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## Home Inspection's LLC

### Inspection Agreement

Iowa State Home Inspection's LLC agrees to visually inspect the above referenced property for the purposes of informing the client of major deficiencies over \$1000.00 subject to the unconditional release and limitation of liability stated herein. The inspection excludes all cosmetic defects, however some maybe noted for client reference. The **VISUAL** inspection and report will cover the following areas:

**Structure and Basement, Roof cover and Drainage, Exterior, Plumbing, Heating and Air Conditioning, Electric panel, Kitchen, Interior, Attic, Insulation and Ventilation.**

The inspection being performed is not technically exhaustive. The inspector is not a contractor or a specialist in any one area of the inspection. He is to be considered a generalist with a general knowledge in each field. All concerns should be evaluated by a specialist in that field before the inspection contingency date expires. Always contact your attorney for advice.

It is understood and agreed that the inspection will be conducted 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 and machinery will not be dismantled. This is not an inspection to determine compliance with governmental codes and regulations of any kind. Excluded from the inspection are environmental hazards(e.g.inground fuel tanks, mold, radon, toxic or flammable chemicals etc.) swimming pools, septic systems, private water supplies, central vacuum systems, sprinkler systems, termites and other wood destroying insects and/or rodents.

### Unconditional Release and Limitations of Liability

It is understood and agreed that Iowa State Home Inspection's LLC is not an insurer and that the inspection and the accompanying report are not intended as a guarantee or warranty of the adequacy, performance, or condition of any structure, item or system at the property address. The client hereby acknowledges that the condition of inspected structures and systems within are subject to change after the inspection report has been issued. This report is not intended to reflect property value. The client releases and exempts Iowa State Home Inspection's LLC and its inspectors from all liability and responsibility for cost of repairing or replacing any unreported defects or deficiencies and for any consequential damage, property damage or personal injury of any nature. In the event that the company and/or its inspectors are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, or any other theory of liability, the liability of Iowa State Home Inspection's LLC and its inspectors shall be limited to a sum equal to the amount of the fee paid by the client for the basic home inspection and report. The client agrees to have no cause of action against the company and its inspectors beyond 14 days after the date of this agreement. In the event client fails to prove adverse claims against the company or its inspector in a court of law, the client agrees to pay for all legal costs, expenses and fees defending the claim.

Many topics are discussed during the inspection, the report supersedes all verbal communication.

Acceptance and understanding of this agreement are hereby acknowledged: