



**CHARLES BUELL INSPECTIONS, Inc.**  
 17123 22nd Ave. NE, Shoreline, WA. 98155  
 Ph: 206 478-7371 Fax: 206 367-6437 Email: charles@buellinspections.com



**WA State Licenses:**  
 Licensed Home Inspector #220  
 Licensed Structural Pest Inspector #67488

# CONSULTING AGREEMENT

Client(s): \_\_\_\_\_ Phone # \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_

Date:  WSDA ICN#:  Consulting #

**CHARLES BUELL INSPECTIONS**, hereinafter known as the INSPECTOR, agrees to provide consulting services, at \_\_\_\_\_, for the purpose of informing the CLIENT of:

Client's Initials:

ANY WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT. Transfer of the report to ANY OTHER PERSON OR COMPANY does not change the fact that the original agreement was between the CLIENT and the INSPECTOR.

By initialing here: \_\_\_\_\_ the CLIENT gives the inspector permission to forward the report to \_\_\_\_\_.

By initialing here: \_\_\_\_\_ the CLIENT acknowledges they were encouraged to read the Consulting Agreement prior to the inspection.

This consultation includes no written report:   
 This consultation includes a brief email response:   
 This consultation includes a written report:


- 1) This CONSULTATION of the subject property shall be performed by the INSPECTOR for the CLIENT in good faith and to the best of the Inspector's ability and experience. While the inspector is a Licensed Washington State Home inspector, the Standards of Practice, of home inspectors is not applicable to consulting types of inspections.
- 2) It is the goal of the CONSULTATION to inform the client as to the purpose set above. Not all conditions will be identified. Unexpected repairs should still be anticipated. A full inspection is always advised to obtain the best level of information. The INSPECTOR shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. The INSPECTOR is neither a guarantor or insurer. Claims against the INSPECTOR shall be limited to the cost of the inspection (**except those components/issues related to the performance of my duties as a licensed Structural Pest Inspector**).
- 3) THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, REQUIREMENTS OF INSURANCE COMPANIES, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, CHINESE DRYWALL, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR SUBSTANCES. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.
- 4) The consultation service is conducted at the property. The physical on-site consultation related to the property is a very valuable time of exchange of information between The INSPECTOR and the CLIENT. Any particular concern of the CLIENT must be brought to the attention of the INSPECTOR before the inspection begins. Any written report will not substitute for the CLIENT'S personal presence at the consultation. It is virtually impossible to fully profile any building with any reporting system, and unless the CLIENT attends and participates in the inspection process itself, the CLIENT will miss the opportunity to gain all the information that is available. With these types of consultations it is assumed the client will be present.
- 5) In the event of a claim against the INSPECTOR, the CLIENT agrees to supply the 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 the INSPECTOR and its agents from any and all obligations.
- 6) In the event that the client fails to prove any adverse claims against the INSPECTOR in a court of law, the CLIENT agrees to pay all legal costs, expenses and fees of the INSPECTOR in defending said claims.
- 7) If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This agreement represents the entire understanding between the parties. 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. The CLIENT shall have no cause of action against the INSPECTOR after one year from the date of the inspection.
- 8) The inspector assumes all parties who have authority to allow the consulting related to the premises have been notified and do in fact give permission for the inspector to do what he has been hired to do as noted above. If the party hiring the inspector, is not the owner of the property, written consent must be given to the inspector prior to the start of the inspection by the property owner, his or her power of attorney, authorized property management firm, etc.. This consent includes, as applicable to the scope of the work, access to electrical panels and HVAC equipment, access to sub-structure basements and crawl spaces, access for traversing attics and roofs, general overall access to the interior of the home as well as permission to document findings by taking and saving photos. This written consent can be given by separate letter (as long as it contains the wording of this paragraph) or by filling in the date, name and signature below. If this consultation is part of a real estate transaction, it is assume that such permissions are in place as part of the purchase and sales agreement.

Name of Authorizing party (owner): \_\_\_\_\_

Signature of Authorizing party (owner): \_\_\_\_\_ Date: \_\_\_\_\_

The undersigned have read, understood and accepted the terms and conditions of this agreement and agree to pay the charges specified below: Client's initials

The CLIENT agrees to pay a base fee of \$ \_\_\_\_\_ plus any additional fees, as mutually agreed, which are not included in the base fee at or before the time of inspection. A minimum assessment of \$200.00 will be charged for each Work Order Evaluation Inspection that is requested of, and conducted by the INSPECTOR. Additional charges will accrue for anything in writing beyond an email response and for evaluations at more than 20 miles travel time-- these costs to be agreed upon at the time of the request for further evaluation.

**Charles Buell Inspections:**  
  
 \_\_\_\_\_  
 Charles Buell, Inspector

**Client:**  
 \_\_\_\_\_  
 Email: \_\_\_\_\_