

**Peace of Mind Home Inspections LLC.**  
**Pre-Inspection Agreement**

Report#:

Date/Time:

Address:

**Inspection Scope and Limitations**

This inspection is based upon the Standards of Practice of the American Society of Home Inspectors®. The Inspection is subject to the terms and limitations of this Agreement. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.

This inspection is intended only as a general guide to help the client to make his or her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor to make any representation as to the advisability of purchase. The inspector's role is to find items that may need correction. The inspector does not advise who should be responsible for the corrections. Buyers, sellers and real estate agents should decide who makes any corrections. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which are obscured, camouflaged or otherwise difficult to inspect are also excluded from the inspection.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, asbestos, mold, toxic or flammable materials, and other environmental hazards; past infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; sprinkler systems; heat sensors; cosmetics or building code conformity. Radon analysis is also not included as part of this inspection but is available separately from our company for an additional charge. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The parties agree and understand that the Inspector and its employees and agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or any property damage, consequential damage or bodily injury of any nature. The client further agrees that the Inspector is liable only up to the cost of the inspection.

The parties agree and understand that the inspector and its employees and agents are not insurers or guarantors against defects in the structure, items, components or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE, OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.

This Agreement represents the entire agreement between the parties. There are no other agreements, either written or oral, between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced on accord with the laws of the State of Minnesota.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades persons or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

The undersigned have read, understood and accepted the terms and conditions of this agreement and agree to pay the inspection fee of \$

**Peace of Mind Home Inspections LLC.**

**Inspector Signature:**

\_\_\_\_\_

**Client Signature:** \_\_\_\_\_

**Client Signature:** \_\_\_\_\_

**Client Phone:** \_\_\_\_\_

**Client Email:** \_\_\_\_\_