

Dedicated Home Services LLC

Aaron Pfaff
(262-370-9633)

Inspection Agreement

(Please read carefully)

This Inspection Agreement is made between Aaron Pfaff referred to as "Inspector" and the named Client below, in consideration of this Agreement, the parties agree as follows;

Client(s) _____ Phone # _____

Address _____ City _____ State _____ Zip _____

Inspection Address _____ City _____ State _____ Zip _____

The Client will pay the sum of \$ _____ which is due and payable upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments.

1. The Inspector will perform a visual inspection and prepare a report to the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection as described by the Wisconsin Department of Regulations and Licensing Standards and Practices 440.975 and RL134. Latent and concealed defects and deficiencies are excluded from the inspection. The Inspector reserves the right to suggest or recommend services from an expert in a given field. This inspection is NOT technically exhaustive.
2. The parties agree that the "Standards of Practice", (the standards) shall define the condition, limitations, and exclusions of the inspection. These standards are defined by the State of Wisconsin Dept of Regulations and licensing Standards and Practices.
3. This Agreement, including the terms and conditions represent the entire Agreement between the parties and there are no other Agreements either written or oral between them. This Agreement shall be amended only in writing signed by both parties. This Agreement shall be enforced in accordance with the laws of the state of Wisconsin, and that state laws or regulations are more stringent than the forms of the Agreement, the state law or rule shall govern. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement shall be binding and enforceable by the parties and their heirs, executors, administrators, successors and assignees.
4. Systems, items, and conditions which are not within the scope of this home inspection include but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, mold. Fungi, environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers, paint, cosmetic components, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks, energy efficiency measures; concealed or private security systems; water wells; heating system accessories; solar heating systems; water softeners; central vacuum systems, telephone, intercom or cable TV systems, antennae, lightning arrestors, trees or plants, governing codes, ordinances, statutes and manufacturer specifications. Client understands that these items and conditions are exempted from this inspection. Any general comments about these systems, items and/or conditions of the written report are informal only and "Do NOT" represent inspection of same.
5. The inspection report is performed and prepared for the sole and exclusive use and position of the Client. The report is the property of the Inspector and Client and may not be transferred or relied on without written permission of both parties. No other person or entity may rely on the report issued pursuant to this Agreement. Wisconsin law dictates liability of home Inspectors in chapter 440.977. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, Client agrees to defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.
6. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. Inspector makes no warranty, Express or implied, as to the fitness for use, condition, performance or adequacy of any inspected structure, item, component or system.
7. In the event of a claim against Inspector, Client agrees to supply Inspector with the following: (1) Written notification of adverse conditions within 7 days of discovery. (2) Access to the inspected property. (3) Any and all documentation regarding claim, or its remedies, estimates, or opinions regarding perceived defect. Failure to comply with the above conditions will release Inspector and its agents from any and all obligations.
8. In the event of a claim that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards included in the report or state law. Any action must be resolved through the mediation and arbitration services of, "Strategic Resolutions LLC". Client agrees to defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.

Client or their Agent has read entire Agreement and understands this Agreement is binding and hereby acknowledged.

Aaron Pfaff "Inspector" Signature: _____ Date: _____

Clients Signature: _____ Date: _____