

INSPECTION SERVICES AGREEMENT PACKET

To:

Fax/E-mail:

From:

Date:

Number of Pages to Follow: 7

Please find attached the following documents:

- Inspection Services Agreement (3 pages)
- Limitations and Exclusions Notice (2 pages)
- Post-Inspection Procedures Notice (2 pages)

Please call US Inspect immediately 888.USINSPECT if you do not receive all 7 pages.

Your Inspection Services Agreement Packet also includes the documents listed below, which are posted for you to review on the US Inspect web site at www.usinspect.com/services/home-inspections/inspection-agreement

- Preparing for Your Home Inspection – What to Expect (1 page)
- Supplemental Inspection Services Notice (1 page)
- Property Disclosure Statement (1 page)

If you are unable to review the documents, please contact US Inspect immediately at 888.USINSPECT.

Follow these steps to confirm your scheduled inspection order:

1. Read the entire packet.
2. Complete and digitally sign page 3 of the Inspection Services Agreement.



INSPECTION SERVICES AGREEMENT

Binding Contract; Definitions. This Inspection Services Agreement incorporates the following Notice documents: (i) Limitations and Exclusions; (ii) Post-Inspection Procedures, and; (iii) Supplemental Inspection Services. This Inspection Services Agreement also incorporates the Terms and Conditions for a Limited Service Guarantee (the "Guarantee Program") as available in certain areas. When completed and signed by both Parties, the Inspection Services Agreement with its Notices and, if available, Guarantee Program (collectively, the "Agreement") becomes a legally binding contract between U.S. Inspect, LLC and the Client named in the signature block on Page 2. When used in this Agreement, the words "U.S. Inspect," "we," and "us" refer to U.S. Inspect, LLC and its employees and authorized agents; the words "you," "your," and "I" refer to the Client; the term "Parties" refers to U.S. Inspect and the Client; the term "Property" refers to the address where we are hired to conduct inspection services; the term "Building" refers to the primary dwelling that we are hired to inspect; the term "Inspector" refers to the U.S. Inspect employee or authorized agent who conducts the inspection services; the term "Inspection Report" refers to the report issued by U.S. Inspect upon completion of the inspection services; and, the term "Inspection Findings" refers to the observations and opinions reported by our Inspector and included as part of the Inspection Report. The term "repair" and "repairs" refers to any change, initiated or ordered by the client, his or her agent, or property owner, in the condition of a defect.

Relationship of the Parties. The Agreement and the Inspection Report govern your relationship with U.S. Inspect. Furthermore, you may be required to review, sign and/or initial documents mandated by your state or local jurisdiction; if so, we will give you a State Notice Packet. Please take the time to carefully read the Agreement and the documents in the State Notice Packet because they contain important terms and conditions and have legal consequences to you. If, after reading the documents, you are not comfortable entering into the Agreement for any reason, you should not hire U.S. Inspect.

Purpose and Scope of the General Home Inspection. Our General Home Inspection is intended to assist you in evaluating the overall quality and general condition of the Building and its immediately surrounding areas. Our Inspector will conduct an impartial, non-invasive evaluation of the readily accessible, permanently installed systems and components of the Building, and will identify items that may need immediate or near-term repair or replacement. The inspection will be conducted in accordance with nationally and state recognized Standards of Practice in effect at the time of the inspection and referenced in the Inspection Report.

Limitations and Exclusions. The Inspection Findings will be limited in scope and based upon the visible and apparent condition of the systems and components of the Building, as they exist at the time of the inspection. Please review carefully the Limitations and Exclusions Notice. If you are not comfortable with the Limitations and Exclusions and wish to have a more extensive and technically oriented inspection conducted at the Property, you should elect the Technical Home Inspection Option that we offer.

Post-Inspection Procedures. You agree to follow the Post-Inspection Procedures. You will contact us immediately and in advance of commencing any repairs if you have concerns about the inspection services we conducted. You will also give us an opportunity to revisit the Property so that we may evaluate and respond to your concerns. All terms and conditions in this agreement applicable to the initial inspection shall also be applicable to the revisit. You further agree that you will hold U.S. Inspect harmless and will release us from any claim for damages, and/or any repair or replacement costs you may incur where: (i) you fail to notify us in advance of any and all known concerns and allow us an opportunity to revisit the property as many times as necessary to address concerns as they become known before any repairs; (ii) you fail to conduct a walk-through inspection and forward to us a completed pre-settlement checklist within 10 days of your closing; or, (iii) the property owner failed to fully and properly disclose existing defects.

Dispute Resolution – MANDATORY ARBITRATION. It is agreed that all parties shall attempt, in good faith, to settle disputes between themselves. In the event such attempts fail to resolve any dispute, either party shall have the option to submit the dispute to binding arbitration in Chantilly, Virginia. Prior to the filing of any legal action, you shall submit to U.S. Inspect written notification of the dispute and Client's intent to file a legal action, and Company shall have thirty (30) days to submit the dispute to binding arbitration in Chantilly, Virginia. IF EITHER YOU OR WE CHOOSE ARBITRATION NEITHER PARTY SHALL HAVE THE RIGHT TO LITIGATE ANY CLAIM, INCLUDING, WITHOUT LIMIT, THE ARBITRABILITY OF ANY PART OF THIS AGREEMENT OR THE VALIDITY OF ANY TERM IN THIS ARBITRATION CLAUSE, IN COURT OR TO HAVE A JURY TRIAL. Arbitration shall be conducted in accordance with the Construction Industry Rules of the American Arbitration Association and may only take place in Chantilly, Virginia under the laws of Virginia. Arbitration must be on an individual basis. This means neither you nor we may join or consolidate claims in arbitration by or against you and other clients, or litigate in court or arbitrate any claims as a representative or member of a class or in a private attorney general capacity. Even if all parties have opted to litigate a claim in court, you or we may elect arbitration with respect to any claim made by a new party or any new claims later asserted in that lawsuit. Each party further agrees to pay its own arbitration costs. In the event you initiate a claim against U.S. Inspect in arbitration, litigation or other dispute resolution proceeding, and you are not awarded damages in an amount greater than the highest amount we

offer to you in writing, you agree to reimburse us for the costs and fees, including reasonable attorney's fees, incurred by us in our defense in such proceeding. Any award made by the arbitrator(s) shall be enforceable as a judgment in any court of competent jurisdiction.

Liquidated Damages. You understand and agree that U.S. Inspect is not an insurer and that the payment for the Inspection and Inspection Report is based solely on the value of the service provided by U.S. Inspect in the performance of the limited visual inspection and production of the Inspection Report as described herein. You further understand and agree that it is impracticable and extremely difficult to fix actual damages, if any, which may result from a failure to perform such services. Thus, if Company fails to perform the service as provided herein or is careless or negligent in the performance of the services and or preparing the report, U.S. Inspect's liability for any and all claims related thereto is limited, except as expressly delineated under the Guarantee Program, if available, and where permissible under state law, the liability of U.S. Inspect under any theory of liability (e.g., negligence, breach of contract, consumer protection, etc.) shall be limited to the fee(s) paid by you for the inspection services you selected. In those states where "Return of Fee" limitations are expressly prohibited, our liability shall be limited to the lesser of one-half of one percent (0.5%) of the purchase price you paid for the Property or the amount provided for under state law. If you select the Technical Home Inspection Option, our liability shall be limited to the lesser of seven percent (7%) of the purchase price you paid for the Property or the amount provided for under state law. The limitations set forth in this section shall be binding upon you and anyone else who may otherwise initiate an action through you against U.S. Inspect.

Time Limitation. Any dispute or claim initiated against U.S. Inspect must be made within one (1) year of the date the Inspection Report is issued. This time period may be shorter than otherwise provided for under the laws and regulations of some states.

Notice. All notifications shall be emailed from <http://www.usinspect.com/contact-us> or mailed to: 3650 Concorde Parkway - Suite 100, Chantilly, Va 20151 Attn. Legal Department.

U.S. Inspect Business Relationships and Information Rights. U.S. Inspect works closely with real estate and service professionals in every local community where we do business. We mention this to prevent misunderstandings and to emphasize the point that U.S. Inspect is uncompromising in its objectivity and allegiance to you, our Client. We promote our inspection services to consumers through our business relationships with leading real estate companies, lenders, title companies and service firms. We earn fees for marketing the products and services offered by our *Premium Service Partners*, all of which offer exclusive promotions for homeowner services such as pest control, home security systems, fuel oil delivery and septic system cleaning. By signing this Agreement, you acknowledge U.S. Inspect's rights in the information we gather in conducting inspection services and you authorize U.S. Inspect and our *Premium Service Partners* to contact you via e-mail or phone to discuss beneficial products and services.

Technical Home Inspection Option. U.S. Inspect offers a more extensive and technically oriented inspection than that provided with a General Home Inspection. Technical Home Inspections conducted by U.S. Inspect involve multiple service providers (e.g., Professional Engineers, Master Electricians, Master Plumbers, HVAC Specialists, Roofing Specialists, etc.) and take a minimum of five (5) days to complete. We charge a minimum base fee of \$2,500 plus any required laboratory analysis and specialized testing fees for our Technical Home Inspection; the findings are issued with a two-year written guarantee. If you wish to have a Technical Home Inspection, you will need to obtain written permission from the Property owner and contact U.S. Inspect at 888.USINSPECT to schedule the inspection date(s).

Disclaimer of Warranty. U.S. Inspect is not an insurer and does not insure against defects in the Building or at the Property. Except as expressly delineated under the Guarantee Program, if available, or as specifically provided in connection with a Technical Home Inspection, neither the Agreement and the Inspection Report nor the inspection services conducted by U.S. Inspect constitutes an insurance policy, or a guarantee or a warranty (express or implied) of any kind, including a warranty of merchantability or fitness for a particular purpose as to the condition of the Building or the Property.

Client Representations. By signing below, you represent and warrant to U.S. Inspect as follows:

1. You have read and understand this Inspection Services Agreement and its Notices and Guarantee Program, if available, and have the full capacity and authority to sign the Agreement on behalf of yourself and all others involved in the purchase of the Property or who will reside at the Property.
2. You have secured from the Property owner all approvals necessary for U.S. Inspect to enter the Building to conduct the inspection services. You agree that U.S. Inspect is not a party to the Property transaction and therefore is not bound by any contingency period that may exist between you, the Property owner and/or the real estate professionals involved in the transaction.
3. You specifically decline Supplemental Inspection Services unless selected in the order block below, and you agree that the Post-Inspection Procedures, Dispute Resolution, Limits of Liability, Time Limitation and Disclaimer of Warranty provisions set forth in this Agreement shall apply to all Supplemental Inspection Services you select.
4. You authorize U.S. Inspect to disclose and distribute copies of the Inspection Findings to the individual(s) identified below

5. You agree that your acceptance of the Inspection Report shall constitute your voluntary acceptance of all the terms, conditions and limitations of the Agreement. You agree that where certain terms of the Agreement are automatically modified or voided as provided for under state law, the remaining terms of the Agreement shall continue to operate in full force and effect

CLIENT CONTACT INFORMATION:

(Name)

(E-Mail)

(Mobile)

PROPERTY ADDRESS:

(Street Address)

(City, State, Zip Code)

CLIENT SIGNATURE: _____
(Signature Binding on All Others)

INSPECTOR: _____

INSPECTION DATE: _____

JOB FILE NUMBER: _____

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

TOTAL:

U.S. INSPECT SIGNATURE: _____ U.S. INSPECT, LLC _____

LIMITATIONS AND EXCLUSIONS

Inspection Limitations. The General Home Inspection services conducted by U.S. Inspect do not encompass exhaustive testing or investigative techniques, and are subject to the following limitations:

- **Generalist Standard.** U.S. Inspect Inspectors are generalists with a broad knowledge base in construction-related issues, and many possess training and the license/certification status necessary to conduct supplemental inspection services such as Termite Inspections, Mold Screening Services, or a Radon Test. Otherwise, our Inspectors do not act as experts in any craft, discipline or trade, or as licensed engineers. For example, our Inspectors do not perform methods of design, load calculations or offer conclusions relating to the suitability, strength or effectiveness of materials and systems; this is an area of expertise reserved by law for a professional engineer. Similarly, our Inspectors may alert Clients of building conditions that indicate the possible presence of wood destroying insects or organisms (e.g., termites, fungus, carpenter bees, wood boring beetles, etc.) accompanied by a recommendation for a further evaluation by a licensed pest control technician. Confirmation of the actual presence of wood destroying insects or organisms is an area of expertise reserved by law and controlled by state Structural Pest Control Boards.
- **Condition as of Inspection Date; Representative Sampling.** The Inspection Findings set forth the observations and opinions of the Inspector as they existed at the time inspection services were conducted. Furthermore, the Inspection Findings do not imply that every system or component was inspected or every possible defect was identified. There are typically hundreds of items to be checked during a General Home Inspection, so numerous and repetitive items such as windows, electrical outlets and light fixtures are randomly selected and a representative number are checked for functionality. The condition of the Property and the Building may change between the time inspection services were conducted and the time a Client acquires title to the Property, regardless of whether the Building was occupied or unoccupied. Therefore, it is important for Clients to conduct a diligent walkthrough inspection prior to closing.
- **Physical Limitations and Inspector Safety.** A General Home Inspection can be physically limited where areas are not readily accessible, not available for inspection or pose a safety risk. Inspector safety is paramount at U.S. Inspect. Accordingly, our Inspectors have absolute discretion regarding whether or not to: (i) enter any area or perform any procedure which is, in the opinion of the Inspector, unsafe and likely to be dangerous to the Inspector or other persons, or (ii) enter any area or perform any procedure which will, in the opinion of the Inspector, likely damage the Property or its systems or components.
- **Roof Limitations.** Nationally and state recognized Standards of Practice provide that a roof may be inspected from grade level in order to avoid possible damage to the roofing materials and/or safety risk to the Inspector. Clients are advised that it is virtually impossible to detect and confirm an active roof leak unless there has been recent heavy rain activity. Therefore, it is likely that roof leak conditions will go undetected by the Inspector unless it is actually raining at the time of the inspection. A roof can begin to leak at any time, so Clients are advised to consult with the Property owner regarding the maintenance/repair history of the roof and knowledge of any leaks occurring during rainstorms or as a result of ice damming.
- **Recommendations Regarding Repairs and/or Further Evaluation.** Our Inspectors may provide recommendations regarding the need or possible need to repair, replace or monitor a system or component or to obtain examination and analysis of a system or component by a qualified professional, tradesman or service technician in a designated field of expertise. It is the Client's responsibility to find and make arrangements for qualified professionals, tradesmen or service technicians to evaluate a system or component. Furthermore, it is the Client's responsibility to properly instruct any qualified professionals, tradesmen or service technicians who evaluate a system or component for the purpose of preparing a repair/replacement proposal to take into account not only the problem, concern and/or issue identified by the Inspector, but also any adjacent, collateral or contiguous, intersecting and/or hidden/obstructed systems or components that may require repair, replacement or upgrading. Clients are advised that repairs, replacement, upgrading or maintenance of problems, concerns and/or issues identified by the Inspector may be more difficult to correct and/or more costly than anticipated.
- **Estimates of Remaining Functional Utility.** The Inspection Findings may contain estimates of the age and normal working life of systems and components of the Building. Any predictions of the remaining utility and life expectancy of systems and components are based on statistical comparison data. Actual conditions may alter the remaining utility and life expectancy of any system or component. Our Inspectors are rarely able to make a determination regarding unfavorable system or component conditions such as the prior overuse/misuse, regularity of service maintenance, poor product quality, or faulty manufacture. Accordingly, it is not possible for our Inspectors to report precisely on when a system or component will, in fact, require repair or replacement. Estimates of remaining functional utility and life expectancy of systems and components are just that – Estimates; they are not to be construed as a guarantee that a particular system or component will last as long or fail as soon as estimated.

LIMITATIONS AND EXCLUSIONS

Inspection Exclusions. The following are outside the scope of the General Home Inspection services conducted by U.S. Inspect:

- **General Exclusions.** U.S. Inspect Inspectors do not disassemble equipment, dismantle items, move furniture, lift floor coverings, open wall coverings, or disturb items belonging to a Property owner. General Home Inspection services do not encompass anything that is concealed, underground, or not accessible for inspection at the time of the inspection. Unless otherwise agreed to in writing, our Inspectors do not: (i) enter any area or perform any procedure that may damage the Building; (ii) check items hidden behind walls or ceilings (e.g., electrical wiring systems, plumbing systems, insulation, etc.); (iii) check telephone or cable/satellite jacks and connections; (iv) check security systems, fire sprinkler/suppression systems, intercom systems, central vacuum systems, exterior low voltage lighting systems, antennas, remote and radio controls, motion sensing devices, solar systems, specialty HVAC systems, or other non-primary electrical/timing systems; (v) inspect structures detached from the Building; (vi) evaluate cosmetic features such as paint, wall coverings, carpeting, floorings, paneling, lawn and landscaping; or, (vii) inspect common areas. Our Inspectors will not go beyond making a determination of whether or not “normal operating controls” such as heating units, thermostats, humidifiers, or switches can be operated by the Property owner as intended.
- **Environmental Conditions and Hazards; Pest Inspections.** General Home Inspection services conducted by U.S. Inspect **do not** encompass testing, evaluation or investigation into: (i) the possible presence of biological contaminants (molds, fungi, pollen, pet dander, insect waste, etc.), radon gas, carbon monoxide, lead-based paint, asbestos, urea-formaldehyde, electro-magnetic radiation, toxic wastes or any other environmental hazards or conditions or potentially harmful substances; (ii) indoor or outdoor air quality; (iii) water treatment/purification systems, well systems or the quality of the water supply; (iv) the condition or suitability of septic or other on-site waste systems; (v) the possible presence, condition or suitability of underground storage tanks; (vi) geotechnical conditions, soil conditions or types, site drainage, sinkholes or the propensity or future potential for foundation or below grade water penetration; (vii) geological hazards such as floods, erosion, earthquakes, landslides, mudslides, and volcanoes; (viii) local pollution issues relating to smog, landfills, industrial waste products, groundwater contamination, noise and other environmental concerns; or (ix) the possible presence of wood destroying insects, organisms or pests (termites, ants, fungus, dry rot, rodents, bats, birds, etc.) that can cause damage to a dwelling or structure. U.S. Inspect can conduct certain environmental-related testing services (e.g., Mold Screening Services – Swab / Air-Sampling / etc.; Termite / Pest Inspection Services; Radon testing; Indoor Air Quality testing; etc.) and issue inspection findings for additional fee(s).
- **No Code Inspections.** Construction in the United States is governed by interrelated codes and standards that regulate building, mechanical, plumbing, electrical, fire, energy and other specialized aspects of construction. The purpose of state and local municipal building codes is to establish the minimum acceptable requirements necessary for protecting the public health, safety and welfare. Codes are reviewed and revised on an ongoing basis, and generally set forth requirements for structural design, fire protection, light and ventilation, sanitary facilities, environmental control, materials, and energy conservation. Although the Inspection Findings may include comments on areas subject to the various codes and standards, U.S. Inspect does not conduct “Code Inspections” or give any binding opinion concerning compliance or noncompliance with past or present governmental codes or regulations of any kind. The traditional enforcement of all building codes rests with local governments with varying degrees of state oversight. Clients who desire information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues concerning code compliance should contact the appropriate government official(s).
- **Systems and Components Performance Characteristics; Product or Manufacturer Specifications or Defects.** U.S. Inspect is not the definitive source for information concerning the: (i) operation, efficiency and/or durability of Building systems and components, or (ii) compliance of Building systems and components with installation guidelines and manufacturer specifications. The General Home Inspection services conducted by U.S. Inspect do not encompass investigation into product or manufacturer defects, recalls or similar notices. Clients who desire authoritative information concerning the performance characteristics and/or serviceability of Building systems and components should contact the appropriate manufacturer and/or party(ies) responsible for product installation.
- **Utility Lines and Connections.** U.S. Inspect does not evaluate or give any opinion concerning conditions and/or safety in relation to private or public utility lines or connections to a Property (e.g., gas, electrical, water, sewage, telephone, cable television, etc.). Clients who desire such information should contact the appropriate utility provider.
- **No Appraisal or Rating; Title and Use Restrictions.** The inspection services conducted by U.S. Inspect are not: (i) an appraisal or opinion of the value of the Property; (ii) an opinion as to the advisability of a purchase; (iii) a rating of the Property with respect to desirability of purchase; or (iv) an opinion as to the suitability of the Property or the Building for any particular or specialized use. U.S. Inspect does not conduct any research or give any opinion concerning issues that pertain to conditions of title, or architectural, zoning or land use matters (e.g., ordinances, easements, restrictive covenants, homeowners association rules, etc.). Clients who desire such information should contact the appropriate government or private sector organization.

POST-INSPECTION PROCEDURES

Clients are urged to follow the Post-Inspection Procedures summarized on the front and back of this Notice in order to minimize risks associated with the purchase of real estate and to resolve concerns before an issue can escalate into a problem. You will hold U.S. Inspect harmless and will release us from any claim for damages, and/or any repair or replacement costs you may incur if the completed pre-settlement checklist is not submitted within 10 days of your closing.

Walk-Through Inspection / Pre-Settlement Checklist. Most real estate purchase agreements provide for a walk-through inspection prior to settlement. Conducting a diligent walk-through inspection of the entire Building and its immediately surrounding areas is a critical part of the home buying process. Please take advantage of the opportunity utilizing the *Pre-Settlement Checklist* provided below and using the same methods and techniques demonstrated by the Inspector during the inspection. You should take a minimum of one hour to conduct the walk-through inspection, paying particular attention to the plumbing, heating, mechanical and electrical systems in the Building to make certain they are in normal operating condition, and to those areas of the Building that may have been inaccessible when the Inspector conducted inspection services. If you discover a problem during your walk-through inspection, consult immediately with the Property owner and/or the real estate professionals involved with the transaction.

PRE-SETTLEMENT CHECKLIST

GENERAL			WALLS, CEILINGS AND FLOORS		
1. Have there been any major changes to the Building or the Property?	YES	NO	1. Are there any signs of leaks or water staining?	YES	NO
2. Have agreed upon modifications been completed?	YES	NO	2. Are there any signs of staining on the carpets?	YES	NO
STRUCTURE			GARAGE		
1. Are there any cracks?	YES	NO	1. Does the door(s) operate as intended (i.e., automatic doors should operate and reverse properly)?	YES	NO
2. Have previously noted cracks become larger?	YES	NO	HEATING AND COOLING		
BASEMENT/CRAWL SPACE/FOUNDATION			1. Is the HVAC system operating properly? *		
1. Is the area dry?	YES	NO	2. Is there a clean filter, properly installed?		
2. Are there any signs of water penetration?	YES	NO	3. Is the heat or air conditioning adequately supplied to all living spaces?		
3. Are there any damp or musty odors?	YES	NO	YES		
4. Is the sump pump (if present) functioning?	YES	NO	NO		
LOTS AND GROUNDS			KITCHEN AND APPLIANCES		
1. Have any concrete slabs settled (e.g., driveway, walks, patio, etc.)?	YES	NO	1. Are all appliances (oven/stove, refrigerator/freezer, dishwasher, washer/dryer, etc.) operating properly?		
2. Is there any damage or deterioration to deck areas, steps, fencing, etc.?	YES	NO	2. Is there any damage to the cabinets (interior or exterior), countertops or the floor?		
EXTERIOR SURFACES, DOORS AND WINDOWS			PLUMBING AND BATHROOMS		
1. Is the exterior building envelope watertight?	YES	NO	1. Do all of the fixtures operate as intended?		
2. Are there any signs of rot, decay, mildew, etc.?	YES	NO	2. Are there any faucet, toilet or drain leaks?		
3. Are doorways, windows, and other penetration points secure and properly caulked?	YES	NO	3. Is the water pressure and flow rate adequate?		
4. Do doors, window latches, windows and screens open and close properly?	YES	NO	4. Is hot water running to the fixtures?		
5. Are there any broken windows or screens?	YES	NO	5. Is water draining properly?		
SURFACE WATER CONTROL			6. Are there any signs of damage to the bathroom tiling, grout or caulking?		
1. Are the gutters cleaned and aligned?	YES	NO	YES		
2. Are the downspouts and extensions positioned to divert roof water away from the Building?	YES	NO	NO		
3. Has there been any regrading done?	YES	NO	ELECTRICAL AND UTILITIES		
ROOF AND ATTIC			1. Are light fixtures, exhaust fans, ceiling fans, outlets and doorbells operating properly?		
1. Are there any signs of leaks or water staining?	YES	NO	2. Are smoke detectors functioning properly?		
2. Is there any damage to the roof surface?	YES	NO	3. Do the GFI breakers test properly?		
3. Are there any signs of birds or animals?	YES	NO	4. Is there any exposed wiring?		
			5. Are interior panel boxes secure?		
			6. Are exterior utility meters and boxes secure and properly caulked?		
			YES		
			NO		

- Note – Do not test air conditioner or heat pump in cooling cycle if the temperature is less than 60 degrees Fahrenheit; Do not test heat pump on heating cycle if the temperature is greater than 65 degrees Fahrenheit.

POST-INSPECTION PROCEDURES

- **Read the Inspection Report; Call Us.** Be sure to set aside sufficient time to read through the entire Inspection Report issued by U.S. Inspect. The information contained in the Inspection Report and available on our website at www.usinspect.com can assist you in making an informed purchasing decision. We recommend that you set aside a generous amount of time to review the Inspection Findings and the background information included in the Inspection Report. Remember, becoming better acquainted with the inspection process is an important part of a real estate transaction; be thorough in your review and understand that it is not unusual for a review to take several hours. The Inspector and our Customer Support Services staff are available for telephone consultations if you have questions, concerns or comments regarding the inspection services conducted by U.S. Inspect. Please do not hesitate to take advantage of this resource, which is available to you free of charge. Calls should be placed to 1-877-2115723.
- **Property Disclosure Statement.** The inspection services conducted by U.S. Inspect should be viewed as a “snapshot” of the Building and its immediately surrounding areas. They are designed in large part to educate you about the systems and components of a Building; they do not replace the obligation of the Property owner to disclose known defects. Our Inspectors are usually on site for two or three hours during normal daylight business hours; they cannot possibly identify all of the distinctive “traits” a Property may possess (e.g., history of leaks during rainstorms, insect or pest infestation, history of system failures, moisture penetration, noise pollution, etc.). The inspection process is to be taken in conjunction with many of the other aspects of a real estate purchase, including Property owner disclosure, the appraisal, broker/agent guidance, etc. The Property owner is the party most knowledgeable about the Property’s distinctive traits. The Property owner is also the party that can advise you of recent repair and other work (e.g., painting, new carpeting, etc.) undertaken to prepare the Property for sale. You should feel comfortable insisting on full cooperation and complete written disclosure from the Property owner. This is important because the Property owner still owns the Property during the inspection process, and the course of action during most real estate transactions dictates a general and visual inspection as opposed to a more intrusive inspection. In order to protect your interests as a purchaser of real estate, you should have the Property owner complete the *Property Disclosure Statement* form included in the Inspection Report or available on our website at www.usinspect.com/services/home-inspections/inspection-agreement.
- **Walk-Through Inspection / Pre-Settlement Checklist.** Complete the *Pre-Settlement Checklist* during your walk-through inspection. **Please note that the *Pre-Settlement Checklist* must be completed and forwarded to our corporate offices within 10 days of your closing or you will hold U.S. Inspect harmless and will release us from any claim for damages, and/or any repair or replacement costs you may incur.** The *Pre-Settlement Checklist* can be emailed to residentialservice@usinspect.com or faxed to 877-8748038.
- **Client Callbacks.** Our Inspectors and our Customer Support Services staff regularly field calls from customers seeking additional information or clarification regarding inspection services that have been conducted. On occasion, we field calls from customers who suggest or assert that the inspection services conducted by U.S. Inspect were unsatisfactory, improper or inadequate. We are committed to handling all client callbacks in a professional and responsive manner. In order to properly investigate client concerns that cannot be concluded or fully addressed during a telephone consultation, we may request our clients to communicate concerns in writing and provide us with supporting documentation.
- **Right to Revisit.** In hiring U.S. Inspect to conduct inspection services, you agree to contact us immediately and in advance of commencing any repairs if you have concerns about the inspection services we conducted. You agree that we may revisit the Property as frequently as required in order to adequately respond to your concerns. If we request, you will obtain at least three detailed written estimates of corrective work that you deem necessary. If we determine that we should bear any financial responsibility to address your concerns, we will extend a settlement offer up to the amount set forth in the Limits of Liability detailed in the Agreement. Please understand that U.S. Inspect requires clients to execute a General Release of All Claims form in order to process settlement payments. Under no circumstances will U.S. Inspect be held responsible for any repair or replacement costs where we have not been notified in advance and been allowed an opportunity to revisit the Property.