



Richard Bardou

HOME SERVICES

Helping Protect Your American Dream

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DATE OF CONTRACT _____ INSPECTION SCHEDULED FOR : (date & time) _____

This Inspection Contract is between [print name(s) you want on the report:]

Referred to as "client" and Richard Bardou Home Services referred to as "the company: (Please see *** at the end of page 2 if you want to give permission for the inspection report to be released to your realtor or anyone other than "client".)

Property Address: _____

Home inspectors are licensed by the State of Florida Department of Business and Professional Regulation. Home Inspectors may only report on readily accessible and observed conditions as outlined in this pre-inspection agreement. This inspection will follow but be not limited to the Code of Ethics and Standards of Practice as stated in **Florida Code Chapter 468 Part XV**. Home Inspectors are not permitted to provide engineering or architectural services: and

If immediate threats to health or safety are observed during the course of the inspection, the client hereby consents to allow the home inspector to disclose such immediate threats to health or safety to the property owner and or occupants of the property.

Client agrees that the inspection is not required in any areas that in the sole opinion of the company or its inspector is not readily accessible or that could be dangerous to the inspector or others or could result in the damage to the property, its systems or components.

The inspection services and/or report are not intended to be technically exhaustive, or to imply that every component was inspected, or to imply that every defect was discovered. It is intended to assist the client in evaluating the overall condition of the building. Any item not specifically reported on in the report is not considered to be a part of this inspection. If maintenance of an item is discussed it is for that specific component only because maintenance of items is not part of the inspection or report. The client understands and agrees that this inspection and report are not a compliance inspection or certification for past or present governmental laws, codes or regulations of any kind as these codes and regulations are constantly changing. During the inspection the client agrees to be an observer only, due to the risk of injury or death inherent in performing a Home Inspection.

The inspection does not include and will not address the presence of or danger from asbestos, mold, radon gas, lead in paint, lead in solder, lead in water, formaldehyde, pesticides, toxic or flammable chemicals, water, or airborne related disease, and all other similar or potentially harmful insects, substances or conditions. No water, air, soil, or material analysis of any kind, including those for health or environmental consideration will be performed, unless any of the following test(S): radon, water flow or quality, septic dye or lead in water or paint are specifically requested, the client signs the company's agreement form for each test requested in advance and pays the fee set by the company with respective limitations. Also excluded from the inspection and report are items not required to be observed or reported on as provided by the State of Florida Standards of Practice for Home Inspectors or Code of Ethics and Regulations for Home inspectors. Also excluded are septic systems-septic tank-distribution box-lines and leach fields, swimming pools- hot tubs- saunas and all related fixtures- appurtenances-wiring and equipment associated therewith solar panels, wind turbines, electrical generators of any type, above ground and underground storage tanks of any kind and their lines, fire and lawn sprinkler systems, and the confirmed presence or absence of or damage done by pests, rodents, wood borers, and other insects, animals and the like. Barns play sets, sheds, recreational equipment and/or other items and out buildings are also excluded. In the event that a specific condition or substance is identified, it is intended to raise the client's awareness about that item in particular indicating that a more comprehensive analysis may be needed by a qualified expert in that specific field which is not part of this agreement or inspection report or services provided hereby.

Client agrees that the company and inspector are not responsible for any incidental or consequential damages whatsoever. No oral statement made by the inspector or other company representative shall expand the scope or change the terms of this agreement or inspection report. This contract contains the entire agreement of the parties and cannot be modified except in writing signed by both parties. If any portion of this agreement is found to be invalid or unenforceable the parties agree that the remaining provisions are enforceable.

THE INSPECTION AND REPORT ARE NOT A GUARANTY OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. CLIENT AGREES THAT NO ACTION TO RECOVER DAMAGES CAN BE BROUGHT MORE THAN ONE YEAR AFTER THE DATE OF THIS INSPECTION OR OTHER SERVICE, TIME BEING OF THE ESSENCE.

By this Inspection Agreement, Client(s) can purchase the following inspection service option. Only the person(s) signing this contract may rely on the inspection and report. All others are excluded. Payment is due prior to delivery of the inspection report.

The company's General Home Inspection which meets the Standards of Practice, specified in Florida Statute 468 Part XV of the Florida Code. The company's liability, including that of the inspector(s) if he/she has any, for any loss or damage claimed or suffered by client(s) which is related to or arises out of the inspection or other services provided at any time, is limited to the amount paid for the inspection and/or other services.

I/We have purchased the General Home Inspection with limitation of Liability described above.

Client signature

X _____ Date: _____

Print Client Name _____

Company Representative: _____ Date _____

Inspection: \$ _____ based on square feet under heat. Pricing is on our web site: <http://www.bardouhome.com/pricing/>

Other: \$ Not Applicable (if you need a WDO {Wood Destroying Organisms} inspection, call our office and add \$125.00 up to 3,000 sq. ft.) CHECK WITH YOUR REALTOR OR MORTGAGE COMPANY TO SEE IF THIS IS REQUIRED.

Wind Mitigation for potential INS discounts \$ Included

TOTAL: \$ _____ we accept cash, credit cards or personal check for payment on or before inspection date.

***** PERMISSION TO SHARE YOUR INSPECTION WITH: PLEASE PRINT CLEARLY**

Person's name _____ Email _____

"Your inspector may have an affiliation with a third party service provider ("TPSP") in order to offer you additional value-added services. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you (including by telephone), and (c) authorize the TPSP to contact you (including by telephone) regarding special home alarm system offers.