



Bloodhound Home Investigations, LLC
55 Howard Ave
Austintown, OH 44515
(330) 259-1230 Fax (330) 259-7932

01/26/08

Sample

This Report has been prepared exclusively for: Sample Sample
Property Address: sample, 44444

Inspection Contract Agreement-This is intended to be a legally binding contract. Please Read Carefully.

I (Client Name) hereby request a limited visual inspection, on MM/DD/YEAR, of the structure at the address named on page 2 of this contract, for my sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection, as observed on MM/DD/YEAR, of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request or included with this report.

OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection.

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Building code or zoning ordinance violations.
 - Geological stability or soils condition.
 - Structural stability or engineering analysis.
 - Termites, pests or other wood destroying organisms.
 - Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards.
 - Building value appraisal or cost estimates.
 - Condition of detached buildings.
 - Pools or spas bodies and underground piping.
 - Specific components noted as being excluded on the individual system inspection forms.
 - Private water or private sewage systems.
 - Saunas, steam baths, or fixtures and equipment.
 - Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls.
 - Water softener / purifier systems or solar heating systems.
 - Furnace heat exchangers, freestanding appliances, security alarms or personal property.
 - Adequacy or efficiency of any system or component.
 - Prediction of life expectancy of any item.
- (Some of the above items may be included in this inspection for additional fees - check with your inspector)

This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, Client must do so at Client's expense.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgement motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

I have read and agree to the above Arbitration Clause: _____

MOVE IN CERTIFIED REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Under the Move in Certified/Prelisting inspection program, Client agrees to have this report uploaded to the internet in order for potential buyers or real estate agents to view, but said persons are not specifically intended beneficiaries of the agreement or the inspection report both directly or indirectly. Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of misrepresentation of the inspection report. A complete list detailing the use and rules of the Move In Certified program is provided to client upon completion of the inspection.

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

SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

LIMITATION ON LIABILITY

INSPECTOR'S LIABILITY FOR MISTAKES OR OMISSIONS IN THIS INSPECTION REPORT IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT. THE LIABILITY OF INSPECTOR'S PRINCIPALS, AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENT'S SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM THIS INSPECTION.



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Client(s) Initial _____

Client understands that if Client wants an inspection WITHOUT A LIMIT ON LIABILITY TO A REFUND OF THE FEE PAID for the inspection, Client may pay an additional fee to receive a report without the limitation.

Address Property Address Property City/State/Zip Report # Report Number

Client: Client Name

Client, please initial your choice below:

_____ I do NOT agree to pay an additional fee to remove the limit of liability to a refund of the fee paid.

_____ I AGREE to pay an additional fee of \$ _____ to remove the limit of liability to a refund of the fee paid.

LIMITED LIABILITY INSPECTION FEE \$ _____
ADDITIONAL FEE FOR REMOVAL OF LIMITATION \$ _____
_____ FEE \$ _____
TOTAL INSPECTION FEE \$ _____

By signing below you acknowledge that you have read, understand and agree to the scope of the inspection and agree to all of the terms and conditions of this contract. You also agree to pay the fees listed above.

Client: _____ Dated: _____

Client: _____ Dated: _____

Inspector: _____ Dated: _____