

## Building Inspection Agreement

THIS AGREEMENT, entered into by and between NationalPropertyService.Com, 800 Sleater- Kinney Rd. SE - Suite 148, Olympia, Washington 98503-1127 (360)-493-0085 FAX-(360)-528-2985 sales@nationalproperty.com hereinafter known as the "Inspector", and \_\_\_\_\_ hereinafter known as the "Client", whose name and residence address is indicated herein retain National Property Service.Com to perform an inspection at the inspection address indicated herein.

This shall include a complete investigation into the structural integrity and conditions of the primary residence and any one attached or detached garage on the property and to further advise the Client of any patent defects which are evident upon the visual inspection of the buildings by the Inspector.. The Inspector will provide to the Client a written report mailed within five business days (faxed/emailed if Client has supplies a fax/email herein) of conclusion of the inspection. The inspection will include all open areas of the residence, including any attic or area under the residence building, so long as the Inspector can reasonably physically investigate the area. The inspection will not cover the following areas unless optional fees are paid: 1)-Pest/termite infestation (unless additional pest fee is paid); 2) Septic/drainfield/sewer problems; 3) Water supply/well problems. Optional testing at extra expense is available for asbestos, radon, formaldehyde, lead, underground storage tanks, etc. (list available).

The Inspector agrees to provide Client with his professional opinion regarding the structural integrity of the property and to advise them specifically regarding the condition of the various components of the structure, e.g., roof, foundation, walls, plumbing, electrical, et cetera. The opinion of the Inspector is limited to any defects or problems which either are or reasonably should be discovered upon visual inspection of the property, and which are considered to be patent defects. The inspection is further limited to the condition of the property on the date of the inspection without reference to what may have been present in the past.

Client acknowledges that the Inspector is not providing a guarantee or warranty (available option) regarding the condition of the property at the time of inspection, but only to providing Client with the professional opinion of the Inspector. Optional AHS (Insurance Company) Warranty is available until date of closing for new purchases at additional expense. Both parties agree that should the Client subsequently within 90 days of the initial inspection discover a defect or problem which was not, but should have been, discovered by the Inspector, and further which required immediate repair by Client in order to maintain the structural integrity of the property, that any liability of the Inspector for failure to discover a defect or problem which should have been discovered, will be limited to the return of the inspection fee paid by Client to Inspector. CLIENT ACKNOWLEDGES AND HEREBY WAIVES any right to recover any monies expended for repair of unreported problems or any consequential damages resulting therefrom in excess of the inspection fee paid, or for defects found after 90 days from inspection date. Client further agrees to hold Inspector harmless from any actions resulting from Inspector's performing his inspection of the above mentioned premises.

Both parties agree that the inspection fee to be paid to the Inspector for the services to be rendered will be in the amount \$\_\_\_\_\_ **for the standard building inspection**. Said fee is to be tendered prior to beginning the inspection (payment can be invoiced 30 days or closing of sale for commercial accounts, whichever is sooner, \$20 invoicing charge applies). Dishonored check charge is \$50, late fees are 5% per month compounded. Client hereby assigns earnest money up to the amount due of this agreement as security for invoiced payments. If legal recourse, prevailing party shall be allowed reasonable court costs as set by the court. In the event of a dispute, both parties hereby agree to small claims court in Thurston County, Washington. Laws of the State of Washington shall apply. Inspector will inspect said property within ten business days of the date of execution of this agreement by the Client herein unless otherwise directed.

This agreement encompasses the total understanding and agreement of the parties hereto, and there are

no other written or verbal agreements which were executed or made prior to the execution of this agreement.

Unless herein directed otherwise, we will fax or email a complimentary copy of our report to all parties and your real estate agent(s) and any other parties so that they may further assist you in your transaction. National Property Service Washington State UBI Registration #600-428-875. All inspections conform to A.S.H.I. Standards of Practice. Make checks payable to: National Property Service or George Nervik. Payments can also be made through PayPal.Com by sending payment to [george@nationalpropertyservice.com](mailto:george@nationalpropertyservice.com). This agreement shall continue in force on all subsequent inspections unless modified or superceded by a later agreement between the parties.

Client hereby agrees to provide Inspector with a copy of the Seller's Property Disclosure Form at or prior to the building inspection. If Seller has no such form, one can be downloaded free from our website, completed, signed and given to inspector. It is preferable to have disclosure form faxed or emailed to Inspector prior to inspection date.

\_\_\_\_\_  
Client's Signature Date

\_\_\_\_\_  
Property Owner's Name Phones

\_\_\_\_\_  
Client's Mailing Address

\_\_\_\_\_  
Inspection Property Address

\_\_\_\_\_  
Client's email address Fax

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

\_\_\_\_\_  
Home-Phone Work-Phone

\_\_\_\_\_  
Selling Agent/Brokerage Phones/email/FAX

\_\_\_\_\_  
Inspection Fees Check Number

\_\_\_\_\_  
Listing Agent/Brokerage Phones/email/FAX

Please check the appropriate boxes for additional services desired:

Pest Inspection add \$125.00 to base standard inspection fee

Septic / sewer / drainfield dye tracing add \$75.00 to base standard inspection fee

Complete water testing / analysis \$450.00 to base standard inspection fee

Radon Gas testing \$200.00 to base standard inspection fee Total of all fees: \$\_\_\_\_\_

Copies to: Client Selling-Agent Listing-Agent Seller Lender

Directions to property / special instructions: