



## **Property Inspection Report Agreement**

### **Terms and Conditions:**

1. This inspection report is being prepared at your request for the purpose of ascertaining the present physical condition of the property. This report is not intended for the purpose of fixing a value or as an opinion of the advisability of purchase.
2. Any participant or witness to the inspection who has information about the condition of the building or knowledge of previous inspections should notify the inspector before the start of the inspection.
3. The scope of this inspection and report is limited to a visual inspection of those areas of the property which are exposed to view. Any area inaccessible or concealed due to earth, construction, furniture, stores, appliances, or any other reason is not included in this inspection or report.
4. Even though reference is made to the UBC (Uniform Building Code), the purpose of this inspection is not to report compliance or noncompliance. Nor is it to ascertain whether the property followed all the government codes; building, zoning, and land use. I recommend that the local Government Building and Planning Departments be consulted in those matters.
5. This inspection report is not considered a Structural Engineering Report. Nor does it comment on the condition of the soils of the property. Structural, civil, geotechnical or soils engineering are beyond the scope of this report.
6. This report is not a solicitation for work. Neither is it to be construed as a guarantee nor warranty of the building or any of its parts.
7. It is beyond the scope of this report to make any determination whether there is lead, asbestos, mold or any other toxics in the home. Obtain a copy of the **Homeowner's Guide to Earthquake Safety & Environmental Hazards** from your Realtor, or the California Environmental Protection Agency for further information.

8. MPF Builders and Consultants, Inc. is not qualified to detect Chinese made drywall. Accordingly, the issue of Chinese drywall, and its potential problems, are beyond the scope of this report
9. The inspection is a generalist view and opinion of the structure. The inspector may recommend other inspections or specialists to inspect the building. It is the responsibility of others to proceed to obtain the other inspections. These other inspections are to be completed prior to the close of escrow.
10. This inspection and report does not cover the work included in a structural pest control inspection or a pest control inspection. It is recommended you refer to or obtain a structural pest control inspection report for decay, mildew, wood damaging organisms, rodents, pests or insects, shower pan leakage, ceramic tile leakage, faulty grades and those items covered under the Structural Pest Control Inspection Report.
11. This inspection is the sole property of the client(s) requesting and paying for this inspection. Copies of the inspection report will be given only to said client and their agent.
12. MPF Builders and Consultants Inc. assumes responsibility only to the party this report was prepared for, and receipt and use of this report shall constitute acknowledgment and acceptance of its terms and limitations. This inspection can be used as a presale inspection, therefore, made available to potential buyers. However, it is required a walkthrough inspection be performed by MPF Builders and Consultants, Inc. with the potential buyers and for the buyers to read and agree to the terms of this agreement and for this report to be valid. A walkthrough inspection is offered by MPF Builders & Consultants Inc. at half the cost of the original inspection.
13. If this inspection report is used by another purchaser other than the one the report was made for, a follow-up inspection must be made to insure the accuracy of the inspection and to insure the present buyer is informed of the reinspection and its limitations. It is also required that any and all purchasers read and agree to the terms of this agreement for this report to remain valid.



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14.If there is a dispute of findings, the parties involved must contact MPF Builders and Consultants, Inc. prior to filing any claims as to allow MPF Builders and Consultants, Inc. reasonable opportunity to respond and/or repair. In the event agreement is not forthcoming, both parties will agree to arbitration with a mutually agreed to arbitrator. The limit of liability for this inspection report is three times the cost of this inspection.

15.This inspection has been conducted to comply with Internachi (International Association of Certified Home Inspectors) Standards of Practice and Code of Ethics. A copy of the Internachi Standards of Practice and Code of Ethics is available upon request.

### Payment

1. Payment for the inspection requested is \$\_\_\_\_\_paid at the time of inspection.
2. If payment is billed to escrow, the payment is \$\_\_\_\_\_, due within 60 days of inspection.
3. Two percent (2%) per month finance charge will be added to all bills sixty (60) days past due. In the event that suit becomes necessary for collection of this account, purchaser agrees to pay all reasonable attorney's fees and court costs.

### By:

\_\_\_\_\_  
 Michael Fogli, President  
 MPF Builders & Consultants, Inc.

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### Signed:

\_\_\_\_\_  
Buyer or Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer or Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Agent

\_\_\_\_\_  
Date

Property Address: \_\_\_\_\_