

LICENSED

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MAGNUM

INSURED

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Phone: (954) 340-6615

INSPECTIONS Inc.

PRE-INSPECTION AGREEMENT

Pre-Inspection Agreement Please Read Carefully

The undersigned (Client) hereby warrants that arrangements have been made and all needed permission obtained to allow Magnum Inspections Inc. personnel to enter and inspect the subject property commonly known as:

PROPERTY ADDRESS: _____

in accordance with the conditions and limitations set forth below and those located in the "Standards of Practice" pages in this report. Single Family Residence - Complete Inspection Including Structure, Systems and Grounds

Condominium - Inspection Of Individual Unit Including **Interior Systems only.**

Magnum Inspections Inc. has encouraged the client to be present at the inspection and the client understands that participation is at the client's own risk and peril relative to personal injury or property damage. If electing to be absent, client accepts responsibility for any incomplete information or misunderstanding arising there from which may affect the value of the inspection.

Magnum Inspections Inc. does not expressly or implied warrant or guarantee its inspection, inspection report, or the condition of the subject property, in whole or in part. The client acknowledges understanding and agreement that the liability will be limited and restricted to the cost of this inspection and on that basis and in reliance on client's understanding and agreement,

Magnum Inspections Inc. shall undertake and complete the inspection of this property.

Magnum Inspections Inc. expresses no opinion on the condition of this property beyond what is set forth in its written Inspection Report. Client understands that Magnum Inspections Inc. does not inspect for compliance with building codes or regulations of any governmental or non-governmental body or entity. The determination of the existence of potential design flaws, hidden defects, insect or other pest infestation, environmental hazards, and the adequacy of well and septic systems are specifically excluded from this inspection. This property was not inspected for any fungi other than wood destroying fungi, and no opinion on health related effects or indoor air quality is provided rendered by this report.

Client understands that this inspection is only a guide to use as part of the client's own evaluation of the overall condition of the property. It is essentially a visual examination of readily accessible areas, it could be limited by weather conditions, and that excavation, lifting of floor coverings, opening walls or ceilings, moving of furniture, personal, or stored items, disassembly of equipment, or other potentially damaging or dangerous procedures will not be performed. Client also understands that any inspection cannot be exhaustive, that it may in part rely on the random sample of some items, that every component cannot be examined, nor every defect identified. Opinions expressed regarding adequacy, capacity, or expected life of components are general estimates derived from similar components and wide variations from actual experience are not uncommon. The client is advised to consult further with an appropriate specialist on any item noted in need of repair, replacement, or further evaluation.

The liability of Magnum Inspections Inc. is strictly limited to the cost of this inspection. The client agrees that Magnum Inspections Inc. will assume no liability for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. The Client has 30 days from the date of inspection, to lodge a complaint in writing. Magnum Inspections Inc. also has the right to view the alleged claim prior to any remedies being performed. In the event of any legal action by client against Magnum Inspections Inc., to recover damages or for remedy, any legal action in which Magnum Inspections Inc. prevails, whether by dismissal or adjudication on the merits, client shall pay all reasonable costs and attorney's fees material to said action or suit incurred by or on behalf of Magnum Inspections Inc.

If Client pays for the above referenced services by check and Clients check is returned NSF, you can be held accountable for up to three times the amount of the check as per Florida law.

Was client present to sign pre-inspection agreement? Yes: No:

Code Inspection Visual Inspection:

Un-signed Pre-Inspection Agreement will revoke all Clients' rights. Magnum Inspections Inc. and Eric Van De Ven are separate entities. I, the undersigned (Client) have signed this document under no duress of any kind and understand all implications of this agreement.

Client: _____

Inspector: Eric Van De Ven

Signature of Client: _____

Read, understood, and agreed on this date: August 31, 2007

CONDITIONS AT INSPECTION

WEATHER

Clear:

Cloudy:

Dry:

Rain:

PERSONS PRESENT

Buyer:

Seller:

Agent(s):

Inspector:

ITEMS LIMITING INSPECTION: Personal items, storage, furnishings, etc.

HAS THERE BEEN ANY RECENT PAINTING, IF YES, WHERE: No.

ITEMS EXCLUDED BY PERSON ORDERING REPORT: No.

Note: Some inspected items may be excluded by the real estate contract. Contact a Realtor or an Attorney for clarification.

COMMENTS: _____