



**Cornerstone Inspections, LLC**  
P.O. Box 5506 Central Point, OR 97502  
(541) 664-1947  
CCB# 123990 OCHI# 888  
www.cornerstoneinspections.us



### **INSPECTION AGREEMENT**

**This is a legally binding contract and contains an arbitration clause.**  
**PLEASE READ CAREFULLY**

Client: \_\_\_\_\_

Property Address: \_\_\_\_\_

This Inspection Agreement contains the terms and conditions of your (the "Client") contract with Cornerstone Inspections, LLC (the "Company") for an inspection of the property at the above address. This inspection agreement contains limitations on the scope of the Inspection, remedies and liability. Please read it carefully. By signing below, the client represents and warrants that the client has secured all approvals necessary for the company to conduct the inspection of the property. The client also warrants they will read the entire inspection report when received and shall promptly call with any questions or concerns the client may have regarding the inspection or inspection report. This inspection is being performed for the exclusive use and benefit of the client, and the inspection, including the written report, is not to be transferred to, utilized, or relied upon by any other person or entity without prior written permission of the company.

1. Inspection

The Company agrees to perform a limited visual inspection of the systems and components as they exist at the time of the inspection and for which the client agrees to pay a fee. The inspection will be performed in accordance with the Standards of Practice of the Oregon Construction Contractors Board (CCB), and is limited by the limitations, exceptions and exclusions so stated in the Standards of Practice and the Agreement.

2. Disclaimer of Warranty

The client understands that the inspection and the inspection report do not, in any way, constitute a/an: (1) guarantee, (2) warranty of merchantability or fitness for a particular purpose, (3) express or implied warranty, or (4) insurance policy. Additionally, neither the inspection or the inspection report are substitutes for any real estate transfer disclosures which may be required by law.

3. Notice and Statue of Limitations

The client agrees that any claim, for negligence, breach of contract, or otherwise, be made in writing and reported to the company within ten business days of discovery. The client further agrees to allow the inspector the opportunity to re-inspect the claimed discrepancy, with the exception of emergency conditions, before the client or client's agents, employees, or independent contractors repair, replace, alter or modify the claimed discrepancy. The client understands and agrees that any failure to notify the inspector as stated above shall constitute a waiver of any and all claims the client may have against the inspector.

5. Dispute Resolution – Arbitration Clause

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the rules and procedures of the Oregon Construction Contractors Board (CCB).

6. Environmental and Health Issues

The Client specifically acknowledges that a Home Inspection is NOT an Environmental Survey and is not intended to detect, identify, disclose or report on the presence of any actual or potential environmental concerns or hazards in the air, water, soil or building materials. Such environmental concerns and hazards include but are not limited to asbestos; radon; lead; urea formaldehyde; mold; mildew; fungus; odors; noise; toxic or flammable chemicals; water or air quality; PCB's or other toxins; electro-magnetic fields; underground storage tanks; proximity to toxic waste sites; carbon monoxide.

Inspection Fee: \$ \_\_\_\_\_

\_\_\_\_\_ Fee: \$ \_\_\_\_\_

Total Fee: \$ \_\_\_\_\_

I have read, understand and agree to all the terms and conditions of this Agreement and to pay the fee shown above.

Dated: \_\_\_\_\_ Signature of Client: \_\_\_\_\_  
(one signature binds all)

Dated: \_\_\_\_\_ For the Company: \_\_\_\_\_  
Ronald F. Regan