



Date:

Dear: Client

This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property at:

The terms below govern this Agreement.

1. The report is only supplementary to the seller's disclosure
2. The fee for our inspection is payable in full at the end of the appointment unless other arrangements have been accepted. Inspection Work does not exceed three hours unless a written agreement has been included. I will email your inspection report to **email** and I have your contact of 555-555-5555.
3. ****No house is perfect. If I identify an issue it does not mean you should not buy the house. Nor does it mean the seller should be required to fix every item identified by my report. Although those items may be subject to further negotiation because of the inspection. Rather, the intent of the inspection is to identify areas that may require further attention by other professional or industry experts.**
4. The general home inspection report will review the condition of the home's i) heating and central air conditioning systems (temperature permitting) and interior plumbing and electrical system., ii) roof, attic, and visible insulation, iii) walls, ceilings, floors, window, and doors, iv) foundations, basement, and visible structure. The interior of walls and suspended ceilings are not evaluated. Attics not specifically designed for safe pass through will not be entered. Crawlspace less than 3 feet high if deemed unsafe may be excluded from inspection. The home inspection is a visual and based on the experience and opinion of the inspector. It is not an assessment of compliance with building codes and not intended to be technically exhausting or an engineering study.
5. The purpose of the examination is to describe observable major defects that require repair. No destructive probing or dismantling of components is done. The inspection report cannot predict future life expectancy, failure of any component, or structural integrity.

6. The report is not a substitute for an insurance policy or a manufacture's warranty. We are not affiliated with any companies that offer Home Warranty Programs nor are we associated with other professionals that may offer repair services.

7. The scope of our inspection is defined by the inspection packaged that was selected by either your relator or by you. The current defined inspection packages are posted at <http://www.andersonhomeinspectionofidaho.com>

8. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. We do not enter unsafe areas and "confined space" as defined by OSHA. Areas of the home/building not accessible will be documented and excluded from report; additional fees may apply for re-inspections.

9. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) posted at <http://www.andersonhomeinspectionofidaho.com>. You understand the SOP contains limitations, exceptions, and exclusions.

10. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or 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.

11. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. 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 provide 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 inspection 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.

12. **LIMITATION ON LIABILITY AND DAMAGES.** We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damage is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee.

13. We do not perform engineering, electrical, 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.

14. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we

can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

15. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim.

16. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

17. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

18. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement

14. You may not assign this Agreement.

18. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

(Client) _____ date _____

Steven Anderson, CPI

