

# RoadRunner Home Inspection LLC

17949 N. 143rd Drive, Surprise, AZ 85374  
Phone: (602) 321-8375 FAX: 206-338-1634

[THIS CONTRACT LIMITS OUR LIABILITY AND SUPERCEDES ALL PREVIOUS COMMUNICATIONS  
PLEASE READ CAREFULLY](#)

Customer:  
Property Address:  
Total Inspection Fees:

I (Customer) hereby request a limited visual inspection of the structure at the above address to be conducted by RoadRunner Home Inspection LLC for my sole use and benefit. I understand that I am bound by all terms of this contract and that the inspection fees are immediately due and payable upon completion of the inspection.

## PURPOSE AND SCOPE OF THE INSPECTION

Inspector will perform a limited visual inspection to identify the general features and major deficiencies of the property in accordance with ASHI (American Society of Home Inspectors) "Standards of Practice" and/or the "Standards of Professional Practice for Arizona Home Inspectors". The inspection will address major components and systems such as: grading, structure, roof, heating and cooling, visible portions of plumbing and electrical systems, built-in appliances, doors and windows to provide the Customer with a better understanding of property conditions. Any areas which are not exposed to view or are inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other item are not included in this inspection. The inspection does not include any destructive testing or dismantling. Customer agrees to assume the risk for all conditions which are concealed from view at the time of the inspection or are outside of the inspection scope. This is not a warranty, guarantee, insurance policy or substitute for the seller property disclosure.

Whether or not they are concealed, the following are **OUTSIDE THE SCOPE OF THIS INSPECTION**:

Cosmetic or subjective defects; building code or zoning ordinance violations; geological stability or soil conditions; flood potential determination; structural certification or engineering analysis; presence/damage caused by termites, pests or wood rot; building value appraisal; cost estimates; specific components noted as being excluded on the inspection report; systems shut down or inactive; private water or sewage systems or any component thereof; buried piping; fountains; shower pans; saunas; mist systems; steam baths and equipment; ponds; outbuildings of any kind except garage or carport; landscaping; playground equipment; buried or not visible foundations; barbecues; radio or infrared-controlled devices; automatic gates; elevators; central vacuum systems; load control devices; audio/alarm/intercom systems; thermostatic, motion, light sensitive and time clock controls; telephone and television systems; security/display lighting; water conditioners and circulating devices; solar systems; fire or lawn sprinklers and piping; freestanding appliances and other personal property; gas-fired cooling systems; humidifiers; electronic air cleaners; environmental conditions such as asbestos, radon, formaldehyde, lead, water pollutants, sick building syndrome, air quality, toxic and flammable substances, electromagnetic fields, noise, carcinogens; adequacy and efficiency of any system; prediction of life expectancy and manufacturer's recalls. The inspection will not include any area that has access or clearance of less than 24 inches in any direction and/or is not safely accessible from a fourteen foot ladder.

Home Inspection is based upon the "As Is" condition of the premises at the time of the inspection. It is NOT the responsibility of the Home Inspector to ensure that utilities are turned on, light pilots, turn on electrical breakers, gas valves, etc. At the appointed time of the inspection, if any utilities are not on, the home inspection will proceed on the property in the "As Is" condition. ANY RETURN VISITS TO REINSPECT AFTER UTILITIES ARE TURNED ON (IF OFFERED) WILL BE AT AN ADDITIONAL COST EQUAL TO THAT OF THE ORIGINAL INSPECTION. Time is of the essence.

Your inspector is a property generalist and is not acting as a licensed engineer or expert in every trade. If your inspector recommends consulting other specialized experts, Customer is directed to do so at Customer's expense. Any items not specifically addressed in the written report are considered beyond the scope of this inspection and are excluded. No verbal statements or information provided as a courtesy by the inspector shall expand the scope of the inspection or take precedence over the inspection report.

**I have read and agree to the above SCOPE OF INSPECTION and LIMITATIONS OF LIABILITY (on the reverse side of this document).- I agree to all the terms and conditions of this contract. I agree to pay the inspection fee stated above and read all the pages of the inspection report including any supplemental information provided.**

Customer: \_\_\_\_\_ Date: \_\_\_\_\_

## NOTICE OF COPYRIGHT

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All text, photos, graphics, artwork and other material in the Home Inspection Report are copyrighted and may not be published, rewritten or redistributed without written permission.

## LIMITATION OF LIABILITY

Inspector's liability for undetected/undisclosed defects in this inspection and report is limited to a maximum period of one year from date of inspection and is limited to a refund of the fee paid. The liability of the inspector's principals, agents, subcontractors and employees is likewise limited. This liability limitation is binding upon Customer and Customer's spouse, heirs, principals, assigns and any others who may make a claim through the Customer. Customer assumes the risk of all losses greater than the fee paid for the inspection and agrees to immediately accept a refund of the fee as full settlement of any and all claims which may arise from this inspection. Customer agrees not to alter, repair, replace or modify any disputed component or condition without the inspector re-inspecting the situation following written notice from the customer. Failure to provide written notice and the opportunity to re-inspect the component or condition prior to repair shall result in the loss of Customer's right to claim a refund. Any major dispute or controversy shall be settled by Mediation or if unsuccessful by Binding Arbitration in accordance with the Arbitration Rules of the American Arbitration Association and judgment upon the award rendered may be entered in any court having jurisdiction.

Each party signing this agreement warrants and represents that he/she has the full capacity and authority by law to execute this agreement. If this agreement is executed on behalf of Customer by any third party, the person executing this agreement expressly represents to RoadRunner Home Inspection LLC that he/she has the full and complete authority to execute this agreement on Customer's behalf and to fully and completely bind Customer to all of the terms, conditions, limitations, exceptions and exclusions of this agreement. Use of or reliance upon the findings of this inspection and report in any way binds the Customer to the terms and limitations of the inspection as noted herein and within the aforementioned "Standards of Practice". This agreement shall be governed by the laws of the State of Arizona. The parties agree that should any provision of this agreement be determined to be void or unenforceable, the remaining portions shall remain in full force and effect. If there is more than one customer as "Customer", this agreement binds all Customers. This agreement may be signed in counterpart and by fax or other electronic or mechanical means and it shall be deemed properly signed and any copy thereof can be deemed an original. Customer agrees that it does not matter whether this agreement is signed before, during or after the inspection and issuance of the inspection report,, it shall be binding.

Customer and/or Customer Representative(s) are responsible for their own safety during the inspection. Use of inspector's equipment is at your own risk. Inspector specifically advises against entering dangerous areas or manipulating equipment. The inspection is performed for the purpose of informing the Customer of the condition of the property on the day of the inspection. Customer shall indemnify and hold Roadrunner Home Inspection LLC and it's inspectors harmless from all liability, claims, demands, damages and costs and shall repair all damages arising from the inspections.

Termite Inspection is conducted via a licensed third part company and is conducted independently of the home inspection. Cost is included in the overall home inspection fee and is free only with the paid home inspection. If home inspection is cancelled and termite inspection has already been conducted, Customer is liable for a charge or \$30 to pay for the termite inspection and due upon completion of termite inspection. Lack of access for termite inspection causing a return visit will cost \$30 per occurrence.

If any stated limitation or standard is exceeded, it is done solely at the inspector's option and does not void the terms and conditions of this contract. Furthermore, if any portion of this contract conflicts with local statutes, only those sections are to be amended, the balance of the contract applies as stated. This report contains technical information that may not be understandable by the lay person. If you have questions about any part of this report, it is your responsibility to consult the inspector. Inspector is not responsible for report misunderstandings resulting from the failure to request a clarification.

In the event that the Customer is not present and the Customer's Real Estate Agent or Representative signs on behalf of the Customer, it shall have the same effect as complete inspection authorization. Use or reliance upon the findings of this inspection and report in any way binds the Customer to the terms and limitations of the inspection as noted herein and within the aforementioned "Standards of Practice".

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All inspection fees are immediately due and payable upon completion of the physical inspection of the property. Charge for a returned check is \$25.00 and payments are assessed interest at 24% per annum until paid in full.

Escrow Billing Terms - Credit Card backup payment information is required and will be used only if Escrow payment is not received within 30 calendar days from date of inspection.

Customer: \_\_\_\_\_ Date: \_\_\_\_\_