

This written report covers the highlights of the physical inspection, and of the discussions between you and our inspector. The client has been urged to be present during the inspection, to take notes and to ask questions about the home and about the inspection process. Full value from this inspection may be derived from: a. The inspectors walk through or "show and tell" with you. b. Your notes and the discussion during the walk through. c. Study of this written report. d. The general supplemental information contained in this report. e. Prepared articles from our library, and follow up telephone consulting.

The inspection is based on the standards of practice of the American Society of Home Inspectors. I understand and acknowledge a copy of the standards is attached at the end of this report. \_\_\_\_\_ (Please Initial)

The report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the professional opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Professional Home Inspection Company certifies that its inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. ***Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.***

**ARBITRATION CLAUSE:** Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation or any other theory of liability arising out of, from or related to this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Wisconsin Association of Home Inspectors (WAHI) Dispute Resolution Program. See website <http://www.wahigroup.com/> for more details. The decision of the arbitrator appointed thereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction.

\_\_\_\_\_ (Please Initial)

Venue for any action associated with this agreement shall be La Crosse County, Wisconsin. Failure by the client to pay for the services rendered pursuant this agreement will result in the client being charged the sum of 1.5% interest monthly (18% per annum) on any outstanding amounts due and owing. Additionally, client will be subject to paying additional sums for costs of collection as well as reasonable attorney's fees.

**Notice to third parties** The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the client. It is not to be sold or transferred. We strongly advise against reliance on this report by third parties. We recommend that you consult with this inspector, or secure a qualified Home Inspector to provide you with your own inspection report.

Property Inspected: (Address, City)

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

\_\_\_\_\_  
City: \_\_\_\_\_ MN

Clients Name: \_\_\_\_\_

**Email Address: (Please print clearly)** \_\_\_\_\_

**Client or Agent Signature:** \_\_\_\_\_

Inspector's Signature: \_\_\_\_\_ Amt Paid: \_\_\_\_\_ Check # \_\_\_\_\_

Inspection Fee: \_\_\_\_\_ Radon Fee: \_\_\_\_\_ Total Fee: \_\_\_\_\_ Cash  CC  Unpaid

Buyer's Realtor: \_\_\_\_\_

Where credit has been extended to the client, the client agrees to pay the stated fee for the services performed. This inspection is made with the express agreement of the client that he or she understand the conditions and limitations stated herein under which the inspector has performed the inspection and issued this report.