

PRE-INSPECTION AGREEMENT

ACORN TO LOG LLC
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(Robert L. Govett, Wisconsin Home Inspector License 2722-106)

Property Address: _____

Client(s): _____

Inspection Date/Time: _____

Attendance: Buyer – Buyers Agent – Seller – Listing Agent – Tenant

Other: _____

Please read and sign this Pre-Inspection Agreement, which becomes part of the final report. This document explains the Scope of the Inspection, Limits of the Inspection, General Exclusions and Terms and Conditions. You may call us for an explanation of this agreement or any aspect of the report which you do not fully understand.

SCOPE OF INSPECTION

The purpose of the inspection is to report the general condition of the home 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. Minor and cosmetic defects may be listed in the report for maintenance purposes but it is not the intent, nor will the inspection report identify and list all minor and cosmetic defects.

The inspection is intended to evaluate systems and components of the primary premises. Included with the inspection is the evaluation of primary attached garages/carports/decks/porches/patios. The inspection does not include evaluation of detached garages/carports/patios/decks or other structures unless explicitly specified.

The client is encouraged to accompany the inspector during the inspection. Client participation shall be at the client's risk for personal injury or damage to person or property for any reason or from any cause. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the client(s). The inspection report is not transferable. Items to be inspected include the following items that are present on the property at the time of the inspection: Foundations, Columns, Flooring Systems, Roofs, Exteriors, Plumbing Systems, Electrical Systems, Interiors, Heating Systems, Central Air Conditioning, Insulation and Ventilation. The scope and limitations of the inspection of these items is specified by regulations adopted by the Wisconsin Department of Safety and Professional Services (specifically, Regulation SPS 134). These regulations are attached to this Agreement as Exhibit A and are incorporated as part of this Agreement. IT IS IMPORTANT THAT YOU REVIEW THESE REGULATIONS SO THAT YOU UNDERSTAND THE SCOPE AND LIMITATIONS OF THE INSPECTION.

GENERAL EXCLUSIONS

The following conditions are NOT within the scope of the inspection:

- 1) Water or air quality
- 2) Presence of toxic or carcinogenic matter emitted from the ground, building materials, in water or air supply or from the operation of any equipment.
- 3) Items that are obstructed, inaccessible or not in plain view.
- 4) Mold or mold type.
- 5) Animal or insect infestations.
- 6) Destructive testing of any kind.

Examples of the conditions excluded above include the presence or absence of environmental hazards, asbestos, lead paint, lead pipes, lead solder, radon, urea formaldehyde insulation, toxic wastes, polluted water, mold, or termite/pest infestation. It is the responsibility of the client to conduct further inspection by qualified consultants to disclose the presence of these contaminants and the means of remediation.

You acknowledge and agree that this Inspection and the inspection report and findings are limited in nature and scope, as specified in the attached regulations.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY that the items inspected are defect-free, or that concealed defects do not or will not exist. Problems may exist even though signs of such may not be present during the inspection. No representation is made as to how long any equipment will continue to function.

TERMS AND CONDITIONS:

A. The Client recognizes that this report is solely for the benefit of the Client.

B. The Client agrees that this agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties and supported by valid consideration.

INSPECTION FEE: \$ _____

ACKNOWLEDGEMENT:

I, the undersigned, have carefully read the preceding Inspection Agreement and Description and fully understand and agree with the limitations, exclusions and terms described.

Client Signature: _____ Date _____

Agent for Client Signature: _____