

RELIABLE HOME INSPECTIONS, INC. DBA
CERTIFIED RESIDENTIAL INSPECTORS,
107 PARKMIST CIRCLE
CARY, NORTH CAROLINA 27519
Phone (919) 852-4005 Fax (919) 363-3067
HOME INSPECTION CONTRACT

Client Name: _____
Current Home Mailing Address: _____

Address of Property to Be Inspected: _____
Date of Inspection: _____
Inspection Report Number: _____

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RELIABLE HOME INSPECTIONS, INC. DBA CERTIFIED RESIDENTIAL INSPECTORS, (hereinafter referred to as "Inspectors") is hereby employed by Client (s) to, by a visual inspection, describe items relating to the condition of the property for the purpose of bringing any necessary repairs or noteworthy conditions to the attention of the buyer as they exist on the date of inspection.

This inspection is to be preformed in accordance with the standards of practice of the State of North Carolina Home Inspector Licensure Board.

Inspectors will inspect and report on the following areas unless the areas are excluded on the Inspection Report.

SCOPE OF INSPECTION—If this inspection is only for one or a limited number of systems and components, then those items shall be listed here, and any report shall only include the listed components and systems:

Only those systems and components which are readily visible and readily accessible shall be inspected. Note that the inspection is not a warranty of a system or component condition and is not a guarantee or insurance against system or component failure. Unexpected future repairs should be anticipated in any home.

STRUCTURAL COMPONENTS – Including foundation, floors, walls, columns, ceilings and roofs.

EXTERIOR OF STRUCTURE – Including wall claddings, entry and exterior doors, decks, steps, eaves, driveways, retaining walls, and a representative number of windows.

ROOFING – Including roof coverings, number of layers, roof drainage systems, flashings, and skylights.

PLUMBING – Including water supply and waste interior distribution systems, vent pipes, hot water system, fuel storage and distribution system and sump pump.

ELECTRICAL – Including service entrance conductors and equipment, main distribution panels and their location, voltage ratings, a representative number of installed ceiling fans, light fixtures, switches and receptacles, ground fault circuit interrupters, and smoke detectors.

HEATING SYSTEM – Includes heating system and its controls, chimneys, HVAC distribution system including fans, pumps, ducts, and automatic safety controls. Dismantling and inspection of the heat exchanger in gas furnaces is NOT performed.

CENTRAL AIR CONDITIONING – Including controls, distribution, ducts, fans, pumps, drains and automatic controls, and operated if temperatures are above 65 degrees.

INTERIOR – Including walls, ceilings, floors, steps, and a representative number of cabinets, doors and windows.

INSULATION AND VENTILATION – Including insulation, vapor barriers, ventilation of attic and foundation, kitchen exhausts, bathroom and laundry venting systems and accessible attic ventilation fans that can be manually operated.

BUILT-IN KITCHEN APPLIANCES – Ranges, oven, dishwasher, disposal, compactor inspected for functionality. Thermostats and self-cleaning features are NOT tested.

Inspectors assume no responsibility nor imply or express any warranties or guarantees for items inaccessible, and/or concealed, or that require dismantling or occur after the date of inspection.

Inspectors are not liable for any defects or deficiencies which cannot be reasonably discovered during the limited visual inspection.

EXCLUSIONS AND LIMITATIONS: The following are excluded from inspection and report:

- municipal ordinance, zoning, or code compliance, past or present.
- pollutants, contaminants, hazardous substances, or environmental hazards, except if specific tests are ordered and specified in the fee section below.
- determination of the presence of dirt or dust in ductwork, which could cause allergic reactions and/or provide sustenance for bacteria, molds or fungi; nor detection of the presence of air-borne particles of asbestos or gases or urea-formaldehyde; nor detection of conditions which may cause the above.
- appearance items.
- wells, water quality, irrigation systems, water conditioning equipment.
- private sewage disposal and on-site waste treatment systems.
- swimming pools, hot tubs, recreational facilities.
- fire or burglar alarms; intercom or speaker systems; other low-voltage or communications systems.
- detached buildings or structures, except when specifically ordered for inspection.
- portable appliances including washers, dryers, refrigerators.
- concealed or underground pipes, shower drain pans.
- below grade foundation drainage and waterproofing components.
- window air conditioners and HVAC accessories such as humidifiers and electronic air cleaners.
- Synthetic Stucco and Asbestos.
- Air Conditioning when the temperature is below 65 degrees.
- Heat exchanger.

The attached report is furnished on an opinion only basis upon visual inspection of conditions, as they exist on the date of the inspection. The inspector (s) is/are not responsible for any repairs or replacements with regard to this property or its contents.

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 here in, are assignable without the expressed written permission of Inspectors, and any reliance thereon by any party other than the Client named is prohibited. The cost of this inspection is \$_____. Payment is due upon completion of the inspection. If Client desires a radon inspection, an additional charge of \$_____ is due from Client.

Cancellation Policy: Cancellation of the inspection, less than 48 hours in advance of the scheduled inspection time will be charged a cancellation fee. This fee will be one half of the home inspection price.

This inspection and report is not intended to be used as a guarantee 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.

LIMIT OF LIABILITY: It is understood and agreed that should Inspectors and/or its agents or employees be found liable for any loss or damage 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 Inspectors 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. It is further agreed that the client shall be owner of the report and Inspectors shall not release copies of this report to anyone other than the client and their agent without the client's permission.

IF YOU DISCOVER A DEFECT FOR WHICH WE MAY BE LIABLE TO YOU, YOU MUST NOTIFY US AND GIVE US A REASONABLE OPPORTUNITY TO RE-INSPECT THE PROPERTY BEFORE YOU REPAIR THE DEFECT. YOUR NOTICE MUST BE IN WRITING, INCLUDE A SIGNED COPY OF THIS AGREEMENT, AND BE MAILED TO:

RELIABLE HOME INSPECTIONS, INC., 107 PARKMIST CIRCLE, CARY, NORTH CAROLINA 27519

OUR LIABILITY TO YOU FOR CLAIMS ARISING FROM OUR INSPECTION OR OUR REPORT, WHETHER SOUNDING IN TORT OR CONTRACT, WILL NOT BE MORE THAN THE LESSER OF ACTUAL DAMAGES OR THE INSPECTION FEE.

YOU MAY NOT FILE A LEGAL ACTION, WHETHER SOUNDING IN TORT OR CONTRACT, AGAINST US OR OUR EMPLOYEES MORE THAN ONE YEAR AFTER THE INSPECTION, EVEN IF YOU DO NOT DISCOVER A DEFECT UNTIL AFTER THAT. THIS TIME LIMIT MAY BE SHORTER THAN THE LAW OTHERWISE PROVIDES.

AGREEMENT: This contract represents the entire agreement between Inspectors and the client. 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 involving property located at the address listed on page one at "Address of Property to be Inspected."

This agreement is agreed to this _ day of ___, 20___, and permission is given for RELIABLE HOME INSPECTIONS, INC. DBA CERTIFIED RESIDENTIAL INSPECTORS, to distribute copies of this inspection report to:

Realtor : _____ Date _____

Client Signature: _____ Date: _____

Client Signature: _____ Date: _____

Printed Names: _____

Realtor signature on behalf of buyer: _____

RELIABLE HOME INSPECTIONS, INC. DBA CERTIFIED RESIDENTIAL INSPECTORS,

By:: _____ Date: _____

Inspector

Ed Kiley, N.C. License # 2726