



20/20 HOME INSPECTIONS
Quick. Accurate. Reliable.

Total Fee: \$ _____

Paid By: Check Cash Credit Card

PRE-INSPECTION AGREEMENT

Client(s): _____
Address: _____
City: _____ **State:** _____ **Zip:** _____
Email address: _____ **Phone #:** _____

Property Being Inspected

Address: _____
City: _____
State: _____ **Zip:** _____

20/20 Home Inspections, LLC (hereinafter referred to as "Company") agrees to perform a home inspection of the subject property for the purpose of providing Client information on any major deficiencies in the condition of the property. The Home Inspection Report ("HIR") is prepared by Company for the sole use of Client and is considered exclusive and confidential. The HIR is not designed to be technically exhaustive and unexpected repairs should still be anticipated. The focus of the HIR is on the following areas as they relate to the subject property:

- Structural condition and basement
- Electrical, plumbing, water heater, heating, and cooling
- Quality, condition, and life expectancy of major systems.
- General interior, including ceilings, walls, windows, insulation and ventilation
- General exterior, including roof, gutter, chimney, drainage, grading
- Kitchen and installed appliances

All parties understand and agree that this inspection will only cover readily accessible areas of the home or structure and is limited to visual observations by the inspector at the date and time of the inspection. Transient conditions or otherwise not visible deficiencies are not included in this HIR. Inspector will not re-arrange furniture or dismantle equipment or home systems. Similarly, systems or equipment needing maintenance may be mentioned in the HIR but are not a part of the inspection. The HIR is not designed nor intended to be used to assess compliance with any regulations or codes.

Unless specifically identified as such, the HIR will not report on nor address the possible presence of harmful substances or environmental hazards, including but not limited to radon gas, lead paint, asbestos, mold, mildew, urea formaldehyde, toxic or flammable chemicals, soil contamination, and water and airborne hazards. Also excluded from the HIR unless specifically identified as included are swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment, and the presence or absence of rodents, termites, and other insects.

The parties hereby agree that the Company and its agents and employees, assume no liability or responsibility for any costs associated with unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage, or bodily injury of any kind. **THE HIR IS NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF THE INSPECTED STRUCTURES INCLUDING THEIR ASSOCIATED SYSTEMS AND EQUIPMENT.**

All parties agree that should Company and/or it's agents or employees be found liable for any loss or damages resulting from a failure to perform on its obligations, including but not limited to negligence, breach of contract, or otherwise, then the liability of Company and/or its agents/employees shall be limited to the total fee paid by Client for the HIR. In the event of an irreconcilable dispute, both parties waive their right to a jury trial and agree to binding arbitration in Branch County, Michigan, in accordance with the rules of the American Arbitration Association. The parties below hereby Agree and Accept the terms of this Agreement.

 Company (authorized signature)

 Date

 Client (signature)

 Date