


**The Home Inspection Company**  
**AAD Inspection Corp.**

Insured for General Business Liability  
 HUD 203(k) Consultant ID# S0033  
 Fidelity Bonded

3288 Sweetwater Dr., Boise, ID  
 Business Phone (208) 338-9144  
 Fax Phone (877) 800-9144

**Home CheckUp  Report**

**Aug 8, 2017**

**1234 Boise,  
Boise, ID**

	Inspected	Problem Found
Electrical panels	<input type="checkbox"/>	<input type="checkbox"/>
HVAC	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing (excluding fixtures)	<input type="checkbox"/>	<input type="checkbox"/>
Roof	<input type="checkbox"/>	<input type="checkbox"/>
Attic	<input type="checkbox"/>	<input type="checkbox"/>
Crawlspace	<input type="checkbox"/>	<input type="checkbox"/>
Exterior (grading & gutters)	<input type="checkbox"/>	<input type="checkbox"/>

*Michael D. Fry*

**MIKE FRY**  
**Inspector**  
**AAD Inspection Corp.**  
**(208)338-9144**



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Home CheckUp Service Agreement (Please Read Carefully)

The company agrees to perform a cursory inspection of the roof surfaces, attic spaces (if any), crawl spaces (if any), electrical panels, HVAC (Heating Ventilating & Air Conditioning) systems, and the house exterior (including gutters, downspouts, and grading within 10 feet of the house). Condensed written observations of this inspection, along with any recommendations, will be noted on the front side of this form. However, the Customer agrees that the principle form of communication associated with this Home CheckUp service will be through verbal means. The notes written on the front side of this form are intended to serve only as reminders of key points discussed verbally with the Customer.

However, the Customer is encouraged to contact the inspector at any time to further discuss issues addressed during the inspection and consultation period. (Copies of the front side of this form will be kept by AAD Inspection Corp. for a period of 6 months.)

While the Company strives to discover and advise in a manner that can significantly reduce the Customer's future possible health, safety, and financial risks, the Customer agrees that it is not reasonably possible to eliminate all such risks through the procurement of this Home CheckUp service. It is further understood and agreed that the inspection may be limited to readily accessible areas of the property and that the report will be based upon observations of apparent conditions existing at the time of the inspection. The Company shall not be required to dismantle items or systems, move, remove, or lift personal property, debris, or snow in order to perform the inspection, but may do so at its option. The Company is not responsible for the discovery or reporting of latent or concealed defects or deficiencies. (The Company cannot perform a functional inspection on a system if its respective public utility has been shut off.)

The inspection and report might not address and are not responsible to address the possible presence of, or danger from, any potentially harmful substances or environmental hazards including (but not limited to) radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals, or water and airborne hazards. Any information that may be conveyed by the Company for the benefit of the Customer with regard to such hazards is not to be construed as being in compliance with inspection or reporting protocols of any regulatory bodies unless such compliance is specifically claimed in the report.

This company and its inspectors are not licensed or insured as pest, fungus, or mold/mildew inspectors. Any information that may be conveyed by the Company for the benefit of the Customer with regard to pests or bio growths, or conditions conducive to their attraction or proliferation is conveyed without warranty. These services are available from others licensed or certified in their respective fields.

The inspection and report do not address compliance or certification regarding past or present governmental codes or regulations of any kind. We are not code inspectors.

THE COMPANY IS NOT AN INSURING AGENT IN ANY RESPECT. The inspection and report are not intended as (or to be used as) a guarantee or warranty (express or implied) regarding the adequacy, performance, or condition of any structure, item, or system. All warranties (both express and implied) are disclaimed, including any warranty of merchantability or of fitness for a particular purpose.

In no case shall the Company be liable to the Customer for any special, incidental, or consequential damages. In no event shall the Company's total liability to the Customer for damages, losses, and causes of action, whether in contract, tort (including negligence and malpractice), or otherwise exceed the amount actually paid by the Customer for the Company's inspection and report.

If legal action is brought against the Company for any reason, the Customer agrees to pay reasonable expenses for pro se defense and/or representation by an attorney if the Company prevails.

The use of any information conveyed through the inspection and report by any party shall be deemed as a contractual understanding, acknowledgment, and acceptance of all terms of this agreement.

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