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Please read and understand the agreement before signing

Thank you for choosing Prevue LLC for your home inspection. We are confident you will find our services to be very educational, informative and helpful in making your final decision. Your inspector will carry out his inspection and issue his report in accordance with the State of Florida Home Inspection Standards of Practice.

This is an inspection of visible, readily accessible and exposed areas, items or components, major defects and damages at time of inspection only. Please understand your inspector cannot see or inspect behind walls, floors, ceilings, insulation or any other concealed spaces or areas. He can also not predict sudden failure of any components or their life expectancy.

This is solely an inspection of visible, readily accessible and exposed areas, items or components, major defects and damages at the time of the inspection **only**. Any areas, items or components, major defects and damages hidden, camouflaged, concealed intentionally or unintentionally or otherwise not visible or accessible at the time of the inspection **are not included**. This includes any defects from past or present owners and/or their contractors. **Remodeling or renovations may uncover hidden, concealed or otherwise camouflaged damages and defects.**

As stated in this agreement, this is an inspection of visible, readily accessible and exposed areas and components at the time of the inspection as described in the **State of Florida Home Inspection Standards of Practice**. Prevue LLC, its inspectors or staff are not warranting or guaranteeing your purchase. This is not an insurance policy of any kind. We cannot eliminate the risk of purchasing a property. We do not advise whether to purchase or not. We strongly advise you seek legal representation. **I also understand that this is not an environmental inspection of any kind, past present or future, including, but not limited to mold, mildew, lead paint, asbestos, Chinese drywall, or any buried or airborne substances including fuel storage tanks. This is not a pest inspection. No matter what other licenses or credentials the inspector may have.**

Client Signature _____

We strongly advise you to exercise your legal rights to a "walk-through" or visual inspection of the complete property, vacant and prior to taking ownership and report any new found defects, damages or other discrepancies to your attorney or legal representative. Do not assume there are no damages or defects, property's can look different after the seller's belongings are removed and conditions do change.

Non inclusive lists of items not included in a basic home inspection are:

Any damages or defects of any kind discovered after seller's belongings are removed or anything discovered during renovations or remodeling are not covered in this inspection.

This is not a wood destroying insect inspection including termite, carpenter ants, powder post beetle or any other insect. This is also not a rodent inspection including, but not limited to birds, squirrels, bats, raccoons, mice or rats.

This is not an environmental, health code or any other form of past or present governmental study of any kind. Some of the past, present or future conditions not inspected include, but are not limited to lead paint, mold and or mildew, asbestos, Chinese drywall, hazardous insulation of any kind including any water, soil or air contaminants inside or outside. Also toxins, chemicals, and gases of any kind including carbon monoxide are not inspected. This is not an exhaustive and inclusive list encompassing all harmful substances and contaminants, which are also not included in this inspection.

Prevue LLC will not move or disturb personal belongings, equipment, appliances or furnishings. We do not move wall, ceiling or floor finishes of any kind: specifically drop/suspended ceilings, rugs or carpets or insulation. We will not remove earth, mulch, foliage, shrubbery or any fixed or non-fixed items inside or out, specifically anything that could cause damage to property or persons in the inspector's opinion. We will not remove any access panels or covers that are not designed to be removed without tools by a homeowner or layperson with the exception of the electrical panel cover.

We will not enter any area, i.e., attic, crawl space, basement, flat roof or any other area that is unsafe, poorly lighted, unsanitary, or that may damage the property or its components as described in State of Florida Home Inspection Standards of Practice. These decisions are at the discretion of the inspector. The inspector is under ethical obligation to leave the property clean and undisturbed or as found. We do not do destructive testing or inspecting. The inspection and information are for your use only and cannot be used by any third parties. We are not liable to any parties including future buyers.

During the inspection, the inspector will inspect visible, readily accessible exposed portions of the structure of the home, including the roof, the attic, the walls, ceilings, floors, windows, doors, basement, crawlspace and foundation as well as the heating/air conditioning systems, interior plumbing and electrical systems for potential problems. Home inspections are not intended to point out every small problem or any visible or latent defect in a home. Most minor or cosmetic flaws, for example, should be apparent to the buyer without the aid of a professional.

Included in these basic home inspections, as required by the State of Florida Home Inspection Standards of Practice, are the visible, accessible and exposed areas, items, or related components. You can view a complete list online by copying and pasting the following to your browser:

<https://www.flrules.org/gateway/ChapterHome.asp?Chapter=61-30>

The inspector shall inspect the roofing, exterior, structural components, electrical, plumbing, heating, central air conditioning, general interior condition, insulation and ventilation.

We have no control over misrepresentation of the property by past or present sellers, real estate agents, attorneys, contractors, builders, developers, trustees, management companies or any other parties. We also cannot confirm nor deny any information from any web sites or documents including but not limited to, marketing brochures, listing sheets, seller's disclosures, condominium documents or anything said verbally before, during or after the inspection from any parties.

Please read, understand, and agree to the terms outlined in this agreement (3 pages). It would also be beneficial to read and understand the complete inspection report and related documents including the State of Florida Home Inspection Standards of Practice. Please contact your inspector for any clarification prior to using any of the information in this inspection. Your inspector reserves the right to amend the inspection for up to 48 hours after submittal to the client.

By initialing here () client authorizes Prevue LLC to distribute copies of the report to the real estate agents directly involved in this transaction, who are not designated beneficiaries of the report.

Inspector & Date _____

Client & Date _____.