



CHARLES BUELL INSPECTIONS, Inc.

17123 22nd Ave. NE, Shoreline, Way. 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

WALKTHROUGH/CONSULTATION AGREEMENT

Client(s): _____
Address: _____
City, State, Zip _____

Phone: _____
Phone: _____

Date: WSDA ICN#: Consultation #:

CHARLES BUELL INSPECTIONS, hereinafter known as the INSPECTOR, agrees to conduct a consultation for the purpose of informing the CLIENT of major deficiencies in the condition of the property at: _____

As defined by the Home Inspector Licensure Law, NO WRITTEN REPORT is part of this consultation. By initialing here _____ you acknowledge that you were encouraged to read the Consultation Agreement prior to the time of the walkthrough and you agree no written report is forthcoming.

1) The full inspection of the subject property is recommended and shall be performed by the INSPECTOR for the CLIENT in accordance with the Washington State, Standards of Practice---attached to this agreement as pages 2-4 and posted at <http://apps.leg.wa.gov/WAC/default.aspx?cite=308-408C&full=true>. Building component requirements established by various insurance companies may not be consistent with the State of Washington Standards of Practice and are therefore not included within the scope of this inspection. Because this is a walk-through inspection, where no written report is produced, it is not possible to meet these minimum standards and it is assumed the full inspection will follow. The client is hereby notified that not all things of importance will be discovered or discussed at the time of the walk-through. While the inspector will attempt to find major concerns related to the home, there is always the possibility that things will be missed or that many little things will add up to things of significance. By initially here: _____ the client acknowledges these limitations.

2) The purpose of this walkthrough is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Detached buildings are not included, except by agreement. A full *Wood Destroying Organism (WDO)* inspection is NOT included as part of this walkthrough but obvious conditions will be discussed.

3) It is the goal of this consultation to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this consultation. Unexpected repairs should still be anticipated. This consultation is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. 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.

4) THE CONSULTATION DOES NOT ADDRESS AND IS NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, 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.

5) The consultation is conducted at the property. The physical on-site consultation of 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 consultation begins. A walkthrough consultation cannot be conducted if the client is not present.

6) 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. The client also acknowledges for any claim to move forward a full inspection of the property was performed following the walkthrough consultation. **Client's Initials:**

7) 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.

8) 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 Consultation.

9) **This Consultation is a Pre-Offer Walk through Inspection. The Inspector makes no assurances that all major concerns will be addressed in the Walkthrough, and strongly recommends that a full inspection be performed.**

BY INITIALING HERE, THE CLIENT ACKNOWLEDGES THAT THEY UNDERSTAND THIS INSPECTION IS BEING DONE PRIOR TO AN OFFER BEING MADE ON THE HOME.

BY INITIALING HERE, THE CLIENT ACKNOWLEDGES THEY WERE ENCOURAGED TO HAVE THE FULL INSPECTION DONE IF THE DEAL GOES THROUGH.

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

The cost of this Walkthrough is \$ _____, which is due at the time of the walk-through inspection.

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.

Total cost of both inspections is, \$ _____.

Charles Buell Inspections:

Client:

Charles Buell, Inspector

Email: _____