



POST – PURCHASE 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 "INSPECTOR" to perform the following services in accordance with the terms and conditions set forth in this agreement: HomeRun Homes Inspection, LLC "INSPECTOR" will consult with the CLIENT concerning matters solely relating to basic home maintenance education and residential property post – purchase assessments. The home inspection report will be used as a template during the consultation period in accordance with this agreement. Any findings during the consultation period are strictly for educational purposes and future property assessment. Additionally, any findings may be documented in a separate report, if so requested by the CLIENT, and used solely in the event the CLIENT employs the INSPECTOR for any contracted home renovation consultation.

2. This agreement will commence 30 calendar days following the closing of the CLIENT'S property purchase, for the period of ONE YEAR (this agreement will expire on _____). Subsequent consultation beyond the said agreement period may be added per the CLIENT'S written request and agreed upon by the INSPECTOR. The CLIENT may call to schedule their in-home assessment consultation only after the first 30 calendar days has past (AFTER _____). Either party may cancel this agreement at any time with reasonable notice given to the other party in writing, by certified mail or personal delivery. All outstanding services rendered will be billed within fifteen (15) calendar days and must be paid upon receipt by the CLIENT. A late payment fee (@30 days past due) of "\$25 per month" will be administered to the CLIENT'S billed invoices. A late payment fee (@90 days past due) of "\$50 per month" will be administered to the CLIENT'S billed invoices.

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 (CLIENT'S property address) _____. In addition the INSPECTOR will perform services on the telephone and at such other places as designated by HomeRun Homes Inspection, LLC to perform the consultation 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 all 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 the INSPECTOR within thirty (30) calendar days of receipt.

6. The CLIENT may select a pre-paid consultation package (discounted pricing) as part of their home inspection. One year of consultation will be discounted @10% and two years of consultation will be discounted @15%. All pre-paid consultation package services will solely be based upon the designated per hour rate (**reference "EXHIBIT – A Pricing Table"**). The CLIENT will be invoiced for their packaged services and payment must be received prior to the commencement date as said in **"ITEM #2"**. If payment is not received prior to the commencement date, this agreement will be null and void.

7. 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.

8. 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 INSPECTOR 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.

9. 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.

10. 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

