

The Home Inspector *Alaska*

PRE-INSPECTION AGREEMENT and DISCLAIMER

The Home Inspector Alaska agrees to conduct an inspection for the purpose of informing the customer/client of major deficiencies in the condition of the property subject to the UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY below. The inspection and report are performed and prepared for the sole, confidential, and exclusive use and possession of the customer/client but release may be required to obtain mortgage financing. The written report will include the following:

~structural condition and basement or crawlspace	~kitchen and appliances (limited to function)
~electrical, plumbing, water heater, and heating	~condition of major systems
~general exterior including roof, gutter, chimney, drainage, and grading	~general interior including ceilings, walls, floors, windows, insulation, and ventilation

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment items and systems will not be dismantled. Maintenance and other items may be discussed, and may be included in the inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulation of any kind.

The inspection and report may address but are not intended to diagnose the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, asbestos, carbon monoxide, toxic or flammable chemicals, and water and airborne hazards. Also excluded are inspection of and reports on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment, and the presence of rodents, termites or other insects.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY -LICENSED, BONDED, AND INSURED-

It is understood and agreed that The Home Inspector Alaska is not an engineer or insurer and that the inspection and report are not intended or to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item, or system at the property address. The customer/client hereby releases and exempts The Home Inspector Alaska of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and of any consequential damage, property damage, or personal injury of any nature as allowed by state law.

In the event that The Home Inspector Alaska is found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of The Home Inspector Alaska shall be limited to a sum equal to 150% of the amount of the fee paid by the customer/client for the inspection and the report or as required by law. The inspector also retains the right to be the first person contacted in the event of said breach or negligence and to correct such item.

Inspection Address: _____, AK 99 _____

Inspection Fee: \$ _____ (_____sf) (_____-plex) Full Ltd Consult ReInsp

Payment by check, cash, or money order is due now.

____cash ____check # _____ Returned checks are charged \$25. _____

Acceptance and understanding of this agreement are hereby acknowledged:

Client Print Name

Client Signature or Representative

Email Address (to send report)

Donna Ranson, Inspector

Time/Date

2006

Mailing Address (to mail report CD)

City, Zip

Phone

Referred By: ____ Yellow Pages ____ Realtor ____ Other

Agent: _____

Phone: 907.441.2433

3208 Tayshee Cir, Anchorage AK 99504