

## Agreement for Inspection

Address:

This inspection Agreement is made between \_\_\_\_\_, hereafter known as Buyer(s) or Client(s) and HomeStar Inspections LLC. Please read everything carefully.

**Scope of Inspection:** The scope of the inspection report is a limited visual inspection of the general systems and components of the main structure. The inspectors scope of inspection will follow the Florida Standards of practice for Home Inspectors, chapters 61-30, which buyer(s) agree that they have received, read thoroughly and understands. The inspection report is for the sole use and benefit of the Buyer(s) named above (and any other buyer not mentioned above) and represents the conditions found at the time of the inspection. Buyer(s) understand that they are to inform all other buyers of this agreement and therefore the limitations of a Home Inspection Report.

**Outside of the scope of inspection:** Any area that is not exposed to view, is not visible, is concealed or is inaccessible because of soil (ie anything underground such as pilings, slabs, pipes, electrical, etc), walls, floors, floor coverings, ceilings, furniture, equipment or stored items will be considered concealed and are not part of the inspection. Any and all inspections do not include any destructive testing of any materials or items. Nor does it involve discovery of any items/equipment that me be abandoned within walls, under the home or buried on the properties premises. Some buildings may contain asbestos, lead, mold, wood destroying organisms, radon gas, Chinese drywall or other hazardous materials which are outside the scope of a standard home inspection and thus this report. This report will not comment directly on these items. You should contact an expert in any of these specified fields, should any of these items be of a concern to you. Buyer agrees to assume all risk for all the conditions or prior conditions that are concealed from HomeStar Inspections LLC at the time of inspection. This is not a warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required. This report does not represent conditions that are hidden, occur or manifest after the date of inspection.

**Request for Seller's Disclosure:** Buyer agrees to supply a copy of the Seller's Disclosure to HomeStar Inspections LLC prior to the date of this inspection. Buyer assumes all risk for items on the Seller's Disclosure that were not disclosed to HomeStar Inspections LLC prior to the inspection. Buyer(s) acknowledge and understand that HomeStar Inspections LLC is not privy to any inspection period date and that if Buyer(s) inspection time is short, buyer(s) will notify HomeStar Inspections LLC in writing of the pending inspection period.

**Limitations on liability:** Liability for errors and omissions to HomeStar Inspections LLC for the inspection report is limited to a refund of the fee paid for this inspection and report. Buyer(s) assume(s) all risk of all losses greater than the fee paid for this inspection and report.

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Buyer

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Buyer

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**Storm protection:** Buyer(s) understands that all forms of storm protection will receive a restricted and limited review if buyer requests a Wind Mitigation Report. This report is an application for discounts on insurance premiums and will inform buyer(s) of which openings may or may not be protected. If the subject property has storm panels, a review of the impact rating is part of the Wind Mitigation Report but a definitive count of the panels cannot be determined without fully installing the panels which is not part of a this Inspection Report OR Wind Mitigation Report. Buyer(s) agrees to install all storm panels on home immediately after closing to fully assess if any panels are missing or repairs are needed.

**Please read carefully:** This inspection report is not a guarantee or warranty but a report of the existing conditions found at the time and date of my visual inspection of the structure. A sincere effort was made to identify as many defects as possible during my inspection. This report is made on the basis of what was visible and accessible at the time of the inspection. We do not accept liability for any hidden defects that were enclosed, not disclosed to HomeStar Inspections as per a seller's agreement, inaccessible or concealed by soils, walls, ceilings, floors, floor coverings, furniture, equipment, any obstacle, stored articles or problems that may occur in the future. Maximum liability to HomeStar Inspections LLC is limited to the cost of this inspection. Only items covered in the report are applicable.

Buyer(s) acknowledge and understand that a properly Certified, Licensed and Insured contractor complete all repairs and/or further evaluation commented on this report. Some buildings may contain asbestos, lead, mold, termites, vermin, radon gas or other hazardous materials which are outside the scope of this inspection and thus this the subsequent report. You should contact an expert in any of these specified fields, should any of these items be of a concern to you.

**FLIR and its limitations:** FLIR stands for Forward Looking Infrared. This technology reviews energy on a wavelength that is not visible to the naked eye. I am certified in this technology and will use it throughout the inspection. While FLIR allows me to review more than what can be seen with the naked eye, buyer understands that this device, like all technology, has limitations. The limitations include, but are not limited to, seeing through anything such as walls, ceilings, floors, all floor coverings, tiles, smooth surfaces, drywall, wood, paint, metal or any other building material, furniture or personal items that may hide building defects, hidden leaks or improper wiring/plumbing. If an anomaly, such as moisture or heat, is affecting a surface temperature of the reviewed item, then the FLIR could show it given the proper conditions. But if the anomaly is not affecting the surface temperature of the reviewed item or if the conditions are not favorable, then the FLIR will not detect it. Furthermore, buyer(s) understand the FLIR cannot detect asbestos, lead paint, mold, wood destroying organisms, radon gas, Chinese drywall, fungal growth or any other hazardous materials. Buyer understands and agrees that if more information is desired, they can review the limitations online or request it in writing from me.

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**Buyer**

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**Buyer**

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**Buyer**

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**Mold:** A structure may contain mold with no readily visible or olfactory evidence (scent). This is to inform you, so it is understood that a mold test is the best and sometimes only way to tell if there is a mold problem. While I am certified in both Mold and Mold remediation, buyer agrees and understands that I will not automatically test for mold unless buyer(s) request it in writing first. Additional costs will apply.

**Mold Test:** Buyer acknowledges and understands that a mold test is a non-destructive inspection of the interior air and accessible surfaces within the home. Buyer understands that it is possible for an air spore trap sample to come back negative, but have hidden molds within the homes furnishings, floorings, furniture, appliances, within walls, ceilings, or any other area that cannot be accessed during a non-intrusive inspection and if sealed, may not be affecting the interior air quality. The air spore trap sample will, however, determine if the interior air carries elevated mold spores of concern (given that it has access to affect the interior air) during my inspection and if so, what type(s) were present at the time of inspection.

**Sewer Drain Inspections:** Buyer(s) understand and agree to the following: Upon written request, HomeStar Inspections has the technology and will perform a main line sewer drain inspection for an additional fee. A video will be recorded and sent to you along with commentary of the findings will be written on the Home Inspection Report in the plumbing section. Common sewer drain line problems include (but not limited to) scaling, root intrusion, holes, pooling, standing water, cracks, clogging and pipe separation. Furthermore, a functioning sewer line may have problems that do not currently affect the performance of the line. However, these problems may cause a future sewer backup leading to an unexpected emergency line repair or replacement. While this is not a pass or fail inspection, a sewer drain inspection can give you insight as to the condition of the drain pipes under the home. Limitations to this technology include identifying if the drains are actively leaking. Leak tests can only be confirmed with a water isolation test, which is outside the scope of a sewer drain inspection and should be ordered through a licensed plumber. Some sections of the sewer drains may not be reviewable, such as the toilet/sink lines to the main line as they may not have an access point for the camera to enter. Toilets cannot be removed and the camera cannot go through the toilet itself. Lines smaller than 3" are too small for this camera. Lack of a proper clean-out access will prevent a more thorough inspection. Some areas may be accessible from a roof plumbing vent, however these inspections are often limited and the camera may not be able to negotiate some turns within the sewer line piping. Buyer(s) agrees to watch the entire video and to contact your home inspector with any questions/concerns. This is not a pass or fail inspection.

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**Buyer**

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**Buyer**

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**Buyer**

## Agreement for Inspection

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**Sewer Drain Inspections Continued:** Buyer(s) understand and agrees that a sewer drain inspection (or any inspection on the Home Inspection Report) may not cover plumbing code violations or other building code violations. Buyer understands that the Inspector cannot predict future problems or issues with the drainage system. Conditions can and often do change after the inspection. Le root intrusion, breakage, cracks, clogs, etc. can occur at any time without any previous signs during the inspection. A sewer camera inspection is intended to reduce risk, however cannot eliminate all risk. Inspector cannot observe every square inch of the sewer system and as such defects may exist that cannot be detected by visual inspection only.

### Definitions on the Home Inspection Report:

**Good:** "Good" indicates the component is functionally consistent with the original purpose and appears in good condition. An item that has been marked "Good" may still break down and need repairs or replacements at any time. Items Marked Good are usually less than 5 years old, depending on the item.

**Fair:** "Fair" indicates the component is functionally consistent with the original purpose but may not show signs of normal wear and tear. An item that has been marked "Fair" may need repairs or replacements in the near future. Items marked "Fair" are usually over 5 years old, depending on the item.

**Poor:** "Poor" indicates the component may or may not be found functioning but is in "Poor" condition and will need repair or replacement immediately. Items marked "Poor" are usually over 10-15 years old and at the end of life expectancy, depending on the item.

**Estimates for Repairs:** Estimates for repair costs are to be used only as a guide and are based on estimated rates of professional licensed contractors. I do not contact these professionals directly. Buyer agrees that, within their inspection period, buyer must determine actual repair cost directly from said professionals and to see if additional repairs are required that may not be stated within this report. Buyer agrees to get written estimates from at least THREE(3) different licensed and insured contractors within your inspection period for a more specific cost and scope of repair. Do not rely on estimates in this report.

**Mechanical Appliances:** Appliances, water heaters, heating and cooling systems are highly used and highly maintained items with a life expectancy of 10 to 15 years. These highly used items can be working in "Good" satisfactory condition and may break down without warning. Comments of "Good", "Fair" or "Poor" in this report on these items are made at the time of the inspection and are **NOT A GUARANTEE OR WARRANTY**. We are not responsible for changes in the condition and performance of these items after the inspection date.

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Buyer

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Buyer

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### **Cost of inspections start at the following:**

-Single Family Starts at \$395\* up to 2,000Sf. (great than 2,000 Square feet, add \$0.10/square foot)

\*Includes FLIR infrared inspection in addition to scope of inspection

-Town Homes/Villas \$375 up to 1,500Sf (>1,500Sf add \$0.10/Sf )

-Condos \$375 up to 1,400SF (>1,400Sf add \$0.10/Sf )

### **Additional Inspections:**

-Sewer drain inspection \$445

-Mold Test \$395 up to 2,500Sf if ordered with a Home Inspection Report. (add \$95 per 500 additional Sf)

-Limited pool review \$25

-Crawl space under home \$145

-Wind Mitigation Reports and 4 Point Reports are \$95 each.

-Additional costs may apply for location of property.

**Additional 3% merchant fee will be assessed if paid by credit/debit**

**Re-inspections:** HomeStar Inspections may, at their own discretion and at the request of the client, perform a re-inspection of items that may be repaired after the original inspection for an additional \$195.00 fee. This fee does not cover sewer drain re-inspections or mold re-inspections, but repairs that have been made as noted on the original Home Inspection Report. It is a prerequisite that all repairs are done by licensed and insured contractors in their respective fields and that verifiable proof thereof is supplied, including license, insurance and invoice, prior to scheduling the re-inspection.

This inspection report is not a guarantee or warranty but a report of the existing conditions found at the date and time of my visual inspection of the structure. This inspection does not constitute that the roof may not have water penetration in the future. When a report indicates no leaks noted that means that no leaks were noted at the time of the inspection. Some areas of the roof may not be reviewable and be actively leaking and a roof may still develop a leak at any time in the future due to aging, deterioration and weather conditions. Buyer authorizes HomeStar Inspections to distribute copies of the home inspection report to the buyer's agent and anyone directly involved in this transaction, unless otherwise instructed in writing. Buyer(s) understand that all of the terms of this Agreement for Inspection applies to the above mentioned address and any subsequent address HomeStar Inspections may be contracted to inspect. Buyer(s) acknowledges and understands that this agreement is a continuing agreement unless a new agreement is signed by both parties. If the above said structure address varies in any way, either by typo, change of address, misinformation or otherwise, it is understood that this agreement applies to the actual structure physically inspected by HomeStar Inspections at any time or date.

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**Buyer**

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**Buyer**

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**Buyer**

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I (We), \_\_\_\_\_ have read this agreement and agree with all of the limitations put forth by HomeStar Inspections LLC **AND** Florida's Standards of Practice for Home Inspectors with regards to this Home Inspection and the limitations described herein. I (We), also agree to share this Agreement and all documents with all other interested parties before the inspection and if any questions or conflicts should arise, will notify HomeStar Inspections prior to the inspection. I also acknowledge that I have received a copy of Florida's standard of practice for Home Inspectors that outlines the limitations of a home inspection, have read it to its entirety and have shared it with every interested party. I understand that any report submitted to me(us) by HomeStar Inspections is written confirmation of the status of the property (less all mentioned limitations) and that if I (we) have any questions, concerns or need any clarification of any report, that I will notify HomeStar Inspections in writing within 24 hours of receipt of report or before the inspection period ends (which ever comes first) with ANY questions or clarification needed or desired. Buyer(s) acknowledge and understand that no receipt of written contact asking for clarification within 24 hours after receipt of report, assumes buyer(s) understand the Home Inspection Report to its entirety.

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Client/Buyer Print

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Signature

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Date

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Client/Buyer Print

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Signature

\_\_\_\_\_  
Date

Agreement for Inspection

Address:



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**HOME INSPECTORS LICENSING PROGRAM**

THE HOME INSPECTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES



**CONDILL, TOBIAS JASON**  
1408 OCEAN DUNES CIR  
JUPITER FL 33477

**LICENSE NUMBER: HI7998**

**EXPIRATION DATE: JULY 31, 2022**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



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