

Pre- Inspection Agreement

Client's Name: _____ "Property" inspection address- _____
Current Address _____
Email Address _____ Inspection Request By: _____
Client's Phone: _____ Date of Inspection: _____

(1). INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure, and excludes all latent and concealed defects.

(2) Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the applicable NACHI, NC/SC Home Inspector Licensure Board/s. These Standards of Practice can be viewed from my web-site www.arocksolid.com these standards contain certain limitations, exceptions, and exclusions. This inspection is considered a point in time. The inspector will inspect and report on the following areas according to the aforementioned standards of practice,

Items can be specified by the client for exclusion from our services. Client sign and describe in the selected areas below if you choose to exclude systems or areas from the home inspection...Leave blank otherwise.

1 STRUCTURAL COMPONENTS –

Excluding sign and describe: _____

2. EXTERIOR OF STRUCTURE –

Excluding sign and describe: _____

3. ROOFING –

Excluding sign and describe: _____

4. PLUMBING Systems/Fixtures –

Excluding sign and describe: _____

5. ELECTRICAL-

Excluding sign and describe : _____

6. Heating Systems -

Excluding sign and describe: _____

7. Air conditioning systems –

Excluding sign and describe: _____

8. INTERIOR –

Excluding sign and describe: _____

9. INSULATION AND VENTILATION –

Excluding sign and describe: _____

10. BUILT-IN KITCHEN APPLIANCES –

Excluding sign and describe: _____

(3) The client(s) 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 statues, 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. All heat exchangers, well, septic systems, and/or free standing storage sheds are not a part of this inspection. 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. Inspector reserves the right to make corrections for clerical or other errors in the report and report summary.

(4) The client(s) understand the inspection report does not address and is not intended to address the possible presence of any danger from any potentially harmful substance and environmental hazards, including but not limited to Chinese drywall, radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxic or chemical analysis, airborne hazards, mold, polluted water, or under ground oil tanks. Further, A Rock Solid Home Inspection is not responsible for any misleading information provided by seller or for any matter concealed or hidden from the inspector.

(5) Should the client (s) believe that A Rock Solid Home Inspections, LLC or inspectors are liable for any issues arising out of this inspection, then client shall (1) communicate said issues in writing to the inspector within (45) days of the date of the inspection and agrees to supply INSPECTOR with the following: (2) Access to the premises (3) before any repairs are performed in the area in question. If the issues cannot be resolved between the parties, both parties agree to submit the dispute to (binding arbitration) . Arbitration replaces the right to go to court. Arbitration is to be conducted by an arbitrator who is a NC licensed full-time residential building inspector with a minimum of eight (8) years experience.as an inspector and resides in NC. The inspection will be judged in accordance with the North Carolina home inspectors Standards of practice and Code of Ethics applicable to the time of the inspection. The client(s) agree the arbitrator will be exclusively limited in judgment he or she is only able to award the client (s) a maximum restitution or refund in the amount equal to the fee paid for the inspection to the inspector. Disputes settled without favor to the client will mandate a payment of re-inspection time, fees, including but not limited to reasonable attorney fees and arbitrations costs.

(6) A Rock Solid Home Inspection, LLC and its Inspector’s assume no liability for the cost of repair or replacement of un-reported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney’s fees, arbitration and expenses and payments arising out of or related to the INSPECTOR’S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended to enable the INSPECTOR to perform the inspection at stated fee.

(7) This inspection is performed for the sole, confidential and exclusive use and possession of the Client. Neither the contents of this report nor any representation made herein are assignable without the express written permission of A Rock Solid Home Inspection, LLC nor any reliance thereon by any party other than the Client named is prohibited. This inspection and report are not intended to be used as a guarantee or warranty, expressed or implied, including 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 qualified professional for cost estimates and code compliance.

(8) This contract represents the entire agreement between A Rock Solid Home Inspection, LLC and its employee’s / inspectors and the client. A Rock Solid Home Inspection and its inspectors are 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. This contract covers the initial and all subsequent inspections or re-inspections involving property located at the address listed on page one at “Property Address”.

(9) Basic inspection price: \$ _____ Extra services requested: RADON-MOLD-WATER TEST-\$ _____ TOTAL FEE: \$ _____

PAYMENT is due on completion of the onsite inspection to receive a discount of \$25. If payment does not occur at the closing, Client gives A Rock Solid Home Inspection permission to process the credit card immediately upon cancellation of the “offer to purchase” or if payment has not been received within 30 days.

Card type: _____ Name on Card: _____ Card # _____ CC Billing Zip _____
 Card expiration date: _____ 3/4 digit code _____ Please initial here _____ if paying by the date of the inspection to receive a discount of \$25.

The client has carefully read the foregoing two page contract, has agreed to its content entirely, and acknowledges he or she received and signed a copy of this inspection agreement **Please sign the agreement and fax it back to me toll free dial: 1-866 -264-3431**

SIGNATURE: INSPECTOR; Mark Pondo		CLIENT(S) SIGNATURE;		Insert Today’s Date;
		X X		/ /
NC License # 2608	SC License # 2290	Print name(s):		

Insert Closing Date ____/____/____