PRE-INSPECTION AGREEMENT

Property address	City	ZIP code	Inspection date	Start time
1416 Russell Drive	Midwest City	73110	09/14/2026	9:00 AM
Client(s)	**Phone**	**Email**		
Marcus and Alyssa Tran	(405) 555-0149	alyssa.tran@redearthmail.com		
Inspection company	**Phone**	**Email**		
Redbud Home Inspections, LLC	(405) 555-0172	nathan@redbudhomeinspect.com		
Business address	**Licensed home inspector**	**CIB license number**		
1700 South Broadway, Suite 210, Edmond, OK 73013	Nathan Pruitt	2134		

1 What the inspection covers

The inspector will visually inspect the readily accessible installed systems and components of the home under the standards of practice in OAC 158:70-1-3: the structural system, exterior, roof system, plumbing system, electrical system, heating and air conditioning systems, interior, insulation and ventilation, appliances, and fireplaces and solid fuel burning appliances.

"These standards of practice are the minimum levels of inspection practice required of inspectors for the components and systems identified in these rules. No additional inspection beyond these standards of practice set out by the rules is required. Any additional inspection services provided beyond or outside the scope of the standards of practice is a contractual matter between the parties." (OAC 158:70-1-3(a)(1))

Additional services agreed to in writing: None

2 What the inspection does not cover

"Inspections performed in accordance with these standards are not required to be technically exhaustive, will not identify concealed conditions or latent defects and are only applicable to buildings with four or fewer dwelling units and their garages, both attached and detached, or carports." (OAC 158:70-1-3(b)(2))

The inspector does not determine remaining life, causes, repair methods, future conditions, insurability, or code compliance, and does not report on mold, environmental hazards, or wood destroying organisms (OAC 158:70-1-3(b)(3)). A wood infestation report comes from a pest control company licensed by the Oklahoma Department of Agriculture, Food and Forestry.

Private waste disposal (septic) systems, wells, well pumps, water conditioning systems, and fire and lawn sprinkler systems are not inspected (OAC 158:70-1-3(f)(3)).

The inspector will not report on the market value of the property or whether to buy it, and will not estimate the cost of repairs (OAC 158:70-1-3(b)(4)).

Systems or components the client asks to leave out are recorded in writing before the inspection on the signed Home Inspection Exclusion Form, the last page of this agreement (OAC 158:70-1-3(a)(3)(D)).

3 Buildings with more than four units

☐ This residential unit is part of a real property with more than four (4) dwelling units. The inspector advises the client, in writing, that the visual examination being conducted by the home inspector is not governed by the Act and these rules: the Home Inspection Licensing Act, 59 O.S. 858-621 et seq., and OAC 158:70 (OAC 158:70-1-3(a)(5)).

4 Fee and report

Inspection fee	Additional services	Total fee	Payment due
$425	$0	$425	At the inspection

Written report delivered by: 09/16/2026, by email as a PDF

The inspector will send the client a written report within the time frame agreed above (OAC 158:70-1-3(a)(2)(B)). The report names the client, the inspector by name and license number, and the address of the property (OAC 158:70-1-3(a)(2)(C)).

The inspector will not disclose the results of the inspection to anyone other than the client without the client's written consent (59 O.S. 858-633(B)(10); OAC 158:70-11-2(m)).

The client consents to a copy going to: Kristen Holloway, Prairie Gate Realty (buyers' agent)

5 Conflict of interest disclosures

OAC 158:70-11-2(n) presumes these circumstances may adversely affect the client, so the inspector discloses each one in writing before the inspection.

The inspector paid a third party a fee or other consideration as a reward for getting this inspection (11-2(n)(1)).	☐ Yes	☑ No
The inspector receives payment from a third party for recommending services or products to the client or others with an interest in the property (11-2(n)(2)).	☐ Yes	☑ No
The inspector has a prior connection, relationship, or association with the seller, the seller's assigns, or the seller's family members within the second degree (11-2(n)(3)).	☐ Yes	☑ No
The inspector has made prior reports or inspections of any system or component of this property (11-2(n)(4)).	☐ Yes	☑ No
The inspector performed work or repair services on a system or component of this home within the previous one-hundred eighty (180) days (11-2(j)).	☐ Yes	☑ No

Details of any "Yes" above: None

Anyone besides the client paying for this inspection: None

6 The inspector's commitments

The inspector has not solicited or performed work or repair services on this home within the previous thirty (30) days (OAC 158:70-11-2(j)), and will not solicit or perform work or repair services on it for one (1) year after the inspection (OAC 158:70-11-2(k)).

No immediate family member of the inspector is a realtor involved in this transaction (OAC 158:70-11-2(p)).

The inspector keeps a log of this inspection for five (5) years and a copy of the report for thirty-six (36) months (OAC 158:70-1-3(a)(4)).

The inspector's state issued license number is printed above, as OAC 158:70-5-2(d) requires on bids and estimates.

7 Signatures

☑ The client received the standards of practice in OAC 158:70-1-3 before the inspection and acknowledges them by signing below (OAC 158:70-1-3(a)(6)).

The client signs before the inspection begins (OAC 158:70-1-3(a)(7)).

Marcus Tran
Client signature

09/10/2026
Date

Alyssa Tran
Client signature

09/10/2026
Date

Nathan Pruitt
Licensed home inspector signature

09/10/2026
Date

HOME INSPECTION EXCLUSION FORM

PER OAC 158:70-1-3(a)(3)(D):
The Inspector shall report on any systems and components designed for inspection in these standards which were present at the time of the Home Inspection but were not inspected and a reason they were not inspected.

EXCLUSIONS REQUESTED BY CLIENT PRIOR TO INSPECTION:
(Initials = excluded from inspection)

_____Structural Systems
_____Exterior
_____Roof System
_____Plumbing System
_____Electrical System
_____Heating System
_____Cooling System
_____Interior
_____Insulation & Ventilation
MT AT Appliances
_____Fireplaces and solid fuel burning appliances
_____Other as noted _____

I, Marcus and Alyssa Tran, the client, understand that by excluding the above systems or components from mandatory inspection in accordance with Oklahoma Home Inspection Industry Regulations (OAC 158:70), I relieve the inspector of any responsibility to report on their condition at the time of the inspection and take full responsibility for any future adverse conditions or malfunctions that may have been disclosed at the time I excluded them from inspection.

DATE: 09/10/2026 CLIENT SIGNATURE Marcus Tran

INSPECTOR Nathan Pruitt LIC# 2134