Invoice and Contract Agreement
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The Home Report, LLC
Real Estate Inspection Service
9655 California Ave SW
West Seattle, WA 98136
www.homereportseattle.com
thehomereport@gmail.com
206-285-7227
Donald Lawn

	Information	Inspection Fees [includes tax]	Qua.	Price	Totals
Inspect Date:	3/3/2009	**Residential Inspection** [under 1200 sq. ft.]		**$395.00**	
Document No.:	09-072	**Residential Inspection** [1201 - 2500 sq. ft.]		**$445.00**	
Name	John & Mary Smith	**Residential Inspection** [2501 - 3200 sq. ft.]	1	**$485.00**	485.00
Inspect Address	1234 NW Main Street	**Residential Inspection** [over 3200 @ per 1000 sq. ft.]	4125	**$75.00**	69.38
	Seattle, WA	**Duplex Inspection** [under 3200 sq. ft. total]		**$525.00**	
		Additional Units [per unit after 2 units, six maximum]		**$75.00**	
Email:		**Standard Condo Inspection** [unit only, <1000 sq. ft.]		**$275.00**	
Phone:		**Townhouse Inspection** [1-2 floors, unit only]		**$295.00**	
		Townhouse Inspection [3-4 floors, unit only]		**$325.00**	
		Re-Inspection [verbal only]		**$75.00**	
		Re-Inspection [verbal with written report]		**$95.00**	
		Travel -			
		Discount -			
				Total	**$554.38**

Contact Agreement - Limitation of Liability - Please Read

The Client has requested a limited visual inspection of the structure to identify the condition of systems and components. This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior plumbing, electrical and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive. The Home Report, LLC will provide a written and photo report that is a summary of observations and impartial opinions based on the experience of the inspector. Our services are performed in accord with the Washington State Home Inspector's Standards of Practice [WAC 308-408C]. The Client's presence is requested during this inspection, as a written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

Please read all seven items of this two page Contract Agreement. This agreement is automatically activated between The Home Report, LLC and the client when the report and inspection are used for evaluation of the inspected property by the client or the client's agents. This contract agreement automatically becomes part of the inspection report.

1) Purchasing property involves risk. The Home Report, LLC's purpose in property inspections is to help reduce the risk associated with the purchase of a structure by supplying our professional opinion on the condition of an inspected property and its systems. We endeavor to provide a thorough inspection and quality report that can assist in making real estate purchase decisions. We do so to the best of our ability in the time allotted. The client acknowledges that The Home Report, LLC cannot eliminate all uncertainty, nor assume the risks associated with property purchase.

2) The Home Report, LLC is not an insurance firm and should not be misconstrued as such. Our reports do not substitute for, or serve as warranties or guarantees of any kind. Home warranties can be purchased separately from insuring firms that provide this service. The client agrees that The Home Report, LLC shall not be held liable for the cost of repairing any defects or deficiencies, whether present at the time of the inspection or arising in the future, or for any consequential property damage or bodily injury of any kind.

3) Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Our procedures involve non-invasive investigation and non-destructive testing. The information and comments contained herein are based upon a visual inspection only. We inspect the aspects of the structure that can be viewed without dismantling or disfiguring the structure and without moving furniture and interior furnishings. The client acknowledges that areas not open to viewing may have hidden defects or damage not perceived during this inspection, and that The Home Report, LLC is not liable for these conditions.

4) The Home Report, LLC's inspections are not inspections for city / local code compliance for new or older homes. During the process of being built, new structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open for viewing when we inspect

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completed homes, and for this reason we cannot provide the in-depth information given by municipal inspectors. All houses fall out of code compliance soon after being built, as the codes continually change and advance. The national codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are no requirements to bring older homes into compliance. If there were, people would have to rebuild their homes every couple of years to keep up with changes in Plumbing, Electrical, HVAC, Foundation, Framing and Energy requirements. The Home Report, LLC inspects for conditions that demonstrate good building practice and sound functionality. The client acknowledges it is unrealistic to expect aging structures to reflect the newest technologies in building or to comply with current codes.

5) Many items are not included in our inspections, such as:

• Components not normally visible, obstructed from view, obstructed by furnishings, or not readily accessible at the time of inspection. Systems and components will not be disassembled and will only be operated with normal controls.

• Specialty Systems including security alarm and intercom systems, sprinkler and fire suppression systems, Ethernet and computer connection systems, cable, phone systems or irrigation systems.

• Compliance or non-compliance with any governing codes, laws or restrictive covenants. We do not search public records.

• Septic tanks, drain fields, groundwater percolation conditions or water purification/treatment systems.

• Air conditioning and heat pump compressors.
• Swimming pools, hot tubs, jacuzzis and spas.
• Furnace or boiler heat exchangers.
• Buried oil tank location/retention/leakage conditions.
• Underground sewer line and side-sewer conditions.
• Soil stability conditions.
• Property lines and plot dimensions.
• EIFS/synthetic stucco conditions.

• Potentially hazardous or toxic substances such as radon gas, urea formaldehyde, asbestos, lead based paint, recreational drug manufacturing, or contaminants in the structure, soil, water or air, detection of or damage from Chinese drywall.

• Building or health consequences of mold and mildew.
• Wood Destroying Insect inspection or identification.

6) This inspection is not intended to be technically exhaustive. The client acknowledges that The Home Report, LLC cannot observe every square inch of the structure and that defects may be missed. When a structure is inspected there are only a few hours in which to observe conditions and operate systems. During this limited period, we make reasonable attempts to discover the functional conditions of interior systems, but it is not always possible to determine all defects. During the inspection we cannot maximize usage of all combinations of interior fixtures, systems and living areas to the extent that might occur when the structure is occupied. After occupation of the structure, it is not uncommon to discover items that require repair or attention which may not have been discovered during the inspection.

This inspection does not include a quantitative engineering analysis of the building's structural or interior operational systems. If a very thorough and in-depth analysis is desired, The Home Report, LLC can provide this service but at a substantially higher fee. In-depth analysis requires prolonged access to the property by specialty contractors.

7) All comments and information in this inspection report are strictly the opinion of the inspector. No warranty, guarantee or liability of any kind is implied or assumed other than that stated in this Contract Agreement. The Home Report, LLC's liability for mistakes or omissions in this inspection and report is limited to a refund of the fee paid for this inspection and report. This Contract Agreement is binding upon the client, the client's relatives, and any third party that may make a claim upon the inspection report. Any claim for failure to perform under this contract will be reported to The Home Report, LLC in writing within one year of this inspection. The Home Report, LLC will have the absolute right to re-examine the item or component in question, (including an independent second opinion) BEFORE any repairs or replacements are undertaken. Failure to allow said examinations or respond within the one year time frame will constitute a full and complete waiver of any and all claims against The Home Report, LLC.

I have fully read and understood both pages and all seven sections of this Contract Agreement and agree to all its terms and conditions.

I permit this report to be shared with: ☐ My realtor ☐ _____

_____ _____

Client Signature Date

Payment Due upon receipt - Late Charges of 1.5% per month added to Past Due Invoices