

CONSTRUCTION INSPECTION ASSOCIATES, LLC

HIGH PERFORMANCE CONSTRUCTION CONSULTING

PRE-PURCHASE HOME INSPECTIONS

1647 ELLSWORTH STREET

MT. PLEASANT, SC 29466

843.532.2001

HELPME@CIA-INSPECTIONS.COM

SC LICENSED RESIDENTIAL & COMMERCIAL CONTRACTOR #110578

SC LICENSED HOME INSPECTOR #1629

SC LICENSED HOME INSPECTOR #2262

NATIONALLY ACCREDITED HOME ENERGY RATER #0030

PLEASE FAX TO: 843.856.5027

PRE-PURCHASE RESIDENTIAL INSPECTION AGREEMENT

DEAR CLIENT:

YOU HAVE REQUESTED THAT CONSTRUCTION INSPECTION ASSOCIATES, LLC ("CIA") CONDUCT A RESIDENTIAL PRE-PURCHASE INSPECTION. THIS LETTER OF ENGAGEMENT IS OUR CUSTOMARY METHOD OF CONFIRMING THE TERMS UPON WHICH OUR SERVICES ARE TO BE PROVIDED. PLEASE PRINT THIS FILE, READ AND COMPLETE THE FORM FOLLOWING; SIGN AND FAX BACK TO CIA'S CENTRAL OFFICES AT 843-856-5027. CIA CANNOT CONDUCT ANY SERVICE UNTIL WE HAVE A COMPLETED FORM IN OUR OFFICES.

I. PURPOSE AND SCOPE OF SERVICES.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or Construction Inspection Associates, LLC ("CIA"), for the actual condition of the building or property being examined.

CIA endeavors to perform all inspections in substantial compliance with the standards of practice of the American Society of Home Inspectors (ASHI) and the South Carolina Standards of Practice. As such, our inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

The inspection report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the ASHI and South Carolina Standards of Practice are present but are not inspected, the reason the item was not inspected is reported as well.

II. GENERAL LIMITATIONS AND EXCLUSIONS.

The ASHI Standards of Practice and the South Carolina Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspectors DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas

not entered in accordance with the ASHI Standards of Practice and the South Carolina Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice or the South Carolina Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed within the inspection report.

III. INSPECTION AND RE-INSPECTION FEES

A. FEES: CLIENT WILL COMPENSATE CIA BASED ON THE FOLLOWING SCHEDULE:

THE FEE FOR EVERY HOME INSPECTION IS BASED ON TWO PARAMETERS:

1. SQUARE FOOTAGE OF THE HEATED AND COOLED SPACE
2. THE AGE OF THE HOME

SQUARE FEET	AGE OF HOME		
	0-15YRS	16-30YRS	30+YRS
0-1500	\$ 285.00	\$ 335.00	\$ 385.00
1501-3000	\$ 335.00	\$ 385.00	\$ 435.00
3001-4500	\$ 385.00	\$ 435.00	\$ 485.00
4501-6000	\$ 435.00	\$ 485.00	\$ 535.00

B. RE-INSPECTION FEES: A ONE-TIME RE-INSPECTION IS OFFERED AT NO ADDITIONAL CHARGE. RE-INSPECTIONS ARE LIMITED TO ONLY THE ITEMS LISTED IN THE ORIGINAL INSPECTION REPORT OR A LIST PROVIDED BY THE CLIENT OR CLIENT'S REPRESENTATIVE. ANY LIST PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE WILL BE ACKNOWLEDGED, BUT ONLY ITEMS CONTAINED IN THE ORIGINAL INSPECTION REPORT QUALIFY FOR RE-INSPECTION. A RE-INSPECTION CAN ONLY BE SCHEDULED AT THE AUTHORIZING INSPECTOR'S CONVENIENCE AND ONLY WHEN THE RE-INSPECTION FALLS WITHIN 60 DAYS OF THE DATE OF THE ORIGINAL INSPECTION. NO GUARANTEES ARE MADE OR IMPLIED THAT A RE-INSPECTION WILL TAKE PLACE. CIA OFFERS THIS SERVICE AS A COURTESY TO THE CLIENT AND CAN BE REVOKED AT ANY TIME, WITHOUT NOTICE. IF ADDITIONAL RE-INSPECTIONS ARE DESIRED IT WILL CHARGED AT A RATE OF \$85.00 PAYABLE IN ADVANCE OF THE RE-INSPECTION. NO ADDITIONAL REPORTING IS PROVIDED. IF AN UPDATED WRITTEN REPORT IS DESIRED IT WILL BE CHARGED AT AN ADDITIONAL RATE OF \$45.00 PAYABLE UPON RECEIPT OF THE RE-INSPECTION REPORT.

IV. INVOICING AND PAYMENT: CIA WILL SUBMIT TO YOU AN INVOICE FOR FEES BASED ON THE SCHEDULE DESCRIBED HEREIN. CLIENT SHALL PAY INVOICE AMOUNT WITHIN 7 DAYS OF THE DATE PRINTED ON THE INVOICE. PAYMENTS MAY BE MADE WITH A CREDIT CARD, DEBIT CARD, CHECKING ACCOUNT, EVEN FOREIGN CURRENCY VIA THE "PAY NOW" BUTTON THAT WILL INCLUDED IN THE EMAIL WHEN THE INSPECTION REPORT IS SENT TO THE CLIENT OR THE CLIENT'S REPRESENTATIVE VIA EMAIL. IF AVAILABLE, THE CLIENT CAN VISIT OUR WEBSITE AND PAY ONLINE THERE – A PAID RECEIPT WILL BE SENT VIA EMAIL. A CHECK MAY BE SENT TO THE ADDRESS LISTED IN THE INSPECTION REPORT IF THE CLIENT DESIRES TO USE THAT FORM OF PAYMENT, BUT MUST BE RECEIVED IN OUR OFFICES NO LATER THAN THE TIME ALLOTTED.

CIA SHALL BE ENTITLED TO CHARGE, AND THE CLIENT SHALL PAY, A LATE FEE OF \$35.00 IF THE INVOICE REMAINS UNPAID FOR MORE THAN THE ALLOTTED TIME.

CIA SHALL BE ENTITLED TO CHARGE, AND THE CLIENT SHALL PAY A FEE OF \$35.00 PLUS ANY APPLICABLE BANK FEES FOR ANY CHECKS RETURNED FROM THE BANK FOR INSUFFICIENT FUNDS.

DISPUTE RESOLUTION THE PARTIES HEREBY AGREE THAT ANY ACTION ARISING OUT OF OR RELATING TO THIS LETTER OF ENGAGEMENT SHALL BE INSTITUTED AND PROSECUTED AS A BENCH TRIAL WITHOUT A JURY IN THE VENUE OF THE COURT OF COMMON PLEAS OR MAGISTRATE'S COURT FOR THE NINTH JUDICIAL CIRCUIT, CHARLESTON COUNTY, AND EACH PARTY HERETO DOES HEREBY WAIVE ANY AND ALL DEFENSES OR OBJECTIONS PERTAINING TO VENUE, PERSONAL JURISDICTION, AND RIGHTS TO A JURY TRIAL.

THERE ARE 3 PAGES IN THIS LETTER OF ENGAGEMENT; ONLY THE LAST PAGE IS REQUIRED TO BE SIGNED AND RETURNED FOR SERVICES TO BE PERFORMED. THE CLIENT HAS READ AND UNDERSTANDS EVERYTHING CONTAINED WITHIN THIS REPORT.

IF THE TERMS OF THIS AGREEMENT ARE ACCEPTABLE TO THE CLIENT, COMPLETE THE FORM, SIGN AND DATE THE BOTTOM AND RETURN ONLY PAGE 3 TO CIA AT THE ADDRESS LISTED ABOVE, EMAIL A SCANNED COPY TO HELPME@CIA-INSPECTIONS.COM OR FAX TO 843-856-5027. CIA CANNOT PERFORM ANY SERVICES WITHOUT THE SIGNATURE OF THE CLIENT. THE CLIENT'S REPRESENTATIVE MAY SIGN IN THE ABSENCE OF THE CLIENT ONLY IF POWER OF ATTORNEY HAS BEEN TRANSFERRED AND PROVEN TO CIA; A COPY OF THE POWER OF ATTORNEY MUST BE ATTACHED IN THAT EVENT.

CLIENT NAME: _____

CLIENT ADDRESS: _____

STATE: _____ ZIP: _____

CLIENT PHONE #:() _____

CLIENT EMAIL: _____

INSPECTION ADDRESS: _____

STATE: _____ ZIP: _____

SQUARE FOOTAGE OF HOME: _____ SF

AGE OF HOME: _____ YEARS

INSPECTION FEE (AS DESCRIBED ABOVE): _____ \$ _____ .00

SIGNATURE OF CLIENT OR CLIENT'S REPRESENTATIVE _____

PRINTED NAME OF CLIENT OR CLIENT'S REPRESENTATIVE _____

DATE _____

IF THE CLIENT'S REPRESENTATIVE HAS SIGNED THIS FORM, POWER OF ATTORNEY MUST BE INCLUDED WITH THIS DOCUMENT; OTHERWISE, THIS LETTER OF ENGAGEMENT IS NULL AND VOID.