

INSPECTION AGREEMENT - Standard Home Inspection

Inspection Date: _____

Inspection fee (due in full prior to inspection): \$ _____

Name of Client(s): _____

Inspection Address: _____

PLEASE NOTE: This is a legally binding contract made by you, the CLIENT, and by **The Right Home Inspection Services, LLC**, which details the conditions and terms upon which you have engaged **The Right Home Inspection Services, LLC**, to perform an inspection survey of the primary premises located at the above named inspection address.

STANDARDS OF INSPECTION: The home inspection will be performed in accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board (NCHILB SOP). The standards are available online at www.nchilb.com.

SCOPE OF INSPECTION SERVICE: The inspection includes evaluation of certain major systems, components and equipment, for items which may need major repair or further evaluation by a qualified specialist, including the following: foundation, structural components, electrical, plumbing, insulation and ventilation, heating, central air conditioning, roofing, interiors, and exterior walls. Evaluation is of the primary premises only, and does not include detached structures and outbuildings. Commonly owned areas/systems/components of townhomes, condominiums, cooperatives, and other homes in developments with common areas, are not included in the inspection.

Only basic operational testing of certain "built-in" kitchen appliances is performed (e.g. dishwasher, oven, range, microwave, and garbage disposal); other than running a dishwasher through a full cycle, when feasible, equipment is only briefly turned on. Evaluation of timers and other controls is not performed and no determination is made regarding the performance of appliances, such as how well an oven maintains a temperature, or how well a garbage disposal grinds and disposes of waste materials, etc.

This home inspection service does not provide any warranty or guaranty of any kind for any defects/deficiencies that may be present or that may arise in the future. This inspection is primarily visual and general in nature and scope. It is concerned only with clearly visible and easily accessible aspects of certain systems, at the time of the inspection. The intent of the inspection is to determine that, in the opinion of the inspector(s), the systems, components, or items are performing their function without apparent major deficiencies.

The inspection is not intended to be in-depth, all encompassing, technically exhaustive, invasive or destructive, for governmental regulation or code compliance, concerned with current or future habitability, and is not an attempt to detect and report all deficiencies present. It is not within the scope of this inspection to attempt to determine or attest to the remaining life of any systems or components. Evaluation and reporting of minor, easily correctable, or cosmetic defects and deficiencies is not the intent or focus of the inspection; if such conditions are reported it is as courtesy only.

Destructive testing/dismantling is not performed; therefore the inspector can only convey to the Client what was clearly visible at the time of the inspection. The inspection does not include evaluation of every aspect of the inspected systems and components and where numerous adjacent or similar parts or components are encountered only a sample evaluation is performed.

We make no claims as to being able to determine the condition of the internal inaccessible areas of walls, floors, ceilings, air conditioning equipment, furnaces, chimneys, etc., or of any system or component that is not easily accessible. Inaccessible areas are defined as being concealed by: household goods, furniture, appliances, locked rooms, rugs, carpet, draperies, finished floors, ceilings, ceiling panels, walls and the like, stored goods, insulation, automobiles, equipment, debris, vegetation, etc.

The inspector is not required to enter areas with temperatures above 120 degrees F., where the headroom is less than three (3) feet in height, or that may contain conditions or materials that could be hazardous to the inspectors' health. Weather conditions or other conditions which are beyond the control of the inspector and which may affect and limit the inspection (such as disconnected or inoperable electrical service or water service/supply) are accepted by the Client without additional burden to The Right Home Inspection Services, LLC.

EXCLUSIONS AND LIMITATIONS: You acknowledge and agree that this inspection and the inspection report and findings are limited in nature and scope, and that the following are among items NOT COVERED, nor can they be accurately assessed by The Right Home Inspection Services, LLC, during a limited inspection: any and all latent or concealed defects, deficiencies, and conditions; any and all environmental hazards, defects, and conditions (including but not limited to: radon, asbestos, lead paint, lead water pipes, lead solder, urea formaldehyde, toxic wastes, polluted water, waterborne hazards, airborne hazards, mold, and mildew); the extent of damage in defective areas; household appliances; free standing heating stoves; humidifiers, air purifiers, motorized dampers; solar heating and hot water systems; insulation effectiveness; fire escapes; elevator components and shafts; internal gutter and down spout systems; air quality analysis; concealed wiring; subsurface soil conditions below and surrounding the building; the adequacy or condition of earth tie-downs for manufactured/mobile homes; the toxicity and combustibility of all materials and finishes; code compliance; chimney flues; through-wall air conditioners; central air conditioning systems when the ambient outside air temperature is below 65 degrees Fahrenheit; central vacuum systems; fire sprinkler systems, fire and smoke detection systems; concealed insulation;

locks and security devices; acoustical tests; automatic smoke vent dampers; buried fuel tanks; heat loss analysis; fan driven exhaust systems for central heating flues; exterior plumbing components, including private sewer systems, buried pipes, connection to public sewer lines, buried components of sprinkler systems and swimming pools and their equipment, water supplies (including: water wells, water conditioning equipment, water quality, volume of well water) – ancillary electrical systems (including: TV cable systems and antennas, intercom systems, lightning protection systems, heating cables, door opening and doorbell systems, fire alarm systems, security systems, telephone systems). The presence or absence of termites, wood borers, carpenter ants, fire ants, bees, rodents, insects, pest or wood destroying organisms is not a part of this inspection. A complete list is available in the Standards of Practice of the North Carolina Home Inspector Licensure Board at www.nchilb.com.

LIMIT OF LIABILITY: The Client understands that this inspection is the standard visual inspection of the readily accessible areas of the structure. **The Client agrees and understands that the maximum liability incurred by the inspector(s)/ The Right Home Inspection Services, LLC, for errors and omissions in the inspection shall be limited to the fee paid for the inspection.** The Right Home Inspection Services, LLC and its agents shall not be subject to any claims after a period of one year from the inspection date.

OPTIONAL ANCILLARY PROFESSIONAL SERVICES:

Radon Testing is offered as an optional ancillary professional service. This service is **subcontracted** to either **Raleigh Radon** or **Wake Radon**. These services are performed for a fee and the companies generate a written report of results for the client. The Client agrees and understands that The Right Home Inspection Services, LLC, shall not be held liable for, and shall not be subject to, any claims resulting from any errors and omissions in services or findings provided by either Raleigh Radon or Wake Radon.

Termite/wood destroying insect inspections are offered as an optional ancillary professional service. This service is **subcontracted** to either **Bugman Exterminators, Inc.** or **Kil-Mor Pest Management, Inc.** These services are performed for a fee and the companies generate a written report of results for the client. The Client agrees and understands that The Right Home Inspection Services, LLC, shall not be held liable for, and shall not be subject to, any claims resulting from any errors and omissions in services or findings provided by either Bugman Exterminators, Inc. or Kil-Mor Pest Management, Inc.

NOTIFICATION OF CLAIMS CLAUSE: In the event that a claim ensues from the Home Inspection, The Right Home Inspection Services, LLC, and its agents require the following: 1.) Written notification of any adverse conditions must be made within fourteen (14) days of discovery of said condition; 2.) The Right Home Inspection Services, LLC, and its agents shall have the right to inspect said conditions within a reasonable period of time; 3.) The Right Home Inspection Services, LLC and its agents shall not be subject to any claims after a period of one year from the inspection date. Client's failure to conform to the above conditions would make any and all contractual obligations on the part of The Right Home Inspection Services, LLC concerning the inspection of this property null and void, and The Right Home Inspection Services, LLC shall be released from all obligations imposed hereunder.

ARBITRATION CLAUSE: If the Client feels that the inspection process was done negligently or that The Right Home Inspection Services, LLC was negligent in their inspection, the Client is expected to immediately communicate this in writing, within fourteen (14) days of discovery of said condition to The Right Home Inspection Services, LLC. Such notification must occur within one year of the date of the inspection. In the event of a dispute, both parties agree to submit the issue to binding arbitration in accordance with the rules of the American Arbitration Association. If the parties are unable to agree upon an arbitrator within a reasonable period of time, they will submit the dispute to the American Arbitration Association. The accepted standard against which this inspection will be judged will be the Standards of Practice of the North Carolina Home Inspector Licensure Board in effect at the time of inspection, where pertaining. Property or equipment in dispute will be made available for viewing, and arbitration will occur at the property.

ATTORNEY'S FEES: Client further understands and agrees that if Client fails to pay the agreed upon fee for the inspection or if Client makes any claim against the inspector(s)/ The Right Home Inspection Services, LLC, and Client fails to prove such claims, Client will pay all reasonable attorney's fees, arbitrator's fees, legal expenses and costs incurred by the inspector(s)/ The Right Home Inspection Services, LLC in either the collection of the fee for the inspection or in defense of the claim.

ACKNOWLEDGMENT/CONFIDENTIALITY: 1.) The inspection is performed for the sole, confidential, and exclusive use and possession of the Client, and the content of your report shall not be disclosed to any other party without your express written approval and authorization. 2.) Neither the contents of the report, nor any representation made herein, are assignable without the express written permission of The Right Home Inspection Services, LLC. Any reliance thereon by any party other than the Client named above is prohibited. 3.) Any and all recommendations represent the opinions of The Right Home Inspection Services, LLC or its agents, and any and all problems observed should be verified with an appropriate and qualified licensed contractor, electrician, plumber, etc. for code compliance and cost estimates.

WHOLE AGREEMENT: This contract represents the entire agreement between The Right Home Inspection Services, LLC and the Client. The Client acknowledges that they have read and understand the scope and limitations of this inspection or have renegotiated them herein in writing to Client's satisfaction and, on that basis, agree to all of the terms, limitations, and exclusions contained herein.

I UNDERSTAND AND AGREE TO ALL OF THE ABOVE TERMS.

(Signer represents actual authority to sign for all concerned parties.)

CLIENT SIGNATURE _____ Date: _____

CLIENT SIGNATURE _____ Date: _____

Client Email Address (the inspection report will be sent here): _____

Other Recipients of your Report: Your report is confidential. If you wish to authorize us to reveal inspection findings to **your real estate agent** or others, please include authorized person(s) name and email below.

Name/Affiliation: _____

Name/Affiliation: _____