



One Shot Home Inspections LLC, INSPECTION AGREEMENT (Please Read Carefully)

Date of Inspection: _____ Weather: _____

Time of Inspection: _____ Temperature: _____

THIS AGREEMENT is made this _____ day of _____, 20____, between One Shot Home Inspections LLC, located at 800 Moose Run, Sandpoint, ID 83864 and

_____, ("CLIENT").

1. Address of House to Be Inspected. The house to be inspected is located at (the "Premises"):

Address: _____

City: _____ State: Idaho Zip: _____

2. SERVICES TO BE PERFORMED: One Shot Home Inspections LLC agrees to perform the following services for CLIENT (Check All That Apply):

a. _____ HOME INSPECTION: A limited visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the Premises (the house and one attached or detached garage) existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection. Installed components included in the inspection are structural system/foundation, exterior, roof system, plumbing system, electrical system, heating system, cooling system (weather permitting), interior, insulation and ventilation, fireplaces and solid fuel burning appliances (if present).

b. _____ OTHER INSPECTION: A limited visual inspection with prepared written report of the apparent condition of the readily accessible installed systems and components of sheds, outbuildings, and other accessory structures.

3. Inspection Fee. CLIENT agrees to pay One Shot Home Inspections LLC an inspection fee in the amount of:

Home Inspection: \$ _____

Other Inspection: \$ _____

Total Fee: \$ _____

The fee for the inspection is due upon completion of the physical inspection. A \$50.00 fee will be applied to all returned checks and to any invoice outstanding 30 days or more from the time of the inspection.

SEE REVERSE SIDE FOR ADDITIONAL TERMS, CONDITIONS AND LIMITATIONS

IN WITNESS WHEREOF the parties have executed this Agreement on the day and year first written above.

One Shot Home Inspections LLC:

CLIENT:

By: _____
Joe Mclay,
Home Inspector

CLIENT's initials _____ indicate agreement to allow
COMPANY to release a copy of the report to:

Real Estate Agent / Seller / Attorney / Other _____

One Shot Home Inspections LLC,

INSPECTION AGREEMENT (Please Read Carefully)

4. Scope of Inspection: The scope of the inspection is strictly limited as set forth in this Agreement. The parties understand and agree that this inspection will be of readily accessible areas and limited to visual observations of apparent conditions existing at the time of the inspection only. The purpose of this inspection is to identify systems and components of the "premises" that are in need of immediate repair and will include the following systems: roof, structure, electrical, interior plumbing, heating and electrical, exterior siding and trim, doors and windows, chimneys and fireplaces, driveways, walkways, and site grading. The inspection and evaluation will be based on professional observations made by One Shot Home Inspections LLC that are visual and non-invasive. Latent and concealed defects and deficiencies are excluded from this inspection. The inspection will conform to the American Society of Home Inspectors (ASHI) Standards of Practice. One Shot Home Inspections LLC will provide a written report which is a summary of the observations and unbiased opinions based on the experience of the inspector.

5. Items Not Inspected: Limitations exist in any home inspection. The inspector cannot see behind wall or behind hidden areas in the home. Current occupant belongings are not moved to view areas underneath or behind. The inspection and report exclude and do not cover those items indicated as "untested" or "not inspected" or the possible presence of or danger from any potentially harmful substances and environmental hazards including, but not limited to, the following items: asbestos; lead paint; mold; formaldehyde; toxic or flammable materials; soil contamination; water testing; termite and pest infestation; water softener and filter system; sprinkler system; central vacuum systems; telephone systems, intercom systems; security systems; antennas; cable television; doorbells; appliances; playground equipment; swimming pools and pool equipment; spas; energy efficiency measurements; recreational equipment/facilities; landscaping; underground storage tanks; underground drainage; irrigation; outdoor grills; low voltage exterior lighting; remote overhead door transmitters/receivers; concealed/underground electric and plumbing; systems which are shut down or otherwise secured; private sewer systems; water wells; chimney draft; heating system accessories; solar heating systems; zoning or other ordinances; or building code conformity. If materials are observed that may have the potential of containing hazardous materials, the Inspector will recommend further testing and evaluation by an appropriate party. All items indicated as being excluded in the ASHI Standards of Practice are also excluded herein. CLIENT understands that these systems and conditions and information about them are excluded from this Inspection and Report. Any general comments which may appear about these systems and conditions are provided as a courtesy only and DO NOT represent or form a part of the Inspection.

6. Inspection Report: The written Inspection Report outlines and defines the scope of the inspection. This Report, along with this agreement, represent the final statement regarding the condition of the home, at the time of inspection, and the final statement on inclusions and exclusions of the inspection, reasons for exclusions and general statements of items/areas commonly included and excluded in an inspection.

7. No Warranty and Limitation of Liability: It is understood and agreed that the inspection and report are performed and prepared for the confidential and exclusive use and possession of CLIENT. No other person or entity may rely on the report issued pursuant to this agreement. It is understood and agreed that in the event of any claim whatsoever against One Shot Home Inspections LLC, its employees, inspectors, or other agents, whether based on contract, negligence or other tort, statute, or otherwise, in any way directly or indirectly resulting from or relating to the inspection, the report or performance or nonperformance of services by One Shot Home Inspections LLC, that, any liability of One Shot Home Inspections LLC, its employees, inspectors or other agents shall be solely and exclusively limited to the amount of the inspection fee actually paid by CLIENT. No action shall be maintained by CLIENT against One Shot Home Inspections LLC unless written notice, sent by certified mail return receipt requested, setting forth that an installed system or component of the Premises which was inspected by the Inspector was not in the condition reported by the Inspector, is delivered by CLIENT to One Shot Home Inspections LLC within ten (10) business days after the discovery of such defect becomes known to CLIENT. CLIENT agrees that, with the exception of emergency conditions, CLIENT or CLIENT'S agents, employees or independent contractors will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Furthermore, any action must be commenced by CLIENT within one (1) year after the date of the Inspection or will be deemed waived and forever barred. This Agreement constitutes the entire Agreement between the parties and supersedes any and all prior agreements between the parties. CLIENT agrees that any representation, promise, condition, or warranty, express or implied, not included in this Agreement shall not be binding on any party. It is mutually understood and agreed that all provisions herein are severable and that, in the event that any of them shall be held to be invalid, any competent court may modify or reform any such provisions to make it enforceable and that the remaining provisions hereof shall nevertheless be valid and binding. The rights and obligations under this Agreement may not be assigned by any of the parties hereto without the prior written consent of the other party.