



Advanced Home Awareness Home Inspections

585-245-1190

PRE-INSPECTION AGREEMENT

This is a Legally Binding Contract and Contains an Arbitration Clause

IMPORTANT! Before Advanced Home Awareness Home Inspections can inspect your home or building, you must read and sign this 2-page *Pre-Inspection Agreement* to confirm that you understand the provisions, and limitations of a home inspection.

The client understands that this Home Inspection is only a visual, non-invasive review of readily accessible areas. Advanced Home Awareness Home Inspections will provide the client a written opinion of the home's components and systems, including identification of significant observable deficiencies as they exist at the time of the home inspection. The Standards of Practice followed meet those prescribed by the American Society of Home Inspectors (ASHI). No excavation or removal of obstructions is performed. Hidden or obstructed defects may not be observed. In addition, some property components are inspected on a random sampling of like items, e.g., electrical outlets, windows, doors, etc. Therefore, not every defect may be identified. Product recalls that the inspector is aware of will be reported. This is not a technically exhaustive inspection.

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. The purpose of a general home inspection is to determine whether a home's systems and components are functioning as designed. The role of a home inspector is to determine whether or not a second opinion by a qualified specialist is required. The role of a home inspector is not to determine all that may be wrong with a system or component, or how to correct it. It would be a specialist's responsibility to recommend the steps necessary to correct system or component deficiencies. It is the client's responsibility to seek qualified specialists to further investigate any deficiencies identified in the home inspection report prior to closing.

The home inspection report is intended for use only by the party contracting for same. It is not intended to benefit any third party.

The client understands, accepts and agrees that Advanced Home Awareness Home Inspections does not impliedly or expressly warrant or guarantee its Home Inspection, Home Inspection Report, or the condition of the subject property. Damages or remedies for any claimed deficiency are subject to mandatory arbitration.

In the event that any dispute arises out of, or relates to, the Home Inspection performed or Home Inspection Report issued under this Agreement, it is mandatory that such dispute shall be submitted to arbitration for resolution. Notice of a demand for arbitration submitted in accordance with the provisions of this paragraph shall be given in writing to Advanced Home Awareness Home Inspections within one (1) year of the Home Inspection. The arbitration shall be conducted pursuant to the Rules and Regulations of the Expedited Arbitration of Home Inspection Disputes, administered by Construction Arbitration Services, Inc. In the event that a dispute is submitted to arbitration pursuant to the Paragraph, the decision of the arbitrator shall be final and binding on the parties and judgment on the award of arbitrator may be entered in any court of competent jurisdiction.

Advanced Home Awareness Home Inspections expresses no opinion of the subject property beyond what is set forth in its Home Inspection Report. THE CLIENT MAY WISH TO OBTAIN OTHER TYPES OF INSPECTIONS, SUCH AS PESTS, LEAD PAINT, MOLD, PRIVATE WATER OR SEWAGE SYSTEMS, POOL, CHIMNEY FLUES, PORTABLE APPLIANCES, AIR QUALITY OR ENVIRONMENTAL INSPECTIONS, THAT ARE NOT ADDRESSED IN THE HOME INSPECTION REPORT. Advanced Home Awareness Home Inspections does not inspect for compliance with building codes or regulations of any governmental body, entity, or agency.

WE RESERVE TO RIGHT TO MAKE ADDITIONS OR CORRECTIONS TO THIS REPORT FOR THREE (3) BUSINESS DAYS. This includes, but is not limited to, changing the status of a system or component when reviewing and re-evaluating the conditions observed.

This contract contains a binding arbitration provision which may be enforced by the parties.

Payment for the inspection services constitutes acceptance of this Pre-Inspection Agreement by the client.

Advance Home Awareness Home Inspections must have a signed copy of this report before the inspection can begin. Please fax to: 585-368-5946

Does your Real Estate Agent/Agency have permission to receive a copy of report?

YES, NO, or Not Applicable (Please Circle One)

Address of Property Inspected: _____

Client: _____

Client Signature & Date _____

Signature _____

David Tontarski DBA Advanced Home Awareness Home Inspections

NY State License # 16000009710