PREINSPECTION AGREEMENT

Property address	City	ZIP code	Inspection date	Start time

Client(s)	Phone	Email

Client's representative, if any	Phone	Email

Inspection company	Phone	Email

Business address	Licensed home inspector	License number

1 Type of inspection

☐ Standard home inspection, with a written report on the systems in section 2 (WAC 308-408-010(15)).

☐ Preoffer consultation, a verbal report limited to the scope in section 5, done only before mutual acceptance (WAC 308-408-010(11)).

☐ Other service: _____

2 What the inspector will inspect

The inspector will inspect the readily accessible systems and components the Washington State Standards of Practice require: structure, exterior, roofs, plumbing, electrical, heating, air conditioning and heat pumps, interiors, insulation and ventilation, fireplaces and stoves, site, and attached garages or carports (WAC 308-408C-070 through -180).

Left out at the client's request (WAC 308-408C-030): _____

3 What the inspector will not inspect

This inspection does not include investigation of mold, asbestos, lead paint, water, soil, air quality or other environmental issues unless agreed to in writing in this preinspection agreement.

Agreed to in writing: _____

A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects (WAC 308-408C-010). The inspector is a generalist who identifies conditions that may need to be referred to a specialist.

The inspector is not required to determine remaining service life, causes, repair methods or costs, future conditions, or code compliance, or to inspect areas that are not readily accessible, underground items, detached structures, common areas of multiunit housing, elevators, pools, hot tubs, or saunas (WAC 308-408C-030).

Unless also licensed as a structural pest inspector, the inspector reports only rot and conditions conducive to wood destroying organisms, and refers the identification of or damage by wood destroying insects to a licensed structural pest inspector (RCW 18.280.190).

On-site sewage (septic) systems, private water supplies, and wells are not evaluated (WAC 308-408C-100).

4 Fee

Inspection fee	Other services	Total fee	Payment due	Paid by

5 Preoffer consultation scope

Fill in only for a preoffer consultation (“walk and talk”). The client gets a verbal report, and no written report is delivered.

Systems and areas covered: _____

Not covered: _____

Time on site: _____

6 Conflict of interest disclosure

Before the client signs, the inspector must disclose in writing any business, familial, or financial relationships or other conflicts of interest with any other party to the transaction, such as a buyer, seller, real estate licensee, lender, or contractor (WAC 308-408C-020(2)).

☐ The inspector has no such relationship or conflict of interest.

☐ The inspector discloses: _____

Paid by anyone besides the client (WAC 308-408C-020(7)): _____

7 The report and records

Written report delivered by: _____

The report is for the client. The inspector will not share it without the client’s approval, except as the law requires or to warn of a safety or health hazard (WAC 308-408C-020(10)).

For one year from the date of the report, the inspector and the inspector’s company will do no work on this home other than home inspection-related consultation (RCW 18.280.120(2)).

The inspector keeps this agreement, related correspondence, and the report for three years (WAC 308-408C-040).

The client approves a copy of the report to: _____

Warranty or guarantee (none unless written here): _____

8 Signatures

The client or the client’s representative gets a copy of this agreement before the inspection (WAC 308-408C-060(1)). By signing, the client agrees to the scope, fee, and terms above.

☐ The client agrees to sign this agreement and receive the report electronically.

_____ _____

Client signature Date

_____ _____

Client signature Date

_____ _____

Licensed home inspector signature Date