

# Corner Point Home Inspections

## Pre-Inspection Agreement

(Please Read Carefully)

This Agreement is made and entered into by and between *Corner Point Home Inspections Inc.*, hereinafter referred to as

“INSPECTOR” and \_\_\_\_\_ hereinafter referred to as “CUSTOMER”.

Address of building to be inspected \_\_\_\_\_ ZIP \_\_\_\_\_  
**INSPECTOR** agrees to perform an inspection of the said building to assist in alerting the **CUSTOMER** to the apparent condition of the building. The inspection findings will be prepared for the sole, exclusive and confidential use of the **CUSTOMER**. The agreed fee shall be paid when the inspection is concluded, and has no connection with the purchase or closing of the inspected property. **INSPECTOR** will perform the said inspection in accordance with the “Standards of Professional Practice for Arizona Home Inspectors” adopted by the Arizona Chapter of the American Society of Home Inspectors Inc., on September 30, 2001 a copy of which is attached. Whereas **INSPECTOR** will make an honest attempt to report all visible defects, **CUSTOMER** agrees that each and every item will probably not be found, and the purpose of the report is to provide a value-added increase in the **CUSTOMERS** collective knowledge and education about the building inspected. The inspection and report will not be a full or substantially complete disclosure of the entire property condition.

**CUSTOMER(S)** agrees that the inspection will be of only visible and accessible areas and components of the building. Observations are limited to the apparent condition of the building on the date of the inspection. No invasive or destructive testing will be made. Latent or concealed defects and deficiencies are excluded from the inspection and report. No equipment, systems or appliances will be dismantled, and minor and cosmetic defects, including wear and tear, will be excluded.

**CUSTOMER AGREES THAT THE INSPECTOR AND IT'S EMPLOYEES AND AGENTS ASSUME NO LIABILITY OR RESPOSIBILITY FOR THE COSTS OF REPAIR OR REPLACEMENT OF ANY UNREPORTED DEFECTS OR DEFICIENCIES, EITHER CURRENT OR ARISING IN THE FUTURE OR ANY PROPERTY DAMAGE, CONSEQUENTIAL DAMAGE OR BODILY INJURY OF ANY NATURE, ADDITIONALLY CUSTOMER SHALL DEFEND, INDEMNIFY AND HOLD INSPECTOR HARMLESS OF ANY CAUSE OF ACTION, CLAIM OR DEMAND BY ANY PARTY RELATING TO THE REPAIR, SALE/PURCHASE OF THE PROPERTY AND BUILDING INSPECTED. THE TOTAL COMPANY LIABILITY TO THE CUSTOMER SHALL NEVER EXCEED THE AMOUNT OF THE COLLECTED INSPECTION FEE. ANY ITEM, CONDITION, OR COMPONENT FOUND TO BE OTHER THAN REPORTED MUST BE BROUGHT TO THE INSPECTORS ATTENTION, PRIOR TO REPAIR, IN WRITING WITHIN 72-HOURS OF IDENTIFICATION OF SAID DISCREPENCY. IF ANY REPAIR IS COMPLETED PRIOR TO NOTIFICATION, THEN RECOURSE SHALL BE DEEMED WAIVED. FURTHERMORE, ANY LEGAL ACTION MUST BE BROUGHT WITHIN TWO (2) YEARS FROM THE DATE OF THE INSPECTION OR WILL BE DEEMED WAIVED AND FOREVER BARRED.**

**CUSTOMER** agrees that the inspection and report provided are not intended to be used as a guarantee, warranty or any form of insurance, expressed or implied, regarding the adequacy, performance or condition of the building inspected and any component, item or system within the property. It is further agreed that this is the entire agreement unless amended in writing and signed by all parties. Any dispute arising from this agreement shall be resolved by binding arbitration under the rules of the National Council of Conciliators at the option of any of the parties. Customer understands and agrees that if they are not present at the time of the inspection and therefore do not sign this agreement that this agreement will form a part of the inspection report, and acceptance of the inspection report by the customer along with payment to the inspection company will constitute acceptance of the terms and conditions of this agreement. By signature below, CUSTOMER accepts this agreement in full:

Customer Signature: \_\_\_\_\_ Date \_\_\_\_\_

Current Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Customer agrees to release copy of reports to: Seller Realtor Yes \_\_\_\_\_ No \_\_\_\_\_ Buyer Realtor Yes \_\_\_\_\_ No \_\_\_\_\_

For *Corner Point Home Inspections Inc.* 8013 W. Beaubien Dr., Peoria, Arizona 85382

Date: \_\_\_\_\_ Inspection # \_\_\_\_\_ By \_\_\_\_\_ "Inspector"

Buyer Present: Yes \_\_\_\_\_ No \_\_\_\_\_ Buyers Agent: Yes \_\_\_\_\_ No \_\_\_\_\_ Vacant: Yes \_\_\_\_\_ No \_\_\_\_\_

Total Inspection Fee \_\_\_\_\_ Fee Paid By Check # \_\_\_\_\_

**SEE REVERSE SIDE FOR ADDITIONAL TERMS, CONDITIONS AND LIMITATIONS**

Office 623-566-9114 Fax 623-594-3331 E-Mail [CornerPoint@cox.net](mailto:CornerPoint@cox.net) [www.cornerpointinc.com](http://www.cornerpointinc.com)

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### **ADDITIONAL TERMS, CONDITIONS AND LIMITATIONS**

Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead based paint, asbestos, toxic or flammable materials, other environmental hazards (molds, mildews etc.); security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floor coverings; recreational equipment or facilities; pool/ spa water purification systems (ozone generator/ salt water, etc.); underground storage tanks; energy efficiency measurements; exterior motion or photo-electric sensor lighting; water wells; heating system accessories; solar heating systems; sprinkling/irrigation systems; water softener or purification systems; central vacuum systems; telephone, intercom or cable TV or satellite system; antennae, lightning arrestors, load controllers; trees or plants; governing codes, ordinances, statutes and covenants. Client/ Customer understand that these systems, items and conditions are excepted from this inspection. Any general comments about these system's, items and conditions in the Comments sections of the written report are informal only and **DO NOT** represent an inspection.

The inspection and report are performed and prepared for the sole and exclusive use and possession of the Client/Customer. 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 the inspector, its employees or agents, arising out of the services performed by Inspector under this agreement, the Client/Customer agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.