



**MICHAEL CHAPMAN**  
**CLOSER LOOK HOME INSPECTIONS, INC.**

3695 Gaskin Rd.  
 Baldwinsville, NY 13027  
 (315) 415-0742  
 NYS LICENSE # 16000006575



PROPERTY INSPECTED

CLIENT

Address \_\_\_\_\_  
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**PRE-INSPECTION AGREEMENT**

Home Inspectors are licensed by the NYS Department of State. Home Inspectors may only report on readily accessible and observed conditions as outlined in this pre-inspection agreement. Article 12B of the Real Property Law and the regulations promulgated thereunder including, but not limited to, the Code of Ethics and regulations and the Standards of Practice as provided in Title 19 NYCRR Subparts 197-4 and 197-5 et seq. Home Inspectors are not permitted to provide engineering or architectural services.

This report expresses the opinions of the inspectors of Closer Look Home Inspections, Inc., (hereinafter referred to as "Inspector") based on the inspector's examination of the items and components listed on this report. Inspector agrees to inspect the house according to the Standards of Practice of the American Society of Home Inspectors, and New York State DOS Licensing Division, copies of which will be provided to the Client, if requested. Inspector agrees to express an opinion only when based upon practical experience and honest conviction, will not disclose any information concerning the results of the inspection as related to this real estate transaction without the approval of the Client or the Client's representative or will not knowingly withhold any significant information. If immediate threats to health or safety are observed during the course of the inspection, the Client hereby consents to allow the home inspector to disclose such immediate threats to health or safety to the property owner and/or occupants of the property. This report does not cover concealed or latent conditions which are not apparent from a visual inspection. The inspection is limited primarily to visual inspection of readily accessible areas—no disassembly of equipment, opening of walls or ceilings, moving of furniture or appliances, walking on roofs (unless considered as safe by Inspector) will be performed. Any opinions regarding accuracy, capacity, or expected life of components are general estimates based on knowledge of similar components and occasional wide variations are to be expected between such estimates and future experiences. This report is not intended to be technically exhaustive, nor to imply that every component was inspected, nor to imply that every possible defect was discovered. It is intended to assist the client in the overall evaluation of the home. ***It is not a code inspection.*** This report is made to the best of the inspector's knowledge and ability. Inspector makes no expressed or implied warranties concerning the components or property that it inspects. Inspector does not adopt the warranty of the manufacturer of the component inspected or the warranty of the builder or the seller of the property inspected. The Client and Inspector agree that the implied warranties of merchantability and fitness for a particular purpose and all other warranties, expressed or implied, are excluded from the transaction. The inspector may have made verbal statements about components and property described in the report. Such statements do not constitute warranties, nor are they part of the inspection report. This written report constitutes the complete and exclusive expression of the opinions of the Inspector. **THERE ARE NO WARRANTIES WITH RESPECT TO THE INSPECTOR OR IN THIS INSPECTION REPORT.**

This report is a contract between the client and the inspector. Client agrees that Inspector will not be responsible for consequential damages resulting from any breach on the part of Inspector with respect to any part of this agreement.

Items that are specifically omitted from the scope of this inspection include solar heat, solar hot water, swimming pools, security systems, septic systems, water purity tests, well flow tests, hot tubs, insect infestation, flue linings, or environmental concerns such as radon, lead, asbestos in any form, mold, water softeners or treatment systems, ureaformaldehyde, toxic wastes, electric magnetic fields, or buried fuel oil tanks. Some of these tests may have been performed, at Client's or Seller's request, separate from the home inspection.

Should the client believe that the inspector is negligent in the inspection, the Client must communicate in writing to the inspector within ten days of discovery of any defect. Client will allow Inspector to view defect prior to repair being made, unless such repair is emergency in nature. Repairs or replacement made without notifying inspector releases inspector from all liability and obligations. In the event that the Inspector is determined to be liable for any loss or damage arising out of the inspection or report, it is expressly understood and agreed that the damages, if any, shall be limited to the sum equal to the fee paid by the Client for the inspection and report.

The inspection report is performed for the sole, confidential, and exclusive use and possession of the Client. Neither the contents of the report or any representation made herein is assignable without the expressed written permission of the Inspector, and any reliance thereon by any party other than the Client named above is prohibited.

The undersigned has read the foregoing agreement and fully understands and is familiar with the terms, conditions, and limitations of the agreement and report, and acknowledges that Closer Look Home Inspections, Inc. has not made any representations to the undersigned other than those expressly contained in the agreement or the written report.

Fee \$ 525.00 payable upon completion  
 (includes radon test)

\_\_\_\_\_  
 Client Signature Date

\_\_\_\_\_  
 Client Signature Date

\_\_\_\_\_  
 Inspector Signature 07/02/14  
 Date