



TRUETECH

HOME INSPECTION SERVICE

SERVING PUGET SOUND

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WA State Licenses:
Licensed Home Inspector # 1087
Licensed Structural Pest Insp. # 86470
ASHI Member # 253305

PRE-INSPECTION AGREEMENT

Name: _____ Phone: _____
Address: _____
City, State, Zip: _____
Email: _____

Date of inspection: _____ Time of inspection: _____

Type of Inspection: _____

Report # _____ WSDA ICN # _____

True Tech Home Inspection Service LLC, hereinafter known as the INSPECTOR, agrees to conduct an inspection for the purpose of informing the CLIENT of major deficiencies in the condition of the property located at:

_____.

THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT.

By initialing here _____ you acknowledge that you were encouraged to read the Pre-Inspection Agreement prior to the time of the inspection.

Disclosure: Client authorizes the INSPECTOR to provide a copy of the inspection report to the client's realtor.

Yes: _____ No: _____

1. The inspection of the subject property shall be performed by the INSPECTOR for the CLIENT in accordance with the Washington State, Standards of Practice attached to this agreement pages 3 - 8 and posted at <http://apps.leg.wa.gov/WAC/default.aspx?cite=308-408C&full=true>. Building component requirements established by various insurance companies may not be consistent with the State of Washington Standards of Practice and are therefore not included within the scope of this inspection.

2. The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Detached buildings are not included, except as detailed in the Inspection Report. A *Wood Destroying Organism (WDO)* inspection is included as part of the home inspection report. **WAC16-228-2045 requires that a diagram be prepared for WDO inspection reports. A copy is available upon request for an additional fee.**

3. WDI/WDO Inspection Limitations: We do not remove floor coverings or move furniture, open walls or perform any type of destructive inspection. This is a visual inspection of accessible areas only. Certain structural areas are considered inaccessible and impractical to inspect including but not limited to: the interiors of hollow walls and inaccessible areas below; areas beneath wood floors over concrete; areas concealed by floor coverings; and areas to which there is no access without defacing or tearing out lumber, masonry, roofing or finished workmanship; structures (except for wood members abutting the structure) such as fences gazebos, storage sheds, plumbing sheds, detached decks and/or porches; livestock areas; portions of the attic concealed or made inaccessible by insulation or ducting; portions of the attic or roof cavity concealed due to inadequate crawl space; areas of the attic made inaccessible due to construction; interiors of enclosed boxed eaves; portion of the sub area concealed or made inaccessible by ducting or insulation; enclosed bay windows; portions of the interior made inaccessible by furnishings with the exception of any specific area(s) noted in the body of the Report; areas where locks prevented access; areas concealed by appliances; areas concealed by stored materials;

and areas concealed by heavy vegetation. There is no economically practical method to make these areas accessible. However, they may be subject to attack by wood destroying pest or organisms. NO OPINION IS RENDERED CONCERNING THE CONDITIONS IN THESE AFOREMENTIONED AREAS

4. It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection Unexpected repairs should still be anticipated. This inspection is not intended to be technically exhaustive. Nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. The INSPECTOR shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components or the content therein. The INSPECTOR is neither a guarantor or insurer. Claims against the INSPECTOR shall be limited to the cost of the inspection **(except those components/issues related to the performance of my duties as a licensed Structural Pest Inspector).**

5. The CLIENT requests the visual inspection of the readily accessible areas of the home. The inspection is limited to visual observation existing at the home at the time of the inspection. Latent, hidden, concealed defects or items not readily accessible are not covered or inspected. The customer agrees and understands that the maximum liability incurred by the INSPECTOR for errors and omissions in the inspections shall be limited to the amount of the fee paid for the inspection.

6. THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS,RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, CHINESE DRYWALL, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR SUBSTANCES. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.

7. Seller Authorization: CLIENT hereby acknowledges that the CLIENT has obtained specific written or oral approval from the current owner of the home to have the home inspected under the terms of the contract.

8. The inspection service is conducted at the property. The physical on-site inspection is a very valuable time of exchange of information between the INSPECTOR and the CLIENT. Any particular concern of the CLIENT must be brought to the attention of the INSPECTOR before the inspection begins. The written report will not substitute for the CLIENTS personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system, and unless the CLIENT attends and participates in the inspection process itself, the CLIENT will miss the opportunity to gain all the information available.

9. In the event of a claim against the INSPECTOR, the CLIENT agrees to supply the INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery by return receipt request. (2) Access to the premises to inspect and photograph the alleged defects in its unchanged condition prior to any alterations or replacement. Failure to comply with the above conditions will release the INSPECTOR and its agents from any and all obligations.

10. In the event that the client fails to prove any adverse claims against the INSPECTOR in a court of law, the CLIENT agrees to pay all legal costs, expenses and fees to the INSPECTOR in defending said claims.

11. If any court declares any provisions of the Agreement invalid or unenforceable, the remaining provisions will remain in effect. This agreement represents the entire understanding between the parties. No change or modification shall be enforceable against any party unless such change or modification is in 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. The CLIENT shall have no cause of action against the INSPECTOR after one year from the date of the inspection.

12. SPECIFIC COMPONENT INSPECTION: the parties agree by initialing here _____ that only the following component (s) are to be inspected:_____

The undersigned have read, understood and accepted the terms and condition of this agreement and agree to pay the charges specified below.

The CLIENT agrees to pay a base fee of \$_____ plus any additional fees as mutually agreed, which are not included in the base fee at or before the time of the inspection. A minimum assessment of \$150.00 will be charged for each Work Order Evaluation Inspection that is requested of and conducted by the INSPECTOR.

True Tech Home Inspection Service LLC

Inspector.

Date:_____

Client or Representative.

Date:_____