

NEW HOME INSPECTION AGREEMENT PUNCH LIST OR WARRANTY INSPECTION

Client Name:

Client Address:

Inspection Address:

Home Phone No.:

Fax Phone No.:

Business Phone No.:

e-mail address

We the undersigned do hereby employ Golden Rule Home Inspections (GRHI) to conduct the final punch list inspection on the above referenced new construction (inspection) address under the following terms and conditions:

1. Price for the Final Punch List Inspection is to be \$425 for up to 1,700 sf under air, plus \$15 per 100 sf or part thereof additional (plus \$40 each for a pool, spa, dock, boat lift, or wood deck, \$75 for a seawall (\$175 for Marco Island).
2. GRHI will check for normal workmanship.
3. GRHI will provide the client, and anyone else the client designates, a written report of our findings.
4. GRHI will not be responsible to check for code compliance, but will note code violations observed. We are generalists, and therefore, not completely knowledgeable on all codes. We do have a good working understanding of the codes as a General Contractor would, but not as good as each subcontractor for their own trade. Code conformance is the responsibility of the Building Department, Builder, and subcontractors.
5. Once the Builder states that the items on the inspection report requiring correction have been corrected, and if the client instructs us to verify the completion on another field visit, there will be an additional charge of \$175 for the first hour plus \$145 per hour thereafter plus any travel charges listed below. Prior progress inspections are available at the aforementioned rates.
6. If for any reason the project is not ready for inspection when GRHI is told to inspect or access is not provided to site, there will be a \$175 charge (plus travel charges listed below) for loss of the time slot and expenses to come back and re-inspect at another time.
7. In order for home to be ready for inspection the Builder must have made up their own "Punch List" and completed 99.9% of the list. If house is not ready for inspection GRHI will have the option to inspect home at a cost of \$200 including one man hour, plus \$145/man hour, or to re-schedule inspection with additional charges as per paragraph 6.
7. GRHI will provide its best efforts to inspect the home but will not guarantee the Builder's workmanship or conformance to plans. Construction is extremely complicated. Our service is to provide another level of professional inspection to help your Builder provide the product you are expecting.
8. It is the responsibility of the client to call us directly, or have the Builder call to inform us when an inspection is required.

Authorized signature: _____ Date: _____

Len Gluckstal, President, GRHI

Agreed to by: _____ Date: _____

_____ Date: _____

Terms: COD check or credit card: Print name on card: _____

Visa: Master Card: Card # _____ Expires: _____

Address of card holder if different than above: _____

Note: Prices effective 5/19/06, subject to change prior to written agreement. Add \$40/inspection for Marco and Pine Islands, \$50 for Sanibel, and \$75 for Captiva Islands. Add \$35/inspection north of Peace River and \$50/inspection west of the Myakka River - both in Charlotte County, and \$70/inspection in Sarasota County.