



SAGE HOME INSPECTIONS LLC

10241 NE Beach Crest Dr
Bainbridge Island, WA 98110
206-351-6808
www.sagehomeinspect.com

PREINSPECTION AGREEMENT

Address To Be Inspected: _____

Name: _____ Phone #: _____

Current Address: _____

Email Address (for report delivery): _____

Send a copy of the report to your Realtor? No Yes Realtor name: _____

The below-signed party (the "Client") and Sage Home Inspections LLC (the "Inspector"), in consideration of the promises and terms of this contract, agree as follows:

1) SUBJECT PROPERTY/HOUSE: The Client agrees to employ the Inspector to inspect the dwelling located at the above detailed address. The inspection shall not include any structure that is detached from the dwelling or building.

2) FEE: The Client agrees to pay the Inspector, at or before the time of inspection, for the services verbally agreed upon, unless the Client agrees to and signs an Escrow Billing Agreement.

The inspection fee is \$ _____

3) SCOPE OF INSPECTION: The Inspector will perform a limited visual inspection of the readily accessible areas to identify the general features and major deficiencies of the structure. Included in the general inspection are the foundations and structures, exteriors, interiors, roofing (unless snow-covered), plumbing, electrical, central heating and air conditioning (weather permitting), insulation, and ventilation. Major defects of the building, its components, and equipment which are visually observable at the time of inspection will be reported, where applicable, according to the Standards of Practice of Washington State. Defects and deficiencies not addressed by those standards will not be included in the inspection or report.

4) LIMITATIONS: Any area that is concealed or inaccessible due to soil, vegetation, walls, carpets, ceilings, furnishings, or any other object is not included in this inspection. The inspection does not include destructive testing or dismantling. The Inspector will not scrape paint or wall coverings, lift floor coverings, or dismantle beyond normal homeowner access. Other items not within the scope of the inspection include, but are not limited to: defining the manufacturer or issues directly or indirectly related to drywall from the Peoples Republic of China; design problems and adequacy; operational capacity; quality or suitability for a particular use of items inspected; any and all engineering; test samples/readings; swimming pools or spas; fences; air conditioning (unless the outside air temperature is above 65 degrees F); any heat pump (heat cycles unless below 65 degrees F, cooling cycle unless above 65 degrees F); septic systems, wells, sprinklers, and other underground systems; security systems; low voltage lighting; central vacuum systems and equipment; soiled, faded, torn or dirty floor, wall, or window coverings and paint surfaces; water filter and conditioning systems. The inspection does not include investigation of mold, asbestos, lead paint, water, soil, air quality, or other environmental issues.

5) LATENT DEFECTS: The Inspector has no liability for latent defects including, but not limited to, defects that are concealed or otherwise cannot be observed through normal inspection, or revealed through normal equipment operation. Some typical areas that are excluded and not visibly accessible include, but are not limited to: concealed wiring, plumbing, water leaks under bathtubs, stall showers and toilets, vent lines, duct work, exterior foundation walls (below grade or covered by shrubs or walls/paneling, stored goods, etc.), footings, underground utilities or systems, and chimney flues.

6) EQUIPMENT/SYSTEMS: Mechanical devices and structural systems may be functional at the time of inspection and later malfunction. The Inspector's liability is specifically limited to those situations where it can be conclusively established that, at the time of inspection, an inspected mechanical device or structural component was inoperable, in immediate need of repair, and not performing the function for which it was intended, and that the inspector was negligent in not so reporting.

CLIENT INITIALS _____/_____

INSPECTOR INITIALS _____

7) REPORT: The Inspector agrees to provide, within a reasonable time, a written report indicating which items were inspected and which items are in need of immediate major repair, or are not performing the function for which they were intended. Items not specifically included in the written report and identified in this agreement are beyond the scope of the inspection and not reviewed. No verbal statements by the Inspector shall expand the scope of this agreement, nor shall such statements be relied upon by the Client. The report for radon testing, water testing, as well as any other separate service will be a separate report, provided that such report is ordered and paid for by the Client. The Client agrees to read the entire report and contact the Inspector for explanation of any items in the report that are not clearly understood. The report is general in nature, and the Client is encouraged to consult independent experts for more detailed assessments or estimates where needed.

8) DUTY OF CLIENT: The building/house, its components and equipment, are to be readily accessible at the time of inspection. The Client is responsible for seeing that all utilities and pilot lights are on and all equipment operational. The inspector is not obligated to change light bulbs, light pilots, move furniture, obstructions or floor coverings, or remove panels to inspect any part of the building or equipment.

9) WARRANTY/GUARANTEE: The inspection and report are not, under any circumstances, intended or to be construed or used as a promise, guarantee or warranty, express or implied, regarding: 1) the adequacy, performance, or condition of any inspected structure, item or system with respect to the actual, present, reported, or future use; 2) the fitness for use or habitability of the house/building, its components, or any equipment therein; 3) compliance or noncompliance with any building, electrical, mechanical or plumbing codes established by municipal ordinance or otherwise in the house/building, systems, or equipment therein; 4) the value of the premises or advisability or non-advisability of purchase.

10) USE BY OTHERS: The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the Client. Neither the report, the contents of the report, nor any representation made in the report are assignable or transferable to any other party. The report is the property of the Inspector, and the Client shall not disseminate without written approval of the Inspector. At the Client's request, a copy may be provided by the Inspector, for use in the Client's transaction only, to the Client's real estate agent. The Client agrees to indemnify and hold harmless the Inspector, its principals, agents, and employees for all costs, expenses, and legal fees incurred and arising out of any legal proceedings brought by any third party who relied upon representations made in this inspection report.

11) COMPLAINTS/NOTICE TO INSPECTOR: If a problem should develop regarding the services provided, the Client agrees to notify the Inspector within two (2) business days and allow the Inspector five (5) business days to respond. If the problem has not been resolved within the time set forth above, and the Client desires to make a formal complaint, the Client shall send a written complaint to the Inspector fully describing which items are involved and the nature of the problem. The Client agrees not to disturb, repair, or have repaired any systems or items related to the complaint, except in the case of emergency or to reduce or stop injury or damage to persons or property. The disturbing or repair of the systems or items shall constitute a waiver of any and all claims against the Inspector. The Client agrees to allow the Inspector to examine, upon reasonable notice, the items involved in the written complaint prior to repairs or replacements being made. All complaints must be reported to the Inspector within one (1) year of the date of inspection. The Inspector's liability for errors and omissions in the inspection or inspection report is limited to the amount of the fee paid by the Client for the inspection.

12) SEVERABILITY: If any portion of this agreement is found invalid or unenforceable by any court of qualified jurisdiction, the remaining provisions shall remain in force between the parties as if the invalid or unenforceable portion did not exist.

13) MODIFICATION: This agreement represents the whole and entire agreement 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.

14) DISPUTE RESOLUTION: Any dispute shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of the recognized arbitration association except that the arbitrator shall be familiar with the home inspection industry. The Client agrees to pay all legal expenses and reasonable compensation for loss of time that may be incurred by the inspector as a result of legal action by the Client where the Client does not prevail.

Acceptance and understanding of the agreement is hereby acknowledged by:

_____ CLIENT SIGNATURE	_____ PRINT NAME	_____ DATE
_____ CLIENT SIGNATURE	_____ PRINT NAME	_____ DATE
_____ INSPECTOR SIGNATURE	_____ PRINT NAME	_____ DATE