

# INSPECTIONS ARE HOME LIFESAVERS



Minor problems with your home, when left undetected for even a short period of time, can lead to major damage and costly repairs. That is why it is a good idea to have an annual checkup on your home, just like you would get an annual physical for yourself from your doctor, or even a diagnostic for your vehicle from a mechanic.

Whether you are buying a home, selling a home, or happy right where you are, there are many benefits to having a Home Inspection. In fact, many professionals will recommend homeowners have inspections annually. In many cases, it is the things you cannot see that become the biggest problems.

***Homeowners who invest in professional inspection services each year tend to spend less money on home maintenance and repairs.***

Here are the items we will inspect (if applicable):

- **Roof System/Chimneys/Attic**
- **Exterior**
- **Garage**
- **Kitchen Components and Appliances**
- **Rooms**
- **Bathroom Components**
- **Structural Components** (this includes under the building)
- **Plumbing System**
- **Electrical System**
- **Heating/Central Air Conditioning**
- **Lawn Sprinklers**
- **Swimming Pools, Equipment & Safety**
- **Out Building(s)**

## ***How much does it cost?***

*Home Inspections are paid in full prior to services rendered.*

Home up to 2,499 sq. ft.	\$299
Home 2,500 – 2,999 sq. ft.	\$349
Home 3,000 – 3,499 sq. ft.	\$399
Home 3,500 sq. ft. – 3,999 sq. ft.	\$449
Wind Mitigation Inspection	\$99

## ***Are payment plans offered?***

*Payment plans are offered to those who have selected the Annual Home Inspection Service.*

## ***How long does a Home Inspection take?***

*Typically, it takes approximately 2-3 hours to perform a Home Inspection.*

## ***When will my Home Inspection be scheduled?***

*Annual Home Inspection Services take place on the anniversary of the Inspection each year. Payments must be current for Home Inspection to be scheduled.*

## ***When will I receive my Home Inspection Report?***

*You will receive a very detailed report of the inspection and what was observed within 18-36 hours post inspection.*





# ANNUAL HOME LIFESAVER INSPECTION AGREEMENT



This contract is an agreement between the client listed below, and DARC Home Inspection to perform an inspection of the home or building listed below according to the "Standards of Practice" of the State of Florida Department of Business and Professional Regulation Home Inspectors Licensing Program. These standards of practice inform you of what a home inspector should report, and what is not expected of the home inspector to report. This inspection is a limited visual inspection as a generalist. Areas that are inaccessible are not part of this inspection including but not limited to: behind walls, furniture, under rugs, inaccessible areas and below soil. The client signing below assumes all risk for potential problems or conditions including those areas not accessible by the inspector. The Client assumes all risk for problems noted in this report that may reveal further damage during a repair or further investigation by a qualified professional. Your signature (by pen or electronically), is your acceptance of these terms and conditions. A home inspection is not technically exhaustive and the inspector does not dismantle or perform testing that is destructive. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in this building.

The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the home inspection. It will include an inspection of: Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and built-in kitchen appliances.

The home inspection report is an "opinion" of DARC Home Inspections Our interpretation of what is good or fair, may be different than yours. You are encouraged to be present at the time of your inspection so we will both have an understanding of each other's perception. The client accepts responsibility for incomplete information if the Client did not attend the inspection. Our purpose is to determine whether or not a system or component (electrical, heating, visible structure etc.) is functioning for which it was intended. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items not mentioned in this report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client who will be the person signing this contract to seek qualified specialists to investigate further any item or component that is commented on in the inspection report before closing. We are not responsible for items mentioned in this report. We are not a guarantee nor do we guarantee any items or opinions described on this report. This inspection is to reduce the risk of finding a potential problem, not to eliminate them. We are not a home warranty company nor do we carry insurance on warranty claims. It is strongly recommended that a buyer of a home consider purchasing a one year home warranty which is not part of this agreement. The limited liability of the inspector and DARC Home Inspections and the inspection report to the Client, spouse, executors or heirs or administrators are limited to a refund up to the fee paid for this inspection and report.

By payment of our fee and the Client's signature, the Client acknowledges, understands and agrees to the statements and terms contained herein, and will hold DARC Home Inspections and myself harmless to any claims made. The Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for this inspection and report. This limitation applies to anyone who claims damages or expenses of any kind incurred due to the errors or omissions in this inspection and report.

The cost of the home inspection is based upon heated square feet of the home to be inspected. Payments must be made at the time of or before inspection. DARC Home Inspections agrees to provide you with a report within three business days or sooner by providing your email address.

If a real estate transaction is involved with this report, a copy of this report will be sent to your real estate agent representative for you unless you notify us not to send a copy.

**CANCELLATION POLICY:** ANNUAL HOME LIFESAVER INSPECTIONS from DARC Home Inspections will renew automatically each year. Agreements may be cancelled with 30 days written notice at any time. If you desire to cancel, please let us know and this agreement will become null and void. There are no refunds, so we recommend if you intend on cancelling, that you do so after a year has been paid in full and services have been rendered.

**DARC HOME INSPECTIONS MUST RECEIVE A COPY OF THIS AGREEMENT SIGNED BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN (either electronically or physically). The inspector and company agrees to this agreement if it is being presented to you. By signing above you agree to the terms and conditions presented in this agreement. You also certify that you are the homeowner and/or are authorized to hire professional service companies for the home at the address listed below.**

Full Name \_\_\_\_\_

Address (of home covered under this agreement) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

Email Address \_\_\_\_\_

Monthly Payment Authorization (charged the 1<sup>st</sup> of each month)

Credit Card Type (circle one)                      Visa                      MasterCard                      Discover                      AMEX

Card Number \_\_\_\_\_

Expiration Date \_\_\_\_\_ CVV \_\_\_\_\_ Monthly Amount \$ \_\_\_\_\_

Signature \_\_\_\_\_