



**THE GREAT INDOORS**  
 Making Your Home a Safehaven

**Jason Colby,**  
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 Indoor Environmentalist & Mold  
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## Mold Pre-Inspection Agreement

<b>Customer Name:</b>				
<b>Property Address:</b>				
<b>Inspection Date/Time:</b>				
<b>Present:</b>	Buyer/Agent <input type="checkbox"/>	Seller/Agent <input type="checkbox"/>	Tenant <input type="checkbox"/>	Owner <input type="checkbox"/>

Please read and sign this Pre-Inspection Agreement, which is intended to be a legally binding contract. This document explains the Scope of the Inspection, Terms and Conditions, Limitations of Liability, and an Arbitration Agreement. This is an Agreement between the undersigned Client and the Inspectors, pertaining to our inspection of the property listed above. The terms below govern this Agreement.

### 1. PURPOSE/SCOPE OF THE MOLD INSPECTION

The purpose of the mold inspection is to identify and report signs of potential mold growth along with conditions that are conducive to mold growth as evident to the inspector on the day of inspection. The inspection is a non-intrusive, visual examination performed for a fee identified below, and is limited to the primary building, unless added for an additional fee. The inspection includes inspection of readily accessible components and systems.

### 2. LIMITS OF THE MOLD INSPECTION

The mold inspection is limited to the readily accessible and visible systems and components of the home. The inspector will not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct this inspection or otherwise to expose concealed or inaccessible conditions. The inspection will not include destructive testing of any kind.

### 3. GENERAL EXCLUSIONS

Unless otherwise indicated in writing, we will not test for the presence of radon, a harmful gas. We will not test for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. We do not inspect termite or pest infestation (although we may mention signs of the aforementioned if we notice it). Unless otherwise indicated in writing, we will not test for compliance with applicable building codes. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

**4. STANDARDS OF PRACTICE**

Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the National Association of Mold Remediators and Inspectors (NAMRI) in effect at the time of this inspection.

**5. MOLD SAMPLING**

You agree to allow us to take tape lift samples throughout the home, and they will not be returned. We agree to perform up to 15 tape lift samples per inspection without additional charge. Any additional tape lift samples will be an additional charge of \$20/each. We will only perform air sampling or swab testing at the customer’s request, and will do so for an additional charge per item.

**6. WRITTEN REPORT**

We will provide you with a written report identifying the defects that we (1) observed and (2) deemed material. Unless the report is expedited, the report will be furnished within (7) business days from the date of the inspection. The report will be delivered through email when it is completed. For an additional \$50, you may have the report expedited, in which case you’ll get the report within (3) business days. **EXPEDITE:**

**7. FEE**

The fee for our inspection is \$\_\_\_\_\_, due when the inspection is complete. We will send an itemized invoice through email for your records, as well as a receipt for your payment.

**8. ARBITRATION**

Our inspection and report are for your use only. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provides the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our analysis and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law. Any dispute, controversy, or claim related to or arising out of this Agreement or the underlying analysis and/or report, including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation shall be submitted to arbitration pursuant to South Carolina code 15-48-10.

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE ACCESS TO IT.

\_\_\_\_\_  
CLIENT (Date)

\_\_\_\_\_  
CLIENT (Date)

I would like a copy of this agreement sent to my email with my report.