



## FOUR PHASE CONSTRUCTION INSPECTION AGREEMENT

### PLEASE READ THIS AGREEMENT CAREFULLY

Inspection Report Number: RS- - -04

1. **PARTIES:** \_\_\_\_\_ (The Client) agrees to employ **AccuPro Inspection Services, LLC (The Company)**, to provide a construction and property inspection as set forth herein and to include Addendum "A" attached.

2. **ADDRESS OF THE PROPERTY TO BE INSPECTED:** \_\_\_\_\_  
**CITY, STATE, ZIP:** \_\_\_\_\_

3. **FEE:** The Client agrees to pay the Company a total of \_\_\_\_\_ .00. The fee will be paid in equal installments of \_\_\_\_\_ to be paid at the completion of each of four phase inspections per Addendum "A".

4. **INSPECTION:** The Company agrees to conduct a construction and property inspection for the Client, or his/her agent, and the property specified herein. The inspection will be performed by an Arizona Certified Home Inspector (**The Inspector**), based on the *Arizona Standards of Professional Practice* as specified by the State of Arizona, a copy of which is available upon request and will be included with the final inspection report.

**IT IS FULLY UNDERSTOOD THAT THE RESULTING WRITTEN REPORT IS THE PROPERTY OF THE COMPANY AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE COMPANY AND THE CLIENT.**

5. **REPORT:** The Company agrees to provide a written report in its standard form. A sample copy of which is available upon request. The report will describe and make observations about the conditions of *readily accessible* installed systems and components, on four separate occasions per Addendum "A", and on the actual dates and times of the inspections and state the need for observable *immediate major repairs* or any recommendation to correct, monitor or *evaluate by appropriate persons*. The results of the inspections will be presented to the Client both verbally, at the time of the inspection, and in the form of a written report. The report will also identify systems and components which were present at the time of the inspection, but were not inspected and why.

6. **SCOPE OF INSPECTION:** The scope of the inspection is strictly limited as set forth in this Agreement. The inspection is intended to be a non-destructive examination of the general functioning of the building, its components and attached equipment. The examination is limited to visual and normal consumer operational techniques, and is not *technically exhaustive*. All immediate major repairs or defects and the components and equipment that are visually observable at the time of the inspection will be reported according to the Arizona Standards of Professional Practice. Therefore, defects or deficiencies that are not required by the standards such as: life expectancy; the costs to correct; compliance or non-compliance with applicable regulatory requirements; or the presence or absence of pests such as wood damaging organisms, rodents, or insects, to name a few, will not be included in this report.

The Client is encouraged to attend the inspection, as this can be a valuable opportunity for the exchange of information between the Inspector and the Client. Further, any particular concerns of the Client must be brought to the Inspector's attention prior to the inspection. It shall be understood that the written report does not substitute for the Client's personal presence during the inspection. It is virtually impossible to fully profile any property within a written report unless the Client attends and participates in the inspection process. The Client will have no chance of gaining all of the information that is offered by the Company unless he or she attends the inspection.

7. **INSPECTION REQUIREMENTS AND LIMITATIONS:** The building, and its components and equipment are to be readily accessible on the agreed upon date and time of the inspection. All utilities and pilot lights must be on and all equipment operational so a full and complete inspection can be done on the date specified. This is the responsibility of the Client. The Inspector is not obligated to change light bulbs, move furniture, obstructions, floor coverings, or remove panels to inspect any part of the property or its components. The Inspector is also not required to enter an area or perform any procedure that may damage the property or its components or be dangerous to the Inspector or other persons.

8. **THE FOLLOWING SPECIFIC LIMITATIONS APPLY:** Design problems and adequacy are not within the scope of this inspection. The Inspector will not determine the operational capacity, quality or suitability for a particular purpose of items inspected. The Inspector will perform no engineering, scientific or specialized technician tests or evaluations. No test sampling or reading will be done on any part of the property. The draft on the fireplace will not be checked. To prevent damage to units, air conditioning will not be checked when the outside temperature is below 65 degrees nor a heat pump when the temperature is above 65 degrees. The inspection report does not include cosmetic items such as minor scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure or equipment, soiled, faded, torn or dirty flooring, or wall or window coverings.

**The Company has no liability for latent defects.** This includes but is not limited to latent defects that cannot be observed through normal inspection nor can be determined by normal equipment operation. It is specifically agreed and understood: **MECHANICAL DEVICES AND STRUCTURAL COMPONENTS MAY BE FUNCTIONAL AT THE TIME OF THE INSPECTION AND LATER MALFUNCTION; THEREFORE, THE COMPANY'S LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE CONCLUSIVELY ESTABLISHED THAT THE MECHANICAL DEVICE OR STRUCTURE COMPONENT INSPECTED WAS INOPERABLE OR IN THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IT WAS INTENDED AT THE TIME OF INSPECTION; AND THAT THE INSPECTOR WAS NEGLIGENT IN NOT SO REPORTING THUS LEGALLY CAUSING A SPECIFIC LOSS TO THE CLIENT.** Additional information and details concerning the nature of the inspection are found in the body of the Report, which should be read carefully.

9. **OTHER LIMITATIONS: THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS THE POSSIBLE PRESENCE OF OR DAMAGE FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR POLLUTANTS, NOISE, TOXIC OR FLAMMABLE CHEMICALS, WATER OR AIRBORNE RELATED ILLNESS OR DISEASE, TOXINS, FUNGUS, MOLDS, MOLD SPORES, CARCINOGENS AND ALL OTHER SIMILAR OR POTENTIALLY HARMFUL SUBSTANCES OR ENVIRONMENTAL CONDITIONS. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION OR TESTING OF THE ABOVE IS DESIRED.**

10. **PROBLEMS:** In the event a problem should develop regarding the services provide to the Client, the Client agrees to notify the Company of the problem by telephone, or otherwise, within two (2) business days and to allow the Company five (5) business days to respond. In the event the problem has not been resolved satisfactorily within the time set for the above and Client desires to make a formal complaint, Client shall send a written complaint to the Company fully describing which items are involved and the nature of the problem. Client agrees NOT to disturb or repair or have repaired any system or items related to the complaint, except in the case of emergency or to reduce or stop injury or damage to persons or property. Client agrees to allow the Company to personally examine upon reasonable notice the items involved in the written complaint prior to repairs or replacement being made.

11. **LIMITED WARRANTY:** Company warrants, for the benefit only of The Client, that the inspection shall conform in all material respects to the Arizona Standards of Professional Practice. Such warranty shall expire the end of ninety (90) days following the actual date of the final inspection.

**Disclaimer:** COMPANY DISCLAIMS ANY AND ALL PROMISES, REPRESENTATIONS, AND WARRANTIES, EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, WITH RESPECT TO THE INSPECTION, OR THE EXISTENCE OF ANY LATENT OR PATENT DEFECTS IN THE PROPERTY.

**Limitation of Liability:** The cumulative liability of Company to the Client for all claims whatsoever related to the inspection arising under this Agreement, including any cause of action sounding in contract, tort, or strict liability, shall not exceed the total amount of all fees paid to Company by the Client under this Agreement. This limitation of liability is intended to apply to all claims of the Client, without regard to which other provisions of this Agreement have been breached or have proven ineffective.

**Consequential and Special Damages:** In no event shall the Company be liable for any loss of profits; any incidental, special, exemplary, or consequential damages; or any claims or demands brought against the Client, even if Company has been advised of the possibility of such claims or demands. This limitation on damages and claims is intended to apply to all claims of the Client, without regard to which other provisions of this Agreement have been breached or have proven ineffective.

**ACCEPTED AND AGREED TO ON:**

This \_\_\_\_ day of \_\_\_\_ 2004, in \_\_\_\_ (City), Arizona

\_\_\_\_\_  
AccuPro Inspection Services, LLC  
Rich Schaefer, President

\_\_\_\_\_  
(Client)  
[Please print name & address below signature]

\_\_\_\_\_  
\_\_\_\_\_



## ADDENDUM "A"

### FOUR CONSTRUCTION PHASE INSPECTIONS

The following additional terms and conditions are incorporated by reference into the original Inspection Agreement, which is signed and attached herein.

The Client shall be responsible for ensuring that the Inspector has access to view the property during each of the phase inspections. The Inspector shall coordinate each phase inspection with the Client and on-site Supervisor. The Inspector will provide copies of insurance coverage to the Supervisor when required. The Inspector agrees to conduct him or herself based on the construction site rules and regulations, which the Supervisor has established.

The resulting phase inspection reports shall be the sole property of the Client and the Inspector. The Client shall have responsibility for notifying the Supervisor of any identified deficiencies and negotiating an acceptable resolution. The Inspector will be available for consultation by telephone with the Client and the Supervisor for any identified deficiencies.

The following defines the specific conditions, components and installed systems, which shall be observed and described during each of the four phased construction inspections. Each resulting inspection report may also identify specific deficiencies, which should be remedied by the Supervisor during the construction process.

**Phase One Inspection Shall Include (prior to slab pour):**

- Observe and describe the Foundation
- Observe and describe the rough-in of the Potable Water System
- Observe and describe the rough-in for the Waste and Drainage System

**Phase Two Inspection Shall Include (prior to sheetrock):**

- Observe and describe the Slab and/or Floor Structure
- Observe and describe the Roof Structure, Flues and Vents
- Observe and describe the Fireplace and Chimney installation
- Observe and describe the Exterior and Interior Walls & Ceiling Structure
- Observe and describe the Main Electrical Panel, Grounding and Branch Distribution System
- Observe and describe the Heating and Air Conditioning Equipment Installation and Distribution
- Observe and describe the Potable Water Distribution System and Waste Drainage & Vent System

**Phase Three Inspection Shall Include (prior to final trim, appliances, paint and carpet):**

- Observe and describe the property Grading and Drainage
- Observe and describe the Insulation and Ventilation System
- Observe and describe the Electrical Fixtures and Receptacles
- Observe and describe the Roof Covering, Flashing and Penetrations
- Observe and describe the Plumbing Fixtures and Water Heater installation
- Observe and describe the Exterior & Interior Wall Cladding Windows and Doors

**Phase Four - The final inspection and resulting report shall be a complete Home Inspection as defined by the Arizona Standards of Professional Practice, a copy of which will be included with the report.**

\_\_\_\_\_  
(Client)

\_\_\_\_\_  
(Date)