

JS HOME INSPECTION CONFIRMATION FORM

Walk through inspection without pictures
Call 701-772-5284 for a rate quote

Rate Quoted: _____

[Sample Report](#)

This form needs to be signed before the inspection is done. You may click to submit this form if you will be at the inspection in person. If not, please print this form, sign it and fax it to 701-772-5284.

Date: _____ Realtors email: _____

Client Name: _____ Clients email: _____

Client Current Home Address: _____

Clients Current Phone Number: _____ Realtors Name: _____

Inspection Address: _____

Inspection Date: _____ Inspection Time: _____

This inspection along with any subsequent re-inspections of the property conditions is performed in accordance with the STANDARDS OF PRACTICE of *The American Society of Home Inspectors, Inc.* included as part of the inspection report. The guidelines are intended to provide the client with a better understanding of the property conditions, as observed at the time of inspection. It is not intended to reflect the value of the premises nor make any representation as the advisability of purchase. The report expresses the personal 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.

The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or any other things, or those area/items, which have been excluded by the ASHI 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 exist 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 this inspection.

- Code or zoning violations
- Systems or components installation
- Permit research
- Structural, geological, soil wave action hydroigical stability, survey, engineering, analysis or testing
- Latent or concealed defects

- Asbestos, radon gas, lead paint, area formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxin, electromagnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards
- Private water or sewage systems
- Spas, hot tubs, saunas, scum baths, fountains or other types of railed systems and components
- Repair cost estimates
- Building value appraisal
- Radio controlled devices
- Automatic gates
- Elevators, lifts, dumbwaiters
- Thermostatic of time clock controls
- Water Softeners and purifiers
- Radiant Heat Systems
- Furnace heat exchangers
- Solar heating systems
- Gas appliances such as fire pits, barbecues, heaters and ramps. Main gas shut off valve, any gas leaks
- Odors or noise
- Seisrole safety
- Freestanding appliances
- Security or fire safety systems
- Personal property
- Any adverse condition that may affected the desirability of the property
- Proximity to railroad tracks or airplane routes
- Boundaries, easements of right of way
- Unique technically complex systems or components
- System of component life expectancy
- Adequacy or efficiency of any system or components
- Items specifically noted as excluded in the inspection report

The inspection report should not be construed as a compliance 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 part. 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 is general estimates based on information about similar components and occasional wide variations are to expect between such estimates and actual experience.

JS Home Inspections certifies that their inspection have no interest, print or contemplated, in this property or benefits derived from any sales or improvements. To the best of our knowledge's and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be ceded by arbitration and shall be submitted for binding, non-appeasable arbitration to the Better Business Bureau in accordance with its arbitration rules then pertaining, unless the parties mutually agree otherwise. In the event of a claim the Client will allow JS Home Inspection 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.

The Client requests the visual inspect of the readily accessible areas of the structure. This inspection is limited to visual observation existing at the time of the inspection. The Client agrees and understands that the maximum liability incurred by The Inspector, ***The Company for errors and omission in the inspection shall be limited to the amount of the inspection fee that is charged to the Client.*** (If this is a joint purchase, signee represents actual authority to sign for both parties)

Client: _____ Date: _____
 I have read and agree to the terms of this agreement

Inspector: _____
 JS Home Inspection

This document has to be signed and **faxed back** to **701-772-5284** before the home inspection is started.