



Inside Out

BUILDING INSPECTION INC.

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INSPECTION AGREEMENT

The scope of this inspection is to report the general condition of visible portions of primary building(s) on the property and to inform the "CLIENT" of major visible deficiencies as they exist on the date of the inspection. The inspection will be performed in accordance with the Standards of Practice of the organization(s) named in the I.O.B.I. brochure. Copies of these standards will be provided upon request.

This inspection is limited to a visual examination of the exposed and readily accessible surfaces of the building, and to this extent includes an evaluation of the following major components:

Site and Topography	Building Exterior
Decks, Porches and Balconies	Attic and Roof
Garage	Heating and AC
Crawl Space and Basement	Electrical
Interior and Appliances	Plumbing

THE INSPECTION AND REPORT THEREON IS NOT A WARRANTY, GUARANTEE, INSURANCE POLICY OR SUBSTITUTE FOR ANY DISCLOSURE STATEMENT WHETHER OR NOT IT IS REQUIRED BY LAW.

THE FOLLOWING ARE OUTSIDE THE SCOPE OF THIS INSPECTION: *(Unless contracted)*

- Detached ancillary buildings (with the exception of parking structures).
- Conditions that are located in concealed or inaccessible portions of the premises, such as items that are underground or contained within fixtures, walls or other closed portions of the building, or concealed by furnishings, personal property or vegetation.
- Structural, geological, and hydrological stability or soils conditions; wave action reporting; any form of engineering analysis. Note: Only licensed engineers can conduct such evaluations.
- Technically complex systems or devices such as heat exchangers, radiant heating or components, alarm systems, fire detection systems, solar systems, air quality control systems, radio or computer controlled devices, automatic timer controls, elevator/dumbwaiter or satellite dishes.
- Low voltage electrical systems, including but not limited to TV antennas, TV signal cables, telephones, intercoms, security systems, speaker wires, automated equipment or landscape lighting.
- Easements, rights of ways, boundaries, condition of title, zoning, previous use of occupancy determination, verification that existing structures and/or repairs were completed in accordance with local code requirements or that they were completed with a building permit or requirements of Americans with Disabilities Act (A.D.A).
- Environmental hazards, including but not limited to asbestos, lead, radon gas, formaldehyde, electro-magnetic fields, underground storage tanks, PCB's or other toxins.
- Notification of product recalls.
- Private water or private sewage systems or related equipment, such as wells, septic systems, sewage pumps, water softeners, water purification systems.
- Building or property measurement and value appraisal, determination of life expectancy or cost estimates for corrective work.
- Swimming pools, hot tubs, spas, waterfalls, ponds, fountains, saunas, steam baths, or similar fixtures and related equipment.

- Cosmetic finishes and condition, free standing or portable equipment, landscaping and foliage, noise transmission or determination of odors.
- Unique systems with which the "INSPECTOR" is unfamiliar or any component that is specifically listed as not on the inspection report.
- This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

The inspection is a visual inspection only and does not involve the dismantling or moving of any objects on the premises. Latent and concealed defects and deficiencies are excluded from the inspection.

This inspection is limited to real property and does not include personal property unless so indicated in this inspection report.

A representation is made as to approximately how long equipment will continue to function and recommendations on maintenance and repair; *they are not a warranty or guarantee of life expectancy.*

CONFIDENTIALITY OF REPORT

The inspection report is for the exclusive private use of the "CLIENT." The client will be offered additional copies of the report for distribution to their agent. *This report is confidential and is not to be copied or disseminated to any other party without the express written consent of the "INSPECTOR."* Use of all disclosures contained in the report is specifically restricted to the transaction for which the inspection was performed. *Use of reliance upon the report by other parties, or for other transactions, is strictly prohibited.*

LIMITS OF INSPECTION

"CLIENT" understands that the "INSPECTOR" is a generalist, that the generalist type inspection and report is an unbiased opinion based upon the experience of the individual inspector, and that the inspector is not an expert in every craft or profession.

DISPUTE RESOLUTION

CONTACT: Should the "CLIENT" have a complaint against the "INSPECTOR," prior to any alteration, repair or replacement, "CLIENT" shall provide reasonable notice to and permit an inspection of the condition(s) which gave rise to the complaint. "CLIENT" agrees to hold the "INSPECTOR" harmless for any and all claims relating to conditions that are altered or repaired without said notice or inspection.

ARBITRATION: Unresolved disputes, except for non-payment of fees, shall proceed to binding arbitration conducted in accordance with the construction industry rules of the American Arbitration Association, except that the parties shall select an arbitrator who is familiar with the Real Estate Inspection profession. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as would a court, and shall follow the substantive rules of law.

STATUTE OF LIMITATIONS: The parties agree that no action may be brought to recover damages against the "INSPECTOR" more than one year after delivery of the "INSPECTOR'S" written report to the "CLIENT."

I / WE HAVE READ, UNDERSTAND AND AGREE TO ALL OF THE ABOVE TERMS AND CONDITIONS. I / WE ALSO AGREE TO CAREFULLY READ THE ENTIRE INSPECTION REPORT.

Client's Signature: _____ **Date:** _____

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