

# INSPECTION AGREEMENT

**PLEASE READ THIS AGREEMENT CAREFULLY. THIS IS A LEGALLY BINDING CONTRACT BETWEEN THE CLIENT AND LARSON HOME INSPECTION, LLC.**

Larson Home Inspection, LLC. conducts this inspection, to the extent feasible, based on Standards of Practice and Code of Ethics set forth by the American Society of Home Inspectors. Larson Home Inspections, LLC. has no financial or business interest in the subject property.

This inspection and report is not a guarantee, warranty, expressed or implied, or any insurance policy. It is not a substitute for real estate transfer disclosures which may be required by law.

## SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any systems or components listed in the report which may be in need of repair. The inspection includes only those items, systems and components expressly identified in the written report. The written report is an overview of this inspection and supersedes the inspector's oral comments. This inspection does not include governmental code compliance. This inspection is intended to report whether a system, or component is reasonably operating or functioning at the time of the inspection only.

## OUTSIDE THE SCOPE OF THE INSPECTION

This inspection is essentially visual, it is not technically exhaustive, and does not imply that every defect was found. The equipment and appliances included in this inspection are tested for response to normal controls only, when possible, and are not dismantled, other than normal service panels which can be freely and easily removed. Any area which is not exposed to view, is concealed, or is inaccessible is not included in this inspection. The inspection does not include any destructive testing or dismantling. Latent, concealed, or inaccessible defects are excluded from this inspection. Floor coverings, furniture and larger and/or fragile personal belongings are not disturbed during the inspection.

The following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Building code or zoning ordinance violations
- Geological stability or soils conditions
- Structural stability or engineering analysis
- Termites, pests or other wood destroying organisms
- Asbestos, radon, formaldehyde, lead, water or air quality
- Environmental hazards
- Pools, spas, saunas, steam baths and underground piping
- Radio-controlled devices, automatic gates, elevators, lifts
- Dumbwaiters, thermostatic, humidistatic, or time control clocks
- Water softeners/purifiers or solar heating systems
- Furnace heat exchangers not visible, security alarms or personal property
- Efficiency of any system or component
- Building value appraisal or cost estimates
- Private water or sewage systems

(Some of the above items may be included in this inspection for additional fees)

## LIMITATIONS OF LIABILITY

**Inspector's liability for mistakes or omissions in this inspection report is limited to a refund of the fee paid for this inspection and report.** The client agrees that, should Larson Home Inspection, LLC. be found liable for any loss or damages resulting from failure to perform any of the company's obligations, including but not limited to negligence, breach of contract, or any other legal theory or cause of action, the liability of Larson Home Inspection, LLC. shall be limited solely and exclusively to the fee paid for the inspection. The fee is unrelated to the costs of repairing or correcting any defects in the residence. The Client agrees that the fee is to be paid within 24 hours to Larson Home Inspection, LLC. whether or not the subject property is purchased by the Client. Larson Home Inspection LLC. assumes no liability for the cost of repairing, or replacing any reported or unreported defect in the residence, either current or arising in the future, or for any property damage, consequential damage, or bodily injury of any nature. The Inspection and Report are conducted and prepared for the sole, confidential and exclusive use of the Client. The inspector assumes no liability to third parties in connection with this inspection and written report. In the event of a discrepancy, dispute, problem or claim of any type arising from the inspection and/or report, the Client must notify Larson Home Inspection, LLC. in writing within five (5) business days of discovery, and no later than one (1) year from the inspection date. Larson Home Inspection, LLC. shall have up to five business days following receipt of the notice, weather permitting, to access residence to evaluate the situation prior to any corrective action being taken by the client.