



## PRE-INSPECTION ASSESSMENT CONSULTING AGREEMENT

This agreement dated \_\_\_\_\_, is made by and between \_\_\_\_\_, whose address is \_\_\_\_\_, referred to as "CLIENT", AND \_\_\_\_\_, whose address is

4 Applewood Drive, Seymour, CT. 06483; referred to as "INSPECTOR" and/or "HomeRun Homes Inspection, LLC."

1. The CLIENT hereby employs HomeRun Homes Inspection, LLC to perform the following services in accordance with the terms and conditions set forth in this agreement: HomeRun Homes Inspection, LLC will consult with the CLIENT concerning matters solely relating to basic home inspection education and residential property pre-inspection assessments. A formal home inspection report will not be drafted at any time during the consultation period in accordance with this agreement. Any findings during the consultation period are strictly for educational purposes and initial property assessment. Additionally, any findings during the consultation period will be superseded by the home inspection report.

*-The inspector does not offer an opinion as to the advisability or inadvisability of the purchase of the property, its value or its potential use. The consultation fee is based upon a single visit to the property; additional fees for a formal documented home inspection, up to and including a signed residential home inspection agreement, may be charged for any subsequent visits requested by the Client.*

*-Our findings cannot (State of CT. code of ethics - No Inspector shall express, within the context of an inspection, an appraisal or opinion of the market value of the inspected property) directly influence any decision the client may or may not take when purchasing/ selling a home.*

2. This agreement will begin on \_\_\_\_\_ and will end when the residential home inspection is performed and report is drafted. Either party may cancel this agreement prior to the scheduled home inspection with reasonable notice given to the other party in writing, by certified mail or personal delivery.

3. HomeRun Homes Inspection, LLC will spend a reasonable time (**reference "EXHIBIT – A Pricing Table"**) in fulfilling its obligations under this contract. The particular amount of time may vary from day to day or week to week, all based upon the needs of the CLIENT.

4. The INSPECTOR will perform most services in accordance with this contract at private showings and/or open houses. In addition the INSPECTOR will perform services on the telephone and at such other places as designated by HomeRun Homes Inspection, LLC to perform these services in accordance with this agreement.

5. HomeRun Homes Inspection, LLC will be paid at the rate of \$ per (**reference "EXHIBIT – A Pricing Table"**) for work performed in accordance with this agreement.

The INSPECTOR will submit an itemized invoice setting forth the time spent and services rendered, and the CLIENT will pay HomeRun Homes Inspection, LLC the amounts due as indicated by invoices submitted by HomeRun Homes Inspection, LLC within five (5) business days of receipt or at the time of the scheduled home inspection.

6. The INSPECTOR agrees that any information received by HomeRun Homes Inspection, LLC during any furtherance of the INSPECTOR'S obligations in accordance with this contract, which concerns the personal, financial or other affairs of the CLIENT will be treated by HomeRun Homes Inspection, LLC in full confidence and will not be revealed to any other persons, firms or organizations. The CLIENT also agrees that any property information and/or findings received from the INSPECTOR will be held in full confidence by the CLIENT and may not be revealed to any other persons, firms or organizations without prior written authorization by the INSPECTOR and/or HomeRun Homes Inspection, LLC.

7. HomeRun Homes Inspection, LLC may request that the services of a professionally licensed tradesperson or specialist be requested in the event a "professional opinion" is warranted on a particular component or system in a home. All costs to the consultant for those services will be paid by the CLIENT but in no event shall HomeRun Homes Inspection, LLC secure other professionals for consultation without the prior written authorization of the CLIENT.

8. LIMITED LIABILITY: The INSPECTOR is neither responsible nor liable for the non-discovery of any patent or latent defects in materials, workmanship, or other conditions of the CLIENT's property, or any other problems which may occur or may become evident during the period of this agreement. The INSPECTOR is neither an insurer nor guarantor against past and/or existing defects in the building, any improvements, systems or components during the period of this agreement. The INSPECTOR makes no warranty, express or implied, as to the fit for use or condition of the systems or components during the period of this agreement. The INSPECTOR assumes no responsibility for the cost of repairing or replacing any unreported defects or conditions, nor is the inspector responsible or liable for any future failures or repairs during the period of this agreement.

9. Both the CLIENT and HomeRun Homes Inspection, LLC agree to the above contract.

CLIENT

\_\_\_\_\_ DATE: \_\_\_\_\_

\_\_\_\_\_ DATE: \_\_\_\_\_



**HOMERUN HOMES  
INSPECTION, LLC**

Covering all the bases to bring you home safe

HomeRun Homes Inspection, LLC  
John S McKenzie Jr  
State of Connecticut Home Inspector Intern  
LIC#: HOP.0000467

