



SEATTLE • EASTSIDE  
BUILDING INSPECTIONS

LETTER OF PURPOSE AND PROCEDURE

You have contracted with Seattle Eastside Building Inspections (hereafter referred to as SEBI) for a limited visual inspection, and a written report on that inspection, of a building on the terms and conditions set forth below. We want to point out the procedures followed in making this limited inspection on your behalf, the extent, nature and limitations of our inspection and report. Seattle Eastside Building Inspections shall be deemed the author of this report and shall retain all common law, statutory and other reserved rights, including the copyright.

PURPOSE:

A building or home inspection will point out the general condition of the building or home, and may make suggestions for maintenance that may be helpful to keep it in good condition. Our inspectors are not engineers or architects, but are people experienced in conducting home inspections in general accordance with the standards established by ASHI, which will be discussed in more detail below.

PROCEDURES:

The inspection will be conducted in general accordance with, and limited by, standards established by the American Society of Home Inspectors (ASHI). These standards are nationally recognized. A copy of these standards will be provided to you at the time of the inspection. We strongly recommend that you thoroughly read and understand these standards, and the limitations of the inspection and report. Once you have read and understand the limited nature of the inspection and report, you may want to hire engineers or other professionals to make more thorough and technical evaluations of all or portions of the property.

Our building inspection will be limited in time and scope (2-3 hours), and is essentially visual. The inspection is based on the experience and opinion of the inspector, and is not intended to be technically exhaustive. The inspector examines the readily observable exposed-to-view portions of the major systems and components of the building, both inside and outside the building. The report covers only what was observed at the time of the inspection.

Destructive inspections involving disassembly of materials or systems in place is not performed. Barriers, obstacles, pictures, wall coverings, furniture, or stored items will not be moved. The inspection is limited to conditions that are readily observable at the time of the inspection, it does not include any identification or evaluation for future defects, and our inspection is not a code compliance inspection. Cosmetic items will not be addressed.

WRITTEN REPORT:

We will submit the results of our Field Inspection in writing. The inspector will not “pass or fail” a building, but will simply describe its present condition under the procedures outlined. If a problem is observed, it doesn’t necessarily mean you should not purchase the building, only that you should investigate further to determine what type of repairs to anticipate. We encourage you to express any questions, observations, or concerns in regards to the condition of the subject property with the inspector and URGE YOU NOT TO MAKE A DECISION FROM WHAT HAS BEEN ORALLY COMMUNICATED REGARDING THE PROPERTY INSPECTED UNTIL YOU HAVE THE FINAL WRITTEN REPORT. SINCE ORAL REPORTS CANNOT COMMUNICATE ALL OF THE CONTENTS OF OUR WRITTEN REPORT, DO NOT RELY ON THE ORALLY COMMUNICATED INFORMATION.

WRITTEN REPORT (continued)

This report is not intended to replace your own observations and assessments as to the condition of the property and may not list or report on obvious items that should be readily visible to the ordinary person. We encourage you to express any questions, observations, or concerns in regard to the inspection or condition of the subject property with the inspector. The inspection and report are not intended to uncover errors, omissions, fraud or misrepresentations by the property owner or others, and you are not to rely upon it for that purpose. You agree that your sole and exclusive remedy for errors, omissions, fraud or misrepresentation by the seller shall be against the seller and not against SEBI. We do not review any written or oral disclosures or representations by the property seller or others.

LIMITS OF LIABILITY:

Reasonable effort will be made to visually determine the readily observable property condition within the time and scope limitations described in this agreement and the ASHI standards. The visually based conclusions are made without knowledge of pre-existing conditions or representations by the property owner or others, nor do they contain any forecast as to the effect of future events. NO WARRANTIES OR GUARANTEES ARE EXPRESSED OR IMPLIED. SEBI does not claim, warrant, represent or insure that all defects in the building will be observed or commented upon, and our fee reflects that limitation.

IMPORTANT: YOUR DUTIES IN THE EVENT OF A POTENTIAL CLAIM:

You must see to it that the Office Manager or President of SEBI is notified as soon as practical of any event which you believe might give rise to a claim. You agree, except in an emergency involving possible personal injury or death, or additional physical damage, to take no action to demolish, modify or repair the claimed defect without first providing written notice to SEBI and allowing at least ten days after receipt for SEBI to investigate the claimed defect. SEBI, in its sole discretion, may choose to repair or replace any defective articles or portions thereof which were not discovered due to the negligence of SEBI. You agree to cooperate fully with SEBI in this repair or replacement. The requirements for notice, reasonable opportunity for inspection, and opportunity to repair or replace are all conditions precedent to any claim or action against SEBI. Failure to provide notice as stated above, failure to preserve and protect as stated above, or failure to cooperate in repair or replacement shall constitute an absolute waiver of any claim against SEBI.

TIME LIMITS ON ACTIONS:

Because the passage of time makes it much more difficult to determine what was visible at the time of inspection, when the damage occurred, and whether proper maintenance practices were followed, you agree that any claims against SEBI must be commenced in arbitration no later than 2 years after the date of the inspection.

ARBITRATION:

Any and all disputes arising out of or relating to this agreement, or the breach thereof shall be resolved by arbitration pursuant to the Construction Industry Arbitration Rules of the American Arbitration Association at its Seattle, Washington office. If the plaintiff is not successful in his claim against SEBI, then the plaintiff will pay SEBI for their costs.

**SPECIFIC EXCLUSIONS:**

Without limiting the definitions, procedure, and information set forth above, the following are specifically not included in the scope of this inspection unless otherwise agreed to in writing, in advance, for an additional fee:

- Soils, soils conditions, soils evaluation and testing.
- Landscape lighting & watering systems; interior and exterior fountains, waterfalls, fish ponds, etc.
- Central vacuum, intercom, fire alarm, fire suppression systems, security or audio and visual systems.
- Private or public sewage and waste systems, including septic leach fields, cesspools, holding tanks, pumping systems, etc.
- Private or public water systems, including wells, pressure and holding tanks, pumps, water softeners and conditioners.
- The volume and quality of the water supply.
- The drainage of the property, including private or public drains, conduits, wetlands, French drains, dry wells or similar facilities, or the potential for water accumulation or flooding.
- Solar systems, including collector panels, storage tanks, pumps or other alternate energy systems, domestic water supply, pool/spa/hot tub heating.
- Swimming pools, hot tubs, hydrotherapy spas and tubs, saunas, steam baths.
- Washers, dryers, refrigerators or freezers.
- Radio-controlled devices, automatic entry gates, or remote activators of any kind.
- Elevators, lifts, dumbwaiters.
- Gas BBQs.
- Gas furnace heat exchangers.
- Thermostatic and time clock controls.
- Radon, asbestos, formaldehyde, mold and other toxic material identification, evaluation and testing.
- Engineering services.
- Exterior Insulated and Finish Systems or "EIFS" unless specifically contracted for.

THE ABOVE IS UNDERSTOOD AND AGREED TO, AND CLIENT ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT. FACSIMILE SIGNATURES ARE ACCEPTED AS ORIGINALS.

**PLEASE NOTE – This Letter of Purpose and Procedures must be signed and given to a SEBI representative prior to releasing the requested report. You are welcome to sign and fax, scan or send digital signature of this page prior to your inspection. Email to [jennifer@sebicorp.com](mailto:jennifer@sebicorp.com)**

Date: \_\_\_\_\_ Inspection Fee: \_\_\_\_\_

Property Address: \_\_\_\_\_  
\_\_\_\_\_

Client Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Inspector Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_