

# GRAJNY, Consulting, LLC

## Building Inspection Services Agreement

**Property Address:**

**Date of Inspection:**

**Services Requested (check all that apply):**

<input checked="" type="checkbox"/>	<i>Building Inspection</i>	<input type="checkbox"/>	<i>Water – Total Choliform, FHA Short, FHA - HUD</i>
<input type="checkbox"/>	<i>Wood-Destroying Insect Inspection</i>	<input type="checkbox"/>	<i>Building Infiltration, Ducting &amp; CAZ/CO Test</i>
<input type="checkbox"/>	<i>Radon Sampling</i>	<input type="checkbox"/>	<i>Building Energy Audit &amp; Improvement Analysis</i>
<input type="checkbox"/>	<i>Well Flow Test</i>	<input type="checkbox"/>	<i>Infrared Camera Inspection</i>

A Building Inspection is a critical review of a Building intended to provide a new Building buyer with useful information about that Building. A typical inspection consists of a single visit and takes approximately two hours to complete. The Building buyer is encouraged to participate in the inspection, ask questions, and review the report while still on site. The inspection is not intended to be technically exhaustive and does not address cosmetic issues. There is no representation, warranty or guarantee on the future life for systems and items inspected. **Unexpected repairs may still occur.**

### Scope of the Inspection

- Describe the systems and general conditions of the building; including the exterior, the roof, the building's structure, the interior, and the heating, plumbing and electrical systems.
- Discover and report major deficiencies. A deficiency is a necessary repair to a building system or component for its proper and safe operation. A major deficiency is one that may exceed \$1500 to repair. Actual cost will depend on contractor estimates.
- Report useful repair and maintenance for any non-major deficiencies which are observed.
- Report visual evidence of wood-destroying insects if requested above.
- Sample the air for the presence of radon if requested above.
- Perform well flow and testing if requested above.
- Perform Building Energy Related Tests if requested above
- Perform Infrared Camera Inspection if requested above

### Inspector Responsibilities

- Gain visual or physical entry to all accessible areas of the Building.
- Inspect all areas physically or visually entered in accordance with the Standards of Practice of the American Society of Building Inspectors.
- Provide a written report on site of all significant findings
- Answer customer questions and explain the inspection findings, as necessary.
- Maintain the inspection findings and report as confidential.

### Customer responsibilities

- Secure the permission of the Building owner (with the help of the real estate agent as necessary) for access to conduct the inspection.
- Share any information disclosed about the property and any specific concerns.

## Inspection Limitations

- The inspection is non-destructive. No dismantling or disassembly will be performed by the inspector. Finished surfaces are not removed.
- The inspection is limited to *discoverable* evidence. Discoverable means any evidence which can be detected during a visual inspection. Disguised or concealed evidence is beyond the scope of this inspection.
- Chimney flues are excluded from the inspection.
- The Inspector and his Company has no liability for latent defects. This includes but is not limited to latent defects of mechanical and structural components that cannot be observed through normal inspection nor can be determined by normal equipment operation.
- The inspector is not required to put himself at risk. Any area deemed unsafe by the inspector will not be entered. Systems which appear unsafe will not be operated. The customer will be informed of all such cases.
- Roofs exceeding a single story above grade or not within one story of a lower accessible roof may require special equipment not included in the inspection fee to properly inspect. If specialized equipment is discovered to be necessary, the customer will be informed.
- The scope of the Building Inspection does not include environmental analysis beyond any radon or water sampling listed above. Environmental analysis specifically excluded from the inspection includes Indoor Air Quality, Mold, Asbestos Building Materials, Lead Paints and Solders, and Oil Tank Contamination.
- Evaluation of the building site is limited to drainage and other conditions which may affect the building structure and necessary site access and egress.
- Site-specific limitations discovered during the inspection may be made in the inspection report.
- The inspection report is the mutual property of the inspector and the client and shall not be used by or transferred to any other party without the written consent of both the inspector and the client.

## Disputes

- All claims must be made within 12 months of the date of the inspection.
- The Inspector must be given the opportunity to review the claim prior to any corrective action.
- The inspector's liability is limited to the inspection fee

<i>GRAJNY Consulting, LLC agrees to provide Building inspection services as outlined in this agreement.</i>	<i>I understand and agree to the scope of these inspection services and acknowledge the limitations. I request GRAJNY Consulting, LLC to proceed with the inspection and agree to pay for services rendered.</i>
<hr/> <i>Stan Grajny, PE</i>	<hr/> <i>Customer</i>
<hr/> <i>Date</i>	<hr/> <i>Date</i>