



Scope of your Home Inspection.

The Client understands and agrees that this agreement is a part of the inspection report and acceptance of, or payment for the inspection report by the Client will confirm this agreement, even if Client was not present at the inspection. Nothing in the inspection report, and no opinion of the inspector, shall be construed as advice to the Client to purchase, or not to purchase, the property. This visual inspection service is intended to provide an opinion, through observation, as to the apparent general condition of a building's components, systems or parts thereof, including the identification of significant observable deficiencies as they exist at the time of the inspection. The observation is limited to a visual survey of certain fixed components and systems of a property. Not every defect in the home may be reported. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls or wall coverings, floors or floor coverings, ceilings, furnishings or any other reason, is NOT included in this inspection. Client agrees to assume all the risk for all conditions, which are concealed from view at the time of the inspection. Items not identified in the inspection report are to be considered not inspected. This inspection does not include any destructive or dismantling testing, or any inspections, examinations, testing or evaluations (unless previously agreed upon) for harmful, dangerous, or toxic substances or materials or environmental hazards including but not limited to: mold, bio-aerosols, radon, lead, asbestos, non-biological airborne particulates, contaminants, petroleum products, petrochemicals, radioactive materials, subterranean systems, electromagnetic radiation, wood destroying insects, plant, animal, or insect secretions or excretions.

1). MC² Home Inspections agrees to perform a visual inspection of the home and to provide Client with an inspection report identifying the defects that MC² Home Inspections both observed and deemed material. MC² Home Inspections may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure. **2).** Unless otherwise inconsistent with this Agreement or not possible, MC² Home Inspections agrees to perform the inspection in accordance to the current Standards of Practice set forth by the state of Indiana and the International Association of Certified Home Inspectors which can be viewed at <http://www.nachi.org/sop.htm>. MC² Home Inspections' inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home or its components. **3).** Payment of the fee to MC² Home Inspections is due prior to, or upon completion of the on-site inspection. **4).** If Client requests a re-inspection of the home, the re-inspection is also subject to all the terms and conditions set forth in this agreement. **5).** MC² Home Inspections assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. Client acknowledges that the liability of MC² Home Inspections, its agents, employees, for claims and/or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to MC² Home Inspections negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to MC² Home Inspections, and this liability shall be exclusive. **6).** This Agreement is not transferable or assignable.

Thermal Imaging Addendum:

If service is requested, the thermal imaging scan will be limited in scope to the equipment used by MC² Home Inspections. The inspection is a non-invasive and non-destructive examination of the visible, safely and readily accessible portions of the interior and/or exterior of the structure for atypical temperature/thermal variations. Not all defects may be detected. No other warranties of any kind, express or implied, including but not limited to warranties regarding future use, habitability, operability, suitability, or merchantability with respect to the subject property are provided.

Please note that your inspector will make every effort possible to go above and beyond typical home inspection reporting. It is our intent to provide you with the best home inspection possible. We would like to sincerely thank you for choosing MC² Home Inspections as your home inspection company of choice and we look forward to serving your home inspection needs.