

# Pacific Home Inspections, Inc.

524 Laurel Street  
Lake Oswego, OR 97034  
(503) 635-1086

Certification #13  
CCB#152611  
RPT#

Property Address

Client: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: \_\_\_\_\_

\_\_\_\_\_

This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the INSPECTION AGREEMENT, which is a part of this report and incorporated herein. Please read the entire report when received and call us for an explanation of any aspect of the report which you do not fully understand.

Date of Inspection                      Time                      Weather Conditions                      Outside Temperature

## INSPECTION AGREEMENT

Pacific Home Inspections, Inc. (PHI) agrees to conduct an inspection for the purpose of informing the CLIENT of major deficiencies in the condition of the property, subject to the **(UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY)** noted below. The written report conforms to the Oregon Standards of Practice for Home Inspectors and also includes a Wood Destroying Insect and Organism Inspection.

**THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING THE PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY ON ANY REPRESENTATION IN THE REPORT.**

Components inspected: General Exterior, including Roof, Gutters, Chimney, Cladding, Trim, Windows, Grading and Drainage affecting structure. Structural Condition, Electrical, Plumbing, Heating & Cooling, Condition & Life Expectancy of Major Systems and Kitchen Appliances, General Interior, Including Ceilings, Walls, Flooring, Doors, Windows, Attic and Floor Insulation and Ventilation.

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to VISUAL observations of apparent conditions existing only at time of inspection. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items, and systems will not be dismantled, carpets & coverings are not lifted. The client should be aware that while the home inspection is very thorough, a visual inspection can not identify all defects with the house.

Maintenance and other items may be discussed, but they are not a part of our inspections. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards, included but not limited to lead paint, asbestos, mold, fungus, urea formaldehyde, toxic or flammable chemicals, water and airborne hazards. Also excluded are inspections of or reports on swimming pools & equipment, wells & water softeners, septic systems, security systems, sprinkler systems, water features, fire and safety equipment and the presents or absence of rodents and other non-wood destroying insects.

### (UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY)

It is understood and agreed that (PHI) is not an insurer and that the inspection and report are not to be intended or construed as a guarantee or warranty of the adequacy, performance, or condition of any structure, item or system at the property address. The CLIENT hereby releases and exempts (PHI) and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage or personal injury of any nature.

In the event that (PHI) and/or its agents or employees are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of (PHI) and its agents and employees shall be limited to the sum equal to the amount of the fee paid by the CLIENT to (PHI) for the inspection and report.

CLIENT and (PHI) agree that should a court of competent jurisdiction determine and declare that any portion of the Agreement is void, avoidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

Acceptance and understanding of this agreement are hereby acknowledged:

\_\_\_\_\_  
Company Representative                      Date

\_\_\_\_\_  
Client                      Date

### Payment Record

Total Fee \$ \_\_\_\_\_ Paid by: Check Cash (CC + \$10 sc)

Rep: \_\_\_\_\_ Date