



Doctor Inspector, LLC

John Gordon, Ph.D., 22 Inlet Circle, Bellingham, WA 98229

Ph: (360) 220-3220

Fax: (360) 671-1944

Email: john@drinspector.com

Licensed Home Inspector #358, Licensed Structural Pest Inspector #78885

Agreement for Home Inspection Services

Client contact information: _____
Property Address: _____ WS DA ICN#

This agreement, made this _____ day of _____, 20__, is by and between _____ (hereinafter known as CLIENT) and Doctor Inspector, LLC (hereinafter known as INSPECTOR). Date of inspection: _____

The written report is the property of INSPECTOR and CLIENT. By initialin g here _____ CLIENT gives INSPECTOR permission to forward the report to CLIENT’S agent and _____. By initialing here _____ CLIENT acknowledges that he or she was encouraged to read this Agreement prior to the time of inspection.

INSPECTOR agrees to conduct a ho me inspection service at th e property for the benefit of CLIENT. Th ough CLIENT’S presence at th e inspection is n ot required, INSPECTOR strongly encourages CLIENT to attend th e inspection and to avail herself/himself of the opportunity to exchange information. CLIENT must bring any particular concerns to INSPECTOR’S attention before the inspection begins. CLIENT understands that INSPECTOR’S verbal comments during the inspection are separate fro m th e written rep ort, are offered as a cou rtesy, and, th ough co nceivably co nstrued as o ver or b eyond th e Washington State standards of practice (SOP) or the language of this contract, are in no way binding.

INSPECTOR agrees to perform a limited visual inspection in accordance with the SOP, which are attached to this Agreement and posted at <http://apps.leg.wa.gov/WAC/default.aspx?cite=308-408C&full=true>. The SOP details what INSPECTOR will and will not inspect. In addition, the following _____ is/are explicitly (included in excluded from the full extent of) the inspection. Th e purpose of th is inspection is to identify and disclose visually observable major deficiencies of the insp ected systems and co mponents, as th ey ex ist at th e time of th e inspection only. Detached buildings and structures are no t included except as detailed in th e written report. A *Wood Destroying Organism* (WDO) inspection is included as part of the written report. WAC 16-228-2045 requires that a diagram be prepared for WDO inspection reports. A copy of the diagram is available upon request for an additional fee.

CLIENT un derstands th at INSPEC TOR is a g eneralist who is lik ely to reco mmend further ev aluation, repairs, or replacements by qualified parties. CLIENT understands that the role of INSPECTOR is to look for signs of damage but that the inspection is not technically exhaustive, does not identify concealed conditions or latent defects, and is not a guarantee or warranty, expressed or im plied. INSPECT OR shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, co mponents, or th e co ntents therein. CLIENT understands that th e inspection does not involve destructive or intrusive testing, dismantling or moving of belongings, or inspecting inaccessible areas.

CLIENT u nderstands th at th e inspection and report do not address and are not i ntended to address code a nd r egulation compliance. CLIENT und erstands that the inspection is n ot an environmental survey, does not include an investigation of mold, asbestos, lead paint, water, so il, or air quality, and do es not address th e possib le presence of o r d anger from environmental hazards such as radon gas, urea formaldehyde, toxins, carcinogens, mildew, fungus, and noise.

In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with (1) written notification of adverse conditions within fourteen days o f discovery and (2) access to th e premises before, except in em ergency conditions, any measures are undertaken to remedy the discrepancy. CLIENT understands that failure to comply with conditions (1) and (2) as stated above constitutes a waiver of claims CLIENT may seek against INSPECTOR. Furthermore, CLIENT shall have no cause of action agai nst INSPECTOR afte r one year from the date of inspection. CLIENT understands that th e maximum liability incurred by INSPECTOR fo r erro rs and o missions in th e inspection sh all be li mited to th e inspection fee, th e exception being those issues related to the performance of duties as a state licensed structural pest inspector. In the event that CLIENT fails to prove any adve rse claims against INSPECTOR in a co urt of law, CLIENT ag rees to pay all leg al costs, expenses, and fees of INSPECTOR in defending said claims.

If a ny court declares any provision of this Agreement in valid or unenforceable, th e remaining provisions sh all remain in effect. This Agreement repre sents th e entire u nderstanding bet ween th e parties. No cha nge o r m odification sh all b e enforceable against any party unless such change or m odification is in writing and signed by the parties. Th is Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors, and assigns.

CLIENT agrees to pay the charges specified below at or before the time of inspection.

Inspection fee _____.

The undersigned ha ve read, unde rstood, and a ccepted th e terms a nd c onditions of t his Agree ment, and CLIENT acknowledges receipt of a copy.

Doctor Inspector, LLC

By: John Gordon, Member Date _____ CLIENT or Representative Date _____