

# INSPECTION AGREEMENT

*(Please read carefully)*

THIS AGREEMENT is made and entered into by and between evanspect llc, referred to as “Inspector” and \_\_\_\_\_, referred to as “Client”

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The client will pay the sum of \$\_\_\_\_\_ for the inspection of the “Property,” being the residence, and garage or carport, if applicable, located at \_\_\_\_\_.
2. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.
3. The parties agree that the “Standards of Practice” (the “Standards”) shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. If the State/Province where the inspections is performed imposes more stringent standards or administrative rule, then those standards shall define the standard of duty and the conditions, limitations, and exclusions of the inspection.
4. The parties agree and understand that the Inspector and its employees and agents assume no liability for the cost of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement are done without giving the Inspector the required notice, the inspector will have no liability to the Client. The Client further agrees that the Inspector is liable only up to the cost of the inspection. This clause may be contrary to local law. Please verify applicability. Not valid in State/Province of \_\_\_\_\_.
5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. INSPECTOR MAKES NO WARRENTY, EXPRESSED OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.
6. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
7. This Agreement, including the terms and conditions on the reverse side, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be construed and enforced in accordance with the laws of the State/Province of Washington, and if that State/Province laws or regulations are more stringent that the forms of agreement, the State/Province law or rule shall govern.

Client has read this entire Agreement and accepts and understands this Agreement is hereby acknowledged. If no State/Province regulations apply, this report adheres to the standards InterNACHI Standards, which is available on request.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Day \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Street Address: \_\_\_\_\_ Buyer Present:

City/State/Province/Zip or Postal Code: \_\_\_\_\_ Yes \_\_\_ No \_\_\_

Agent present: Yes \_\_\_ No \_\_\_ Agent's Name \_\_\_\_\_

Inspector's Signature \_\_\_\_\_ Date: \_\_\_\_\_ Inspection # \_\_\_\_\_

Inspector's Address: 24023 196<sup>th</sup> Ave SE License/Certification #2419

City/State/Province/Zip or Postal Code: Covington, Washington 98042

Client agrees to release reports to seller/buyer/REALTOR Yes \_\_\_\_\_ No \_\_\_\_\_

**ADDITIONAL TERMS, CONDITIONS, AND LIMITATIONS**

8. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings, and floors; recreational equipment or facilities; pool/spa water purification systems (ozone generator/saltwater, etc.); underground storage tanks, energy efficiency measurements; motion or photo-electric sensor lighting; concealed or private secured systems; water wells; all overflow drains; heating system's accessories; solar heating systems; heat exchangers; sprinkling systems; water softener or purification systems; central vacuum systems; telephone, intercom or cable TV systems; antennae, lighting arrestors, load controllers; trees or plants; governing codes, ordinances, statutes, and covenants; and manufacturer specifications, recalls, and EIFS. Client understands that these systems, items, and conditions are excepted from this inspection. Any general comments about these systems, items, and conditions of the written report are informal only and DO NOT represent an inspection.
  
9. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the service performed by Inspector under this Agreement, the Client agrees to indemnify, defend, and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.

10. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.
11. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client further agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards adhered to in the report or State/Province law. Furthermore, any legal action must be brought within two (2) years from the date of the inspection, or will be deemed waived and forever barred.
12. This inspection does not determine whether the property is insurable.
13. Exclusions of systems normally inspected \_\_\_\_\_.

## DEFINITIONS

1. Apparent Conditions: Systems and components are rated as follows:

**SATISFACTORY** (Sat.) – indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**MARGINAL** (Marg.) – Indicates the component will probably require repair or replacement anytime within five years.

**POOR** – Indicates the component will need repair or replacement now or in the very near future.

**SIGNIFICANT ISSUES** – Indicates a system or component that is considered significantly deficient, inoperable or is unsafe.

**SAFETY HAZARD** – Denotes a condition that is unsafe and in need of prompt attention.

2. Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating; central air conditioning (weather permitting); insulation and ventilation.
3. Readily accessible systems and components: only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility.
4. Any component not listed as being deficient in some manner is assumed satisfactory.