

Wise Buy Inspection

Pre-Inspection Agreement

This building inspection is being conducted for you in accordance with the Indiana State Licensing laws for Home Inspectors (IC 25-20.2) and in accordance with the Standards of Practice and the Code of Ethics of the American Society of Home Inspectors. The purpose of this inspection is to identify MAJOR deficiencies in the condition of the property. Although minor and maintenance problems might be mentioned, this report does not attempt to list them all.

A home inspection is a visual analysis for the purpose of providing a professional opinion of the condition of a residential dwelling and the dwelling's carport or garages, any reasonably accessible installed components, and the operation of the dwelling's systems, including any controls normally operated by the owner of the dwelling, for the following components: heating systems, cooling systems, electrical systems, plumbing systems, structural components, foundations, roof coverings, exterior and interior components.

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to the visual observations of apparent conditions existing at the time of the inspection only. Concealed defects and deficiencies are excluded from the inspection. Equipment, items and systems will not be dismantled, and furniture and personal items will not be moved. The heat exchanger in a gas or oil furnace will not be inspected, and is beyond the scope of this inspection.

We will report whether each item we inspect is either performing the function for which it was intended, or is need of repair. We will express an opinion that is based on practical experience and honest conviction. We will act as a disinterested third party, and seek to avoid conflict of interest.

We do not make guarantees, warranties, representations, or insure the future performance or condition of any item. Please remember almost every item in a dwelling, except a brand new one, is in used condition and has ordinary wear and tear.

We do not inspect for building codes, efficiency of size, value, flood plain location or pollution. This inspection does not address the possible danger from any potentially harmful substance and environmental hazard including: lead based paint, radon, asbestos, mold, urea formaldehyde and toxic or flammable chemicals, pesticides, mercury, carbon monoxide, or other similar environmental hazards. Also excluded are wells, septic systems, central vacuum systems, security and sprinkler systems or rodents. We do not inspect for current insect activity, including termites and cockroaches, but we suggest that a qualified wood destroying organism inspector perform an inspection.

If we report that an item is UNACCEPTABLE, we recommend you have it evaluated by a specialist. You agree any damages for breach of this contract or any part of the report is limited to the amount received for the inspection fee. _____ (Initial) In the event of a claim, the client will allow Wise Buy Inspection to inspect the claim prior to any repairs or waive the right to make the claim. The client agrees not to disturb or repair, or have repaired anything which might constitute evidence relating to the complaint, except in the case of an emergency. Even if this agreement is not signed, using any part of the inspection report, verbal or written warrants agreement.

I give my permission for Wise Buy Inspection to release the report or any information from the report to the following: (Check those that apply) _____ My Realtor _____ My Lender _____ Seller
_____ Seller's Realtor _____ Other _____

Signed _____ Date _____ Paid \$195 _____ Check # _____ Cash _____
Telephone _____

e-mail Please print clearly
(rev. 2010)

Mailing Address