

Mike Monahan Home Inspections, Inc. (MMHII)
AGREEMENT FOR HOME INSPECTION SERVICES

Client: _____ Date: _____

Address: _____ Fee: _____

For and in consideration of the terms of this Agreement for Home Inspection Services and Client agree as follows.

1. MMHII agrees to perform a visual inspection of the subject property and to provide CLIENT with a written inspection report identifying visually observable major deficiencies of the inspected systems and components that exist at the time of inspection. The written report will include the following systems only: STRUCTURAL COMPONENTS, EXTERIOR STRUCTURE, ROOFING, FOUNDATION, ATTIC, DRAINAGE, BASEMENT OR CRAWL SPACE, ATTIC, INSULATION AND VENTILATION, PLUMBING, HEATING, ELECTRICAL, CENTRAL AIR CONDITIONING, and WOOD DESTROYING INSECTS.
2. Systems and items which are EXCLUDED from this inspection include, but are not limited to, the following: recreational playground facilities, geological and soil conditions, sprinkler systems (fire and lawn) solar systems, water wells, below ground septic or drainage systems, forced air furnace heat exchangers, hard wired smoke detectors, wiring not part of primary electrical distribution systems (including, but not limited to: intercoms, cable TV, security systems, audio and computer systems) appliances including portable air conditioning units, and items considered to be cosmetic. Any comments regarding excluded systems and items are for information only and are not part of the inspection. The presence or absence of pests other than visible wood destroying insects is excluded from this inspection, except where noted for informational purposes. The Client is urged to contact a reputable and licensed specialist if identification and extermination of excluded pests is desired.
3. The inspection and report will be performed according to the standards of The American Society of Home Inspectors (ASHI), and the terms in this agreement shall have the same meaning given them in the ASHI standards. A copy of the ASHI standards will be provided at the client's request. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the Client. MMHII accepts no responsibility for use or misinterpretation by third parties.
4. MMHII is not required to move personal property, debris, furniture, equipment, carpeting, or like materials which may impede access or limit visibility. Concealed or latent defects are excluded from the inspection. Equipment and systems will not be dismantled. The inspection is not intended to be technically exhaustive, nor is it a compliance inspection for any governmental codes or regulations.
5. The inspection and report do not address, and are not intended to address, the possible presence of, or danger from asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, absence, presence or condition of buried oil storage tanks, pesticides, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially hazardous substances and conditions. The Client is urged to contact a competent specialist if information, identification, or testing of the above is desired. However, a Carbon Monoxide test on heat system and hot water heater will be included as part of the inspection and additional testing may be performed if specifically ordered and paid for by the client.
6. NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS A WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF ANY INSPECTED STRUCTURE, SYSTEM OR ITEM. CLIENT ACKNOWLEDGES THAT CONDITION OF INSPECTED STRUCTURE, SYSTEM OR ITEM, IS SUBJECT TO CHANGE AFTER REPORT HAS BEEN ISSUED. THE INSPECTION AND REPORT ARE NOT INTENDED TO REFLECT THE VALUE OF THE PREMISES, OR TO MAKE ANY REPRESENTATION AS TO THE ADVISABILITY OR INADVISABILITY OF PURCHASE OR SUITABILITY OF USE. THE INSPECTION AND REPORT ARE ONLY INTENDED TO EXPRESS THE OPINION OF MMHII OR ITS AGENT, BASED ON A VISIBLE INSPECTION OF ACCESSIBLE PORTIONS OF STRUCTURE, SYSTEMS AND ITEMS, OF EXISTING CONDITIONS, AT THE TIME OF INSPECTION.

7. The parties agree that the maximum liability for MMHII, or its agent, arising from failure to perform any of the obligations stated in this agreement, is limited to an amount NOT TO EXCEED THE FEE PAID FOR THE INSPECTION.
8. Payment is due upon completion of the on-site inspection.
9. This Agreement represents the entire agreement between MMHII and the Client. No change or modification shall be enforceable against either party unless such change or modification is in writing and signed by all parties. This Agreement shall be binding and enforceable by the parties, and their heirs, executors, administrators, successors, and assigns.

Client or Representative

M.W. Monahan, Director
Agent

no responsibility for use of information by third parties.
 completed and exclusive use and possession of the Client MMHII accepts
 A2H1 standards will be provided in the client's report. The inspection and report are performed and prepared for the sole
 (A2H1) and the terms in this agreement shall apply to the same meaning given them in the A2H1 standards. A copy of the
 3 The inspection and report will be performed according to the standards of The American Society of Home Inspectors

of excluded items is defined
 information purposes. The Client is urged to contact a reputable and licensed professional identification and examination
 or presence of items other than visible wood destroying insects is excluded from this inspection, except where noted for
 comments regarding excluded systems and items are for information only and are not part of the inspection. The presence
 comment systems) appliances including boilers and conditioning units, and items considered to be cosmetic. Any
 primary electrical distribution systems (including but not limited to: intercoms, cable TV, security systems, audio and
 ground rods or drainage systems, forced air furnace heat exchangers, and water smoke detectors, wiring not part of
 3 systems and items which are EXCLUDED from this inspection include, but are not limited to, the following: recreational
 swimming pools, hot tubs, spas, and saunas.

AND CONDITIONING, AND WOOD DESTROYING INSECTS
 CEILING SPACE, WALL INSULATION AND VENTILATION, PLUMBING, HEATING, ELECTRICAL, CEILING
 COMPONENTS, EXTERIOR STRUCTURE, ROOFING, FOUNDATION, WALL, DRIVEWAY, BASEMENT OR
 components that exist at the time of inspection. The written report will include the following systems only: STRUCTURAL
 1 CLIENT with a written inspection report identifying visually observable major deficiencies of the inspected systems and
MMHII agrees to perform a visual inspection of the subject property and to provide

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