

Rainier Inspections, Inc  
11410 - NE 124th ST, #186  
Kirkland WA 98034-4305

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Fax: 425-488-3565



Total fee \$0.00

**NO LIABILITY PRE-OFFER REVIEW, EVALUATION and CONSULTATION  
AUTHORIZATION & AGREEMENT**

**PLEASE READ THIS AGREEMENT CAREFULLY**

**GENERAL:** This pre-offer real estate Review, Evaluation and Consultation is offered to assist the home buyer in determining whether an offer should be made on a real estate property. **Due to the limitations of time and resources that are consistent with a pre-offer home consultation, Rainier Inspections, Inc. (RII) will not be responsible for any deficiencies discovered later in the home.** This review, evaluation and consultation will consist of observations of the most critical components of the home but is not as comprehensive or as thorough as a pre-purchase home inspection. This review does not meet the standards of a full home inspection and is not a pest or wood-destroying organism inspection. A verbal recap and a e-mail summary be provided after the inspection. **It is highly recommended that a complete home inspection be performed if the offer to purchase the property in question is successful.**

**PROPERTY REQUIREMENTS:** The building, its components and equipment are to be ready and accessible at the time of the review, evaluation and consultation. All utilities and pilot lights must be on and all equipment operational, **and access to all areas of the structure, including the heating system, water heater, electrical panel, crawl space and the attic areas, if applicable, roof and gutters are to be clean and free of obstructions** so that a visual review can be completed on that date. This is the responsibility of the client. The inspector is not obligated to change light bulbs, light pilot lights, move furniture, stored belongings, obstructions, or floor coverings, or remove panels to inspect any part of the building or its equipment.

**SCOPE:** The purpose of this review, evaluation and consultation is to identify **significant visible and identifiable MAJOR DEFECTS** in the systems of the house that, in the judgment or opinion of the inspector, adversely affect the function and integrity of the items, components, and systems reviewed.

**REFUSAL OF LIABILITY:** RII will accept no liability or responsibility for items inspected in this review, evaluation and consultation. This limitation of liability shall include and apply to all consequential damages, attorneys' fees or expenses, and injury to body or property of any nature. This evaluation, review and consultation is not an express or implied guarantee or warranty of fitness for use or condition of the property and systems inspected and should not be relied upon as such.

INITIALS HERE \_\_\_\_\_ / \_\_\_\_\_

The undersigned understands and accepts the terms and conditions of this pre-offer review, evaluation and consultation agreement and authorizes RII to perform a review, evaluation and consultation of the above-mentioned property (if Client is married and only one signature is obtained, Client represents the actual authority to sign for Client's spouse).

If the client cannot or is not present at the time of this inspection, or for any reason is unable to sign this agreement prior to or at the time of the inspection, this agreement will become part of the evaluation, and payment for services shall constitute acceptance of the terms and conditions of this agreement.

Rainier Inspections, Inc. 05/15/09 Licensed WA Home Inspector #239 ASHI #010233

Review, Evaluation, and Consultation authorized by:

Client Signature \_\_\_\_\_ Date \_\_\_\_\_

Client Signature \_\_\_\_\_ Date \_\_\_\_\_

Rainier Inspections, Inc

Client

*Brad Albin, PRES.*

Brad Albin, Pres

LWHI #239 Date

Date