

Home Inspection and Pest Inspection Disclaimer

Sound Choice Inspections agrees to conduct a home inspection and/or a pest inspection in a professional manner consistent with the care and skill ordinarily exercised by other home inspection and pest control specialists. The inspection is for the purpose of providing information for the CUSTOMER of major deficiencies in the condition of the property, subject to the UNCONDITIONAL RELEASE AND LIMITATION TO LIABILITY BELOW. This report and inspection are performed for the sole, confidential and exclusive use of the CUSTOMER. The home inspection will be performed according to the standard of practice of Washington State Department of Licensing. The pest inspection will be performed according to the standard of practice of the Washington State Dept. of Agriculture. A copy of the WSDA and/or the WDOL standards of practice will be provided upon customer request. The written report will include the following only:

- General exterior: including drainage, grading, roof, gutter, and chimney
- General interior: including insulation, ventilation, windows, ceilings, walls, and floors
- Mechanical: including electrical, plumbing, hot water heater, heating and air-conditioning
- Structural: roof support system, basement and crawl space
- Structural pest, and other wood destroying organisms

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

It is agreed that this inspection will be of the readily accessible areas of the building and is limited to visual observations of evident conditions existing at the time of the inspection only. Concealed and latent defects and deficiencies are excluded from this inspection. Items, equipment, and systems will not be dismantled.

This report and inspection 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, asbestos, lead paint, mold, urea formaldehyde, flammable or toxic chemicals and water and airborne hazards. Also excluded are inspections and reports on wells, swimming pools, septic and sewer systems, fire sprinkler and detection systems, lawn sprinkler systems, security systems, central vacuum systems, and water softeners.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

It is understood that Sound Choice Inspections is not an insurer and that the inspection and report are not intended or to be construed as an express or implied guarantee or warranty of adequacy, performance, or condition of the structure, item or system at the inspection property address. The CUSTOMER hereby releases and exempts Sound Choice Inspections and its agents and employees of and from all claims of responsibility and liability for the cost of repairing or replacing any unreported deficiency or defect and for any consequential harm, property damage, personal injury of any nature, and/or legal fees.

In the event that Sound Choice Inspections and/or its agents or employees are found liable due to breach of contract, negligence, breach of warranty, negligent, or misrepresentation, then the liability of Sound Choice Inspections and its agents and/or employees shall be limited to the amount of the fee paid by the CUSTOMER for the inspection and report.

ACCEPTANCE: This report has no effect, force, or validation unless the customer signs and returns a copy to Sound Choice Inspections. We have read and understand the Disclaimer and Limits of Liability and do accept the same.

Inspector _____ Date _____ Customer _____ Date _____

Property address:

Fee quoted: