

# South Charlotte Inspection Services, Inc.

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## Real Estate Inspection Contract



Client(s) Name: \_\_\_\_\_ Property Address: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Client(s) Phone: \_\_\_\_\_ Date of Inspection: \_\_\_\_\_

South Charlotte Inspection Services, (SCIS), is hereby employed by Client(s) to perform a limited visual inspection of apparent conditions in readily accessible areas existing at the time of inspection. Generally accepted professional inspection standards and methods shall be used. **This home inspection is being performed in accordance with the standards of practice of the North Carolina Home Inspector Licensing Board and a copy of these guidelines is available from said Board.** Absolutely no warranties or guarantees are given or implied. Additionally, any repairs after the inspection may reveal defects that are not accessible at the time of inspection. SCIS is not liable for any defects or deficiencies, which cannot be reasonably discovered during the limited visual inspection. As part of your home inspection the inspector will inspect and report on the following areas unless that area has been marked for exclusion from our services:

1. Structural Components:	<i>Including foundation, floors, walls, columns, ceilings, and roofs.</i> <b>Excluding: -</b>
2. Exterior Of Structure:	<i>Including wall claddings, entryway doors, decks, steps, eaves, driveways and a representative number of windows.</i> <b>Excluding: -</b> Synthetic Stucco (limited visual inspection only)
3. Roofing:	<i>Including roof coverings, roof drainage systems, flashing, and skylights.</i> <b>Excluding: -</b> Roofs are not walked on
4. Plumbing:	<i>Including interior water supply and distribution system, interior drain waste and vent system, hot water system, fuel storage and distribution system, and sump pump.</i> <b>Excluding: -</b> Tub / sink overflow drains
5. Electrical:	<i>Including service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters, and smoke detectors.</i> <b>Excluding: -</b>
6. System Heating:	<i>Including permanently installed heating system and its controls, heat distribution system, including fans, pumps and ducts, and automatic safety controls.</i> <b>Excluding: -</b> Chimney flues and fireplaces
7. Air Conditioning:	<i>Including normal operating control of the central air conditioning system and the distribution system.</i> <b>Excluding: -</b>
8. Interior:	<i>Including walls, ceilings, floors, steps, a representative number of cabinets and a representative number of doors and windows.</i> <b>Excluding: -</b>
9. Insulation And Ventilation:	<i>Including insulation vapor barriers, ventilation of attic and foundation, kitchen, bathroom and laundry venting systems, and the operation of any readily accessible attic ventilation fan when temperature permits.</i> <b>Excluding: -</b>
10. Built-In Kitchen Appliances:	<i>Including the observation and operation of dishwasher, range, trash compactor, garbage disposal, ventilation equipment, permanently installed oven and microwave oven.</i> <b>Excluding: -</b>

The price for this inspection with the exclusions identified above shall be \$ . The price is base on the total square footage of the house. PAYMENT is due upon full completion of this inspection.

EXCLUSIONS AND LIMITATIONS: The parties acknowledge and agree that this inspection is limited to visual observation of apparent conditions existing at the time of the inspection only. This inspection is not intended to provide the purchaser with information regarding the advisability of this purchase, the market value of the property, the compliance or non-compliance with codes, ordinances and statutes, the suitability of this property for specialized use, the life expectancy of any component or system in the property, the presence or absence of pests or insects, or cosmetic or underground items or items that are not permanently installed. Reference is specifically made to the standards of practice and code of ethics of the North Carolina Home Inspector Licensing Board for a comprehensive listing of those items which are not required and, unless specifically included, will not be part of this inspection.

This inspection report does not address and is not intended to address the possible presence or any danger from any potentially harmful substance and environmental hazards, including but not limited to radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxic or chemical analysis, airborne hazards, polluted water, or underground oil tanks further, SCIS is not responsible for any misleading information provided by seller or for any matter concealed or hidden from the inspector

ARBITRATION: Should the client believe that SCIS be liable for any issues arising out of this inspection, then client shall communicate said issues in writing to SCIS within ten (10) days of taking possession of the property. If the issues cannot be resolved between the parties, both parties agree to submit the dispute to binding arbitration in accordance with the rules of the American Arbitration Association. Arbitration is to be conducted by an arbitrator who is a full-time building inspector with a minimum of six (6) years experience as a building inspector. The inspection will be judged in accordance with the North Carolina Standards of Practice and Code of Ethics.

ACKNOWLEDGMENT: This inspection is performed for the sole, confidential and exclusive use and possession of the Client. Both the contents of this report nor any representation made herein are assignable without the express written permission of SCIS and any reliance thereon by any party other than the Client named above is prohibited.

This inspection and report are not intended to be used as a guaranty or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system and any visual problems observed should be verified with the appropriate contractor, electrician, plumber, or skilled professional for cost estimates and code compliance.

LIMIT OF LIABILITY: It is understood and agreed that should SCIS and/or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, then the liability of SCIS and/or its agents or employees shall be limited to a sum equal to the amount of the fee paid by the client for this inspection and report.

AGREEMENT: This contract represents the entire agreement between SCIS and the Client. SCIS is not responsible for the repair, replacement or alteration of any item within or upon the inspected property. The Client acknowledges that they have read and understood the extent and limitations of this inspection and agree to all of the limitations, terms and exclusions contained within this contract. These agreements also apply to any subsequent repair inspections performed by SCIS.

X Client's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

X Client's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

X Clients email address: \_\_\_\_\_

Inspector's Signature: Paul Curcio Date: \_\_\_\_\_

Printed Name: Paul Curcio, South Charlotte Inspection Services, Inc.

License Number: 1422