

Top Notch Inspections Inc.
8502 288th. St.
Chisago City, MN 55013 **651-428-2553**

Client Information:

Date of Inspection:
Fee for Inspection:

STATEMENT OF LIMITATIONS

1. Type of Inspection

The inspection is essentially visual, not technically exhaustive, and does not imply that every defect will be discovered. The inspection and report are based upon conditions that existed at time of inspection. There is no destructive analysis or technical testing. The inspection covers only the listed items for function and safety, not for code compliance. This is not intended to reflect the value of the premises, nor to make any representation as to the advisability or inadvisability of purchase. Cost to cure estimates may have been discussed, but they are not contractor bids. If provided they are to allow you to better understand the severity of the problem. They must be confirmed by quotes from qualified contractors.

2. Limits of Liability

This company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment. This limitation of liability shall include and apply to all consequential damages, bodily injury and property damage of any nature. The information is intended for the sole use of my client and no third party liability is assumed. In the event that legal action is taken and judgment is in favor of Top Notch Inspections, the plaintiff shall assume all legal fees accrued by Top Notch Inspections. Top Notch Inspections assumes no responsibility for the cost or repairing or replacing any unreported defects or conditions. THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF ANY BUILDING FIXTURE OR COMPONENT. The inspection and report are furnished on an "opinion only" basis.

3. Environmental and Health Issues

No tests are performed to determine the presence of airborne articles such as asbestos, noxious gases such as radon, formaldehyde, molds, mildews, toxic, carcinogenic, or malodorous substances or other conditions of air quality that may be present; nor conditions which may cause the above. No test for lead products or any other hazardous substance is performed. No representations as to the existence or possible condition of abandoned well (s), septic system (s), or underground fuel storage tank(s) is made. Hazardous wastes are not part of the inspection/report and no representations are made as to any above or below ground pollutants or contaminants. The quality of drinking water is not a part of this inspection. THE INSPECTION AND REPORT DOES NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARD(S).

4. Insects and Rodents

No tests are performed to determine presence or absence of rodents and insect pests.

5. Cosmetic Conditions

The inspection/report excludes and does not intend to cover any and all components, items and conditions which by nature of their location are concealed or otherwise difficult to inspect. Excluded are all cosmetic conditions, such as carpeting, vinyl floors, wallpapering and painting.

I AGREE TO THESE CONDITIONS:

Signature of Client: _____

_____ RADON TESTING	\$125	_____ \$160 stand alone
_____ Basic Water Quality Test	\$100	_____ \$130 FHA approved
_____ Pool Inspection	\$175	
_____ Thermal Imaging		