

HOME INSPECTIONS – ADDENDUM



- **Home Inspection:** Should Buyer elect to have a New Construction Professional Inspection performed on the home to be purchased by Buyer by a licensed Home Inspector, the below stated provisions shall apply.
- **Schedule:** Buyer shall have the on-site inspection completed within 10 business days after the date of Seller’s written notification to Buyer of the date of issuance of a final Occupancy Permit by the local jurisdiction and that the home is finished and ready for inspection.
- **Punch List:** The written list of punch-list items that Buyer believes are to be corrected shall be listed on an Addendum and delivered to Fowler Homes.
- **Insurance Requirements for Home Inspector:** Prior to start of Inspector’s work, Inspector, at Inspector’s own expense, shall procure and maintain in force during the duration of the Inspector’s Work, Workers’ Compensation Insurance, Employer’s Liability Insurance, with minimum limits of liability not less than \$1,000,000, Comprehensive General Liability Insurance, with minimum limits of liability not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate, Commercial General Liability Insurance, with minimum limits of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate, Comprehensive Automobile Liability Insurance, with minimum limits of liability not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate. Such insurance shall be with a company authorized to do business in Oregon. Such insurance shall cover all risks arising directly or indirectly out of the Inspector’s activities on, or any condition of the house or property, whether or not related to an occurrence caused or contributed by the Inspector’s negligence, and shall protect Fowler Homes and Inspector against claims of third persons. **Fowler Homes shall be named as additional insured on all insurance policies.**
- **Compliance with Laws:** Inspector shall at all times comply with all laws, regulations and rules applicable to the work, including without limitation all job site and worker safety and protection requirements.
- **Safety:** Inspector is solely responsible for ensuring the safety of Inspector and Inspector’s employees, contractors and agents, and for establishing, supervising, inspecting, and enforcing all legal obligations.
- **Drug Control and Testing:** Possession or use of alcohol or any other controlled substance shall be cause for immediate expulsion from the job site.
- **Indemnity:** The Inspector shall indemnify, hold harmless and defend Fowler Homes (including its officers, directors, contractors, agents and employees) from any and all liability, penalties, losses, damages, suits, costs, legal fees, expenses, causes of action, claims or judgments arising or resulting from the acts or negligence of Inspector or a breach by Seller of this Addendum.

Buyer and Inspector understand and accept the terms and conditions set forth in this Addendum.

Buyer

Inspector

Fowler Homes, LLC

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