



Consultation/Inspection Agreement

Anderson Home Services

www.andershs.com

(612) 432-0992

The address of the property is: _____.

Fee for the home consultation/inspection is \$ 100.

THIS AGREEMENT made this _____ day of _____, _____, by and between

Anderson Home Services & _____ (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT").

This consultation agreement is different than a full inspection agreement in that the inspection is limited and pertains to the agreed-on components only. Your inspector will examine these components and give you the checklist, or a copy when done. Comments on other components or aspects of the property may be given at the inspector's discretion but are not guaranteed. The normal components covered are:

Roof – the external surface covering and flashings or any penetration points if the roof can be walked on. Some reasons for not traversing the roof are, too steep (>6/12 pitch), slippery, snow covered, questionable structural integrity, etc.

Heating/cooling system – the furnace will be started and the flames will be viewed when possible. It will also get tested for any CO emissions. The cooling system (AC) will be operated only in ambient temperatures of 55 degrees or higher. The general overall condition of the system will be assessed and the age will be determined when possible.

Water Heater – the flame box will be inspected on fossil fuel heaters and the general overall condition will be assessed. The age of the water heater will be determined as best as possible unless the specification plates are covered or illegible.

Electrical Service Panel – the panel will be opened (when possible) and the internal wiring will be viewed. The amperage and type of wiring will be determined when viewable and any visible problems noted. Normally no branch circuits or outlets will be tested unless the inspector has cause to examine any obvious problems further.

Any of the components below can be substituted for any of the above components as agreed on with the inspector;

- **Lot layout** - drainage, landscaping, steps/sidewalks
- **Exterior** – siding, decks, doors & windows
- **Basement and crawl spaces** - walls, floors, beams, columns, joists
- **Plumbing** - supply & drain lines, check for leaks and proper connections
- **Interior** - walls, floors, ceilings
- **Attic** - insulation, rafters & sheathing, venting

The inspector will give a hand written summary of their opinion of the property and will answer any questions you have about any aspect of the home in the allotted time. They will answer questions to the best of their knowledge and ability even though some of the areas were not inspected in detail.

The Parties Understand and Agree as follows:

1. INSPECTOR GUARANTEES to perform a limited visual inspection of the aforementioned components and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. INSPECTOR agrees to perform any components that are inspected in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. Ask your inspector for a copy to review.
3. CLIENT understands that the inspection will be performed in accordance to the aforementioned Standards, which contain certain limitations, exceptions, and exclusions.
4. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties.
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection.
6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations.
7. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.
8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This agreement represents the entire agreement between the parties. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.
9. Payment is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments.
10. CLIENT assumes responsibility for damage to the inspected property, or anything contained therein, that is caused by themselves or other persons (not including the INSPECTOR or agents) who accompany the CLIENT during the inspection.

THE ABOVE IS UNDERSTOOD AND AGREED TO, AND CLIENT ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

FOR *Anderson Home Services*

CLIENT OR REPRESENTATIVE