



## Inspection Agreement

The address of the property is:

\_\_\_\_\_

The fee for the home inspection is \$ \_\_\_\_\_.

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 2010,

by and between Mindy Smith (Hereinafter “INSPECTOR”) and the undersigned (hereinafter “CLIENT”), collectively referred to herein as “the parties.” The Parties Understand and **Voluntarily** Agree as follows:

Inspection will be made of the following components where available.

- Basement/Crawl Space/Attic
- Foundation/Grounds/Garage
- Kitchen/Baths/Bedrooms
- Interior Walls/Ceilings/Floors/Doors
- Heating ,Cooling, Electrical
- Roof/Drives/Walks/Patios/Decks
- Health and Safety

1. INSPECTOR agrees to perform a **visual** inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR **both observed and deemed material** The report is only supplementary to the seller’s disclosure.

2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the **current Standards of Practice** of the National Association of Certified Home Inspectors. [www.NACHI.org](http://www.NACHI.org). **CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.**

3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR **permission to discuss** observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR’S inspection of the property and the accompanying report are in **no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement to the fullest extent allowed by Washington law.**

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that **the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR**, and this liability shall be exclusive. CLIENT **waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building**. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR **does not** perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) **Written notification of adverse conditions within 14 days of discovery**, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations and from any liability which might otherwise attach.

7. The parties agree that any litigation arising out of this Agreement shall be filed **only** in the County or District Court of Clark County Washington. In the event that INSPECTOR prevails in any such litigation, **CLIENT agrees to pay all of INSPECTOR'S legal costs, expenses, and attorney's fees**.

8. If any Washington court having jurisdiction declares any provision of this Agreement invalid or unenforceable, **the remaining provisions will remain in effect**. This Agreement represents the **entire agreement** between the parties. All prior communications are **merged** into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is **in writing and signed by the parties**. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. **CLIENT shall have no cause of action against INSPECTOR after 120 days from the date of the inspection**.

8. Payment of the fee to INSPECTOR (less any deposit noted above) is **due upon completion** of the on-site inspection. **Interest** on any unpaid balance shall accrue at the rate of 1.5% per month. CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including **attorney's fees**, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does **personally guaranty** payment of the fee by the entity.

Acknowledgement

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_



Mindy Smith  
Owner / Inspector  
Washington State Home Inspector License # 291

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