



Authorization for Home Inspection Services

Please read the contract and sign below.

(Please print a copy of the home inspection agreement for your records.)

Inspection Authorization and Terms, dated:

(Date)

The day this document is considered complete.

between Jim Birko (Inspector) and:

(Full client name)

To inspect the following address:

(Address of planned inspection)

TERMS AND CONDITIONS THIS CONTRACT LIMITS LIABILITY

It is agreed by all that this inspection is to be performed according to the following terms and conditions:

1. Level 1 Home Inspections and Consulting LLC (Level 1) will provide the Client a limited-time visual inspection of the following readily accessible and visible pertinent, major elements existing in the structure on the date of inspection: central air conditioning, central heating, interior electric, interior plumbing, foundation, basement, roofing, siding, walls, floors, ceilings, and built-in kitchen appliances. Level 1 shall have no obligation to repair or replace any items found to be defective, whether or not discussed in the Level 1 written report. Conditions that may

exist relating to any legal and/or public records are outside the scope of this inspection. Level 1 cannot determine during the inspection that the roof leaks or is watertight; the rating is on material condition only. Further, this inspection does not cover code compliance, soil or groundwater contamination, geological, design, adequacy evaluation, or any low voltage wiring. Level 1 reserves a 5% margin or tolerance. At times, conditions may exist and may not have any visible signs to indicate its existence. Such items must be disclosed by the seller of the property. Level 1 recommends that Client seek the advice of his legal counsel to identify items subject to disclosure in additions to those set forth in Level 1 written inspection report. Level 1 inspections are performed with consideration given to the age of the structure, items marked Good must in all cases be considered Good* for the age of the item. (*Good for the purposes of this inspections means: Passes Inspection based on working condition, age, expected performance, safety, and inspectors opinion.). Also, items in less than Good condition must be marked as such, even though the condition may be normal for the age. Opinions vary from person to person and the report is the opinion of the inspector and must be considered as such. This report is not a mold or hazardous materials inspection. This inspection will include the above elements unless otherwise restricted by the Client. In the event the Client restricts the inspection, the Client is responsible for any further inspection obligations related to the purchase of the property. Level 1 makes no guarantees that a Client restricted inspection is valid for all purposes.

2. Client represents and assures Level 1 that Client has secured all approvals necessary for entry onto the premises to be inspected. Client further agrees to defend, indemnify and hold harmless Level 1 from demands or claims alleging a trespass upon the premises to be inspected. It is the responsibility of the Client or Agent to ensure the utilities are on at the time of inspection. Level 1 recommends checking for permits on all additional construction performed on the property after the original construction. If Level 1 arrives at the stated time to perform the inspection and is unable to do so due to the Client's failure to meet an obligation (i.e., utilities are not on), Level 1 reserves the right to add an additional 10% to the cost of the inspection to cover travel expenses, schedule changes, etc.

3. Level 1 has no liability for occupied/unoccupied homes and structures, and the inspection is only good until the inspector leaves the property. Disgruntled sellers/squatters often change the condition of the property and no guarantees will be made by Level 1.

4. Payment of the fee entitles client to one original of the written inspection report including photographs. Payment, in check, cash, or credit card, is due prior to the start of the visual inspection. The liability of Level 1 is limited to the terms and conditions as set forth in this contract between Level 1 and the Client. Client expressly releases Level 1 from any and all claims arising out of the contract.

5. This Order Form, with its terms, conditions and disclosures, constitutes the entire agreement between Level 1 and Client. Both parties agree that there is no representation, statement or agreement not set forth herein or incorporated by reference. No waiver, alteration or modification of this contract shall be valid unless it is in writing and signed by an authorized representative of both parties. This contract shall be construed and governed by the laws of the State of Michigan. For all areas marked outside of Good condition, Level 1 recommends proper attention by the appropriate licensed contractor.

6. I have read the Terms and Conditions of this inspection and accept them. I have full authority to execute this contract. I fully understand the fact that only the original buyer on this contract shall be entitled to the information contained in the inspection report/contract.

7. Client shall be liable for Level 1 attorney's fees in the event of litigation. Any negative comments/actions reflected on/towards Level 1 shall be grounds for a slander-suit for defamation of character in Superior Court. The defamation of character suit shall be filed against the instigator of said comments/actions.

8. I have read and understand the terms and conditions of this contract as set forth on the front of this form. I fully understand that if there is no signature on the line below, this inspection report shall be null and void.

Client Has Carefully Read The Above, Agrees To It, And Acknowledges Receipt Of A Copy Of This Agreement:

(Client Signature)

(E-mail Address)

Inspection fee is payable PRIOR to report delivery. If you will not be present at the inspection, mail checks to:

Jim Birko
Level 1 Home Inspections and Consulting LLC
17615 Faulman
Fraser, MI 48026

or call us to make other payment arrangements.

If the inspection must be cancelled, please contact me at least 48 hours before the inspection time as a courtesy. If you must cancel within 24 hours a \$100 cancellation fee will be applied.