



TriState Home Inspection LLC

INSPECTION CONTRACT

(Standard Home Inspection)
Carefully Review this contract.

Date: ____/____/____

Fee for Inspection: \$ _____

Property Address _____

This contract is hereby entered into this date between TriState Home Inspection and

Name of
CLIENT(s) _____

The parties agree as follows:

- 1. SCOPE OF SERVICE:** This home inspection service does not provide any warranty or guaranty or insurance policy of any kind for any defects/deficiencies that may be present or that may arise in the future.
 - This inspection is a single trip general overview that is primarily visual in nature and not technically exhaustive. It is concerned with aspects of inspected systems and components that are accessible and visible at the time of inspection. The inspection is not intended to be in-depth, all encompassing, invasive or destructive.
 - The inspection includes the evaluation of certain major systems, components and equipment to determine if they are working properly, need repair or need to be evaluated by a specialist. The inspection will include roofing, exterior, structural components, plumbing, electrical, heating, air conditioning, interior, insulation, ventilation and built-in kitchen appliances.
 - We make no claims as to being able to determine the condition of internal inaccessible areas of ceilings, walls, floors, heating/air conditioning equipment, chimneys, etc. We do not perform destructive testing/dismantling and can only convey to the CLIENT what was clearly visible at the time on inspection. Also, only a representative number of multiple items such as electrical outlets and windows are tested and our opinion concerning these refers to their general condition only.

- Inaccessible areas are defined as being concealed by: household goods, furniture, appliances, locked rooms, rugs, draperies, finished floors, ceilings and walls, stored goods, insulation, cars, equipment, debris, vegetation, etc. We are not required to enter areas less than 3 feet in height, with temperatures in excess of 120 degrees F or that could be hazardous to health.
- Only basic operational testing of certain “built-in” kitchen appliances (dishwasher/oven/cook top/microwave/garbage disposer/trash compactor) is performed. Other than running a dishwasher through a full cycle, when feasible, equipment is only briefly turned on.
- The inspection is limited to what can easily be detected during a short period of time, 2-4 hours. Weather or other conditions beyond our control, such as disconnected power or water, may also affect or limit our inspection. The purpose of the inspection is to reduce, not eliminate, the risk of finding a potential problem.

- 2. STANDARDS OF INSPECTION:** The inspection performed by TriState Home Inspection shall be in accordance with the current Standards of Practice of ASHI®, the American Society of Home Inspectors®.
- 3. PAYMENT:** Payment in full is due upon completion of the inspection. No report will be issued until full payment is received.
- 4. CONFIDENTIALITY:** The content of your inspection is confidential and shall not be disclosed to any other party without your express approval.
- 5. LIMITATIONS:** CLIENT acknowledges and agrees that this visual inspection is limited in nature and scope and not technically exhaustive. Observations and reporting will be made of only those items that are readily visible and accessible at the time of inspection. **The CLIENT hereby releases TriState Home Inspection from the responsibility for latent and/or concealed defects, conditions and/or unreported deficiencies.**
- 6. Arbitration Clause:** If the CLIENT feels that the inspection process was done negligently or that TriState Home Inspection was negligent in their inspection, the CLIENT is expected to immediately communicate this in writing to TriState Home Inspection within one year of the date of inspection. In the event of a dispute, both parties agree to submit the issue to binding arbitration in accordance with the rules of the American Arbitration Association.
- 7. LIMIT OF LIABILITY:** The CLIENT understands that this is a standard visual inspection of readily accessible areas of the structure. The CLIENT understands that the maximum liability incurred by TriState Home Inspection shall be limited to the fee paid for the inspection.

I UNDERSTAND AND AGREE TO ALL OF THE ABOVE TERMS

Client Signature _____ Date ____ / ____ / ____

Client Signature _____ Date ____ / ____ / ____

Inspector Signature _____ Date ____ / ____ / ____