



National Property Inspections
A division of Carlisle Home & Property Services, Inc

Client:

Address:

Inspection Date:

Inspection Fee:

Inspection Agreement

This is a Legally Binding Contract and Contains an Arbitration Clause

Please read it carefully

This inspection agreement contains the terms and conditions of your contract with National Property Inspections for an inspection of the property at the above address. This inspection agreement contains limitations on the scope of the inspection, remedies, and liability. Please read it carefully. By signing below, client represents and warrants that client has secured all approvals necessary for the company to conduct the inspection of the property. Client also warrants they will read the entire inspection report when received and shall promptly call with any questions, or concerns client may have regarding the inspection or inspection report. This inspection is being performed for the exclusive use and benefit of the client, and the inspection, including the written report, is not to be transferred to, utilized, or relied upon by any other person or entity without the written permission of the company.

We encourage the client to be present at the inspection. This will enable the inspector to point out specific observations, as well as, help the client understand any comments provided in the home inspection report.

1. INSPECTION AND DUTIES

The company agrees to perform a limited visual inspection of the systems and components included in the inspection as they exist at the time of the inspection and for which the client agrees to pay a fee. The inspection will be performed in accordance with the Standards of Practice of the State of Illinois and National Association of Home Inspectors, and is limited by the limitations, exceptions and exclusions so stated in the Standards of Practice and this agreement. You agree that if the company recommends further evaluation of a condition noted in the inspection report that you will do so before the end of any inspection contingency and prior to closing.

2. DISCLAIMER OF WARRANTY

Client understands that the inspection and inspection report do not, in any way, constitute a/an: (1) guarantee, (2) warranty of merchantability or fitness for a particular purpose, (3) express or implied warranty, or (4) insurance policy. Additionally, neither the inspection nor inspection report are substitutes for any real estate transfer disclosures which may be required by law.

3. NOTICE AND STATUTE OF LIMITATIONS

Client agrees that any claim, for negligence, breach of contract or otherwise, be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow inspector the opportunity to re-inspect the claimed discrepancy, with the exception of emergency conditions, before client or client's agents, employees, or independent contractors repairs, replaces, alters, or modifies the claimed discrepancy. Client understands and agrees that any failure to notify inspector as stated above shall constitute a waiver of any and all claims client may have against inspector. Any legal action must be brought within one year from the date of the inspection. Failure to bring said action within one (1) year of the date of the inspection is a full and complete waiver of any rights, actions, or causes of actions that may have arisen therefrom. Time is expressly of the essence herein. This time period may be shorter than otherwise provided by law.

4. LIQUIDATED DAMAGES

Due to nature of the services we are providing, it is difficult to foresee or determine (at the time this agreement is formed) potential damages in the event of negligence or breach of this agreement by us. Thus, if we fail to perform the services as provided herein or are careless or negligent in the performance of the services and/or preparing the report, our liability for any and all claims related thereto is limited to the fee paid for the services (unless contrary to state law), and you release us from any and all additional liability, whether based on contract, tort, or any other legal theory. There will be no recovery for consequential damages. You understand that the performance of the services without this limitation of liability would be more technically exhaustive, likely require specialties, and would cost substantially more than the fee paid for this limited visual inspection. You understand that you are free to consult with another professional if you do not agree to this provision.

5. ENVIRONMENTAL AND HEALTH ISSUES

The client specifically acknowledges that a property inspection is NOT an environmental survey and is not intended to detect, identify, disclose or report on the presence of any actual or potential environmental concerns or hazards in the air, water, soil, or building materials. Such environmental concerns and hazards include but are not limited to asbestos, radon, lead, urea formaldehyde, mold, mildew, fungus, odors, noise, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites, carbon monoxide. You agree to hold the company and inspector harmless for any injury, health risk, or damage caused or contributed to by these conditions.

6. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

The inspection only includes those systems and components expressly and specifically identified in the inspection report. See the Standards of Practice for inspection limitations, exceptions, and exclusions. In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or in any other fashion is excluded. The inspection does not include any destructive testing or dismantling. The following systems and components and areas are among those NOT included in the inspection or inspection report:

- ~ Latent or concealed defects, compliance with code or zoning ordinances or permit research or system or component installation or recalls
- ~ Geological, soil, wave action, or hydrological stability, survey, engineering, analysis or testing.
- ~ Termites or other wood destroying insects and or organisms, rodents, or other pests, dry-rot or fungus.
- ~ Water softeners or purifiers or solar heating systems
- ~ Pools, spas, hot tubs, saunas, steam baths, fountains, or other types of or related systems or components.
- ~ Repair cost estimates or building value appraisal.
- ~ Thermostatic or time clock controls, radio controlled devices, automatic gates, or elevators, lifts, dumbwaiters.
- ~ Free standing appliances and gas appliances such as fire pits, barbecues, heaters, and lamps and furnace heat exchangers.
- ~ Seismic safety, security or fire safety systems or security bars and/or safety equipment.
- ~ Any adverse condition that may affect the desirability of the property including but not limited to proximity to railroad tracks or airplane routes, boundaries, easement or rights of way, adjoining properties or neighborhood.
- ~ Unique/technically complex systems or components, systems or component life expectancy or adequacy or efficiency of any system or component.

7. GOVERNING LAW & SEVERABILITY

This agreement shall be governed by Illinois law. If any portion of this agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

8. RECEIPT OF REPORT

The Company's agreement to perform the inspection is contingent on Client's agreement to the provisions, terms, conditions, and limitations of this agreement.

9. OTHER SERVICES

It is understood and agreed to by the parties hereto that all the provisions, limitations, exceptions, and exclusions of this agreement shall apply to any optional services entered into by the parties.

10. ENTIRE AGREEMENT, MODIFICATION & 3RD PARTIES

This agreement represents the entire agreement between the parties. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

11. DISPUTE RESOLUTION – ARBITRATION CLAUSE

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of a Consumer Protection Law or any other theory of liability arising out of, from or related to this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding 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 thereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. In the event of any action or suit by the client against NPI to recover damages, the client shall pay all reasonable costs and attorney’s fees as part of any such action or suit incurred by or on behalf of NPI, if NPI prevails whether by dismissal or adjudication. **NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH BINDING ARBITRATION.**

Acknowledgement

Client acknowledges and agrees that: (i) Vic Carlile, Carlile Home & Property Services, Inc., dba National Property Inspections, is an independently owned and an independently operated franchisee and not an employee, partner, or agent, and cannot make any contract, agreement, warranty, or representation behalf of National Property Inspections, Inc. 9375 Burt Street, Suite 201, Omaha, NE 68114: (ii) National Property Inspections, Inc. 9375 Burt Street, Suite 201, Omaha, NE 68114 is not liable for any obligation, act, or omission whatsoever of, by, or from, or for any breach of this agreement by Vic Carlile, Carlile Home & Property Services, Inc., dba National Property Inspections.

I have read, understand and agree to all the terms and conditions of this Agreement and to pay the fee shown above. Payment for inspection services constitutes acceptance of the Pre-inspection agreement by Client.

Dated _____ Signature of Client _____
(One signature binds all)

Dated _____ For the Company _____

**Inspectors: Vic Carlile
Roger Panozzo**

**License: 450.0000362
450.0003688**

Website: www.carlilehomeproperty.com