

Agreement for Manufactured Home Inspection Services – South Carolina

Please attach a map or driving instructions to the property.

Borrower/Client	Lender
	Contact person
Address to be inspected	Current mailing address
Does the house reside in its original location? YES NO	
Home telephone number	Telephone
Work telephone number	FAX Number
Contact person for access to site	Contact person's telephone number
Mortgage Company Name & Address	Closing Attorney's Name & Fax Number
Type of inspections and scopes of work (mark all that apply)	Fees:
<input type="checkbox"/> FHA - Verifying compliance with the prescriptive requirements of HUD Handbook 007487 Permanent Foundations Guide for Manufactured Housing.	\$375.00 (+ travel if applicable) for most Lenders. \$495.00 (+ travel if applicable) if Engineer is required.
<input type="checkbox"/> Freddie Mac – Verifying compliance with requirements of BB&T's guidelines as outlined by the Freddie Mac Seller's Guide 22.21 for manufactured housing.	\$375.00 + travel if applicable
<input type="checkbox"/> Septic Inspection – Inspection of the septic system for visible malfunctions.	\$115.00 with a foundation inspection, \$375.00 + travel if applicable without \$495.00 (+ travel if applicable) if Engineer is required.
<input type="checkbox"/> Septic/Well Distance - Determining the locations of the well, septic tank and drain field.	No Charge with septic inspection, \$375.00 + travel if applicable without
<input type="checkbox"/> Water Test - Collecting water samples to test for coliform and fecal bacteria's, lead, nitrate, and nitrite.	\$115.00 with a septic inspection, \$375.00 + travel if applicable without
<input type="checkbox"/> Over Height – Engineered design of manufactured home foundation that exceeds 36 inches.	\$375.00
<input type="checkbox"/> Decks – inspection of the site built decks that have been added to the home.	No charge if inspected at time of original inspection.
<input type="checkbox"/> Other _____	Fees are based on a time and expense. Call for rates.

This is an agreement by and between the Borrower/Client and Criterium-Chipman Engineers (the Engineer), to perform the scopes of work for the manufactured home described above. This agreement covers the first inspection and **all** re-inspections for the subject property. The Borrower/Client is responsible for all fees for these inspections. This is intended to be a legally binding agreement.

These are limited inspections based on visible evidence readily available during the inspection. The Engineer will use his skill and judgment to provide an informative and unbiased report. The Borrower/Client understands that no inspection can reveal every detail of a structure or equipment that might be of interest. The verbal and written reports are not to be construed as guarantees or warranties of the condition of the buildings and grounds. The Engineer's maximum liability for loss suffered by the Borrower/Client due to any cause is limited to the amount of the Engineer's fee paid by the Borrower/Client. **This shall be the sole exclusive remedy for any loss suffered by the Borrower/Client arising out of the Engineer's performance under this agreement.**

The Client understands that the inspection does not include discovering or evaluating any hazardous materials, including, but not limited to, mold, mildew, fungi, toxins, and carcinogens. If the Engineer knowingly finds and recognizes such substances during an inspection, the Client will be informed as a courtesy, either verbally or in writing. However, the Engineer does not assume any liability whatsoever for any failure to report hazardous materials, or for any damage or harm caused by any such substances. The Client is responsible for deciding if further investigation or testing is necessary, and for employing an independent and qualified professional to perform those services.

Unless other arrangements are made, the Engineer will perform the inspection and FAX the report within three business days after this agreement is received at the Engineer's office. If the property is occupied, the Borrower/Client shall arrange for prompt, clean, and safe entry to all portions of the property including unlocking all access doors to crawl spaces.

The Engineer's fee is due prior to any inspection or other work being completed unless prior arrangements have been made. The Borrower/Client agrees to notify the Engineer of any cancellation or postponement of the inspection at least 24 clock hours prior to the scheduled time and date or to pay a cancellation fee equal to 25% of the inspection fee. If the purchase or loan transaction is cancelled or postponed for any reason after the inspection is performed, the fee shall be remitted to the Engineer's office within 10 calendar days. The Borrower/Client agrees to pay a 1 ½ % per month service charge (18% A.P.R.) on any overdue account. The Borrower agrees to pay all attorneys' fees, court costs, collection agency fees and all other additional costs, including the labor of the Engineer and his staff at their customary billing rates that the Engineer incurs to collect an overdue account.

The Borrower/Client acknowledges that he/she has read and understands this contract, and has received a completed copy.

Borrower or representative signature

Date

Printed or typed name

**To start the inspection process, please FAX this completed form to 828-726-1664
Criterium-Chipman Engineers, Post Office Box 1177, Hudson, NC 28638, 1-800-345-4921**