

OKLAHOMA INSPECTION SERVICE<sub>LLC</sub> / OKLAHOMA HOME INSPECTION SERVICE<sub>LLC</sub>  
P. O. BOX 946 NORMAN, OKLA. 73070  
NORTH (405) 949-9955 SOUTH (405) 366-8889  
FAX (405) 364-0044 TOLL FREE 1-800-460-0889  
OKLAHOMA STATE LICENSES #79, #638  
BONDED AND INSURED

**PRE-INSPECTION CONTRACT**

CURRENT DATE: \_\_\_\_\_

CLIENT: \_\_\_\_\_

ADDRESS OF THE PROPERTY TO BE INSPECTED:

CURRENT  
MAILING ADDRESS: \_\_\_\_\_

CITY/STATE: \_\_\_\_\_ ZIP \_\_\_\_\_

CLIENT PHONE #: \_\_\_\_\_ CLIENT E-MAIL: \_\_\_\_\_

REALTORS NAME: \_\_\_\_\_ PHONE # \_\_\_\_\_ E-MAIL: \_\_\_\_\_

PLEASE READ THIS AGREEMENT CAREFULLY

1. O.I.S./O.H.I.S. will perform the inspection of the subject property in accordance with the Oklahoma State Standards of Practice-Title 310. This is not an inspection to determine municipal code violations. Code violations are beyond the scope of this inspection and are not repair items.

2. The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. The inspector(s) cannot find every fault with the property within the short time frame of the inspection. The inspector(s) is/are professionals and will inspect every property with the intent of finding as many defects as possible. The client understands that the inspector(s) is/are a generalist, that the generalist type inspection and report is an unbiased opinion based upon the experience of the individual generalist inspector(s), and that the inspector(s) is/are not an expert in every craft or profession. The inspection does not include detached storage buildings or in ground/ slab/wall- pipes or wires (such as: septic or sewer systems, gas or electric lines). The client agrees to assume all the risk for conditions, which are concealed from view or inaccessible to the inspector(s) at the time of the inspection.

CLIENT INITIAL: \_\_\_\_\_

3. This inspection is not intended to be technically exhaustive nor is it considered a **guarantee of warranty, expressed or implied, regarding the condition of the property, items and systems inspected and it should not be relied on as such.** Neither O.I.S./O.H.I.S. nor its inspector(s) will be held responsible or liable for any repairs or replacements regarding the property, systems, components, or the contents therein. O.I.S. / O.H.I.S. are neither a guarantor nor insurer.

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**MEMBER OF ORCIA-OKLAHOMA RESIDENTIAL AND COMMERCIAL INSPECTION ASSOCIATION**

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4. THE INSPECTION AND REPORT DO **NOT** ADDRESS AND ARE NOT INTENDED TO ADDRESS THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR POLLUTANTS, MOLD(S), TOXIC OR FLAMMABLE CHEMICALS, WATER OR AIRBORNE RELATED ILLNESS OR DISEASE, AND ALL OTHER SIMILAR OR POTENTIALLY HARMFUL SUBSTANCES AND CONDITIONS. THE INSPECTOR(S) ARE NOT QUALIFIED TO DETECT CHINESE DRYWALL. ACCORDINGLY THE ISSUE OF CHINESE DRYWALL (AND IS POTENTIAL PROBLEMS) IS BEYOND THE SCOPE OF THIS INSPECTION. WE URGE THE CLIENT TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION OR TESTING OF THE ABOVE IS DESIRED. ALSO **EXCLUDED** ARE INSPECTIONS OF AND REPORTS ON SWIMMING POOLS, SPAS, WELLS, SEPTIC SYSTEMS, SECURITY SYSTEMS, CENTRAL VACUUM SYSTEMS, WATER SOFTENERS, HUMIDIFIERS, FIRE AND SAFETY EQUIPMENT, AND THE PRESENCE OR ABSENCE OF RODENTS, TERMITES AND OTHER INSECTS.

CLIENT INITIAL. \_\_\_\_\_

5. FOUR COMMON PROBLEMS: (1) Furnace heat exchangers are inspected within the limits of the individual furnace. Heat exchangers are subject to temperature extremes and capable of malfunction at any time. Heat exchangers are not implied to be free of defects for purposes herein. (2) Roof surfaces are usually inspected from the eaves using a ladder, or from walking upon the roof surface. Roof surfaces of two story properties, covered with precipitation, or with wood, clay, or metal shingles, may be evaluated only from the ground with the aid of binoculars to avoid damage to the roof surface, and risk to the inspector. An acceptable rating of the roof surface does not imply that the roof surface will be acceptable for hazard insurance coverage or mortgage loan requirements. The hazard insurance vendor must be consulted independently for roof acceptability and/or insurability. (3) Frequency of past moisture infiltration into sub-grade areas, such as basements, crawl spaces, or in ducts is often difficult to identify. The inspector offers no assurance that the crawl space, air ducts, or basement, has not in the past, or **will not** in the future, suffer from moisture infiltration which may result in conditions of high humidity requiring substantial repair or improvements. (4) Many neighborhoods have soil, which reacts to moisture changes resulting in damage to property. The homeowner can often reduce damage to the home resulting from changes in soil moisture by proper site management. The prediction of structural activity or damage to the home is **not** offered in this inspection.

6. FIVE WAYS TO AVOID PROBLEMS AFTER CLOSING: (1) Insist all the recommendations on the inspection report be preformed. It is common for other problems to be identified during the repair process that were not known at the original inspection. All identified problems are hereby part of the inspector inspection report. (2) Request the exclusive use of professional contractors in the respective trade to make the identified repairs. Amateur repairs may fail after closing, resulting in higher repair costs to the Client. (3) Read the sellers disclosure/disclaimer statement. Ask for documentation confirming all repairs or improvements that are mentioned in the seller's statement. (4) Request all of the identified repairs be completed well in advance of the closing to give you plenty of time to check the finished repairs.

5. Purchase a home warranty, which covers the property for one year from date of the closing or possession of the property.

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7. O.I.S. / O.H.I.S. performs this inspection and report for the sole, confidential and exclusive use and possession of the client. O.I.S./O.H.I.S. assumes no responsibility or liability to any third parties in connection with the inspection or report. The report is non-transferable. O.I.S./O.H.I.S. may furnish a copy to all parties involved with the sale of the property.

**CLIENT INITIAL:** \_\_\_\_\_.

8. Any matter concerning interpretation of this contract, of the inspection report, or claim based upon either of them shall be subject to mediation between the parties: or failing such mediation shall be resolved by arbitration rules of the American Arbitration Association, except the rules concerning arbitrator selection. The (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of the Oklahoma Residential and Commercial Inspection Association with at least five years of home inspection experience. Actual damages for any breach of contract, negligence, or otherwise are limited to the amount of the inspection fee.

9. The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the inspector and the client. Any particular concern(s) of the client must be brought to the attention of the inspector before the inspection begins. The written report will not substitute for client's personal presence during the inspection. Profiling any building with any reporting system is virtually impossible. Unless the client attends and participates in the inspection process itself, the client will have no chance of gaining all of the information offered. O.I.S./O.H.I.S. strongly encourages the clients attendance and participation. Most clients find interacting with O.I.S./O.H.I.S. inspectors a invaluable learning experience. As a result clients are better able to understand the results of the inspection.

The undersigned have read, understood and accepted the terms and conditions of this contract and agree to pay the inspection fee in the amount of \$\_\_\_\_\_ upon completion of the inspection of the designated property. I agree to pay this fee at or before closing date or at the time of the inspection. If the fee is paid after the inspection date, or at closing a \$45.00 filing fee will be added.

CLIENT(S) SIGNATURE: \_\_\_\_\_

HOW DID YOU HEAR ABOUT OKLAHOMA INSPECTION SERVICE /OKLAHOMA HOME INSPECTION SERVICE:

Internet search\_\_\_\_\_ Internet Yellow Pages\_\_\_\_\_ Realtor Referral\_\_\_\_\_

Friend Referral\_\_\_\_\_ Yellow Pages Book\_\_\_\_\_ Other\_\_\_\_\_

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