

Timberwolf Inspections
P.O. Box 25291 Prescott Valley, Az. 86312
Inspector- Roy Sirakis Certification #42681
928-899-4997 Fax 928-772-4567
Timberwolfinspections.com

Client name _____ Inspection fee \$ _____

Inspection Address _____ Inspection date: _____

Residential Inspection Agreement

The purpose of this inspection is to provide you the client with a better understanding of the property conditions, as observed at the time of the inspection. This inspection is a visual inspection only and is limited to accessible components only. No dismantling or destructive testing will be performed on building components. This inspection is limited to the real property and does not include: observance of mold, dry rot, fungus, wood destroying organisms, gas or carbon monoxide leakage unless alerted, household pests, swimming pools/saunas and equipment, water softeners, concealed pipes and electrical, wire or duct tracing, well and septic systems, soil conditions, asbestos or lead, concealed radiant heating, ponds, sprinkler or irrigation systems, fountains, alarm or intercom systems, code or zoning violations, refrigerators, washers and dryers, solar, grills/barbecues, radon or methane gas, tempered glass, low voltage, photocell and motion detecting lighting, fire sprinklers, elevators, latent defects, any recalled item, cosmetic items, pumps, out buildings such as sheds or detached structures except garages, or generators. The inspector is not required to report on the life expectancy of any component or system, or the methods, materials, and costs of corrections. The client is urged to contact qualified specialists to observe these conditions if so desired. If the property has been winterized, it is not the responsibility of Timberwolf Inspections to rewinterize it, or the cost to do so. Timberwolf Inspections and it's inspectors shall not be held liable for any damage that occurs due to the activation of any utility. This inspection and report are evaluations and not warranties, or guarantees of any kind. By signing below, you understand and acknowledge all disclosures in this inspection contract.

Mediation:

Any matter concerning the interpretation of this agreement or the inspection report including disputes, claims, negligence, and fraud, shall be subject to mediation between the parties. If such mediation fails, the matter shall be resolved by arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services Inc. The decision of the arbitrator appointed, shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction.

Limitations of Liability:

Timberwolf Inspection's liability for mistakes or omissions in this inspection and report is limited to a refund of the fee paid for this inspection. This limitation applies to damages or expenses paid due to said mistakes or Omissions. Client assumes the risk of all losses or expenses greater than the fee paid for this inspection. Client agrees to accept a full refund as full settlement for any and all claims that may arise, and consider the matter final.

Standard of Professional Practice:

This inspection and report complies with the Arizona Chapter of The American Society of Home Inspectors, Inc. Standards of Professional Practice for Arizona Home Inspectors. Adopted by AZ ASHI effective January 1, 2002. A copy of these standards is available upon request.

Payment Notice:

It is understood that the undersigned is responsible for payment at the time of inspection unless prior approval has been given by both parties to submit an invoice to the escrow agent for payment at the close of escrow. Should escrow fail to close, payment of invoice shall be deducted from the earnest money deposited with escrow agent. In the case where the earnest money is forfeited to seller and payment can not be made, legal action will be taken and all costs and legal fees shall be the responsibility of the undersigned.

Client Date

Client Date

Note: It is the responsibility of the person ordering this inspection to furnish additional copies of the report to others in the event that it is needed as part of a real estate transaction.