

# Home Inspection Agreement

## Standards of Practice

Truly Pro Services Inc. conforms to standards of practice set out by the International Association of Certified Home Inspectors. (InterNACHI)

## Scope of inspection and report

1. All inspections are carried out solely by Truly Pro Services Inc. and never subcontracted out.
2. The buyer of the home inspection will receive a full report within 48 hours of the completed inspection. This report is the sole property of the buyer and will not be shared to any other interested parties without the consent of the inspection buyer.
3. While the inspector will often note minor deficiencies, the main scope of the inspection is aimed at major structural systems including the foundation, structure, roof, exterior, electrical, plumbing, venting, heating/cooling and insulation.
4. Unless specifically requested, our standard inspection does not include testing for hazardous materials (asbestos, mold, lead) air quality or pest infestations.
5. Inspectors cannot see through solid concrete, behind finished drywall, or under heavy insulation. Latent defects—such as a leak that only occurs during a torrential downpour or a structural flaw hidden by a fresh coat of paint—may remain undetected. Furthermore, an inspection is a snapshot: a furnace functioning perfectly during the walkthrough could fail a week later. It is a vital tool for informed decision-making, but it cannot eliminate 100% of the risks inherent in homeownership
6. Inspections are carried out on the main residence and attached/detached garage or carport. No other buildings, sheds or structures will be inspected unless specifically stated and initiated by the customer before the date of inspection.

## Limitations

1. The inspection and report are not a guarantee or insurance policy. Truly Pro Services Inc. does not guarantee that any part of the property will continue to function or stay in the same condition after we leave. We are not responsible for any issues that appear after the inspection is finished and we disclaim all implied warranties.
2. Home inspections are not building code inspections, building code changes happen frequently, meaning a home built in the 1970's would not conform to the building code practices of today.

3. Home inspections are visual, non-invasive inspections. Latent defects, such as, but not limited to water intrusion in certain weather conditions or geological problems are excluded from the inspection.

4. Unless specifically stated otherwise, the following items are not inspected within the home inspection; Security systems, Fire and/or sprinkler systems above the level of a standard smoke/CO detector, wells, septic tanks and systems, leach beds, swimming pools, water quality, water softeners, detached buildings.

5. We are not responsible for the cost of repairing or replacing any defects, whether they are missed during the inspection or develop later. Our total liability is strictly limited to a refund of the inspection fee. By hiring us, you waive the right to claim any additional damages (such as loss of use or incidental costs). This limit is not a penalty; rather, it reflects a fair risk balance that allows us to offer this visual inspection at an affordable price. A more exhaustive, unlimited inspection would require specialized experts and carry a much higher fee. You are always free to seek a second opinion from another professional.

6. While we do our best to test all readily accessible home components and devices, InterNACHI guidelines require testing a "representative number" of devices. A device in this case would be an electrical receptacle, switch, door, window, etc. Every effort will be made for thorough testing but some may remain inaccessible or hidden.

7. Home inspection reports are not appraisals, nor are they pass/fail tests.

8. Home inspections do not get involved with title reviews or land surveys.

9. Any dispute or complaint of omissions on the home inspection report, or damage caused by a representative of Truly Pro Services Inc. must be made within 10 days of discovery. Unless there is an emergency, the client agrees to allow the inspector reasonable time to investigate the complaint or claim before repairing, replacing or altering the subject of the claim.

By signing below, the client understands that the inspector is not liable for latent defects or omissions in the report that may have been missed during a reasonable visual inspection. The client understands that not all conditions may be apparent during an inspection due to weather conditions, inoperable systems or inaccessible conditions.

Client name: \_\_\_\_\_

Client signature: \_\_\_\_\_ Date: \_\_\_\_\_