

Coles Home Inspection & Testing Services LLC

Your Premiere Inspection
Company in the Piedmont Area

828-326-9100 866-745-9100 Fax 828-326-9049

www.colesinspection.com

Real Estate Inspection Contract

Client(s) Name: _____ Property Address: _____
Address: _____
Client's Phone: _____ Date of Inspection _____

Cole's Home Inspection and Testing Services LLC 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 for any latent or concealed defects. Additionally, any repairs after the inspection may reveal defects that are not accessible at the time of inspection. **Cole's Home Inspection and Testing Services LLC** is not liable for any defects or deficiencies, which cannot be reasonably discovered during the limited visual inspection. Defects that appear intermittently are also not covered. 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:** Seals between thermopane windows, _____
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:** Private or community wells
5. ELECTRICAL-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. **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. 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:** _____
10. BUILT-IN KITCHEN APPLIANCES-including the observation and operation of dishwasher, range, trash compactor, garbage disposal, ventilation equipment, permanently installed oven and microwave oven. **Excluding:** _____

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 of any danger from any potentially harmful substance and environmental hazards including but not limited to mold, radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxic or chemical analysis, airborne hazards, polluted water, or underground oil tanks. Other items not covered are building code violations, engineered work, or acoustical properties. Further, **Cole's Home Inspection and Testing Services LLC**. is not responsible for any misleading information provided by seller or for any matter concealed or hidden from the inspector. Purchasing the property with known defects release Coles Home Inspection of all responsibility and that consideration of all other inspections and a pre-closing walkthrough inspection be performed by the client before closing.

ARBITRATION: Should the client believe that **Cole's Home Inspection and Testing Services LLC**. be liable for any issues arising out of this inspection, then client shall communicate said issues in writing to **Cole's Home Inspection and Testing Services LLC**. within ten (10) days of the date of inspection. 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. Any legal costs incurred by **Cole's Home Inspection & Testing Services LLC** as a result of legal action against said company shall be paid by the Client if said company is not held liable.

ACKNOWLEDGMENT

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 **Cole's Home Inspection and Testing Services LLC**. and any reliance thereon by any party other than the Client named above is prohibited.

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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. A home warranty plan has been discussed and made available.

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LIMIT OF LIABILITY: It is understood and agreed that should **Cole's Home Inspection and Testing Services LLC** 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 **Cole's Home Inspection and Testing Services LLC**. 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 **Cole's Home Inspection and Testing Services LLC**. and the Client and replaces all previous representations verbal or written. **Cole's Home Inspection and Testing Services LLC** 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. This inspection report is no longer valid after the due diligence date stated on the real estate contract.

RADON TESTING: Radon test will be performed in accordance with EPA-402-R-92-003 Protocols for Radon and Radon Decay Product Measurements in Homes.

Would you like a radon test performed? Yes No (See inspector for price)

Level at which the test is to be performed Basement Main Level (The client is responsible to inform the owner of the home of the level selected to perform the test.)

TOTAL CHARGES: Home Inspection \$ Total \$ is due at the time of your inspection unless other arrangements are made prior to the inspection.

Would you like a copy of the Inspection Report sent to your Realtor? Yes No

Would you like a copy of the Inspection Report sent to a Third Party? Yes No Name: _____

Client's Signature: _____ Date: _____

Client's Signature: _____ Date: _____