



HOME INSPECTION SERVICES PRE-INSPECTION AGREEMENT

At your request, DRi Inspection Service is completing a property inspection conducted in accordance with the standards of practice of the **(NAHI) National Association of Home Inspectors Inc**, a copy of which can be viewed from this web-site, and which is commensurate with industry standards. The inspection has **clearly defined limitations** and is not a substitute for the Transfer Disclosure Statement, which the seller is required to provide by civil code. The inspection is performed by a generalist in a matter of hours and **does not include or imply any warranties**, as opposed to those by specialists that could take several days to complete and could include warranties. Therefore, please **be aware of the following limitations of this service**: It is **not a code-compliance inspection** and does not include any research such as that necessary to establish boundaries, easements, and the issuance of permits or certificates of occupancy. It is not a specialized inspection, such as that conducted by geologists, engineers, environmental specialists, and termite inspectors, who evaluate soil conditions, determine differential settling or structural movement, test the quality of air and water, or detect the presence of pests or rodents, and harmful contaminants, such as radon, methane, asbestos, lead, formaldehyde, electro-magnetic radiation, molds and fungi, termites, and other wood-destroying organisms.

Similarly, in accordance with **NAHI** standards, DRi Inspections **does not evaluate or endorse any concealed areas or components**, such as subterranean ducts, pipes, or conduits within walls, floors, or ceilings, obstructed switches and outlets, the slab beneath carpets, the interior of heat exchangers, air-conditioning coils and supply ducts, significant portions of chimney flues, and the waterproof membrane beneath roofs, balconies or shower pans. Also, we do not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm, telephone, cable, or intercom systems, private sewage systems, private water supply systems, water softeners, water circulating devices, water filtration or purification devices, the hermetic seal of dual-glazed windows or skylights, solar systems, fire-sprinkler systems, shut-off valves that are not in daily use, elevators, saunas, steam showers, humidifiers, electronic air cleaners, in-line duct motors or dampers, washers, dryers, and their valves or drain pipes, condensate pumps, thermostats, timers, clocks, rotisseries, refrigerators, portable or free-standing appliances, retaining walls, landscaping or landscape items, including decorative and low-voltage lighting, portable spas, fountains and ponds, barbecues, fire-pits, pool sweep assemblies, in-line chlorinators, or similar devices dispensing bromine or ozone, and the coatings on pools, spas, countertops, fixtures, appliances, decks and walkways.

In addition, DRi Inspections **do not tacitly endorse or guarantee the integrity of any structure or component that was built or installed without permit**, and which could include latent defects, or any item that may have been subject to a manufacturer's recall. What DRi Inspections provides is a conscientious but essentially visual inspection,

recommendations for appropriate specialist service, and any consultation that may be necessary.

In return and in consideration of the fee, you are agreeing with your signature to abide by the terms and conditions of the contract and to the following specific stipulations that you should acknowledge with your initials.

I agree that I have reviewed the copy of the **NAHI Standards of Practice**, and **waive the right to a more comprehensive, technical inspection by specialists.** **Initial: _____**

I agree that DRi Inspections **will not inspect for mold or fungi**, and that they are not authorized or licensed to do so. *See Mold Discloser Below.* **Initial: _____**

I agree that any recommendations that DRi Inspections may make for service, a second opinion, or permit research should be completed and documented before the close of escrow or that DRi Inspections will be absolved of any subsequently alleged defect regarding that specific component or condition. **Initial: _____**

I agree that should a dispute arise from this inspection and report, or the interpretation thereof, that I will only undertake emergency measures and will not alter, repair, replace, correct, or modify any disputed component or condition without first giving the representatives of DRi Inspections the right to re-inspect. Furthermore, I agree that I will first attempt to resolve any dispute informally. Should such an attempt fail, I agree to submit the dispute to binding arbitration under the rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services Incorporated, and that the decision of the appointed arbitrator shall be honored and entered in any Court of competent jurisdiction as being legal and be binding on both parties. I agree that no legal action after 90 days of this dated Pre-Inspection Agreement will be taken against DRi Inspections or Inspector regardless of complaint. **Initial: _____**

I agree that should I initiate either arbitration or a court action without first attempting mediation that I shall not be entitled to recover attorney's fees and costs that might otherwise be awarded to me through arbitration or a court action. **Initial: _____**

I agree that if any portion of this contract is judged to be invalid or unenforceable by any court or arbitrator that the remaining terms and conditions shall remain in effect and binding between the parties. **Initial: _____**

AUTHORIZATION

I have read and understood this contract and agree to all of the terms and conditions therein, and in consideration of the fee established below, and authorize DRi Home Inspections to complete an inspection of the property in accordance with the Standards of Practice of (NAHI) National Association of Home Inspectors Inc.,

CLIENT'S SIGNATURE: _____ DATE: _____

Property Address: _____ Agreed Fee: \$ _____



HOME INSPECTION SERVICES

MOLD DISCLOSURE

Buyer is advised that the presence of certain kinds of mold, funguses, spores airborne bacteria and other organisms may adversely affect the subject property and the health of individuals. Toxic mold is often the result of moisture invasion or water leakage inside the home.

Home inspector(s) are not qualified to assess the presence of, or risk associated with mold. Home Inspector(s) have not made any representation, express or implied, as to the existence or non-existence of mold, funguses, spores, or airborne bacteria in or around the subject property.

Accordingly, the Buyer is advised to hire a qualified professional to inspect the property for the presence and the cause of mold, as well as possible remedies. This inspection should be performed during Buyer's inspection contingency period.

For further information, Buyer and Seller should contact the Environmental Protection Agency at www.epa.gov/laq and/ or the Center for Disease Control and Prevention at www.cdc.gov.

Seller has been advised that Seller's knowledge of any mold or other organism known to Seller must be disclosed in writing to the Buyer. Normally this disclosure would be made in the Seller's Transfer Discloser Statement. In Addition, the seller should disclose any knowledge of any water or moisture invasion to the home, both present and past.

Clients Signature _____ Date _____