

If you cannot be present for the inspection(s) requested then you must pay in advance for the inspections requested. Visit our web site www.allphaseproperty.com. Select - make payment page - select the inspection(s) requested, and proceed to checkout, pay by credit or debit card.

A signed agreement is required prior to sending any reports. This required by the State of Florida and my E & O insurance company. Thank you for understanding.

(If you do not have access to sign and scan then respond to this email stating that you have read the **AGREEMENT TO INSPECT** and agree to the inspection terms.)

AGREEMENT TO INSPECT - (intended as a legally binding contract. If any part of this agreement is found unlawful in a court of law then the remainder stays intact) This inspection and report is for the named client only, not transferable.

SCOPE AND PURPOSE The primary purpose of this inspection is to help you the client detect and report on visual abnormal conditions at the home that may be covered by the provisions of many Florida real estate contracts. Your realtor or attorney can provide further clarification in this regard.

CRITERIA The assessment of the home and its components is done in accordance with **The Standards of Practice of the American Society of Home Inspectors (ASHI)**. The full version is available upon request and can also be accessed on our web site www.allphaseproperty.com or **ASHI web site www.ashi.org** Please access this and read the Standards of Practice to assure a full understanding of the methodology and limitations of your home inspection. This inspection does not address cosmetic items. The customer agrees that any items, systems, and components included or omitted from the report will be determined solely by the inspector performing the inspection of the home. Any component, situation, or condition not specifically mentioned in the inspection report has not been evaluated nor inspected.

NOT A ENVIRONMENTAL EVALUATION Client acknowledges that what is contracted for is a home/building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health and/or environmental concerns regarding this house or property, including but not limited to the presence of - Asbestos, Radon, Lead, Urea-Formaldehyde fungi, PCB's (Polychlorinated biphenyls organic compounds), Reactive drywall (Chinese drywall), Toxic materials VOC's (volatile organic compounds) or substances in the Water, Air, Soil, or Building materials. The property was not inspected for any mold fungi or bacteria other than wood decaying fungi. We are not authorized to inspect or report on health related effects or indoor air quality issues related to any mold fungi or bacteria.

DISCLAIMER OF WARRANTY The Client understands that this inspection and the report does not constitute a guarantee, warranty of any kind nor is it a insurance of the merchantability or fitness of the use of the property being inspected.

LIQUIDATED DAMAGES The Client agrees and understands that All Phase Property Services limitation of liability for errors or omissions is limited to a full refund of the inspection fee paid or as required by law. Furthermore the customer understands and agrees that any claim arising or related to the inspection of the property as limited herein shall be made in writing to email < allphaseray@yahoo.com > prior to us investigating any claim.

RIGHT OF RE-INSPECTION The Client further agrees to allow All Phase Property Services access to inspect any claimed discrepancy prior to any corrective or destructive work being performed. The Client understands and agrees that failure to notify All Phase Property Services in writing as stated in this agreement shall constitute a waiver of any and all claims the Client may have.

VALID DATES No suit or action shall be brought against All Phase Property Services or breach of this agreement at any time beyond 1 year from the date of the inspection.

client signature _____ / _____ copy my Realtor on any report.
(initial here)

client email _____

Owner/Inspector - Ray Comey 407-455-4518

All Phase Property Services Inc.

102 W. York Ct. Longwood FL 32779

INSPECTION REPORTS OFFERED-

_____ Home Inspection (ASHI Standards) \$ _____ Pricing as shown on web site by living area.

_____ Insurance Report - Wind Mitigation - \$35.00

_____ Insurance Report - Four Point - \$35.00

_____ Pool inspection (ASHI Pool Standards) pool, equipment, enclosure - \$35.00

_____ *WDO (Wood Destroying Organisms Report) - \$100.00

***WDO / Termite Report by DL - License # JB187823 phone- 877-557-8080**

(Ray Comey - License # JE129087 is an employee of DL).

No reports will be sent without a signed agreement and payment made.