



**AP Inspections, LLC**  
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**WA State Licenses:**  
Licensed Home Inspector #1619  
Licensed Structural Pest Inspector #93257

## PRE-INSPECTION AGREEMENT/WALKTHROUGH AGREEMENT

Client(s): \_\_\_\_\_ Phone # \_\_\_\_\_

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

City, State, Zip \_\_\_\_\_

Date: \_\_\_\_\_ WSDA ICN # \_\_\_\_\_ Inspection # \_\_\_\_\_

AP 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 **VERBAL 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 disclose the report to the CLIENT'S agent:

By initialing here: \_\_\_\_\_ you acknowledge that you were encouraged to read the Pre-Inspection Agreement prior to the time of the inspection.

1. This inspection of the subject property shall be performed by the INSPECTOR for the CLIENT in accordance with the Washington State Standards of Practice attached to this agreement as pages 1-5 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 Washington State 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 verbal report, in other forms of communication, will not substitute for the 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. This inspection is a Pre-Offer Walkthrough Inspection. The Inspector makes no assurances that all major concerns will be addressed in the Walkthrough and strongly recommends that a full inspection be performed.**

\_\_\_\_\_ BY INITIALING HERE, THE CLIENT ACKNOWLEDGES THAT THEY UNDERSTAND THIS INSPECTION IS BEING DONE PRIOR TO AN OFFER BEING MADE ON THE HOME.

\_\_\_\_\_ BY INITIALING HERE, THE CLIENT ACKNOWLEDGES THEY WERE ENCOURAGED TO HAVE THE FULL INSPECTION DONE IF THE DEAL GOES THROUGH.

The undersigned have read, understood and accepted the terms and conditions of this agreement and agree to pay the charges specified below:

The cost of this walkthrough is: \$ \_\_\_\_\_, which is due at the time of the walkthrough inspection.

The cost of the full inspection is an additional: \$ \_\_\_\_\_, which is due at the time of the full inspection. A minimum assessment of \$150.00 will be charged for each Work Order Evaluation Inspection that is requested of and conducted by the INSPECTOR.

**AP Inspections, LLC:**

**Client:**

\_\_\_\_\_  
Arthur Perez, Inspector

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