



**CHARLES BUELL INSPECTIONS, Inc.**

17123 22nd Ave. NE, Shoreline, WA. 98155

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**WA State Licenses:**

Licensed Home Inspector #220

Licensed Structural Pest Inspector #67488

# COMMERCIAL PRE-INSPECTION AGREEMENT

Client(s): \_\_\_\_\_ Phone # \_\_\_\_\_  
Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
City, State, Zip \_\_\_\_\_

Date:  WSDA ICN#:  Inspection #:

**CHARLES BUELL INSPECTIONS**, 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 at: \_\_\_\_\_  
\_\_\_\_\_. THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT. Transfer of the report to ANY OTHER PERSON OR COMPANY does not change the fact that the original agreement was between the CLIENT and the INSPECTOR. By initialing here: \_\_\_\_\_ the CLIENT gives the inspector permission to forward the report to the CLIENT'S agent and \_\_\_\_\_. By initialing here \_\_\_\_\_ you acknowledge that you were encouraged to read the Pre-Inspection Agreement prior to the time of inspection.

- 1) This inspection of the subject property shall be performed by the INSPECTOR for the CLIENT with the understanding that not all aspects of the Washington State, Standards of Practice are applicable to commercial type inspections and are only meant as a rough guide. They are attached to this agreement as pages 2-4, 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. **WAC 16-228-2045 requires that a diagram be prepared for WDO inspection reports. A copy is available upon request for an additional fee.**
- 3) It is the goal of the inspection to put a home buyer 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 contents 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**).
- 4) 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, 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.
- 5) The inspection service is conducted at the property. The physical on-site inspection of the property 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 CLIENT'S 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 that is available.
- 6) 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, and (2) Access to the premises. Failure to comply with the above conditions will release the INSPECTOR and its agents from any and all obligations.
- 7) 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 of the INSPECTOR in defending said claims.
- 8) If any court declares any provision of this 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.
- 9) **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 conditions 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 inspection. A minimum assessment of \$200.00 will be charged for each Work Order Evaluation Inspection that is requested of, and conducted by the INSPECTOR. Additional charges will accrue for anything in writing beyond an email response and for evaluations at more than 20 miles travel time-- these costs to be agreed upon at the time of the request for further evaluation.

**Charles Buell Inspections:**

Charles Buell, Inspector

**Client:**

Email: \_\_\_\_\_

Email: \_\_\_\_\_