

**Home Inspections Northwest, Inc.**  
**12911 SW 113th Place**  
**Tigard, OR 97223**

**PRE-INSPECTION AGREEMENT**

**HOME INSPECTIONS NORTHWEST, INC.** (Company), here after (**HINW**), agrees to conduct an inspection for the purpose of informing the CLIENT of major deficiencies in the condition of the property, subject to the UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY below.

**THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION IN THE REPORT.**

The written report conforms to the Oregon Standards of Practice for Home Inspectors. The written report will only include the following:

- Electrical, plumbing, water heater, heater, and cooling
- Structural condition
- General exterior, including roof, gutter, chimney, drainage, and grading
- General interior, including ceilings, walls, windows, insulation, and ventilation
- Condition of major systems
- Kitchen and appliances

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing only at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items, and systems will not be dismantled. All defects will not be found.

Maintenance and other items may be discussed, but they are not a part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards, including but not limited to radon gas, lead paint, asbestos, mold, mildew, urea formaldehyde, toxic or flammable chemicals, and water and airborne hazards. Also excluded are , but not limited to, inspections of and reports on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment, and the presence or absence of rodents and insects.

**UNCONDITIONAL RELEASE AND LIMIT OF LIABILITY**

It is understood and agreed that (**HINW**) is not an insurer and that the inspection and report are not to be intended or construed as a guarantee or warranty of the adequacy, performance, or condition of any structure, item, or system at the property address.

In the event that (**HINW**) and/or its agents or employees are found liable due to breach of contract, unreported defect or deficiency, negligent misrepresentation, negligent hiring, or any other theory of liability, then the

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liability of (**HINW**), and its agents and employees, for all damages, including, but not limited to consequential, property damage, personal injury, repair or replacement, shall be limited to \$1000 maximum.  
**(Initial)**\_\_\_\_\_

CLIENT and (**HINW**) agree that should a court of competent jurisdiction determine and declare that any portion of this Agreement is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

Acceptance and understanding of this agreement including the fee are hereby acknowledged:

Client: \_\_\_\_\_

Date\_\_\_\_\_

Company Representative: Lee Sellick

Date\_\_\_\_\_

## **Payment Record**

Total Fee: \$\_\_\_\_\_

Paid by:            Check #                            Cash \$                            Card (Visa/Master Card) Add \$10 for processing

The **Oregon Home Inspection Certification Law** will be imbedded in and sent with the inspection report:

**(Initial)**\_\_\_\_\_