



# HOME INSPECTION AGREEMENT

This Agreement was prepared by a member of the Housing Inspection Foundation,  
*The Association of Home Inspectors.*



Inspector's Name: Mike DiNapoli Professional Membership # 16000077958

Company: Kodiak Home Inspection Services, LLC

Address: 15 Green Place

City: S. Setauket State: New York Zip: 11720

Telephone: (631) 807-6019 Fax: \_\_\_\_\_ E-mail: KodiakHIS@gmail.com

**THIS INSPECTION AGREEMENT IS INTENDED TO BE A LEGALLY BINDING CONTRACT.  
PLEASE READ IT CAREFULLY.**

Client Name(s): \_\_\_\_\_ Report #: \_\_\_\_\_

Property Address: \_\_\_\_\_

Client Telephone: \_\_\_\_\_ Contact: \_\_\_\_\_

Agreed Inspection Fee: \_\_\_\_\_ \$ \_\_\_\_\_

Additional Fee(s) For: \_\_\_\_\_ \$ \_\_\_\_\_

Additional Fee(s) For: \_\_\_\_\_ \$ \_\_\_\_\_

**TOTAL INSPECTION FEES: \$ \_\_\_\_\_**

1. Client requests a limited visual inspection of the residential structure identified at the above address by the listed inspector of the above company, herein after collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for Company's entrance on to the property.

2. Client warrants: (a) they have read the following Agreement carefully, (b) they understand they are bound by all the terms of this contract, and (c) they will read the entire inspection report when received and promptly call Company with any questions they may have.

3. Client understands that the inspection and inspection report are performed and prepared for their sole, confidential and exclusive use. Client agrees that they will not transfer or disclose any part of the inspection report to any other person with these exceptions ONLY. (a) one copy may be provided to the current seller(s) of the property but only upon the express condition that the seller(s) covenant to use the inspection report only in connection with Client's transaction, and agree not to transfer or disclose the report to any persons other than their real estate agent, and (b) one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transaction only. Client agrees to indemnify, defend and hold harmless Company from any third party claims relating to this inspection or inspection report.

4. Company agrees to perform a limited visual inspection of the residential structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies as they exist at the time of inspection. The inspection will be performed in a manner consistent with the standards of the Housing Inspection Foundation. A copy of these Standards are provided to Client.

5. The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any

areas which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or any other thing, or those areas/items which have been excluded by the Housing Inspection Foundation standards and/or by agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exists in any area excluded from inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT included in the inspection:

- Code or zoning violations
- System or component installation
- Permit research
- Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing
- Termites or other wood destroying insects, rodents or other pests, dry-rot or fungus
- Latent or concealed defects
- Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards
- Private water or sewage systems
- Pools, spas, hot tubs, saunas, steambaths, fountains or other types of or related systems and components
- Repair cost estimates
- Building value appraisal
- Radio controlled devices
- Automatic gates
- Elevators, lifts, dumbwaiters
- Thermostatic or time clock controls
- Water softeners or purifiers
- Radiant heat systems
- Furnace heat exchanger
- Solar heating systems

