard fee on the first page of the agreement. The fee is entered on the line labeled “Limited Liability Fee.”
- 3) Multiply the fee by 2 (double the fee) and enter this amount on the line labeled “\$50,000 Liability Fee.”
- 4) Initial **EITHER** the “Limited Liability Inspection Accepted” **OR** the “\$50,000 Liability Option Accepted.” **PLEASE DO NOT INITIAL BOTH.**
- 5) Circle your payment terms type near the bottom of the first page (probably will be “check”) and **SIGN AND DATE THE AGREEMENT** near the bottom of the first page where “Client” is indicated.

We are required to have the agreement and your payment prior to conducting an inspection, so you might have to overnight them to us.

OR you could fax the agreement to us at 888-327-3339 and make payment via credit card by clicking on the “PayPal” button on our website’s home page, www.AccuSpec.biz.

Regardless of whether you mail, email, or fax them, please:

- 6) Send **BOTH PAGES** of the completed agreement with your payment to:

AccuSpec Inc
2308 Kenstock Dr.
Virginia Beach, VA 23454

Please **DO NOT MAIL WITH A SIGNATURE REQUIRED FOR DELIVERY.** When we are busy our office is frequently empty. We have a mail drop area, and we have not “lost” a package in over 17 years.

If you have any questions please call us at 757-463-1502 or 888-327-3339.

Thank you in advance for your business. We sincerely appreciate it.

*American Society of Home Inspectors
National Assoc of Certified Home Inspectors
Virginia State Certified Inspectors
Energy Tune-Up Specialists*



2308 Kenstock Dr, #101
 VA Beach, VA 23454
 (757) 463-1502

Inspection Date: _____

Home Inspection Agreement

Report Delivery Date: _____

Client: _____ Subject Property Address: _____

AccuSpec Inc., the "Company," agrees to visually and operationally inspect the **readily accessible areas** of the property for the purpose of identifying and reporting signs of **“significant deficiencies”** (repair costs of at least **\$1000 per line item**). Signs of minor deficiencies **may** be reported for the client’s convenience, however the intention of the inspection is to identify signs of significant deficiencies. Observed safety hazards will be reported without regard to repair costs. The attached written report is for the sole, confidential, and exclusive use of the client on, if applicable:

- structure and foundation
- electrical, plumbing, water heater, heating and air conditioning (weather/temperature permitting)
- general interior incl. ceiling, walls, floors, windows
- insulation and ventilation
- exterior, including roof, gutters, chimney, grading
- kitchen, built-in appliances, clothes washer and dryer
- basement and/or crawl space and attic

If the Main Structure inspected is a Condominium, then the items inspected are **ONLY** those that are the responsibility of the unit owner. Furthermore, regardless of the Main Structure Type, the **ONLY** items that are inspected are those that are included in the report.

The inspector is not required to move furniture, personal property, debris, carpeting, or equipment that may impede access or limit visibility. The inspector is not required to evaluate the condition or the presence of the following items:

- | | | | | |
|---|------------------------|--------------------------|--|-----------------------------------|
| storm windows | storm doors | thermostats | shutters | water conditioning equipment |
| detached buildings | awnings | central vacuums | safety glass | methods / materials for repair |
| sound systems | security systems | intercoms | pools | appliance / other timers |
| septic tanks | appliance/other timers | wells/springs | drain fields | equipment operating costs |
| solar systems | sprinklers | market value of property | gas grills | system/component remaining life |
| deficiency causes | acoustical properties | | | advisability of property purchase |
| roofs not readily and safely accessible from a 13 ft ladder | | | smoke alarms without readily accessible test buttons | |

This inspection is performed in accordance with the most current **Standards of Practice of the American Society of Home Inspectors**. A copy of the standards is available on the Company’s web site at www.AccuSpec.biz. This inspection, completed according to these standards, is furnished on an opinion only basis and is intended to help provide the client with a better understanding of the property's condition. It is understood and agreed that this inspection is limited to observations of conditions existing **at the time and date of the inspection only**.

NO WARRANTY OR GUARANTEE IS MADE, nor is this report any assurance that items found acceptable will remain so for any period of time or that additional defects do not exist. **Cosmetic deficiencies and Latent or concealed significant deficiencies are excluded from this inspection.** It is further agreed that **this contract shall not be subject to the Virginia Consumer Protection Act.**

By initialing here, the client agrees and understands that this inspection is a “limited liability” inspection and that the maximum liability incurred by The Inspector and/or The Company for errors and omissions or negligence shall be limited to the amount of the fee paid for the inspection.

Limited Liability Inspection Accepted **Initial Here**

 (or below)

Limited Liability Fee _____

By initialing here, the client agrees and understands that the maximum liability incurred by The Inspector and/or The Company for errors and omissions or negligence shall be limited to \$50,000.00. The fee for this option is 2 times the company’s standard published fee. The fee is not discountable. The client may elect this option at any time within 24 hours from the time of the inspection.

\$50,000 Liability Option Accepted **Initial Here**

 (or above)

\$50,000 Liability Fee
 (2 X NON-DISCOUNTED FEE) _____

NOTICE**Additional terms on the reverse side of this agreement apply.**

Payment Terms: Cash Check Credit Card Third Party Check _____ Status: Paid Outstanding

AccuSpec Inc. by: _____ Date: _____ Client: _____ Date: _____

I have read and accept the terms of this agreement, including the terms on the reverse side.

This inspection includes **ONE** trip to the inspected property. Additional trips required to complete the inspection due to circumstances beyond the control of the company will be billed at the company's then current re-inspection rate.

The inspector performs no destructive or disruptive testing procedures. Equipment will not be dismantled. **Dismantling and inspection of internal components of any appliance, including furnaces and heat exchangers, is beyond the scope of this inspection.** Panels that are not screwed in place may be removed for further inspection. Electrical panel covers are the only screwed down panel covers removed. Standing water shower pan tests are excluded from this inspection. THIS INSPECTION IS NOT INTENDED TO BE TECHNICALLY EXHAUSTIVE.

This inspection is not intended to identify the cause of any condition or deficiency, nor does it identify the methods, materials, or cost of corrections. Determining the market value or the advisability of purchase of the property is beyond the scope of this inspection.

Determining operating costs of any system or component or the acoustical properties of any system or component is beyond the scope of this inspection.

This inspection is **not a building code compliance inspection** or a certificate for governmental codes or regulations.

Determining design problems and/or inadequacies is not within the scope of the inspection. Judging the sufficiency of water flow and heating and air conditioning is a subjective judgment, therefore a poor condition is reported only if, in the inspector's opinion, the adequacy seems to be less than normal. The inspector will not determine the operational capacity, quality, or suitability for a particular use of the items inspected.

This inspection and report are not intended to address air, water, or soil quality, the presence of or danger from asbestos, radon gas, lead paint, urea formaldehyde, dangerous chemicals, mold, mildew, fungus, water or airborne related illnesses or disease, and all other potentially harmful substances. The presence or absence of rodents, termites, wood destroying insects, or other insects/vermin is **not** covered by this inspection. The effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances is beyond the scope of this inspection.

This inspection does not address the presence or absence of any product that may have been recalled due to defects and/or safety hazards. For Product Recalls you may contact the U.S. Consumer Product Safety Commission at www.cpsc.gov or at 800-638-2772.

The client agrees to notify The Company by telephone and in writing of any item in question and to allow the Company access to the property to evaluate these items before any corrective action is taken. The client agrees and understands that any repairs or corrective action taken without written consultation and agreement with The Company relieves the Company of any and all liability. **The client also agrees that no claims whatsoever can be made against the company or the inspector after a period of one year.**

Payment is due upon completion of the on-site inspection. There will be a \$50.00 charge if any form of payment is subsequently dishonored. All expenses, legal and other, incurred by the company, including company time (\$100 / man-hr.) in collecting overdue payments will be paid for by the client. Interest will accrue on any unpaid balances at the rate of 2% per month or 24% per annum.

The client agrees that if any dispute arises with a third party, and the company or its inspectors are called upon to provide testimony or assistance in any manner to the client, the company will be compensated at the company's then current Miscellaneous Inspections and Consultations rate, published at www.AccuSpec.biz.

Any controversy or claim arising out of or in connection with this contract, or the breach thereof, shall be settled first by mediation and then by arbitration if necessary. Mediation / Arbitration will be provided in Virginia Beach, VA by Accord and Associates., and judgment upon the award rendered by the mediator(s) / arbitrator(s) may be entered in any court having jurisdiction thereof. Disputes settled without whole and entire favor to the client will mandate a payment of re-inspection time and fees and Company costs (\$90 / man-hr.) of handling the dispute, including but not limited to attorney fees and mediation / arbitration costs, as directed by the mediator / arbitrator. It is further agreed that failure to abide by these provisions constitutes a material breach of this contract, which prevents the Client from asserting any claim whatsoever against the Company or its inspectors.

This agreement represents the entire agreement between the parties and supercedes any other previous written or verbal agreements. No change or modification shall be enforceable unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties, and their heirs, executors, administrators, and assigns. The Client, by signing the front side of this agreement, and/or accepting the report, expressly agrees to these terms, limitations, and exclusions.