HOME INSPECTION AGREEMENT AND SCOPE DISCLOSURE

Street address	City	State / ZIP	Inspection date	Start time

Client(s)	Phone	Email

Inspection company	Phone	Email

Business address	Licensed home inspector	DBPR license number

1 License copy and scope disclosure

"Prior to contracting for or commencing a home inspection, a home inspector shall provide to the consumer a copy of his or her license to practice home inspection services in this state and a written disclosure that contains the scope and any exclusions of the home inspection." (s. 468.8321, F.S.)

☐ The client received a copy of the inspector's license on: _____

This agreement is the written scope disclosure. Sections 2 through 5 set out the scope and every exclusion.

2 Scope of the inspection

The inspector will perform a limited visual examination of the readily accessible installed systems and components checked below (s. 468.8311(4), F.S.), following the Standards of Practice in Rules 61-30.801 through 61-30.811, F.A.C. Where a home has several of the same component, a representative number is inspected (Rule 61-30.801(3)).

☐ Structure (61-30.802)
☐ Electrical system (61-30.803)
☐ HVAC system (61-30.804)
☐ Roof covering, attic ventilation, and insulation (61-30.805)
☐ Plumbing system (61-30.806)
☐ Interior components and appliances (61-30.807)
☐ Exterior components (61-30.810)
☐ Site conditions that affect the structure (61-30.811)

A system left unchecked is excluded from the inspection.

3 Additional services and fee

The Standards leave these out, so each is done only when checked (Rule 61-30.801(7)(a)):

☐ Wind mitigation form (OIR-B1-1802)
☐ 4-point inspection for an insurer
☐ Roof inspection for an insurer
☐ Swimming pool and spa
☐ Dock, seawall, or boat lift
☐ Other: _____

Home inspection fee	Additional services	Total fee	Payment due

4 Left out by written agreement

The client and the inspector agree in writing to leave these systems and components out of the inspection (Rule 61-30.801(7)(c)):

_____

_____

5 What the inspection does not cover

A home inspection is a limited visual examination, not a technically exhaustive one. It does not include the prediction of future conditions (Rule 61-30.801(1)), engineering or architectural services (Rule 61-30.802(4)), or estimates related to the cost of repair (s. 468.8323(2), F.S.). It is not a warranty, an insurance policy, or a building code inspection.

The Standards do not require the inspector to inspect private waste disposal (septic) systems, wells, water conditioning, solar water heating, fire sprinklers, or irrigation (Rule 61-30.806(3)); generators, solar panels, batteries, security alarms, or low voltage wiring (Rule 61-30.803(3)); heat exchangers, humidifiers, or internal coils and pans (Rule 61-30.804(2)(c)); or screens, shutters, awnings, fences, outbuildings, swimming pools, seawalls, break-walls, boat lifts, or docks (Rule 61-30.810(3)). These are left out unless section 3 adds them.

The inspector need not walk a roof that is unsafe or could be damaged (Rule 61-30.805(4)), enter an attic or crawl space that is unsafe or too tight (Rule 61-30.802(3)), move furniture or stored items (Rule 61-30.810(4)), or operate a system or appliance that is shut down or could be damaged (Rule 61-30.807(4)). Geological, geotechnical, and hydrological conditions are not inspected (Rule 61-30.811(3)).

Termites and other wood-destroying organisms are not part of a home inspection. The Wood-Destroying Organisms Inspection Report (FDACS-13645) comes from a licensed pest control company. Mold, radon, asbestos, and lead paint testing are not included.

6 The report

After the inspection, the inspector gives the client a written report (s. 468.8323, F.S.). It lists the systems and components inspected that, in the inspector's professional opinion, are significantly deficient or near the end of their service lives, says why when that is not self-evident, and lists anything present but not inspected, with the reason. It also gives recommendations for correction, monitoring, or further evaluation (Rule 61-30.801(6)).

Report delivery date: _____

Florida 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:

_____

7 Inspector disclosures

The inspector holds the Florida home inspector license shown above and carries commercial general liability insurance of not less than $300,000 (s. 468.8322, F.S.).

The inspector and the inspector's company have no financial or transfer interest in this property, and will not perform or offer to perform repairs on it. They pay no referral fee to any broker or agent. Neither the inspection nor the fee depends on the conclusions in the report, preestablished findings, or the close of escrow (s. 468.8319(1)(f) through (i), F.S.).

☐ The client agrees to sign this agreement and receive the license copy and the report electronically.

8 Signatures

By signing, the client confirms getting a copy of the inspector's license and this written scope disclosure before the inspection, and agrees to the scope, exclusions, and fee above.

_____ _____

Client signature Date

_____ _____

Client signature Date

_____ _____

Home inspector signature Date