

Pre-Inspection Notice and Agreement

(Read Carefully)



- INSPECTOR** agrees to perform a visual inspection of the home/building and to provide **CLIENT** with a written report. The purpose of the inspection is to report the general condition of the home/building and identify and disclose major defects and deficiencies of the inspected systems and components which existed at the time of the inspection and which are evident to the inspector upon ordinary visual observation.
- The inspection is limited to the following readily accessible components and systems;** exterior/ roofing/ insulation and ventilation/ interior/ heating and cooling/ electrical/ plumbing/ attic/ basement/ exposed and visible foundation and structural components. Also included with this inspection is; attached garages/ carports/ decks/ porches/ patios/ sidewalks/ driveways. The inspection will not include destructive testing of any kind. The inspection shall be performed by the KAREI Code of Ethics.
- The inspection includes basic operational testing of built-in kitchen appliances, including but not limited to;** dishwasher/ oven/ range/ microwave/ garbage disposal. No determination beyond basic operation is made regarding the performance or service life of appliances.
- The following items are not part of the inspection, including but not limited to;** zoning or building code compliance/ pools, spas, hot tubs or equipment related to them/ elevators/ refrigeration units/ washers and dryers/ water filtration units/ security or fire protection systems/ intercoms/phone, cable or satellite service or equipment/ window treatments/ oven clocks, timers or self-cleaning functions/ central vacuum systems/ solar systems/ synthetic stucco/ septic fields, systems or lagoons/ fuel or propane tanks/ well systems/ lightning arrestors/ underground or concealed systems or detached buildings or garages unless agreed upon by **INSPECTOR** and **CLIENT**. The **INSPECTOR** will not operate any system or component that is shut down, otherwise inoperable or shouldn't be operated when weather conditions or other circumstances may cause equipment damage.
- The inspection does not include areas which are inaccessible, including but not limited to;** below soil level, snow or ice/ areas where debris or personal items obstruct access or visibility/ behind walls/ wall hangings or pictures/ behind or under furniture and equipment/ under floor coverings/ any area not exposed to view or concealed/ personal property. **CLIENT** agrees to assume all the risk for conditions which are concealed or outside the scope at the time of the inspection.
- The inspection does not include the predication of future conditions, including but not limited to;** life expectancy of any system, component or operating costs.
- The inspection doesn't address nor is it intended to address the possible presence of any potentially harmful substance or environmental hazard, including but not limited to;** lead paint/ lead pipes/ lead solder/ asbestos/ urea formaldehyde/ mold/ fungi/ mildew/ bacteria/ radon gas/ air quality/ water quality/ carcinogens/ or toxic or chemical analysis.
- The inspection doesn't address nor is it intended to address the possible presence or absence of pests, including but not limited to;** wood damaging organisms/ rodents/ insects.
- The **CLIENT** recognizes that this report is solely for the benefit of the **CLIENT** and that any party or person designated by the **CLIENT** to receive this report shall be bound to the **TERMS AND CONDITIONS** contained herein. **CLIENT** agrees to the **TERMS AND CONDITIONS**.
- The **CLIENT** agrees that any claim arising in connection with this agreement shall be made in writing within 10 days to the **INSPECTION COMPANY** at the address below. **CLIENT** agrees to allow **INSPECTION COMPANY** to re-inspect before changing the condition of a problem, except in an emergency. Failure to allow the **INSPECTION COMPANY** the opportunity to re-inspect shall constitute a waiver of any and all claims **CLIENT** may have against **INSPECTION COMPANY**. The **CLIENT** agrees that any damages, breach of this contract or report are limited to the amount of the inspection fee only. The **CLIENT** agrees that this agreement between **CLIENT** and **INSPECTION COMPANY** represents the entire

agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement.

- It is understood and agreed that **INSPECTION COMPANY** is not an insurer. That the inspection and report are not a real estate disclosure, warranty or guarantee of the condition of the structure, any system at the property or performance. Absolutely no warranties or guarantees are given or implied for any latent or concealed defects. Nor liable for any defects or deficiencies which cannot be discovered during limited visual inspection. Any repairs after the inspection may reveal defects that are not accessible at the time of inspection and not the responsibility of **INSPECTION COMPANY**. **INSPECTION COMPANY** reserves the right to make corrections for clerical or other errors in the report and report summary.
- If the **CLIENT** requests a re-inspection, the re-inspection is subject to all the terms and conditions set forth in this agreement.
- A signed copy of the **Pre-Inspection Notice and Agreement** must be received before a home inspection can begin. Payment must be made in advance of the home inspection.

Date: _____ Time: _____

Client Name: _____

Inspection Address: _____

City: _____

Client Email: _____

Client Phone #: _____

Estimated Fee: _____
(Payment due at inspection)

By signing below, **CLIENT** acknowledges receipt of this Notice and Pre-Inspection agreement prior to the start of the home inspection, that **CLIENT** has been given appropriate time to read this agreement, and that **CLIENT** understands and agrees to the terms and conditions herein, including the **LIMITATION OF LIABILITY**.

Client: _____

Client: _____

Harder Certified Home Inspections
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p. 316-284-3811

Certification Numbers

InterNACHI NACHI17042914
KS-MS-0441