

Cameo Home Inspection Services Confidential Property Inspection Contract

THIS IS A BINDING CONTRACT. It contains the terms and conditions of your, “the client’s” contract with Cameo Home Inspection Services. It is understood that the client is retaining this inspector to perform a home inspection pursuant to the Standards of Practice of the American Society of Home Inspectors, ASHI, which are available on line at <http://www.ashi.org>. Client warrants they will read the entire Inspection Report when received and will call promptly with any questions or concerns they may have regarding the Inspection or Inspection Report.

Please read this contract thoroughly and complete all the sections of the contract which are noted by red print.

The Inspection Report” is confidential and the sole possession of the client. All warranties or representations are made and limited to the client only and cannot be used, relied upon, or considered by anyone else without the express written permission of the inspector and the client.

Client(s) Name (Print): _____

Inspection Address: _____

City: _____ **WA Zip:** _____

SCOPE OF THE GENERAL INSPECTION: Client understands the home inspection is a non-invasive inspection/physical examination of the home as it appeared on the day of the inspection. No representation is made as to any condition that may change from the date of the inspection to the close of escrow or any future date. It is acknowledged and understood that the inspector is not to open, move, lift or change any condition within the home on the day of inspection. It is further understood that the inspection is performed to identify material defects in the systems, structures, and components of the above referenced property and its associated primary structure. A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective.

LIMITATIONS AND EXCLUSIONS: There are limitations, exceptions and exclusions to the inspection described within the ASHI Standards of Practice. These limitations, exceptions and exclusions may include any system, structure or component of the building which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of the inspector, or which client has agreed is not to be inspected. Where components are identical and numerous, a representative sample will be assessed. The inspector *will* be limited in his ability to identify issues and/or conditions should the effects of weather, inoperable systems and/or barriers presented by an occupied structure, such as: furniture; throw rugs; computers; personal items; inaccessibility due to personal items; etc., prevent full discovery. Some problems or conditions may only become apparent after the structure has been occupied by a new owner and in use for a length of time. Further, there *will* be defects in the structure which are not visible during the inspection and thus not reported on, particularly with older structures. Therefore, it is not reasonable to expect all problems or conditions to be identified during a one time inspection, no matter how thorough or deliberate the inspection may be. *If you are not willing or able to take on this financial risk, do not purchase the property.* Cameo will not purchase insurance on your behalf. The following are excluded from the scope of the inspection unless specifically agreed upon in writing between inspector and client and for an additional fee which shall also be set forth in writing:

- a. Formulating an opinion as to compliance with manufacturer’s specifications and/or installation guidelines, building codes, ordinances, regulations, covenants, or any and all restrictions running with the land;
- b. Obtaining, reviewing or formulating an opinion as to permits, governmental limitations, building and safety (documents, conditions or controlled area), districts specifically designated for its geologic properties (examples including but not limited to flood control, gas-methane district, etc.), contractor’s plans/drawings, legal or Real Estate documents/limitations, etc.;
- c. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying geological, or regionally specified zones or soils related examinations;
- d. Examination of conditions related to animals, rodents, non-wood destroying insects, mold, mildew, fungus, water intrusion (or its origin), toxic substances (lead, asbestos, etc), environmental hazards/conditions, floods or damage related there from. (Note that a Complete Wood Destroying Organism report accompanies the home inspection report);

- e. Adequacy, efficiency, durability, or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase of the property or any component therein;
- f. Dismantling of any system or component to perform any intrusive or destructive test or analysis;
- g. Examining or evaluating fire resistive qualities of any system, structure or component of the building or security systems/protection;
- h. Security systems, structures or components of the building which may or may not be permanently installed including security bars, locks, security devices, alarms, or related security devices, etc.;
- i. Systems, structures or components not specifically identified in the written inspection report;
- j. Common areas or systems, structures, or components thereof, including, but not limited to, those of a common interest development as defined under the laws of Washington State;
- k. Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of the building, complex, adjoining properties, or neighborhood;
- l. Operating or evaluating low voltage electrical systems, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, photo-electric, motion sensing, garden/outdoor lighting, or other such similar non-primary electrical power devices, components or systems.
- m. Fountains, water features and systems, sprinkler systems of all designs and structure are not included in this report;
- n. The inspector will not determine or inspect property lines, boundaries, fences, hedges, walls, and other natural or constructed barriers for their accuracy or correctness. If the client should have any concerns as to property boundaries, a licensed surveyor should be retained by the client to investigate further;
- o. The inspection report will identify other systems, components or portions of the subject property/building which may be excluded from the inspection.

EXHAUSTIVE INSPECTION: The client understands they have the option of a thorough, technically detailed and “exhaustive inspection” of the property. This “exhaustive inspection” covers all issues related to the property which are excluded by the general inspection. For instance, an “exhaustive inspection” of the home includes; permit history, construction, in depth analysis of all systems with demonstrative testing by use of outside experts that may include experts from all specialized trades including, but not limited to electrical, construction, plumbing, soils, geological, building and safety, oil and gas, architectures, etc. Such additional expert examinations/inspections would be in addition to the cost of this inspector alone which, for an “exhaustive inspection”, would be \$150.00 per hour. Total expenses for such an “exhaustive inspection”, even for the most straightforward property, and without the additional expense of other experts, will range between \$1,000.00 and \$5,000.00, depending on the size of the home, appurtenances thereto and other related issues. I/we understand that I/we may request the inspector to schedule and perform an “exhaustive inspection” of the property.

RECITALS: Unless otherwise stated it is understood that this home inspector is to perform a general home inspection as a generalist and is not acting as an expert in any craft, trade or specialty area. The Inspection Report may contain recommendations for further evaluation by a specialist in a particular trade. If such a recommendation is made by this inspector, the client understands it is their responsibility to contact, retain (possibly at their expense), understand and act upon the findings of said specialists or experts. Should this inspection be performed as part of a Real Estate transaction, the client’s responsibility to carry out the aforementioned actions should occur prior to the close of escrow. Upon the tendering of the Inspection Report, the home inspector is no longer following the progress or closure of this property. This applies to the general inspection only. Understand that the recommendations related to any conditions identified in the Inspection Report are not repair requirements. Some items in the Inspection Report are by definition subjective and the opinion only of the inspector on the day of the inspection. Decisions regarding maintenance or repairs are left to the client(s) and their trades person. Visual inspections will not determine the full extent of damage. Only trades people have the ability to perform destructive discovery and technical testing. *Where the inspection has been performed as part of a Real Estate transaction, any recommendations contained within the Inspection Report should be addressed prior to the closing of the Real Estate Transaction.*

REAL ESTATE DISCLOSURE: Should this inspection be performed as part of a Real Estate transaction, understand the Inspection Report is not a substitute for the disclosures (seller and agents) as required by Washington State, nor it is a substitute for the Real Estate Disclosure Statement. Please consult with a professional Realtor as to any questions you may have on any Real Estate document. The understanding or implications of what may or may not be contained in a Real Estate document is outside the scope of this inspection agreement.

CONFIDENTIALITY: The Inspection Report is confidential. If the inspection has been performed as part of a Real Estate transaction, by signing below you are authorizing this inspector to release this confidential report to your Realtor only. The client hereby agrees in authorizing the tender of this report to the Realtor and said client will indemnify, defend and

hold harmless the inspector from any action or cause of action that may be brought against said inspector due to the tender of this report to any persons other than the client. The client and/or Real Estate Agent shall not sell or give the Inspection Report to any other person or entity. It is understood that some portions of the Inspection Report may need to be shared with the seller and/or the seller's Real Estate Agent for purposes of negotiation. However, only those portions relative to the negotiation process are to be disclosed.

SEVERABILITY: Should any provision of this contract be held in a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this contract shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: The parties to this agreement agree that this mediation clause is a material part of this home inspection contract. The client is under an affirmative duty to advise the home inspector immediately upon discovering any defect what was not disclosed during escrow. Notice of same must be sent return receipt requested. The home inspector has the right to inspect said "alleged" defect before any notice of mediation is given. If resolution of same is not possible and the client believes the home inspector is culpable, the client must prepare and send, return receipt requested, a notice and demand for mediation, allowing the home inspector 30 days to respond before initiating litigation whether in the form of a lawsuit or demand for binding arbitration. If the client fails to perform said required acts the client forfeits any right to the prevailing party contractual attorney fees.

BINDING ARBITRATION: Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation or any other theory of liability arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services Inc. The decision of the Arbitrator appointed there under shall be final and binding and judgment on the award may be entered in any Court of competent jurisdiction.

APPLICATION OF LAW: The parties hereto shall be entitled to all discovery rights and legal motions as provided in the Code of Civil Procedure for Washington State. The arbitrator shall follow the law of Washington State for all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction.

GENERAL PROVISIONS: This inspection contract and report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. The inspection and Inspection Report are not a substitute disclosure for Real Estate transactions which may be required by law. Where this inspection has been performed as part of a Real Estate transaction, *Cameo strongly recommends the client purchase a home warranty plan prior to closing of said Real Estate Transaction* as it will help provide financial protection in case of unforeseen conditions with major systems or appliances. The inspection, no matter how thorough, does not guarantee or warrant there will be no unexpected need for major system or appliance repair or replacement. Cameo recommends you contact American Home Shield (AHS) to discuss a home warranty plan. AHS can be reached at 1.800.735.4663 or on line at www.ahswarranty.com. Cameo receives no fee, special consideration, or any other type of consideration for making this referral. The referral to AHS is provided as a courtesy and the client is encouraged to seek out other competitive sources for warranty protection as well.

PRESUMPTION: If no legal action or proceeding of any kind, including those sounding in tort or contract, are commenced against the inspector/inspection company within one (1) year after the date of this inspection, it is presumed that no act of negligence or breach of contract has arisen. *Time is expressly of the essence herein. This time period is shorter than otherwise provided by law.* This agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors and assigns.

INSPECTION PROBE RELATED DAMAGES: During the inspection, the inspector will perform careful probing of some surfaces where rot decay is typically found in an attempt to discover wood rot decay which may not otherwise be detected by a visual examination alone. These areas include, but are not limited to exterior siding and trim. The inspector will use utmost care and discretion in probing so as to not cause unnecessary damage. However, some incidental damage to finished surfaces may occur, particularly if hidden decay is present. Client agrees to hold the inspector harmless for any damages to the structure which may occur during such probing. Should client not wish the inspector to utilize probing during the inspection, the exterior structure shall be excluded in its entirety and no comment can be made about its condition or the presence of any wood rot decay.

USE OF PHOTOGRAPHS: Digital photographs will be used at the inspector's discretion if it is felt a photograph may provide additional explanation or clarification with regard to a particular documented condition or circumstance. The inspector is not a

professional photographer and cannot guarantee the clarity, detail, composition, or quality of any attached photographs. These photographs may include, but are not limited to: Structure site views; Pictures of conditions which may be difficult to describe by text alone; Pictures which may help identify the location of a condition; Pictures which may help detail the scope or extent of a condition; Pictures which help in understanding an unusual or unique condition; Pictures which help document a possibly changing or dynamic condition; and pictures which help document barriers to the inspection or inaccessible areas. Not every condition described within the Inspection Report will have an accompanying picture, nor does the lack of a photograph indicate a condition is not present. The presence of a picture is not meant to imply a more serious condition exists. Not all pictures taken will necessarily be in the report.

USE OF MOISTURE METER: During the inspection, the inspector will use a non-invasive, electronic moisture metering device in an attempt to identify possible hidden moisture conditions within the interior of the structure. Concrete surfaces will always produce high moisture readings and therefore are not tested, even if overlaid by finished floor coverings. The presence of hidden metal beneath any surface will also produce high moisture readings. In both cases, actual hidden moisture may be present and may go undetected as the moisture metering equipment cannot reliably discern between actual moisture and artificially high moisture readings produced by concrete or metal. The instrument will not be used randomly, but only to check for hidden moisture in the following areas:

- a. The accessible flooring around the base of toilets.
- b. The accessible flooring in front of dishwashers.
- c. Tile, Formica and other non-prefabricated tub or shower surrounds.
- d. The accessible flooring immediately surrounding an ice maker refrigerator.
- e. Any readily accessible floor, wall or ceiling which has the appearance of being damp or wet and moisture or leak caused.

FULL AND COMPLETE AGREEMENT: This agreement constitutes the entire inspection agreement and must be modified in writing and signed by the parties to modify any of the above. Client has read and understands all of the terms, conditions and limitations of the contract and voluntarily agrees to be bound thereby.

I/we, the client, acknowledge that I/we have read, understand and agree to all the terms, conditions and limitations of this agreement.

Client Signature: _____ **Date:** _____

Client Signature: _____ **Date:** _____

Contract has been signed: (Circle One) Before Inspection After Inspection Inspection Fees: _____

Client's Mailing Address: _____

City: _____ **State:** _____ **Zip:** _____

E-Mail: _____

Client Phone: _____

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