HOME INSPECTION AGREEMENT

Street address	City	State / ZIP	Inspection date	Start time

Client(s)	Phone	Email

Inspection company	Phone	Email

Company address	Home inspector	License

1 Standards of practice

This home inspection is in accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board as set forth in 11 NCAC 08 Section .1100.

The inspector will inspect the readily visible and readily accessible installed systems and components described in 11 NCAC 08 .1106 through .1115, then give the client a written report.

2 Services and fee

☐ Home inspection of the structural components, exterior, roofing, plumbing, electrical, heating, air conditioning, interiors, insulation and ventilation, and built-in kitchen appliances.

☐ Limited inspection. This inspection is limited to only these systems or components: _____

☐ Other services: _____

Home inspection fee	Other services	Total fee	Payment due

3 Left out at the client's request

The client asked that these systems or components be left out of the inspection:

_____

4 What the inspection does not cover

A home inspection is a visual look at the home as it is on the day of the inspection. It is not technically exhaustive (11 NCAC 08 .1104(a)), and it is not a warranty or guarantee of any kind.

The inspector is not required to report on the life expectancy of any component or system, the causes of the need for a repair, the methods, materials, and costs of corrections, compliance with codes, the market value of the property, or the advisability of purchase (11 NCAC 08 .1105(a)).

The inspector does not report on the presence or absence of pests such as wood damaging organisms, rodents, or insects. A licensed pest control company does the termite inspection and the wood-destroying insect report.

The inspector does not test for mold or any other suspected adverse environmental condition or hazardous substance, does not move personal items or furniture that block access, and does not enter areas where entry could damage the property or be dangerous (11 NCAC 08 .1105(b)). Well water quality and quantity and on-site septic systems are not part of the home inspection (11 NCAC 08 .1109(d)).

5 The report

Report delivery date: _____

If no date is written here, the inspector will give the client the report within three business days after the inspection (G.S. 143-151.58(a)).

A prepurchase inspection of three or more systems includes a summary page (G.S. 143-151.58(a1)). The summary page is not the entire report, so read the whole report.

The inspector will not share the results with anyone but the client without the client's approval, unless public health, safety, or welfare requires immediate or emergency action (11 NCAC 08 .1116(c)).

The client approves sharing the report and the client's contact information with:

_____

6 Disclosures

Conflict of interest (11 NCAC 08 .1116(g)):

☐ The inspector has no interest in a business that may create a conflict of interest for the inspector or the client.

☐ The inspector has this interest: _____

☐ The client agrees to sign this agreement and receive the report electronically.

The inspector keeps this signed agreement and the report for at least three years (G.S. 143-151.58(d)).

7 Signatures

The client signs this agreement before the inspection starts. By signing, the client agrees to the services, fee, and terms above.

_____ _____

Client signature Date

_____ _____

Client signature Date

_____ _____

Home inspector signature Date