

JW INSPECTION SERVICES OF MI, INC. INSPECTION AGREEMENT

1. Client hires JW Inspection Service of Michigan (JWISM) to conduct a:
GENERAL INSPECTION: A General INSPECTION is a limited visual inspection of the readily accessible areas of the major systems and components of the building. Systems to be inspected include foundation and structures, exterior, interior, roofing, plumbing, electrical, central heat, central air conditioning (weather permitting), insulation and ventilation. JWISM will not move furniture, appliances, floor coverings, storage or other items to conduct this inspection or otherwise expose concealed or inaccessible conditions. JWISM will not inspect behind finished walls or ceilings or other barriers.

JWISM agrees to conduct an inspection for the purpose of informing the buyer(s) of “Major Defects” in the condition of this property that were in existence at the time of this inspection and visible to the inspector(s). Maintenance items and surface defects may be discussed but are not a part of the scope of this Report. This inspection is not to determine compliance with any current or past governmental codes and is not technically exhaustive. A technically exhaustive Report is available for \$2,500.00. **WE ARE NOT CODE INSPECTORS!**

The inspection will be performed in a manner consistent with the inspection Standards of the American Society of Home Inspectors. A copy of these Standards is provided to the client with the Report; however, upon request, JWISM will provide a copy of the Standards to the client at an earlier time.

LABORATORY INSPECTION. A Laboratory Inspection includes collection of samples for submission to independent testing facilities for the presence of specific hazards. JWISM will collect the samples and submit the samples to the testing facilities. JWISM does not do any testing itself.

2. The client understands that for any inspection (General Inspection or Laboratory INSPECTION) JWISM is not an insurer to guarantor against defects in the building and improvements, systems or components inspected. JWISM makes no warranty, express or implied, as to the fitness for use or condition of the systems or components inspected.
3. Systems and conditions which are not within the scope of the building inspection include, but are not limited to, formaldehyde, lead paint, asbestos, toxic or flammable materials, soil contamination, other environmental hazards, pest infestation, security systems, appliances, playground equipment, swimming pools, spas, energy efficiency measurements, recreational equipment, concealed or underground electric or plumbing, systems which are shut down or otherwise secured, private sewer systems, water wells, heating system accessories, solar heating systems, zoning or other ordinances, or building code conformity. The client understands that these systems and conditions and information about them are excluded from this inspection and Report. Any general comments which may appear about these systems and conditions are provided as a courtesy only and do not represent or form a part of the inspection.
4. JWISM will provide to the client its written Report within a reasonable time following the completion of the inspection. The inspection results are not completed until the written Report is prepared and delivered. The written Report is the only Report upon which client may rely. It supercedes any oral discussions between the client and JWISM.

