

Essential Inspections LLC

N9334 County Road M Elkhart Lake WI

NO LIABILITY

PRE-OFFER REVIEW, EVALUATION and CONSULTATION AUTHORIZATION & AGREEMENT

Client Name: _____

Consultation Address: _____

2nd Consultation Address: _____

Client Address: _____

Phone: (____) _____ Email address: _____

Consultation Date: _____ Time: _____ Cost: _____

PLEASE READ THIS AGREEMENT CAREFULLY

GENERAL: This pre-offer real estate Review, Evaluation and Consultation is offered to assist the home buyer in determining whether an offer should be made on a real estate property. ***Due to the limitations of time and resources that are consistent with a pre-offer home consultation, Essential Inspections LLC will not be responsible for any deficiencies discovered later in the home.*** This review, evaluation and consultation will consist of some observations of the most critical components of the home but is not as comprehensive or thorough as a pre-purchase home inspection. This review does not meet the standards of a full home inspection and is not a pest or wood-destroying organism inspection. ***There will be no written report or review*** but a verbal recap will be offered at the end of the consultation. ***It is highly recommended that a complete home inspection be completed if the offer to purchase the property in question is successful.***

PROPERTY REQUIREMENTS: The building, its components and equipment are to be ready and accessible at the time of the review, evaluation and consultation. All utilities and pilot lights must be on and all equipment operational, and **access to all areas of the structure, including the heating system, water heater, electrical panel, crawl space and the attic areas, if applicable, roof and gutters are to be clean and free of obstructions** so that a visual review can be completed on that date. This is the responsibility of the client. The consultant is not obligated to change light bulbs, light pilot lights, move furniture, stored belongings, obstructions, or floor coverings, or remove panels to inspect any part of the building or its equipment. **THE FEE FOR THIS SERVICE IS DUE AT THE TIME OF THE CONSULTATION.**

SCOPE: The purpose of this review, evaluation and consultation is to identify **significant visible and identifiable MAJOR DEFECTS** in the roofing and foundation systems that, in the judgment or opinion of the consultant, adversely affect the function and integrity of the items, components, and systems reviewed. If time permits, the attic will be observed from the hatch only and the electrical panel and heating systems will be reviewed. The time allotted for this process is 60 minutes, which includes a final 10 minute oral recap.

WAIVER OF LIABILITY: Essential Inspections LLC WILL ACCEPT NO LIABILITY OR RESPONSIBILITY FOR ITEMS REVIEWED IN THIS REVIEW, EVALUATION AND CONSULTATION. This waiver of liability shall include and apply to all consequential damages, attorneys' fees or expenses, and injury to body or property of any nature. This evaluation, review and consultation is not an express or implied guarantee or warranty of fitness for use or condition of the property and systems inspected and should not be relied upon as such.

(Initial) X

The undersigned understands and accepts the terms and conditions of this pre-offer review, evaluation and consultation agreement and authorizes Essential Inspections LLC to perform a review, evaluation and consultation of the above-mentioned property and to communicate any information to the client via the client's real estate agent and/or telecommunication with the client (if Client is married and only one signature is obtained, Client represents the actual authority to sign for Client's spouse).

Review, Evaluation, and Consultation authorized by:

(Client) Date: _____ Print Name: _____

Date: _____ Print Name: _____

(NOT A RESIDENTIAL HOME INSPECTION PER ANY STATE/ASSOCIATION GUIDELINE)

(Client)

(NOT A RESIDENTIAL HOME INSPECTION PER ANY STATE/ASSOCIATION GUIDELINE)