



# NACHI Home Inspection Agreement for Colorado

The address of the property is: \_\_\_\_\_, Colorado.

Fee for the home inspection is \$ \_\_\_\_\_. INSPECTOR acknowledges receiving a deposit of \$ \_\_\_\_\_ from CLIENT.

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between

\_\_\_\_\_ DENVERS BEST HOME INSPECTION, David Keating \_\_\_\_\_ (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.

2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow NACHI's Standards of Practice, CLIENT understands that these standards contain certain limitations, exceptions, and exclusions. CLIENT also understands that NACHI is not a party to this Agreement and that NACHI has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of Radon – a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated below, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.

3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement to the fullest extent allowed by Colorado law. If any structure or portion of any structure that is to be inspected pursuant to this Agreement, is a log home, log structure or similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply 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 INSPECTOR and its agents from any and all obligations and from any liability which might otherwise attach.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and attorney's fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against NACHI itself allegedly arising out of this Agreement or INSPECTOR'S relationship with NACHI must be brought only in the District Court of Douglas County, Colorado.

8. If any Colorado court having jurisdiction declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in



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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. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. Interest on any unpaid balance shall accrue at the rate of 1.5% per month. CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. This Agreement is not transferable or assignable.

11. Client understands the inspector attempts to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However the client understands that blockages will occur, usually relative in severity to the age of the system and will range from minor clogs in the branch lines, or at the traps beneath sinks, tubs and showers to major blockages in the main line. The minor clogs are easily cleared, either by chemical means or by removing and cleaning out the traps. However, if tree roots grow into the main drain or the main drain is defective that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, I recommend that you ask the sellers if they have experienced any drainage problems, or you may wish to have the main waste line video-scanned before you close on the property. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house or the cost of roofer service, which are usually relatively inexpensive. No attempt was made to locate drainage cleanout caps.

12. Client has been advised by reading this agreement that the following are excluded from this inspection and are outside the scope of this inspection; conditions concealed inside walls, ducts, below ground, geological studies or evaluation, structural evaluation or testing, gas piping pressure or testing, chimney or vent testing, lead testing, asbestos testing, heating oil storage or testing, radon testing, and mold testing. Further, client agrees that sewer line inspections, drinking water testing (public systems or well water systems) and septic system inspections testing or evaluations are performed by specialists in these areas and if any tests mentioned in this paragraph are desired to be performed by the client, the client will hire and contract with that specific specialists directly, and is not part of this inspection. If the client hires or contracts with specialists regarding an item mentioned in this paragraph, the inspector shall be held harmless of any liability or costs resulting from the tests or evaluations performed by the specialists.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT. Client also acknowledges having read the "NACHI Standards of Practice", and "Limitations, Exceptions & Exclusions".

\_\_\_\_\_  
FOR INSPECTOR

X \_\_\_\_\_  
CLIENT OR REPRESENTATIVE

This Inspection, unless noted, does not include a test for the presence of radon or other harmful or hazardous, or potentially harmful or hazardous substances. The United States Environmental Protection Agency recommends that all homes that are part of a real estate transaction be tested for radon gas, a known cancer causing substance and that homes reaching a radon level of 4 pCi/L or higher be mitigated.

The Inspector offered Radon testing for an additional cost of \$125.00

I ACCEPT RADON TESTING

\_\_\_\_\_  
CLIENT OR REPRESENTATIVE

I DECLINE RADON TESTING

X \_\_\_\_\_  
CLIENT OR REPRESENTATIVE

FOR 1-YEAR WARRANTY INSPECTION-MAJOR SYSTEMS REVIEW CLIENT UNDERSTANDS AND AGREES TO THE FOLLOWING: That this type of inspection is limited to the items that are noted on the report ie; exterior components, structure, roof, plumbing, electrical, heat-a/c, garage. As the description implies, we do not check items such as, (but not limited to) faucets, drains, toilets, outlets, lights, smoke detectors, floor coverings, appliances, windows and doors. Items mentioned here that may be defective or in need of service are the sole responsibility of the Client and the Client shall hold harmless the Inspector for cost or damages that may exist or occur related to these items in the event they are defective.

\_\_\_\_\_  
CLIENT OR REPRESENTATIVE