



When Quality & Integrity Count...

Goodspeed Inspection Services, Inc.

INSPECTION SERVICE AGREEMENT

SERVICE ADDRESS:

Client Name: Address: City: TX, Zip: Home Phone: Day Phone: Email:

SERVICES & FEES:

Standard Inspection Fee: Related Services Code: Extended Inspection Fee: Agreement Total

Fees are due and payable at time of inspection. Fees for any post-inspection services will be charged at the company's standard rate schedule.

TERMS AND LIMITATIONS:

- I. STANDARD INSPECTIONS: Goodspeed Inspection Services, Inc. (GIS) agrees for the above consideration to provide a Standard Inspection of the above specified residential structure.
II. CLIENT ACKNOWLEDGEMENTS: The Client acknowledges that a Standard Inspection of the residential structure identified above has been requested and understands a standard inspection is solely a visual inspection of the above property by a licensed inspector but does not include inspection for latent conditions or concealed defects.
III. LIMITATION: A Standard Inspection is a limited visual inspection of the residential structure and only includes those areas and items expressly covered by GSI's Standard Inspection Report Form.
IV. INSPECTION REPORT: The GSI Inspection Report will be the final and exclusive findings of the GSI inspection of the property. Oral statements made before or during the inspection by the inspector are not binding on GSI.
V. CLAIMS: Any claim arising out of or related to GSI's inspection services shall be made in writing and reported to GSI within ten (10) business days of discovery.
VI. ARBITRATION: In the event of any dispute arising out of or relating to this agreement or the services performed under this agreement or tort based claims for personal or bodily injury or damage to real or personal property, the parties first agree to participate in at least four (4) hours of mediation in accordance with the commercial mediation rules of the American Arbitration Association, before having recourse to arbitration.
VII. LIABILITY: GIS is not an insurer. Payment is based solely on the value of the service provided by GIS in performing the Standard Inspection of the above described property as well as any optional services, if any.

VIII. TOTALITY OF THE AGREEMENT: This document represents the totality of the agreement between GIS and the Client. No oral agreements or representations not contained in writing with in this document will change, modify or amend any part of this agreement. No change or modification of this agreement will be enforceable against any party unless such changes or modifications are in writing and signed by both parties. This agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns, and representatives of any kind whatsoever.

VIX. TEXAS REAL ESTATE COMMISSION RECOVERY FUND NOTICE. Notice to consumers and service recipients of the availability of payment from the Recovery Fund for aggrieved persons may be made by filing paperwork with the Texas Real Estate Commission at P.O. Box 12188, Austin, TX 78711-2188

X. BRINK'S SECURITY INSPECTION NOTIFICATION: If requested by Client, Brink's Home Security will provide a FREE security inspection for which we are paid a processing fee. Brink's will contact you at a later date via phone numbers that you have provided GIS. GIS may receive administration referral fees for related 3rd party inspections or services.

STRUCTURAL & MECHANICAL INSPECTION SERVICE AGREEMENT ACKNOWLEDGEMENT

Client or authorized representative acknowledges that this contract was read and its terms and conditions are understood.

Client Name: _____ Date: _____ Time: _____

Client or Authorized Representative: _____ Company Representative: _____

(IF THIS IS A JOINT PURCHASE, SIGNEE REPRESENTS AUTHORITY TO SIGN FOR BOTH PARTIES)

- WOOD DESTROYING INSECT REPORT AGREEMENT -

The Client agrees: In Consideration for the fee received the inspection to be done is solely an attempt to identify wood destroying insect (WDI) activity only at accessible areas. The inspector(s) intends to be observant and reduce Client(s) risk, however the inspection may not eliminate risk due to the inspections cursory nature and extenuating circumstances. The Inspection to be done will not identify WDI conditions at inaccessible areas, such as behind walls, furnishings, obstructed areas, etc. It is possible the inspection may not identify all WDI concerns. It is important the Client(s) understands and agrees that the Company or the inspector(s) does not pay for treatment or repair of undiscovered WDI activity or damage. The Company or inspector(s) does not guarantee or warrant the home to be termite or WDI free. If the Client(s) is concerned about the expense of undiscovered conditions then the Client(s) should consider comprehensive inspections. The Texas Structural Pest Control Board WDI Report further defines the scope of the inspection. The Client(s) are informed that WDI's, especially termites, are common in this region and that WDI activity, damage, treatment and reinfestation after treatment are very likely. Licensed and regulated by the Structural Pest Control Board of Texas, PO Box 1927, Austin, Texas 78767-1927, (512)451-7200.

- WOOD DESTROYING INSECT CONTRACT ACKNOWLEDGEMENT -

Client or authorized representative acknowledges that this contract was read and its terms and conditions are understood.

Client Name: _____ Date: _____ Time: _____

Client or Authorized Representative: _____ Company Representative: _____

(IF THIS IS A JOINT PURCHASE, SIGNEE REPRESENTS AUTHORITY TO SIGN FOR BOTH PARTIES)

- ADDENDUM TO INSPECTION SERVICE AGREEMENT FOR NEW CONSTRUCTION -

Unless GIS was contracted for at least three inspections during construction process, any post-construction evaluation is limited to the development of a limited new home report. This limited scope report outlines deficiencies which were readily observable to our inspector on the date of the inspection and is primarily an operational check of the home's mechanical components and a visual check of the condition of in-place structural components. The above limitation is imposed because a standard home inspection relies on visual evidence and the test of time in order to determine construction thoroughness and present condition. Generally, when a home is less than one year old or the home that has not been lived in since the time of construction, conditions that may indicate a potential concern may not have surfaced to allow for comparison or evaluation. When major deficiencies exist, especially in the case of the house structure (such as settlement or inadequate design), it usually takes a year or more of household wear and tear for these deficiencies to become apparent. Accordingly, it is specifically agreed by all parties that any concern (structural or otherwise) which may develop or become apparent in the future will be pursued with the builder and/or any homeowner warranty program. Under no circumstances does GIS or the inspector assume any liability for present or future deficiencies or performance. Further, it is agreed that this new home report only reflects visible conditions at the time of the inspection and does not include any structural design or engineering review, system design or adequacy calculations, environmental or geological analysis, etc. Should the buyer desire such analyses, testing laboratories or consulting engineers can be contacted.

ADDENDUM TO STANDARD INSPECTION SERVICE AGREEMENT FOR NEW HOMES ACKNOWLEDGEMENT

Client or authorized representative acknowledges that this contract was read and its terms and conditions are understood.

Client Name: _____ Date: _____ Time: _____

Client or Authorized Representative: _____ Company Representative: _____

(IF THIS IS A JOINT PURCHASE, SIGNEE REPRESENTS AUTHORITY TO SIGN FOR BOTH PARTIES)

INSPECTION SERVICE AGREEMENT

- RELATED SERVICES -

The following services while not included in a Standard Inspection are available for purchase. If GIS is unable to provide the Related Service, it will recommend an appropriate specialist in that field. The following are examples of services which are NOT part of our standard home inspection. GIS may receive administration referral fees for related 3rd party inspections or services.

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| <ol style="list-style-type: none"> 1. ADA/Barrier-Free Compliance Inspection 2. Asbestos Containing Material Detection/Identification 3. Carbon Monoxide Detection 4. Code Compliance Evaluation 5. Communal Property (Common Elements) Inspection 6. Condo/CO-op Reserve Analysis 7. Detached/Out build Structures Inspection 8. Dock/Bulkhead Inspection 9. Earthquake Potential Evaluation 10. Easement Locations/Identification 11. EIFS/Synthetic Stucco Identification/Moisture Analysis 12. Electromagnetic Field (EMF) Detection 13. Energy Audit 14. Fire/Safety Evaluation 15. Flood Potential Evaluation 16. Formaldehyde/UFFI Detection or Identification 17. Fungi/Mold/Mildew Inspection 18. Heating Unit Heat Exchanger Evaluation 19. Heat/Loss/Gain Analysis 20. Heat Reclaimed Equipment Inspection 21. Home Security Evaluation 22. Indoor Air Quality Evaluation 23. Insecticide Contamination Analysis 24. Insects/Pests/Rodents | <ol style="list-style-type: none"> 25. Lawn Sprinkler Inspection 26. Lead/Lead-in-Paint Detection or Identification 27. Notices of Recalls/Class Action Suits 28. Permit/Public Record Search 29. Piling/Sub-Grade Foundation Analysis 30. Private Sewage System Inspection 31. Private Water System Inspection 32. Radon Monitoring/Screening 33. Sauna Inspection 34. Sewage Ejector/Grinder Pump Evaluation 35. Soil/Geological Analysis 36. Solar Equipment Inspection 37. Spa/Hot Tub Inspection 38. Structural/Engineering Analysis 39. Swimming Pool Inspection 40. Telephone/CAT5/Cable/Satellite Dish Cable & Operation 41. Underground Fuel Oil Tank Evaluation 42. Underground Sewer/Water/Gas/Electric Lines Evaluation 43. Underground/Abandoned Tank Evaluation 44. Water Analyses (Specified Chemicals, Toxins, etc.) 45. Water Potability (Bacteriological Only) Test 46. Well Yield/Capacity Analysis 47. Wood Destroying Insect/Organism Inspection 48. Wood Stove/Insert Compliance Inspection |
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All Related Services are subject to the Terms and Conditions of this contract which govern Standard Inspections. In the event the Company refers the client to a 3rd party vendor for any of the above, the Company assumes no liability for any portion of the services provided by that vendor. Contracts and representations made between the Client and 3rd party vendors are separate agreements and have no bearing on the agreement between the Client and GIS.

INSPECTION REPORT CIRCULATION

The following circulation for all contracted reports and related documents, is authorized by the Client:

Original forwarded to: Client Buyers Agent Listing Agent Attorney Other _____

INSPECTION FEE PAYMENT RECEIPT

The payment for these inspection fee(s) will be made by:

American Express Cash/Money Order Discover MasterCard Personal Check VISA

Other _____ Credit Card Number: _____

Name on Card: _____ Verify. Code: _____ Exp. Date: _____

Billing Address: _____

Client or authorized representative agrees to pay the above noted amount.

Signature of Card holder: _____ Date: _____