



9407 Blue Bird Dr.
Tampa Florida 33647
Office (813) 991-7796 Cel (813) 731-1465

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.

Client: DO NOT DELETE MASTER REPORT Report #: Matrix Master Report1
Address: Subject Property
City/State/Zip:

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by "BOSCH" INSPECTIONS", INC., (Inspector), for my/our sole use and benefit. I/We warrant that I/We will read the following agreement carefully. I/We understand that I/We are bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

STANDARD INSPECTION AGREEMENT

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a non-invasive physical examination, performed for the fee set forth below, designed to identify material defects in the systems, structures, and components of the above-referenced primary building and its associated primary parking structure as they exist in the opinion of the inspector at the time of the inspection. A material defect is a condition that significantly affects the value, desirability, habitability or safety of the building in the opinion of the inspector. Style, aesthetics, cosmetics, normal wear and tear, (such as paint and other finish blemishes, system operational quirks, minor damage, maintenance requirements), are accepted by the client/buyer during their walk through inspection of said property, and "Shall Not" be considered in determining whether a specific system, structure, or component is defective. The inspection shall be limited to those specific systems, structures, and components that are present and visually accessible. Components and systems shall be operated with normal user controls only and as conditions permit. The inspection will be performed in accordance with the National Association of Home Inspectors (NAHI) Standards of Practice in effect at the time of this inspection. This inspection is not intended to be technically exhaustive, nor is there any guarantee or warranty expressed or associated in any way with this inspection. Inspector shall prepare a written inspection report for the sole use and benefit of Client. The inspection report shall describe and identify the inspected systems, structures, and components of the building and shall identify material defects in those systems, structures, and components observed during the inspection. Client agrees to read the entire inspection report when it is received and shall promptly call the Inspector with any questions or concerns client may have regarding the real estate inspection or the inspection report.

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS: Excluded from this real estate inspection is any system, structure, or component of the building which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client has agreed is not to be inspected. The following are excluded from the scope of this real estate inspection unless specifically agreed otherwise between Inspector and Client:

- Determining compliance with installation guidelines, manufacturers' specifications, building codes, ordinances, regulations, covenants, or other restrictions, including local interpretations thereof.
- Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers.
- Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations.
- Examination of conditions related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew or the damage caused thereby.
- Certain factors relating to any systems, structures, or components of the building, including, but not limited to: adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase.
- Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood.
- Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, test or analysis.
- Examining or evaluating fire-resistive qualities of any system, structure or component of the building.
- Systems, structures, or components of the building which are not permanently installed.
- Systems, structures, or components not specifically identified in the written inspection report.
- Common areas, or systems, structures, or components thereof, including, but not limited to, those of a common interest development as defined in Florida Civil Code.
- Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties, or neighborhood.
- Operating or evaluating low voltage electrical, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, photo-electric, motion sensing, or other such similar non-primary electrical power devices, components, or systems. (There is no warranty and or guarantee that any Electrical system/component/device (s)/appliance (s) will function/operate beyond the day or time of inspection).
- Examining or operating any sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof or ejector pumps for rain or waste.

(Part A of A & B)

Initial Here _____

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Additional Services for inspecting or evaluating the excluded items listed above may be available from Inspector for an additional fee or from specialists qualified to inspect or evaluate a particular category or item. Inspector is a Professional Home Inspection Generalist and is not acting as an expert in any craft or trade. The inspection report may contain recommendations for further evaluation by an individual other than Inspector herein who is qualified as an expert or specialist. If Inspector recommends consulting other specialized experts, Client agrees to do so at their own expense. It is Client's duty and obligation to exercise reasonable care to protect himself or herself regarding the condition of the subject property, including those facts which are known to or within the diligent attention and observation of Client.

USE BY OTHERS: Client promises Inspector that client has requested this inspection for Client's own use only and will not disclose any part of the inspection report to any other person with these exceptions ONLY: one copy may be provided to the current seller(s) and their agent for use as part of this transaction only, and one copy may be provided to the real estate agent representing Client and/or bank or other lender for use in Client's transaction only.

DISPUTES/CLAIMS: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as listed herein, shall be made in writing to the inspector within 45 calendar days of taking possession of said real property. The inspector must respond within 21 days offering compromise, settlement, or refusal to remedy claim if deemed that it is not within the guidelines of the (NAHI) standards for inspection(s). Homeowner(s) must provide written factual and verifiable data/information on the item(s) claimed to be missed and that they are within the (NAHI) standards of inspection to the home inspector or company within 30 days from the refusal date of remedy by inspector(s) or company. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the inspector(s) or company. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

LIMITATIONS ON LIABILITY

Inspector's liability for mistakes or omissions in this inspection report is limited to a refund of the fee paid times two (2) for this inspection and report. The liability of inspector's principals, agents, and employees is also limited to two (2) times the fee paid. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection and report. This liability limitation is binding on client and client's spouses, heirs, principals, assigns and anyone else who may otherwise claim through client. Client assumes the risk of all losses greater than the fee paid times two (2) for the inspection. Client agrees to immediately accept a refund of the fee times two (2) as full settlement of any and all claims which may ever arise from this inspection. If this contract/report is not signed by the client or the clients representative for what ever reason at the time or prior to the inspection, for this transaction, it shall be considered signed, reviewed, and agreed to; Along with all conditions, limitations, and liability, should any part of this inspection report be referenced or referred to in any way, for any reason for any part of this real-estate transaction.

REINSPECTION: If and when a reinspection is called for or accomplished; Any and all deficiencies that are not requested to be completed by client on the proper Addendum/Amendment to Purchase and sale Agreement are hereby considered Waved, and release/indemnify Bosch Home Inspections, Inc. of any liability/responsibility for those deficiencies not repaired/corrected by licensed contractor as indicated in the original inspection report. If no reinspection is called for; On any deficiencies noted during the initial visual inspection, or identification of other deficiencies later discovered or uncovered by another entity or person(s). Bosch Home Inspections, Inc. is hereby released/indemnified from all responsibly and liability.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by binding arbitration conducted in accordance with the rule of the recognized Arbitration Association Except that the parties shall select an arbitrator who is familiar with the home inspection industry, ARBITRATOR OF CHOICE IS THE "BETTER BUSINESS BUREAU". The Arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

ATTORNEYS FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitration and other costs.

SEVER ABILITY: Client and inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, void able or unenforceable, the remaining provisions and portions shall remain in full force and effect.

I HAVE READ, UNDERSTAND AND AGREE TO ALL OF THE TERMS AND CONDITION OF THIS CONTRACT AND AGREE TO PAY FEE LISTED.

(Part B of A & B)

Signed: _____ Date: _____
Buyers Agent Authorized To Sign For Buyer's:

Signed: _____ Date: _____

Signed: _____ Date: _____

Signed: _____ Date: _____
Inspector

ADDITIONAL SERVICES:
HOUSE INSPECTION FEE:
TOTAL INSPECTION FEES:
PAID IN FULL ON RPT
PAYMENT:
DUE: