

NPI of Southwest Phoenix, LLC, DBA National Property Inspections

Inspection Agreement

Report #: \_\_\_\_\_ (office use only)

Client: \_\_\_\_\_

National Property Inspections (NPI) agrees to conduct an inspection for the purpose of informing the client of major deficiencies in the condition of the property located at: \_\_\_\_\_ . The inspection (written) report is the property of the NPI and the client only and may not be used or transferred by any other parties without written permission by NPI and the client.

- 1) Legal access to the property will be provided to NPI for the purpose of performing an complete or partial building inspection.
- 2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems **as defined in the standards of professional practice for Arizona Home Inspectors, at the time of the inspection only**. Detached buildings other than one carport or one garage, are not included. Radon, water testing, well and septic inspections, soil testing or evaluation, oven and microwave self-cleaning systems, or their timers, clocks & lights, non-conventional appliances of any kind, security systems, fire sprinklers, intercoms, misting systems, any appliances not considered to be built-in, central vacuuming systems, asbestos, the presence of lead or any other environmental conditions/hazards (molds, mildew, etc.), pool cleaning sweeps, water softeners or water filtering systems, water valves, trash compactors, load controllers, low voltage decorative lighting, devices activated by sensors, garage door opener transmitters, awnings, shutters, security screens and insect infestation are not covered unless specifically indicated in the report even if mentioned. NPI expresses no opinion about the subject property beyond what is set forth on its Home Inspection Report. The client may wish to obtain other types of inspections, such as environmental-related inspections, regarding mold, indoor-air quality or other environmental issues, or the identification or testing of "Chinese Drywall" all of which are beyond the scope of this inspection and are not addressed in the Home Inspection report.
- 3) The client agrees that the inspector and agent assume no liability or responsibility for the costs or repair or replacement of any unreported defects or deficiencies, now or arising in the future or any property damage, consequential damage or bodily injury of any nature. Damages or remedies for any claimed deficiency or claims arising out of, from or related to the inspection or inspection report are subject to Mandatory Mediation and if not resolved, then Mandatory Arbitration. Any damages or remedies shall never exceed the amount of the collected inspection fee. Any legal action must be brought within two (2) years from the date of the inspection or it will be deemed waived and forever barred. The client understands the report resulting from this inspection is an opinion only and is based on the inspector's visual examination of readily accessible areas – no disassembly of equipment, opening of walls, removal of roof coverings, moving of furniture, opening or closing of valves, turning circuit breakers off or on or removal of hatches that can caused damage to the occupant's property or excavation will be performed. No components will be inspected without power and/or gas to them or where activating them may not be safe due to their current condition. No areas will be entered without at least 36" of headroom clearance and no inspection will be done where the access is considered to be unsafe, where it requires a ladder higher than 12 feet or where it could cause damage to the property.
- 4) The client understands for an additional fee infrared thermography was offered. This technology reads thermal patterns due to insulation voids, air leakage, possible structural defects, poor workmanship and moisture presence. It is important you understand the technology and its limitations by reading the white paper available on our website. If you have any questions, please contact us. There will be an additional charge of \$50.00 to do a thermal image inspection. Pictures will be taken of any areas of concern. **Accept \_\_\_\_\_ (Client Initials). If not initialed, then the client understands they declined the thermal inspection.**
- 5) The inspection service is conducted at the property to be inspected. The physical on-site inspection of the property is a valuable time of exchange of information between NPI and the client. Any particular concerns of the client must be brought to the attention of NPI before the inspection begins. The written report cannot substitute for client's personal presence during the inspection. It is virtually impossible to fully profile any building with a written reporting system. It is understood that unless the customer attends and participates in the inspection process itself, the client will have no chance of gaining all of the information that is offered by NPI and our inspection services.
- 6) NPI agrees to provide a written report, which substantially agrees with the current Standards of Professional Practice of Arizona Home Inspectors. Receipt of same is acknowledged by the customer's signature below for the sum of \$ \_\_\_\_\_ dollars to be paid as follows: **On Site**. A \$50.00 billing charge will be added to any inspection fee not paid **On Site**. If not paid as agreed upon then the cost for collection and 2% per month late charge will be added to the unpaid balance. **(PAYMENT CONSTITUTES ACCEPTANCE OF THIS AGREEMENT)**

The undersigned client has read, understands and accepts the terms and conditions of this agreement. \_\_\_\_\_ (Client Initials).

\_\_\_\_\_  
Date: \_\_\_\_\_  
NPI, Peter Zipp III

\_\_\_\_\_  
Date: \_\_\_\_\_  
Client