



LIMITATIONS AND CONDITIONS OF THE PROPERTY INSPECTION

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Client on this Inspection Order (hereinafter “Client”) and Allied Building Inspection Services, Inc. (hereinafter “Inspector”) agree as follows: There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One property owner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

Inspector will perform a limited, non-invasive, visual inspection of the Property. The Inspection will be conducted under the Standards of Practice (“SOP”) in accordance with the American Society of Home Inspectors (“ASHI”) and the SOP of the State of Florida. A copy of the ASHI SOP can be found at www.ashi.org. and a copy of the State of Florida SOP can be found at <https://www.flrules.org/gateway/RuleNo.asp?title=HomeInspectors&ID=61-30.801>. The Property Inspection provides you with a basic overview of the present condition of the property. It is not a prediction of future performance or utility. Because your Property Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Property Inspection.

If you are concerned about any conditions noted in the Property Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost.

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.



The Property Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building. **ACTUAL REPAIR COSTS, IF ANY, MUST BE DETERMINED BY THE CUSTOMER. DO NOT RELY ON COST ESTIMATES IN THIS REPORT.**

A Property Inspection does not and cannot include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden from view or inaccessible.

Some intermittent problems may not be obvious on a Property Inspection because they only happen under certain circumstances. As an example, your Property Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Property Inspectors will not find conditions that may only be visible when personal property or furniture is moved. Inspectors do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move personal property or furniture to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Property Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property, **UNLESS A SPECIFIC WDO INSPECTION IS PERFORMED.**

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.



The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in the building components or in the soil, water, or air in or around the building.

The Inspection does not include reporting on spores, fungus, mold or mildew that may be present unless a separate Limited Moisture and Mold Assessment is ordered. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If any potential occupant of your property suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Property Inspector does not look for and is not responsible for fuel oil, septic, or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) THE REPORT IS FOR OUR CLIENT (AND THEIR AGENT, UNLESS ALLIED IS EXPLICITLY DIRECTED OTHERWISE) ONLY.

The inspection report is for the exclusive use of the client named herein (AND THEIR AGENT, UNLESS ALLIED IS EXPLICITLY DIRECTED OTHERWISE) only. No use of the information by any other party is intended.

7) CANCELLATION FEE / COLLECTION:



If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply. Payment is due upon completion of this inspection. Payable by Credit Card, check, money order or cash. Make check/money order payable to: Allied Building Inspection Services, Inc 8203 SW 124th Street, Miami, FL 33156.

In the event that any monies due under this agreement are not paid, Allied Building Inspection Services, Inc. shall be entitled to recover all costs of collection, including reasonable attorney's fees and interest at the maximum rate allowed by law.

8) NOTICE AND WAIVER CLAUSE:

Any claim arising out of or related to any act or omission of the Inspector in connection with the inspection of the property shall be made in writing and reported to the Inspector within fourteen (14) business days of discovery and to allow Inspector a reasonable opportunity to re-inspect the issue giving rise to the claim before undertaking any repairs. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate. Client agrees that a failure to comply with the terms of this paragraph shall constitute a waiver of such claim.

9) NOT A PROPERTY, SYSTEMS, OR ITEM GUARANTEE, WARRANTY OR INSURANCE POLICY:

There is no express or implied warranty of any kind regarding the condition of the property or any of the items or systems contained therein, or as to the future performance or expected lifespan of any of the items or systems contained therein, whether or not mentioned in the Property Inspection Report. This is a limited inspection only, and this Agreement, the Property Inspection, and the Property Inspection Report do not constitute a general warranty, an insurance policy, a certification, or a guarantee of any kind. It is not a compliance or certificate for past or present governmental or local codes and regulations.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES:



The Client agrees that total liability of the Inspector for any and all damages whatsoever arising out of or in any way related to this Agreement, for any cause of action whatsoever, whether in contract or in negligence or for errors and omissions shall be limited to the greater of the amount of the fee paid for the inspection or \$250.00 unless a Residential Inspection Services Guarantee is applicable (if this is a joint purchase, signee represents actual authority to sign for both parties).

11) DISPUTE RESOLUTION; BINDING ARBITRATION:

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be submitted for final and binding arbitration under the Rules and procedures of the American Arbitration Association. CLIENT agrees to pay all required filing fees. The arbitrator may also award the prevailing party attorney fees and costs. The decision of the Arbitrator appointed thereunder shall be final and binding and judgment on the Award may be entered in any court of competent jurisdiction.

12) ATTORNEYS FEES CLAUSE:

In the event of Dispute resolution including litigation relating to the subject matter of this Agreement, the non-prevailing party shall reimburse the prevailing party for all reasonable attorney fees and costs resulting therefrom.

13) BINDING ON OTHERS CLAUSE:

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective spouses, heirs and successors.

14) INTEGRATION CLAUSE:



This Agreement constitutes the entire agreement of the parties with respect to the subject matter thereof, and supersede all prior negotiations, agreements and understandings with respect thereto. This Agreement may only be amended by a written document duly executed by all parties and shall be construed and enforced in accordance with the laws of the State of Florida.

15) SEVERABILITY CLAUSE:

If any provision or provisions of this Agreement shall be held to be invalid, illegal, unenforceable or in conflict with the law of any jurisdiction, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

16) NON-WAIVER CLAUSE:

The failure by one party to require performance of any provision shall not affect that party's right to require performance at any time thereafter, nor shall a waiver of any breach or default of this Contract constitute a waiver of any subsequent breach or default or a waiver of the provision itself.

17) WAIVER OF STATUTE OF LIMITATIONS:

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be commenced within one year of the date of the inspection, without regard to the date the breach is discovered. Any action not brought within that one-year time period shall be barred, without regard to any other limitations period set forth by law or statute.

ALLIED



ALLIED
ENGINEERING

Your confirmation of this agreement constitutes a binding contract. Under most circumstances, acceptance of this agreement is necessary prior to execution of the inspection.

The Services Guarantee below will be acquired for you at no charge and is provided through Allied.