

**INSIDE-OUT HOMECARE, LLC**  
**AGREEMENT FOR HOME INSPECTION SERVICES**

**Client:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Inspection Site:** \_\_\_\_\_ **Time:** \_\_\_\_\_  
**City:** \_\_\_\_\_, **Zip:** \_\_\_\_\_ **Fee:** \_\_\_\_\_  
**Subdivision:** \_\_\_\_\_

*Please Read Carefully*

**In consideration of the terms of this agreement for Home Inspection Services Inside-Out and Client agree as follows:**

1. Inside-Out will conduct a visual inspection of all readily accessible areas of the home in accordance with the American Society of Home Inspectors (**The ASHI "Standards of Practice"**). Client acknowledges that they have been given a copy of "The Standards" and understands that "The Standards" define the scope of this inspection. Any conflict between this Contract and The Standards is controlled by this Contract. Maintenance and other items may be discussed with the inspector, but they are not within the actual scope of this inspection. The inspection is not a compliance inspection of certification for past or present governmental codes or regulations of any kind. Due to the hazards involved and the possibility of damage to roofing or structure, Inside-Out inspectors are not required to climb up to or onto roof surfaces. Rather the roof system is inspected from ground level with the aide of binoculars. Evaluation of the roofing system is based solely on what was visible from the ground level at the time of the inspection.
2. Inside-Out is not required to move personal property, furniture, appliances, floor coverings, debris or other like items that may obstruct or limit access in conducting this visual inspection. No equipment, systems or other items will be dismantled during this inspection for observation.
3. Inside-Out will provide Client with a written report. This "Report" will be provided to the Client within five (5) days after completion of the inspection, if not sooner, and it is based upon the condition of the home at the time of this inspection. Client agrees and understands that Inside-Out has the right to notify Client of changes to the Report if, upon Inside-Out's re-evaluation of said Report, changes or additions are deemed necessary within these five days. Should client believe that this inspection report is deficient or inaccurate, then Inside-Out reserves the right to visually re-inspect the alleged deficiency and inaccuracies before the Client takes any steps to remedy these within this same five day period. Items not specifically included in the Report are beyond the scope of the inspection and have not been evaluated by Inside-Out. Also excluded are: swimming pools, wells, septic systems, water softeners or sprinkler systems (fire and lawn), solar systems, central vacuum and security systems, intercoms, cable TV, audio, and computer systems, including but not limited to the presence or absence of rodents, termites, or other wood infesting organisms, insects and pests.
4. The inspection and Report do not address and are not intended to address the possible presence of, or danger from, any potentially harmful substances and environmental hazards including, but not limited to: mold in air and carpet, radon gas, lead in paint, lead in water, asbestos, urea formaldehyde and toxic or flammable chemicals, soil contamination, presence or condition of buried fuel or waste tanks, pesticides, or disease and illnesses related to infected air and water. However, for an additional fee, the Client requests that Inside-Out screen for the following:

(Check all that apply): \_\_\_\_\_ Airborne Radon \_\_\_\_\_ Surface Mold \_\_\_\_\_ Lead in Painted Surfaces

5. **THIS IS A LIMITED INSPECTION ONLY CONDUCTED IN ACCORDANCE WITH THE (ASHI) STANDARDS. IT IS NOT A GENERAL WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM, OR SYSTEM. CLIENT ACKNOWLEDGES THAT THE CONDITION OF INSPECTED STRUCTURES, ITEMS, AND SYSTEMS, IS NOT INTENDED TO REFLECT THE VALUE OF THE PREMISES, AND NOT TO MAKE ANY REPRESENTATION AS TO THE ADVISABILITY OR INADVIABILITY OF PURCHASE OR SUITABILITY OF USE. THE INSPECTION AND REPORT ARE ONLY INTENDED TO EXPRESS THE OPINION OF THE INSIDE-OUT INSPECTOR OR ITS AGENTS CONDUCTING SUCH EXAMINATION. INSIDE-OUT IS NOT RESPONSIBLE OR LIABLE FOR PROBLEMS WHICH CANNOT BE REASONABLY DISCOVERED BY COMPLETING AN INSPECTION IN ACCORDANCE WITH THE STANDARDS. INSIDE-OUT'S LIABILITY FOR ERRORS OR OMISSIONS IN ITS INSPECTION AND REPORT IS LIMITED TO THE COST OF THE INSPECTION. THE LIABILITY OF INSIDE-OUT'S PRINCIPALS, AGENTS AND EMPLOYEES IS ALSO LIMITED TO THE COST OF THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE COST OF THE INSPECTION AS A FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY ARISE OUT OF THIS INSPECTION OR THE REPORT.**
6. No civil action shall be brought by Client against Inside-Out more than six (6) months after the delivery of the Report to Client and only after Client has first given Inside-Out written notice outlining the grounds of the proposed civil action and has also given Inside-Out the opportunity to re-inspect the system or component of concern.
7. The prevailing party in any dispute arising out of the inspection or the Report shall be awarded all reasonable attorney fees and other costs actually incurred. Inside-Out and Client, also, agree that should a court of competent jurisdiction determine and declare that any portion of this Contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.
8. The inspection will be conducted and the Report will be provided for the sole and exclusive use of Client. Inside-Out has no relationship with and accepts no responsibility for use by parties not specifically identified as the Client in this Contract.
9. Client acknowledges that this Report, subject to changes and/or additions as provided in paragraph 3, is the final opinion of Inside-Out and any previous discussions between Client and Inside-Out regarding the condition of the home, including maintenance issues, are superseded by the Report.
10. A copy of the ASHI Standards & Practices can also be found at: [www.ashi.com/customers/standards](http://www.ashi.com/customers/standards)

CLIENT: \_\_\_\_\_ INSIDE-OUT HOMECARE, LLC

By: \_\_\_\_\_

By: \_\_\_\_\_  
(Inspector's Signature)

Date: \_\_\_\_\_

Title: \_\_\_\_\_

**PAYMENT RECORD**

Total Fees: \$ \_\_\_\_\_ Paid By: \_\_\_\_\_ Cash \_\_\_\_\_ Check