



IdahoChoiceInspections.com  
45 Dustarr Lane  
Ponderay, ID 83852

(208)255-8311

## Home Inspection Agreement

Inspection Address:

---

### How We Inspect

The Client has requested a **limited visual inspection** to identify systems and components in need of immediate repair. The inspection will conform to the **standards of the American Society of Home Inspectors (ASHI®), National Institute of Building Inspectors (NIBI)** and will include the following systems: roof, structure, electrical, interior plumbing, heating and cooling, exterior siding and trim, doors and windows, chimneys and fireplaces, driveways, walkways and site grading. The evaluation will be based on observations that are primarily visual and non-invasive. The inspection and report are not intended to be technically exhaustive. Idaho Choice Inspections, LLC (Idaho Choice Inspections) will provide a written report that is a summary of observations and unbiased opinions based on the experience of the inspector. **The inspection is not complete until the written report is received.**

The Inspection Report outlines and defines the areas of the home that were inspected, as well as indicating any items that were not inspected, the reason they were not inspected, and general statements of what is commonly included and excluded during an inspection. The written Inspection Report, together with this agreement, represent the final statement on the condition of the home when inspected and the final statement on what was included and/or excluded in the inspection.

Limitations exist in any home inspection. The inspector cannot see behind walls or behind hidden areas in the home. Current occupant belongings are not moved to view areas underneath or behind. Additionally, the inspection is not a test for hazardous materials, such as asbestos, lead paint, mold, or other environmental hazards. If materials which may have the possibility of containing hazardous materials are observed, the Inspector will recommend further testing and evaluation. Comments, notes or recommendations made by the inspector are not inclusive and only proper hazardous testing can determine actual content.

### Fee

A fee of \$\_\_\_\_\_ includes the cost of the Home Inspection and written report, along with any additional services selected.

Water Quality Test? Yes  No

Radon Test? Yes  No

**The inspection fees are due prior to or at the time of the inspection.**

**No Warranty & Limitation of Liability**

The inspection is intended to reduce risk, but cannot eliminate risk. The Client acknowledges that *Idaho Choice Inspections* LLC will not observe every square inch of the structure and Idaho Choice Inspections LLC could fail to see or note a defect, and that defects may exist that cannot be detected by visual inspection only. The Client agrees that the inspection and report in no way lessen the risk or likelihood of repairs or replacements being needed at any time in the future.

The inspection and report **DO NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND, EXPRESS OR IMPLIED**. Idaho Choice Inspections, LLC and its employees or agents shall not be held liable for the cost of repairing any defects or deficiencies, whether present at the time of the inspection or arising in the future, or for any consequential property damage or bodily injury of any nature.

The Client agrees that the liability of Idaho Choice Inspections LLC and of its inspectors, employees or agents for claims or damages arising out of errors or omissions in the inspection or report **SHALL BE LIMITED TO THE AMOUNT OF THE FEE FOR THIS INSPECTION**. This amount shall be deemed liquidated damages, and the Client agrees to immediately accept a refund of the Fee as a full settlement of any and all claims which may arise from the inspection.

Each party signing for the Client represents that they have full authority to make this agreement on behalf of the Client. If this agreement is signed on behalf of the Client by any third party, the person signing this agreement expressly represents to Idaho Choice Inspections LLC that they have the full authority to execute this agreement on behalf of the Client, and to fully bind the Client to all of the terms and conditions of this agreement.

**The undersigned acknowledges that they have read this agreement, fully understand the agreement, agree to be bound by the agreement, including the terms, conditions and limitations described above, and have received a copy of the agreement.**

Client \_\_\_\_\_  
(print)

Client \_\_\_\_\_  
(print)

\_\_\_\_\_  
(sign)

\_\_\_\_\_  
(sign)

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

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

Idaho Choice Inspections, LLC: \_\_\_\_\_  
John Lunde, Inspector