

# Golden Rule Property Inspections, LLC. Inspection Agreement

Copyright © 2003-2009 National Association of Certified Home Inspectors  
(Please read carefully) Date: \_\_\_\_\_

THIS AGREEMENT is made and entered into by and between Golden Rule Property Inspections, LLC, referred to as "Inspector" "GRPI, LLC", and \_\_\_\_\_ referred to as "Client".

The client will pay the sum of \$ \_\_\_\_\_ for the inspection of the "Property", being the residence, and garage or carport, if applicable, located at \_\_\_\_\_

## ADDITIONAL INFORMATION PROVIDED BY THE INSPECTOR:

**The entire report and the inspector named are incapable of identifying and revealing hidden or concealed conditions and latent defects. The Property Inspection Report is the Inspector's opinion as to whether or not the components of this home are presently functioning or are in need of repair.**

Thank you for choosing *GOLDEN RULE PROPERTY INSPECTIONS, LLC* (the *Company*): You are my sole employer at this inspection. This report only reports on the items listed and only the present condition of those items. It reflects only if the items inspected are observed to be "operative" during the inspection or in need of immediate repair(s). Disclaimer of Warranties: *GOLDEN RULE PROPERTY INSPECTIONS, LLC* makes no, nor implies any guarantee or warranty to any of the items inspected or the following statements: 1) That all defects have been found or that the *Company* will pay for repair of disclosed, undisclosed, unobservable, disguised, or latent defects. 2) That any of the items inspected are designed or constructed in a good and or workmanlike manner. 3) That any of the inspected items will continue to perform in the future as they are at the time of inspection. 4) Life expectancy of any items inspected cannot be stated. Buyer, by accepting this Report, or relying upon it in any way, expressly agrees to these Limitations and Disclaimers. In the event a dispute arises concerning the performance of this inspection, the Client(s) agrees to notify the *Company* within five (5) days of the Client(s) discovery of the basis for dispute so as to give the *Company* a reasonable opportunity to re-inspect the property. In the event the dispute cannot be resolved by the Client(s) and the *Company*, the parties agree to submit the dispute into Binding Arbitration through a mutually agreeable mediator or arbitrator paid for by the Client(s). CLIENT understands that I do not move any personal items or other obstructions. Most of a home's structure is buried underground or hidden behind walls and I do not have super human powers and cannot see underground or inside walls. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. Exclusivity: Client(s) give permission for *GOLDEN RULE PROPERTY INSPECTIONS, LLC* to discuss report findings with the Client(s) agent, representative, or repair persons for the sake of clarification. Investigating, Identification, sampling, and testing for Asbestos, Carbon Monoxide, Indoor Air Quality, Lead Based Paint, Mold, Potable Water Quality, Radon, Toxic Waste or Spills, and all other Environmental Issues are not included in this Inspection. Contact any of these Agencies for your specific needs and further information. [www.cdc.gov](http://www.cdc.gov) Center for Disease Control 1-888-311-3435, [www.epa.gov](http://www.epa.gov) Environmental Protection Agency 1-800-887-6063, [www.hud.gov](http://www.hud.gov) Housing and Urban Development 214-767-8300, [www.tdh.state.tx.us](http://www.tdh.state.tx.us) Texas Department of Health 1-888-963-7111. **This Confidential Report is prepared exclusively for the Client(s) named , it is not transferable and copies or portions thereof are in no way an accurate representation of the performed inspection.**

### **Fees are due at the time of the inspection.**

CLIENT HAS CAREFULLY READ THE FOREGOING , AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer Present:  Yes  No

Sellers Disclosure Present/available  Yes  No

Agent's Name: \_\_\_\_\_

Agent present:  Yes  No

Inspector's Signature \_\_\_\_\_ Date: \_\_\_\_\_

Inspection #: \_\_\_\_\_

License #: 09097