**Inspection Agreement***This is a legal binding contract*

Callahan Home Inspection
1206-36th St NW
Austin, MN 55912
507-440-3112

Client(s): Inspection Date:
Property Address:
Fee for Inspection $ ***payment is due upon completion of the inspection (check or credit card)***

This agreement contains the terms and conditions of this inspection. It includes limitations on the scope of the inspection, remedies and liability. Please read it carefully.

1. **INSPECTION**

This Company and Jeff Callahan agree to do a visual inspection of this property. This will be done in accordance with the standards of practice of the American Society of Home Inspectors (ASHI). The purpose of the inspection is to examine the existing condition of the building structure and systems. There will be no technical testing, dismantling, or destructive analysis of any component.

1. **LIMITATIONS AND EXCLUSIONS**

The inspection includes only those systems and components, expressly and specifically identified in the inspection report. It does not imply that every building defect will be discovered. Specific exclusions are the following:

* All components and conditions concealed or inaccessible, identification analysis or testing of mold, mildew, fungi growth, or concealed wood decay.
* Identification, analysis or testing of any and all environmental health hazards. This includes, but is not limited to, (a) above and below ground pollutants, contaminants and hazardous waste, (b) air borne particles such as asbestos, noxious gases such as radon, formaldehyde, toxic, carcinogenic or malodorous substances or other conditions of air quality that may be present, or conditions which may cause the above, (c) lead paint, abandoned wells, private sewage systems, underground fuel tanks.
* Inspecting for pests, insects, or vermin.
* Cosmetic conditions, such as carpeting, vinyl floors, wall papering, and painting.
* The inspection is done for your exclusive use and may not be transferred to others.
1. **DISCLAIMER OF WARANTY**

The inspection and report are furnished on “opinion only” basis. They are not a guarantee or

Warranty, expressed or implied, of this building or any of its components. We are not responsible for repairing or replacing any reported or unreported defects or conditions. This company shall not be liable for any mistakes, omissions, or errors in judgement beyond the cost of this report.

1. **STATUE OF LIMITATIONS**

This inspection is valid for (1) year from the date of the inspection. Failure to bring a dispute or legal action within this time is a full and complete waiver of any rights, actions, or causes of actions that may arise thereafter.

1. **DISPUTE RESOLUTION**

Any dispute, controversy, interpretation or claim arising out of this inspection or report shall be submitted to binding and arbitration under the rules and procedures of the American arbitration association.

***I have read, understand and agree to the above conditions:***

Signature of Client(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_

Signature of Inspector: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_