

INSPECTION AGREEMENT

Home Inspections of Minnesota

190 Wildwood Bay Drive, Mahtomedi, MN 55115

651-653-7111 www.homeinspectionsofmin.com

Certified Members of the American Society of Home Inspectors®

Property: 1234 Somewhere Lane, Minneapolis, MN 55411

Client: New Homebuyer

4321 Former Avenue, St. Paul, MN 55123

Inspector: Fred Comb

01/01/09

The purchase and ownership of real estate involves some risk. An inspection presents information which helps reduce some of the risk, but does not eliminate the risk. Conditions may change, and defects can be hidden, seasonal, or have intermittent frequency. The inspector does NOT assume these risks for you. This agreement should help you to understand the limits of the inspection.

1. The inspection fee, to be paid at the time of the inspection, is \$400.
2. To the extent feasible, the inspection will be performed in a manner consistent with the current Standards and Practice of the American Society of Home Inspectors. Copies of the Standards are available upon request.
3. The inspection is limited to a visual inspection of readily accessible areas. It is not technically exhaustive, and does not imply that every defect was found. We inspect a representative sample of multiple components like windows and electric outlets. The inspector checks the listed items for function, but not for code compliance. We report conditions observed, but do not advise on property values or purchase decisions. The inspection does NOT test for environmental health risks. Tests for radon are available for an additional fee. Also excluded are items such as pools, spas, wells, septic system, vacuum system, security/fire/safety systems, water softener, sprinklers, rodents, termites, insects, etc.
4. Home Inspections of Minnesota and the inspector have no financial interest in this property.
5. This non-transferable Report is intended for the sole use of the client. Home Inspections of Minnesota assumes no liability to third parties in connection with the inspection and Report. (See #7 below.) The client is advised to attend an on-site briefing of the inspection findings and question the inspector.
6. The parties agree that Home Inspections of Minnesota and the inspector assume no liability for the cost of repairing or replacing any unreported defects or conditions, either current or arising in the future, or for any consequential damages, bodily injury, or property damage of any nature. No warranty is expressed or implied.
7. Home Inspections of Minnesota will keep the Report confidential unless otherwise directed by the client in writing. If you want the Inspection Report released to other parties, please indicate below. The client agrees to indemnify and hold harmless Home Inspections of Minnesota and the inspector for all costs, expenses, and legal fees incurred and arising out of any legal proceedings brought by any third party who claims to have relied on representations made in the Inspection Report and to have been damaged thereby.
8. Client understands the need to ACT on the facts presented in the inspection, consult specialists when advised, obtain and read seller's disclosures, and perform a pre-closing walk through inspection.
9. It is understood and agreed that should Home Inspections of MN and/or its inspector(s) be found liable for any damages, including but not limited to negligence, breach of contract, or otherwise, the liability shall be limited to the fee paid to Home Inspections of Minnesota. Client will allow inspector to examine any disputed item before repairing.

I / We authorize Home Inspections of Minnesota to provide a copy of the Inspection Report to the following party:

_____	_____	_____
Third Party to get Report	Signature	Date

I / We authorize this inspection and have read and accept the terms of this Home Inspection Agreement.

_____	_____	_____
Client Signature	Client Signature	Date

for Home Inspections of Minnesota

_____	_____	_____
I have discussed this Agreement with the Client		Date