HOME INSPECTION AGREEMENT

Property address	City	ZIP code	Inspection date	Start time

Client(s)	Phone	Email

Business name	Phone	Email

Business address	Certified inspector of structures	Certificate number

Certificate type (NAC 645D.100): ☐ Residential ☐ General ☐ Master

1 Disclosure of business interests

NAC 645D.460(9): A certified inspector shall, "Before the execution of a contract to perform an inspection, disclose to the client any interest of the inspector in a business that may affect an interest of the client."

☐ The inspector has no interest in a business that may affect an interest of the client.

☐ The inspector has this interest in a business that may affect an interest of the client:

_____

Client initials, before signing this agreement: _____

2 Scope of the inspection

The inspector will inspect the readily accessible parts of the structure and give the client a complete written inspection report under the Nevada standards of practice, NAC 645D.450 to 645D.580: interior components, built-in kitchen appliances, insulation and ventilation, plumbing, electrical, heating, air conditioning, exterior components, roofing, structural systems, and the site.

NAC 645D.060: "Readily accessible" means that the item being inspected is accessible without the certified inspector having to: 1. Move furniture or stored items; 2. Damage paint finishes; 3. Fit into an area or opening less than 18 inches by 24 inches; or 4. Use a ladder that extends to more than 12 feet tall to reach the item.

Type of inspection: ☐ Complete inspection ☐ Partial inspection ☐ Reinspection

A partial inspection or reinspection report states that it is one, describes its purpose, and identifies the matters it covers (NAC 645D.450(3)).

Purpose and matters included: _____

3 Services and fee

☐ Inspection of the structure and the site under NAC 645D.480 to 645D.580.

☐ Other services: _____

Inspection fee	Other services	Total fee	Payment due

4 What the inspector will not do

NAC 645D.470: “A certified inspector shall not, while making an inspection:

1. Offer to perform or perform any act or service that is unlawful.
2. Offer warranties or guaranties of any kind.
3. Offer to perform or perform any job function for which he does not have a license, including, but not limited to, the services of an engineer, architect, plumber or electrician.
4. Calculate the strength, adequacy or efficiency of any system or component.
5. Enter any area or perform any procedure that may damage any part of the structure being inspected or endanger any person, including, but not limited to, the certified inspector.
6. Operate any system or component that is shut down or otherwise inoperable.
7. Operate any system or component that does not respond to normal operating controls.
8. Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including, but not limited to, toxins, molds and other fungi, carcinogens, radon, noise or contaminants, unless he is licensed or certified to make such inspections and determinations.
9. Determine the effectiveness of any system installed to control or remove suspected hazardous substances.
10. Predict the future condition of any system or component, including, but not limited to, the failure of a component.
11. Project the operating costs of any component.
12. Repair a defect identified during the inspection.”

NRS 645D.710(5) makes it unprofessional conduct when a certified inspector “Performs any repairs for compensation upon any improvement for which he or she has prepared an inspection report.” The inspector will not repair this property for pay.

The inspector does not move or disturb insulation, personal items, panels, furniture, equipment, plants, soil, snow, ice, or debris that blocks the view of an item (NAC 645D.450(4)).

5 Outside this inspection

Termites and other wood-destroying pests are not part of this inspection. In Nevada, a pest control business licensed by the Nevada Department of Agriculture reports them on its separate Wood-Destroying Pests Inspection Report (NAC 555.430).

Wood-Destroying Pests Inspection Report ordered from: _____

Septic systems, wells, water quality, and tests for mold, radon, or other environmental hazards are not part of this inspection. A septic tank pumping contractor opens and pumps a tank, and a certified laboratory tests well water.

6 Conduct terms

The inspector will not share the results of this inspection without the approval of the client or the client's representative (NAC 645D.460(4)). The client approves sending the report to:

_____

The inspector accepts pay for this inspection only from the client, unless every interested party consents to pay from more than one party (NAC 645D.460(5)).

The inspector does not accept a benefit from, or offer a benefit to, anyone dealing with the client on this work, including a commission, fee, allowance, or promise of a referral (NAC 645D.460(6)).

The inspector does not give an estimated market value of the property (NAC 645D.460(7)).

7 The report and records

The written report describes and identifies the systems and structural components inspected, their physical condition, any material defect, and any recommendation for evaluation by another person (NRS 645D.070).

Report delivery date: _____

Nevada sets no deadline for the report, so the client and the inspector agree on the date above. The inspector keeps a copy of the report and the work file for at least 3 years (NAC 645D.620).

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

8 Signatures

Nevada has no state form for this agreement. By signing, the client confirms the disclosure in section 1 was made before signing and agrees to the services, fee, and terms above.

_____ _____

Client signature Date

_____ _____

Client signature Date

_____ _____

Inspector signature Date