HOME INSPECTION AGREEMENT

Street address	City	State / ZIP	Inspection date	Start time
1426 East Laguna Drive	Tempe	AZ 85282	10/07/2026	8:00 AM

Client(s) or authorized agent	Phone	Email
Andre and Tasha Coleman	(480) 555-0136	tasha.coleman@sonoranmail.com

Inspection company	Phone	Email
Copper State Home Inspections, LLC	(602) 555-0174	brian@copperstateinspect.com

Business address	Certified home inspector	Certification number
4801 East Washington Street, Suite 140, Phoenix, AZ 85034	Brian Kessler	58214

1 Purpose of the inspection

The purpose of the inspection is to give the client a better understanding of the property conditions, as observed at the time of the inspection.

- [x] Buyer's inspection before purchase
- [ ] Seller's inspection before listing
- [ ] Other purpose: _____

2 Standards of practice

This inspection is performed in accordance with the Standards of Professional Practice adopted by the Arizona Chapter of the American Society of Home Inspectors on October 27, 2023, which A.A.C. R4-30-301.01(A) requires of every certified home inspector.

The inspector will observe the readily accessible installed systems and components listed in sections 4 through 12 of those Standards, then give the client a written report.

3 Services and fee

- [x] Home inspection of the structural components, exterior, roofing, plumbing, electrical, heating, cooling, interiors, and insulation and ventilation.
- [ ] Pool and spa inspection, under the pool and spa standards in A.A.C. R4-30-301.01(B).
- [ ] Other services: _____

Home inspection fee	Pool and spa	Other services	Total fee	Payment due
$425	$0	$0	$425	At the inspection

4 Left out at the client's request

The client asked that these systems or components be left out of the inspection (SOP 2.3.B):

None

5 What the inspection does not cover

The inspection is visual, not technically exhaustive, and will not identify concealed conditions or latent defects (SOP 3.1.A). It is not a warranty or guarantee of any kind (SOP 3.2.B.1).

The inspector is not required to report on the life expectancy of any system, the causes of a needed major repair, the methods and costs of corrections, code compliance, market value, or whether to buy the property (SOP 3.2.A).

The inspector is not required to report on pests such as wood damaging organisms (SOP 3.2.A.9). Signs of them noted in the report are not a Wood Destroying Insect Inspection Report (WDIIR) or a treatment recommendation (A.A.C. R3-8-201(E)(4)). For those, the client should hire a licensed pest control company.

The inspector is not required to test for mold, radon, or other environmental hazards, move furniture or stored items that block access, or enter areas that could be damaged or are dangerous (SOP 3.2.B). Wells, septic systems, sprinklers, irrigation, and solar systems are not observed (SOP 6.3, 7.3.F).

6 The report

The inspector gives the client a written report that describes the systems in sections 4 through 12, says what was not inspected and why, states each item's condition in defined terms, and lists anything in need of immediate major repair with a recommendation (SOP 2.2.C).

Report delivery date: 10/08/2026

Arizona sets no deadline for the report, so the client and the inspector agree on the date above.

The report is for the client. The client approves sending a copy to:
Megan Ruiz, buyer's agent, Sun Valley Realty

7 Disclosures

Conflict of interest (A.A.C. R4-30-301(7)):

- [x] The inspector has no conflict between the duty to the client and the inspector's own interest or another client's.
- [ ] The inspector discloses this conflict: _____

The inspector takes pay for this inspection only from the client, unless every party gets full written disclosure and gives express written consent first (A.A.C. R4-30-301(8)). The inspector pays no referral fee to a real estate company or agent, and pays or takes none tied to fixing defects found. For 24 months after the inspection, the inspector and the inspector's firm will not do or offer paid repairs on this property, or have a financial interest in them (A.A.C. R4-30-301.01(C)).

- [x] The client agrees to sign this agreement and receive the report electronically.

8 Signatures

The Standards require this written agreement before the report is delivered (SOP 2.2.A). The inspector asks for it before the inspection starts. By signing, the client agrees to the purpose, services, fee, and terms above.

Andre Coleman
Client or authorized agent signature

10/05/2026
Date

Tasha Coleman
Client or authorized agent signature

10/05/2026
Date

Brian Kessler
Home inspector signature

10/05/2026
Date