



Inspection Agreement - With respect to Florida laws all Home Inspection companies must present an Inspection agreement and licensure to the client prior to inspection. The client has reviewed licenses and agreement and shall pay said fees regardless of the results of the inspection, due at time of inspection.

Please only print pages 1- 4 for your records licenses are attached and also available at www.ahandyhi.com

Note: Are you getting a VA loan or an FHA Loan your lender may require a W.D.O Inspection and report (a.k.a termite inspection) be sure to confirm.

Your Insurance agent may request additional inspections (Wind Mitigation, 4 point for homes 30years or older, Roof certification); be sure to ask which ones so we can save you time and money by bundling these services.

PLEASE SIGN and EMAIL or FAX bob@ahandyhi.com or Fax# 239-997-6701

Please only print pages 1-4 for your records licenses are also available at www.ahandyhi.com

Name _____ **Signature:** _____

Address of Inspection _____

Is the Water and Power on? Circle YES NO

Requested Inspections:

<input type="checkbox"/>	Home Inspection	<input type="checkbox"/>	Pool
<input type="checkbox"/>	Wind Mitigation	<input type="checkbox"/>	Seawall, dock and lift
<input type="checkbox"/>	4 Point Inspection	<input type="checkbox"/>	Radon
<input type="checkbox"/>	Roof Certification	<input type="checkbox"/>	Lead
<input type="checkbox"/>	W.D.O. Report (wood destroying organism)	<input type="checkbox"/>	Well and Water Treatment Equipment
<input type="checkbox"/>	Mold and Indoor air quality	<input type="checkbox"/>	Water testing

Check	Cash	Credit Card
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Circle **Total Due:** _____

Our inspection does not include testing or determining whether or not these conditions exist unless contracted to do so, ADDITIONAL SERVICES AVAILABLE:

Wind Mitigation - An inspection which may greatly reduce your Home Owners Insurance cost by crediting your home on constructive features which perform well under high wind events.

Roof Certification - This is an Insurance Inspection required in determining a roof's life expectancy and is only required when the roof may be at or near the end of its life expectancy typically required on modular/mobile homes or homes with a roof over 15 years.

4 Point Inspection - An Insurance Inspection performed on homes typically over 30 years of age when acquiring new Insurance. This inspection requires the review of the Air conditioning system, Electrical, Plumbing and Roofing components of the home.

Wood Destroying Organism (WDO a.k.a. termite inspection) - This inspection may be required by your lender, upon completion of the inspection a written report will be made available.

Radon - Radon is a cancer causing gas radioactive gas. You can not see, smell or taste Radon but it may be a problem in your home. For more information visit <http://www.epa.gov/radon/pubs/hmbyguid.html> If you choose to have a Radon test performed testing equipment is small and unobtrusive however is required to collect data for 48 hours.

Well and Water Treatment equipment - We perform a visual inspection of the well and water treatment equipment, we are inspecting for unattached equipment, broken pipes and leaks. We do not remove well pumps or test water. These systems are often maintained by a water treatment company to ensure the quality of water.

Water Quality Testing - Made available by a professional water treatment company, should you have your water tested visit the link http://www.epa.gov/safewater/faq/pdfs/fs_homewatertesting.pdf

Lead - This inspection is used in the determination of lead based paints on homes built from 1978 and prior. <http://www2.epa.gov/lead>

Mold and Indoor air quality - A typical residential mold inspection consists of:

- Air samples taken to be sent to a lab to detect whether mold is present in the air.
- Swab samples taken of visible mold to be analyzed by a lab to detect what type of mold is present.
- A written report will be provided to inform you of all findings during the visual inspection.
- A report will also be provided to inform you of the findings of our mold/ air quality testing.

Pool - An inspection of accessible pool components for obvious deficiencies such as leaking, pumps broken pipes, chipped or cracked pool decks. This is a visual inspection and will not identify leaks in pools, temperature or pressure issues. Today's pools are highly sophisticated so we recommend having a pool service company either maintain or go through equipment with you.

Chinese Drywall Testing - Testing information may be obtained at <http://ietbuildinghealth.com/about.htm> or call 1-866-446-7717, testing requires core sampling and is destructive in nature.

HOME INSPECTION - What we do and do not inspect

The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the home inspection. It will include an

inspection of: **Accessible Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and Built-in kitchen appliances.**

Please feel free to call and get a better understanding if this is your first Home Inspection or if you have had several, we will be happy to answer your questions.

This contract is an agreement between the client listed, and A Handy Home Inspector, Inc. to perform an inspection of the home or building listed. The standard of practice listed below informs you of what a home inspector should report, and what is not expected of the home inspector to report. This inspection is a limited visual inspection. Areas that are inaccessible are not part of this inspection including but not limited to: behind walls, furniture (we do not move furniture, due to liability), under rugs, inaccessible areas and below soil. The client acknowledges and assumes all risk for potential problems or conditions including those areas not accessible by the Inspector. The Client assumes all risk for problems noted in this report that may reveal further damage during a repair or further investigation by a qualified professional. A home inspection is not technically exhaustive and the inspector does not dismantle or perform testing that is destructive. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in this building.

We do not test for the following Chinese Drywall (we will identify features such as drywall dates, blackening of copper, and foul odors associated with toxic drywall.) Asbestos, Formaldehyde, Mold or Fungi, or bio-aerosols. Soil or geological conditions. Pools and or equipment related to pools, spas or pool jet tubs. Pests or wood eating insects. Elevators, solar systems. refrigeration units, water filtration units, security alarms, intercoms, phone, cable, satellite, window treatments or mini-blinds, oven clocks or timers or clean feature, central vacuum, solar systems or lightning arrestors. We do not inspect heat exchangers. The plumbing and electrical must be turned "on" for the inspection. Well or spring systems, pressure, depth, water level or condition is not part of this inspection. Air Conditioning must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters, gas ranges and ovens). Septic systems are not inspected and are not part of this contract. A Handy Home Inspector, Inc. does not inspect the property for code compliance or ordinances. The home inspection is not intended to address current codes, title, open permits on the property, energy calculations or zoning which may or may not be in compliance. This inspection does not include detached buildings.

The home inspection report is an "opinion" of A Handy Home Inspector, Inc. our interpretation of what is good or fair, may be different than yours. Our purpose is to determine whether or not a system or component (electrical, heating, visible structure etc) is functioning for which it was intended. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items not mentioned in this report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client who will be the person accepting this contract to seek qualified specialists to investigate further any item or component that is commented on in the inspection report before closing. We are not responsible for items mentioned in this report. We are not a guarantee nor do we guarantee any items or opinions described on this report. This inspection is to reduce the risk of finding a potential problem, not to eliminate them. We are not a home warranty company nor do we carry insurance on warranty claims. The limited liability of the inspector and A Handy Home Inspector, Inc. and the inspection report to the Client,

spouse, executors or heirs or administrators are limited to a refund of the fee paid for the inspection and report.

By payment of our fee and or acceptance of Inspection Agreement, the Client acknowledges and agrees to the statements and terms contained herein, and will hold harmless A Handy Home Inspector, Inc. owners, employees, independent agents, affiliates, successors and Real Estate professionals to any claims made. The Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for this inspection and report. This limitation applies to anyone who claims damages or expenses of any kind incurred due to the errors or omissions in this inspection and report.

How to read your report

Please remember the Home Inspection is a good tool in negotiating a fair transaction that works for both Buyer and Seller, many items may be cost effective to repair however the seller is typically not obligated to make repairs.

Many items may be cosmetic in nature and will be attached with color photos and descriptions. Items which may require additional attention are listed as **Repair or Replace**; some of these items are as follows.

1. Safety hazards - non working fire alarms, loose wiring, and etc.
2. Major deficiencies - these are items that may deem the home uninsurable or hinder financing. This also includes structural deficiencies.
3. Minor repairable defects - such as painting or minor roof repairs.

Licensee Details

Licensee Information

Name: **TAYLOR, STEVEN D (Primary Name)**
(DBA Name)

Main Address: **7119 LAKERIDGE VIEW CT**
502
FORT MYERS Florida 33907

County: **LEE**

License Mailing:

License Location:

License Information

License Type: **Home Inspector**

Rank: **Home Insp**

License Number: **HI4151**

Status: **Current, Active**

Licensure Date: **04/04/2011**

Expires: **07/31/2014**

Special Qualifications **Qualification Effective**

License Returned **04/15/2013**

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1940 North Monroe Street, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center:
850.487.1395

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Licensee Details

Licensee Information

Name: **CANTU, BOBBY CHRISTOPHER (Primary Name)**
(DBA Name)
Main Address: **104 NW 7TH TERRACE**
CAPE CORAL Florida 33993
County: **LEE**
License Mailing:
License Location:

License Information

License Type: **Home Inspector**
Rank: **Home Insp**
License Number: **HI1845**
Status: **Current, Active**
Licensure Date: **02/22/2011**
Expires: **07/31/2014**

Special Qualifications **Qualification Effective**

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Licensee Details

Licensee Information

Name: **WEBER, ROBERT K (Primary Name)**
(DBA Name)

Main Address: **5031 NORTH BEACH ROAD #124**
ENGLEWOOD Florida 34223

County: **CHARLOTTE**

License Mailing:

LicenseLocation:

License Information

License Type: **Home Inspector**

Rank: **Home Insp**

License Number: **HI6411**

Status: **Current,Active**

Licensure Date: **06/13/2012**

Expires: **07/31/2014**

Special Qualifications **Qualification Effective**

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