

# A Closer Look, LLC

Certified Inspection Services

7777 N. Wickham Rd. #12-315 Melbourne, Fl 32940

Ph (321) 960-7100

Property Address: \_\_\_\_\_

Customer's Name: \_\_\_\_\_

Current Address: \_\_\_\_\_

## INSPECTION AGREEMENT

### PLEASE READ CAREFULLY - THIS AGREEMENT LIMITS OUR LIABILITY

A Closer Look, LLC agrees to conduct an inspection for the purpose of providing an opinion about the condition of the property. A written report will be provided to the CUSTOMER within 3 business days of the inspection. The inspection will be performed in substantial compliance with the NAHI Standards of Practice. Minor or cosmetic concerns may not be reported. The inspection report remains the property of A Closer Look until all services are fully paid. This inspection and report are performed and prepared for the exclusive use of the CUSTOMER, and may not be transferred or sold. The inspection will include the following:

- |  |  |
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| <ul style="list-style-type: none"><li>• Foundation, crawl space, and basement</li><li>• Systems - electrical, plumbing, heating and air conditioning</li><li>• Operating condition of appliances and systems</li></ul> | <ul style="list-style-type: none"><li>• General interior – including walls, ceilings, floors, attic insulation and ventilation</li><li>• General exterior, including roof, gutters, doors and windows, chimney, drainage and grading</li></ul> |
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This inspection will be of readily accessible areas of the building and is limited to visual observations of conditions existing at the time of the inspection only. Latent and concealed defects are excluded from the inspection; Inspection panels will be opened, but systems will not be disassembled. Maintenance and other items may be discussed, but they are not a part of the inspection. This is not a compliance inspection or certification for past or present governmental codes or regulations of any kind. The inspector is not a professional engineer and cannot offer a professional opinion about the structural integrity, safety or serviceability.

**EXCLUSIONS:** The inspection does not address the possible presence or danger from any potentially harmful substances and environmental hazards including but not limited to mold, defective drywall “Chinese drywall”, radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals, water or airborne hazards. The inspector will perform a visual screening for the presence of mold, termites, or wood destroying organisms. If concerns are found, the customer is advised to seek an opinion from a licensed professional. The report is not a termite bond, WDO inspection, guarantee or warranty of any kind. Also excluded are inspections of wells, septic systems, security systems, central vacuum systems, water softeners.

The customer has the option to select a **TECHNICALLY EXHAUSTIVE INSPECTION** of any portion of the structure. Results of this inspection may not be available for 20 working days. The fee will include our standard inspection fee plus all additional costs associated with fees incurred by professional consultants or engineers required to provide a detailed professional analysis of concerns. One such technically exhaustive inspection would be a WDO (termite) inspection by a state licensed inspector.

## PAYMENT

Our regular price for a typical 1500 sq. ft or less home without a crawlspace is \$150.00.. Larger homes are .10 per sq. ft extra, crawlspaces, termite inspections (WDO), pools etc... are also extra. See itemized invoice for details. **Total:** \_\_\_\_\_

Payment method: Cash ( ) Money Order ( ) Check # \_\_\_\_\_

(Signature) \_\_\_\_\_ Date \_\_\_\_\_

Above signature authorizes A Closer Look to select, hire and supervise consultants or engineers to perform a **TECHNICALLY EXHAUSTIVE INSPECTION**. Fee balance due upon presentation of report with written explanation of all associated charges.

**Signatures indicate acceptance and understanding of this agreement:  
(AGREEMENT CONTINUED ON PAGE 2)**

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The customer – unauthorized reproduction or use is prohibited***

## **LIMITATIONS OF LIABILITY**

Inspector's liability due to mistakes, or omissions of conditions not reported is limited to a refund of FEES PAID to A Closer Look by the customer.

A Closer Look will perform the inspection to the best of our ability. We will attempt to identify all visible conditions at the time of the inspection. A Closer look and its agents and employees, assume no liability or responsibility for the cost of repairing or replacing any unreported condition or deficiency, either current or arising in the future. The inspection and report ARE NOT INTENDED, OR TO BE USED AS, A PERFORMANCE GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED. A CLOSER LOOK, LLC IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.

## **AGREEMENT TO ARBITRATE**

Any dispute concerning the interpretation of this agreement, or arising from this agreement shall be resolved informally between the parties, or by arbitration conducted in accordance with a recognized arbitration organization familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

## **ATTORNEY'S FEES**

The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorneys' fees, arbitrator fees and other costs.

## **SEVERABILITY**

Customer and inspector agree that should a court of jurisdiction determine and declare any portion of this agreement void or unenforceable, the remaining provisions and portions shall remain in full force and intact.

## **DISPUTES**

In the event the inspector fails to report a readily visible condition, the customer agrees to provide written notification of claim to the inspector within 10 days of discovery, and with the exception of EMERGENCY CONDITIONS, customer agrees to grant the inspector an opportunity to re-inspect the claimed discrepancy prior to making any modifications, alterations or repairs.

## **CUSTOMER SATISFACTION**

\_\_\_\_\_

Customer

\_\_\_\_\_

Inspector

The customer has had sufficient time to review the inspection agreement; A Closer Look has made every effort to conduct a thorough inspection. Obstructions such as curtains, furniture, boxes, clothing or contents stored in closets or attics were not moved. The inspector encouraged the customer to participate and did his best to answer all questions during the inspection procedure.

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