

Why Uniform Home Inspection Contracts?

Why would you want to purchase these contracts, you might be asking?

- ◆ Home Inspector Requested— A large number of Home Inspectors have requested this to assist in complying with our new State Law. Read inside on details of the Contracts and how you can become licensed to use them.
- ◆ Develop a Statewide Standard—It is believed that widespread use of this contract will in effect turn the language into common law. Language such as limits of Liability and Length of Liability not in current law will be reinforced with widespread use.
- ◆ Define a Pre-offer Consultation Contract—State State Law is currently vague about what constitutes a Pre- Offer Consultation Contract; this will help to define it.
- ◆ Save individual inspectors and companies money in developing their own contracts.
- ◆ Use in either Hard Copy format or PDF fillable form format



Purchase today and help to make this agreement an Industry Standard in the State of Washington.

**American Society of Home Inspectors
of Western Washington**

Get Your Contracts at www.ashiww.com



**American Society of Home
Inspectors of Western Washington**

ASHIWW Sets the Standards

Introducing Washington State/ ASHIWW Home Inspection Contracts

- ◆ Pre-Inspection
Contracts
- ◆ Pre-Offer Consultation
Contracts

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|---|--|---------------------------|
|  | Washington State/ASHIWW STANDARD HOME INSPECTION PREINSPECTION AGREEMENT® <small>FOR A STANDARD HOME INSPECTION OF A RESIDENCE WITH FOUR OR FEWER DWELLING UNITS</small> | YOUR COMPANY LOGO HERE |
| NAME OF INSPECTION COMPANY _____ | | |
| This Preinspection Agreement (the "Agreement") is made this ____ day of _____, 20__ between _____ (the "Client") and NAME OF INSPECTION COMPANY (the "Inspector") for a Standard Home Inspection of the residence located at _____ (the "Residence"). The Standard Home Inspection shall be performed on _____, 20__ . Client will be provided a written copy of the home inspection report by no later than _____, 20__ . | | |
| GENERAL PURPOSE AND SCOPE OF INSPECTION | | |
| <small>The purpose of a home inspection is to assess the condition of the Residence at the time of the inspection using visual observations, simple tools, and normal homeowner operational control, and to report deficiencies of specific systems and components. Unless specifically excluded below, a Washington State Licensed Home Inspector is responsible for performing a visual and noninvasive inspection of #99 readily accessible systems and components of a home as identified and described in Washington Administrative Code (WAC) sections 308-408C-070 through -180 (EXHIBIT A to this Agreement), to the extent such systems and components exist at the Residence. Such components and systems include, but are not limited to, the roof, foundation, exterior, heating system, air-conditioning system, structure, plumbing and electrical systems, and other aspects of the home as may be identified in WAC 308-408C-070 through -180 (EXHIBIT A to this Agreement), to the extent such systems and components exist at the Residence.</small> | | |
| <small>The Inspector shall prepare a written report of the general condition of those systems and components as they appear at the time of the inspection. The inspection report is a written opinion of what was visible and evident at the time of the inspection. The report is not a listing of repairs to be made and is not intended for use as a guide in re-reporting or making a determination about a real estate transaction. Items that are not listed in the inspection report were not inspected and are not included under the scope of the inspection service provided.</small> | | |
| <small>A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. The Inspector is acting as a licensed home inspector and is not acting as a licensed engineer or expert in any specific craft or trade. If the Inspector recommends consulting other specialized experts, Client should do so and such consultation will be at the Client's expense. Not all conditions are apparent at the time of inspection, and the written report is not a substitute for any seller disclosure statement as may be required by law.</small> | | |
| <small>Inclusion of additional items to be inspected or items to be excluded from the inspection may be negotiated and/or mutually agreed upon by the Client and the Inspection Firm as indicated in an addendum to this Agreement. An additional fee may be assessed. www.dli.wa.gov/business/homeinspectors/his/wainside.html</small> | | |
| OUTSIDE THE SCOPE OF THE INSPECTION | | |
| <small>The following are specifically NOT within the scope of this inspection, unless otherwise agreed to in an addendum to this Agreement:</small> | | |
| <ul style="list-style-type: none"> • Investigation of mold, asbestos, lead paint, water, soil, air quality or other environmental issues. • Inspection of any area which is not exposed to view, is concealed, or is inaccessible because of soils, walls, floors, carpets, ceilings, furnishings, or any other obstruction #99 included in this inspection. CLIENT AGREES TO ASSUME ALL THE RISK FOR ALL CONDITIONS WHICH ARE CONCEALED FROM VIEW AT THE TIME OF THE INSPECTION. • Destructive testing, dismantling beyond normal home owner access. • All Exclusions and Limitation listed in WAC 308-408C-030(1) through (20) (EXHIBIT A to this Agreement). • Determining compliance with installation guidelines, construction documents, manufacturers specifications, building codes, local ordinances, zoning regulations, covenants, or other restrictions, including local interpretations thereof. • Defining the manufacturer or issues directly or indirectly related to drywall from the Peoples Republic of China. | | |

**Email: plusonehm@gmail.com
For more information**



Standard Contracts for ALL Washington Home Inspectors



A Standard set of Contracts for all Washington Home Inspectors

ASHIWW is pleased to announce the availability of Attorney and Insurance reviewed Inspection Contracts for use in the State of Washington, including both Pre-Inspection and Pre-Offer Consultation Contracts as allowed by Washington State Law. These contracts have been developed over the last year and are now available for use by all Licensed Home Inspectors practicing in the State of Washington. They

have been reviewed by ASHIWW Corporate Attorneys and a leading provider of Home Inspector E and O insurance.

The primary goal of providing these contracts to all Washington Licensed Home Inspectors is to establish uniform contract language leading to acceptance as Standard Contract Language in this State for Home Inspection Contracts. This is especially true for the Pre-offer Consultation Contract which is vaguely described in State Law.

As a purchaser of these contracts, you will be licensed to use them by ASHIWW. They are customizable to suit your business specifics and can be converted into PDF fillable forms for ease of use at additional charge.

These Contracts have been reviewed as written. Modifications should be reviewed by your legal counsel and insuring agency.

Contract Features

- Separate Pre-Inspection and Pre-Offer Consultation Contracts.
- Licensed for use: Contracts can be added to but nothing can be deleted
- Strong language for Limits of Liability, Time Limitation of Liability, Mediation of Disputes through an experienced Construction Mediator (CDR)
- Attorney and Insurance reviewed (DOL would not help us out on this)
- Designed for ease of use and adaptability to Home Inspector's individual needs. Note:
- Copyrighted Forms



Pre-offer Consultation Contract

Getting Started

- ◆ These contracts are available to all Licensed Home Inspectors practicing in Washington.
 - ◆ Go to www.ASHIWW.com and click on the "Purchase Contracts Here" link.
 - ◆ You will then receive a licensing agreement from ASHIWW to use the Contracts in your business.
- ◆ Once the License Agreement is signed and returned, you will be sent a CD with both con-

tract forms included for your customization including your Company Name, Inspector Name and License Number, and Company Logo.

- ◆ You may add wording to the contracts to suit your own requirements, but the contact language cannot be minimized.
- ◆ Both forms are available for the same price.
- ◆ If you wish to have the Contract available in PDF fillable form format, indicate so on your purchase and you will be contacted further for required information and preparation of the form
- ◆ **Disclaimer: These contracts have not been court and appeal tested. They constitute our best efforts to provide a legally binding set of Home Inspection Contracts.**

It is in your best interest to send out and have signed these contracts prior to the inspection for better legal standing.

Ordering Information

The following costs are total for BOTH Contracts

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|--------------------------------------|-------|
| Cost to ASHIWW members | \$50 |
| Cost to all other WAHI Inspectors | \$100 |
| Cost to Convert to Fillable PDF Form | \$40 |

To Place your order go to:
www.ashiww.com/