

PRE-INSPECTION AGREEMENT

Client's name:

Client's cell:

Client's email:

Realtor's name:

Realtor's cell:

Realtor's email:



H&H Home Inspections



I, the client, authorize sharing privileges with the realtor named above.

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

Street Address

Year Built:

City

State Zip Code County

SqFt:

The terms below govern this Agreement.

1. The fee for our inspection is \$Price, payable prior to inspection commencing.
2. 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. The report is only supplementary to the seller's disclosure.
3. It is the understanding that you the client have contracted permission from the owner of the property at the address listed above for our services to be rendered.
4. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of ASHI. Follow the provided link for a complete SOP [https://www.homeinspector.org/files/do cs/ standards_updated3-4-2015.pdf](https://www.homeinspector.org/files/do%20cs/standards_updated3-4-2015.pdf). If your jurisdiction has adopted mandatory standards that differ from ASHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that ASHI's SOP contains limitations, exceptions, and exclusions. You understand that ASHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.
5. 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. 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.
6. 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.

6. 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 damages 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.
7. 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.
8. The Client recognizes that this report is solely for the benefit of the Client and that any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.
9. 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.
10. We will not be responsible for any damages and/or loss occurs at the "property" that is not caused by direct negligence by the inspector.
11. The client agrees to allow the inspection company to re-inspect before changing the condition of the problem, except in an emergency. Failure to allow the inspection company the opportunity to re-inspect, as required above, shall constitute a waiver of any and all claims client may have against the Company
12. 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.
13. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.
14. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.
15. You may not assign this Agreement.
16. 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.
17. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.
18. The inspection fee is subject to change if it is found that; the square footage provided is inaccurate, the home has a crawl space that was not previously disclosed, and/or there are detached structures that were not previously disclosed are being requested to be inspected.
19. A cancellation fee may be imposed if the inspection is cancelled with less than 24 hours of notice.

client