



INSPECTION AGREEMENT
(PLEASE READ THIS AGREEMENT CAREFULLY.)

COMPANY agrees to conduct an inspection for the purpose of informing the CLIENT of major deficiencies in the condition of the property in accordance with the American Society of Home Inspectors (ASHI) STANDARDS. The inspection and written report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT; the report is nontransferable.

The written report will include the following only:

- * General exterior, including roof, siding, windows, chimney, drainage and grading
- * Structural condition of foundation & frame
- * Electrical, plumbing, hot water heater, heating and air conditioning
- * General interior, including ceilings, walls, floors, windows, insulation and ventilation

Maintenance and other items may be discussed but they are not a part of the inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind and is only based on the inspector's opinions.

It is understood and agreed that the inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. The Inspector is not liable for non-visible, obscure and/or concealed faults. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be moved or dismantled. Detached structures, except for garages, are not included.

The inspection and report do not address, and are not intended to address, the possible presence of, or danger from, potentially harmful substances and ENVIRONMENTAL HAZARDS; including but not limited to, asbestos, lead paint/pipes/solder, radon, urea formaldehyde, toxic wastes, polluted water, contaminants, all pollutants and hazardous materials.

MOISTURE EQUALS MOLD - Moisture may be found in the structure during our visual inspection. If moisture is found, then it is scientifically known that moisture and mold are inter-related. We do not claim to have the background, education, or experience necessary to formulate an opinion as to the existence or non-existence of mold. If moisture is listed in any portion of the report, then we want our client's to understand that mold may also be present and that they should meet with the experts of their choice who have the background, education and experience to help them.

Auxiliary systems such as Alarm, Solar, Private Water, Private Sewer, Security, Sprinkler, Elevator, Intercom, Central Vacuum, Swimming Pools, Stand-alone Space Heaters & Air Conditioners, Hot Tubs, Saunas, or any system not considered a part of the major building systems are not a part of the inspection process. In addition, no inspection for household insects or rodents will be done.

The parties agree that the COMPANY, and its employees and agents, assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. COMPANY IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.

It is understood and agreed that should COMPANY and/or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, then the liability of COMPANY and/or its agents or employees, shall be limited to a sum equal to the amount of the fee paid by the CLIENT for the Inspection and Report.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appeal able arbitration to the American Arbitration Association in accordance with it's Construction Industry Arbitration Rules, unless the parties mutually agree otherwise. In the event of a claim, the client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make a claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

The parties agree that the faxed copy of the agreement is to be relied upon in lieu of the original. Acceptance and understanding of this agreement are hereby acknowledged:

	Date _____
Client	
Guy Wikman (Inspector)	Date _____