Absolute Home Inspection Services

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Real Estate Inspection Contract

Client Name(s): _____ Property Address: _____
Current address**:** _____ Unit#:_____
_____ City State:_____
Phone:_____ Inspection Date:_____
Buyers Agent:_____

Randy A. Beck, d.b.a. Absolute Home Inspection Services, 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. No warranties or guarantees are given or implied for any latent or concealed defects. Additionally, any repairs after the inspection may reveal defects that are not accessible at the time of inspection. Randy A. Beck, d.b.a. Absolute Home Inspection Services, 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 – including foundation, floors, walls, columns, ceilings, and roofs. **Excluding:**

2. EXTERIOR OF STRUCTURE – including wall claddings, entryway doors, decks, steps, eaves, driveways and a representative number of windows. **Excluding:**

3. ROOFING – including roof coverings, roof drainage systems, flashing, skylights, and chimneys. **Excluding:**

4. PLUMBING – including interior water supply and distribution system, interior drain waste and vent system, hot water system, fuel storage and distribution system, and sump pump. **Excluding:**

5. ELECTRICAL – including service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceilings fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters, and smoke detectors. **Excluding:**

6. SYSTEM HEATING – including permanently installed heating system and its controls, chimneys, heat distribution system, including fans, pumps and ducts, and automatic safety controls. **Excluding:**

7. CENTRAL AIR CONDITIONING – including normal operating control of the central air conditioning system and the distribution system. **Excluding:**

8. INTERIOR – including walls, ceilings, floors, steps, a representative number of cabinets and a representative number of doors and windows. **Excluding:**

9. APPLIANCES – including permanently installed appliances, inspected for proper operation and visible areas of damage. **Excluding:**

10. INSULATION AND VENTILATION – 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. **Excluding:**

Inspection fee with the exclusions identified above shall be…….… $
Radon Testing ……
Water – bacteria testing only …….
Water – bacteria, lead, nitrates & nitrites testing ……..
Mold swab sampling and testing ……..
Mold Air Sampling and testing ……..……
Lead paint sampling and testing ……
Asbestos sampling and testing ……..
Total $

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 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 of 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, Randy A. Beck, d.b.a. Absolute Home Inspection Services, is not responsible for any misleading information provided by seller or for any matter concealed or hidden from the inspector.

ACKNOWLEDGMENT

_____
(initial)

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 Randy A. Beck, d.b.a. Absolute Home Inspection Services, and any reliance thereon by any party other than the Client named above is prohibited.

ACKNOWLEDGMENT

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(initial)

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 be verified with the appropriate contractor, electrician, plumber, or skilled professional for should cost estimates and code compliance.

LIMIT OF LIABILITY: It is understood and agreed that should Randy A. Beck, d.b.a. Absolute Home Inspection Services, 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 Randy A. Beck, d.b.a. Absolute Home Inspection Services, 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 Randy A. Beck, d.b.a. Absolute Home Inspection Services, and the Client(s). Randy A. Beck, d.b.a. Absolute Home Inspection Services, is not responsible for the repair, replacement or alteration of any item within or upon the inspected property. The Client(s) 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.

The Client understands and agrees that the fee for this inspection must be paid regardless of the client's completion of the purchase transaction.

Clients Signature: _____Date:_____

E-mail address to receive the report: _____

I also wish to have the report sent to _____ as my agent.

PAYMENT OPTIONS

Please select one of the following:

☐ I wish to pay on the day of the inspection with check or cash.
☐ I wish to pay with a PayPal button sent to my email.
☐ I wish to pay now with my credit card.

Note: The report will not be released until payment is completed.

Please complete the following if paying with a credit card.

Credit Card number _____ Expiration _____ CV code_____

Zip code associated with the card _____ Your date of birth _____

I hereby give permission to charge the inspection fees to the credit/debit card listed above.

Client Signature: _____ Date: _____

Inspectors Signature: _____ Date: _____