



Residential
&
Commercial
Inspections

"Peace of Mind - Before You Buy"

Licensed & Insured

Inspection #: 20050000

Date: 00-00-2005

Property Type:

Inspection Address:

Square Footage:

Year Built: Approximately



Client Name:

Client Phone Number:

Address:

Client Phone Number:

Persons Present:

Recent Weather:

Persons Present:

Current Weather:

WDO By:

Agent:



Dear:

The mission of **Before You Buy Real Estate Inspections, Inc.** is to provide an unbiased factual report of your investment. The fact that you have entrusted **Before You Buy** to conduct your home inspection is greatly appreciated. We take pride in every inspection performed and strive to exceed your expectations.

Before You Buy Real Estate Inspections Inc. is employed by you the client and acts as a single agent to the client. **Before You Buy Real Estate Inspections Inc.** is committed to your peace of mind. However, during the brief time we spend at the property it is impossible to detect all past problems or foresee all future problems. The inspection process is not an exact science and it should be expected some items maybe overlooked or not visually observed at the time of inspection. The items on this report are not necessarily to be repaired. Your contract determines what if anything is to be repaired. We encourage you to seek the advice of your **Professional Real Estate Agent** or *Attorney* to determine your contractual concerns.

The components of major systems and the standards of conduct of the inspection are governed by "Standards of Practice for Home Inspection Report" by The National Association of Certified Home Inspectors (NACHI) Last revised 12/07/04. **Before You Buy Real Estate Inspections Inc.** is affiliated with NACHI and meets or exceeds their standards

Prices and or estimates to correct items in the report are not to be relied on as accurate. They are to be used as a guide for further evaluation and or accurate pricing to be obtained by respective qualified contractors. Please read this report carefully. This service is to inform you of the present condition of the structure and systems in your home by visual observations at the time of inspection only. It is your responsibility to question the quality of the systems and or necessary repairs and or obtain any warranty or guarantees.

It is the intent of **Before You Buy Real Estate Inspections, Inc.** to provide you with a better understanding of the condition of your new home. Feel free to contact us with any questions or concerns. We sincerely hope you will enjoy your new home. Once again, thank you for consulting **Before You Buy Real Estate Inspections Inc.** for your inspection needs.

Warmest Regards

Eugene Raffa

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<http://www.beforeyoubuyinspections.com/index.htm>



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INSPECTION AGREEMENT

I (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by Before You Buy Real Estate Inspections, Inc., 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. It is understood by the "Client" that the "Inspector" is a generalist, that the "limited visual generalist" type inspection and report is an UNBIASED OPINION based upon the EXPERIENCE of the individual "Generalist" inspector, and that the inspector is NOT AN EXPERT IN EVERY CRAFT OR PROFESSION AND IS NOT ACTING AS A LICENSED ENGINEER, "CLIENT" AGREES TO ASSUME ALL RISK FOR THE CONDITIONS WHICH ARE CONCEALED OR INACCESSIBLE BY THE "INSPECTOR" AT THE TIME OF INSPECTION.

SCOPE OF INSPECTION

This inspection is intended to provide the client with a better understanding of the property conditions as observed at the time of inspection. The inspection is visual and not technically exhaustive. The inspection is limited to a visual examination of the exposed and readily accessible surfaces of the building, including the following major components: Structural Components; Exterior, Roofing, Plumbing, Electrical, Heating, Central Air, Insulation & Ventilation. The inspection performed is a visual inspection only and does not contemplate or involve the dismantling or moving any object or portion of the premises. Latent and concealed defects and deficiencies are excluded from the inspection. The inspection and report are furnished on an opinion basis only. THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY EXPRESSED OR IMPLIED. Some inspection components may or may not be covered by your Real Estate Contract. Consult your Real Estate Agent or Attorney regarding your contractual concerns.

THE FOLLOWING ARE OUTSIDE THE SCOPE OF THIS FUNCTION

Detached ancillary buildings. Conditions that are located in concealed or inaccessible portions of the premises, such as items that are underground or contained within fixtures, walls, or within other closed portions of the building, or concealed by furnishings, personal property or vegetation. Termites, dry rot, fungus, other pests, organisms or rodents. Structural, geological, and hydrological stability or soil conditions, wave actions reporting, and form of engineering analysis. Technically complex systems or devices such as alarm systems fire detection systems, solar systems, air quality control systems, radio or computer controlled devices, automatic timer controls, elevators and dumbwaiters, satellite dishes. Local voltage electrical systems, including but not limited to TV antenna, TV signal cables, telephone intercoms, security systems, speaker wires, automated equipment and landscape lighting. Easements, rights of way, boundaries, zoning previous use of occupancy determination, verification that existing structures and or repairs were completed in accordance with local requirements or that were completed with building permit requirements of the Americans with Disabilities Act. Environmental hazards, including but not limited to asbestos, lead, radon gas, mold, formaldehyde, electromagnetic fields, underground storage tanks, PCB's or other toxins. Private water or private sewage systems or related equipment, such as wells, septic systems, or related equipment, such as wells, septic systems, sewage pumps, water softeners and water purification systems. Cosmetic finishes and conditions; free standing or portable equipment; landscaping and foliage; noise transmission; determination of odors.

DISPUTE RESOLUTION

Any recovery contemplated under this agreement shall be subject to prompt notification of any defect in the performance of any of the "Inspectors" duties. "CLIENT" shall provide reasonable notice and permit an inspection of the condition which gave rise to the complaint, by the "Inspector. Client agrees to hold the "INSPECTOR" harmless for any and all claims relating to conditions that are altered or repaired without said notice or inspection. IT IS EXPRESSLY UNDERSTOOD AND AGREED to that liability for damages resulting directly from any errors and omissions in the services provided in connection with this agreement shall be limited to the lesser of the actual damages or the fees paid. The liability of the "Inspectors, principals, agents, and employees is also limited to the lesser of the actual fees paid. CHOICE OF LAW: This agreement shall be construed according to Florida law. The parties further stipulate that Palm Beach County shall remain the appropriate venue for purposes of enforcement of this Agreement ATTORNEY' S FEES: Should a dispute arise between the parties hereto, the parties expressly agree that the prevailing party shall be entitled to reimbursement of all attorney's fees and costs, including any and all pre-litigation attorney's fees and costs incurred. AUTHORIZATION: The undersigned representative of Before You Buy Real Estate Inspections, Inc. expressly states that he is duly authorized to enter into this Agreement on behalf of Before You Buy Real Estate Inspections, Inc. EFFECTIVE DATE: This Agreement shall become effective as of the date of its execution by both parties.

I HAVE READ, UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS OF THIS CONTRACT

Signed _____

Date: 00-00-2005

Eugene Raffa
Date: 00-00-2005

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