

Pre-Inspection Agreement

Scope of the Inspection and Report

We will perform a non-invasive physical examination designed to identify material defects in the systems, structures, and components of buildings located on the property to be inspected, as they exist at the time of the inspection. Our inspection will be limited to those specific systems, structures and components that are present and visually accessible. We will only operate components and systems with normal user controls and as conditions permit. Unless we agree otherwise, we will only inspect the primary building, and its associated primary parking structure, on the property. We will also give you a written report that describes and identifies the inspected systems, structures and components and identifies them properly. This report will be an opinion of the inspector and we may amend it within twenty-four hours after completing the inspection.

Unless we agree otherwise, we will perform the inspection, and issue the report, in accordance with the mandatory parts of the current Standards of Practice of the North Carolina Home Inspector Licensure Board (NCHILB) and subject to the Definitions, Scope, Limitations, Exceptions and Exclusions in the NCHILB Standards. Terms in this Agreement have the same meaning as defined terms in the NCHILB Standards. The NCHILB Standards are available from our inspector and the NCHILB and are part of this Agreement.

IF YOU DISCOVER A DEFECT FOR WHICH WE MAY BE LIABLE TO YOU, YOU MUST NOTIFY US AND THEN GIVE US THE OPPORTUNITY TO REVIEW THE DEFECT AND OFFER A REMEDY BEFORE THE DEFECT IS REPAIRED OR REPLACED. YOUR NOTICE MUST BE IN WRITING, INCLUDE A SIGNED COPY OF THIS AGREEMENT, AND BE MAILED TO:

Jeff Pinyoun 10728 Wilmore Dr., Raleigh, NC 27614

IF WE ARE NOT NOTIFIED UNTIL AFTER A REPAIR OR REPLACEMENT OF A DEFECT IS PERFORMED, WE WILL ACCEPT NO LIABILITY FOR THE DEFECT OR THE COST OF REPAIR.

OUR LIABILITY TO YOU FOR CLAIMS ARISING FROM OUR INSPECTION OR OUR REPORT, WHETHER SOUNDING IN TORT (EVEN IF DUE TO NEGLIGENCE OR OTHER FAULT) OR CONTRACT, WILL NOT BE MORE THAN THE LESSER OF ACTUAL DAMAGES OR THE INSPECTION FEE.

YOU MAY NOT FILE A LEGAL ACTION, WHETHER SOUNDING IN TORT (EVEN IF DUE TO NEGLIGENCE OR OTHER FAULT) OR CONTRACT, AGAINST US OR OUR EMPLOYEES MORE THAN ONE YEAR AFTER THE INSPECTION, EVEN IF YOU DO NOT DISCOVER A DEFECT UNTIL AFTER THAT. THIS TIME LIMIT MAY BE SHORTER THAN THE LAW OTHERWISE PROVIDES.

OUR REPORT IS NOT A WARRANTY OF THE ITEMS INSPECTED.

Inspection Scope

1. Purpose and scope of Inspection: The purpose of the inspection is to provide the client with a better understanding of the condition of the property, as observed at the time of the inspection. Note that conditions can exist which will not be detected by normal inspection procedures, and components can fail after the date of inspection. Accordingly, THIS INSPECTION IS NOT A WARRANTY OF SYSTEM OR COMPONENT CONDITION AND IS NOT INSURANCE AGAINST SYSTEM OR COMPONENT FAILURE. It is not the purpose of the inspection to identify every defect; unexpected repairs should be anticipated in any home.
2. This inspection includes:
 - STRUCTURAL COMPONENTS:** Foundation; floors; walls; columns or piers; ceilings; roofs. Evidence of unusual water penetration in the areas endorsed by foundation walls.
 - ROOFING:** Roof coverings; roof drainage systems; flashings; skylights, chimneys and roof penetrations; signs of leakage or abnormal condensation on building components.

- EXTERIOR:** Wall cladding, flashings and trim; entryway doors and a representative number of windows; garage door operators; decks, balconies, stoops, steps, areaways, porches and applicable railings; eaves, soffits; vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.
- INTERIOR:** Walls, ceilings and floors; steps, stairways, balconies and railings; counters and a representative number of cabinets; a representative number of doors and windows. Paint, wallpaper, carpeting, and window treatments are excluded.
- INSULATION AND VENTILATION:** Insulation and vapor retarders in unfinished spaces; ventilation of attics and foundation areas; kitchen, bathroom and laundry venting systems; the operation of any readily accessible attic ventilation fan and, when temperature permits, the operation of readily accessible thermostatic control.
- ELECTRICAL:** Service entrance, main disconnect, overcurrent, and distribution equipment. Visible interior wiring. Representative sample inspection of electrical devices. Ground fault circuit interrupters. Inspection is limited to the above primary electrical system components; we do not inspect low voltage systems, telephone, security, smoke/heat detectors, TV, intercom systems, or other ancillary wiring not a part of the primary system.
- PLUMBING:** Interior water supply pipes and drain, waste, and vent pipes; water heaters (except solar water heaters); faucets and fixtures.
- HEATING /COOLING EQUIPMENT:** Furnaces; boilers; heat pumps; air conditioners; permanently installed electric, gas or solid-fuel burning heaters; ductwork; pipes; air handlers; flue connectors; and thermostatic operation. Operation of certain types of equipment may be restricted by weather conditions. Inspection is not intended to be technically exhaustive and does not involve disassembly beyond removal of readily openable access panels provided by the manufacturer for routine maintenance by the homeowner. Furnace heat exchangers and combustion chambers are not guaranteed. Inspection does not include: underground tanks, pipes, or other concealed equipment; interiors of flues; humidifiers, electronic air cleaners, or other accessories.
- KITCHEN APPLIANCES:** Permanently installed dishwasher, through its normal cycle; range, cooktop and permanently installed oven; trash compactor; garbage disposal; ventilation equipment or range hood; permanently installed microwave oven. Appliances are tested for basic functions only; items such as clocks, thermostats, icemakers, and oven self-cleaning functions are not normally tested.

Cost of repairs: Estimating the cost of repairs is beyond the scope of inspection.

CONFLICT OF INTEREST DISCLOSURE AND STATEMENT OF COMMITMENT

Our goal is to provide valuable and unbiased information that helps consumers make informed decisions. A portion of our business may be based on relationships with our professions, e.g., real estate sales professionals, lawyers, lenders, etc., and our reports sometimes conflict with the business interests of these parties. We do not allow these relationships to compromise the integrity of our service. However, they do enable us to deliver more value to our clients. Our reports are intended to accurately reflect our impartial professional opinion, without exception. This agreement constitutes the entire agreement and understanding between parties, and supersedes all previous agreements, promises, and representations, whether written or oral, between the parties with respect to the subject matter hereof.

YOU MUST PAY THE INSPECTION FEE BEFORE WE CAN DELIVER THE REPORT TO YOU.

If you are not attending the inspection, please sign, date and return to us via us mail (**Jeff Pinyoun 10728 Wilmore Dr., Raleigh, NC 27614**) or email (**JeffPinyoun@yahoo.com**) prior to the inspection.

By acceptance of our inspection report you agree to the terms of this Inspection Agreement.

Print Name: _____ Sign: X _____ Date: _____