



License. 393
9932 Lake Wheeler Road
Fuquay-Varina, NC 27526
(919) 557-3889 (919) 557-0575

CLIENT

PROPERTY LOCATION

Name: \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

City: \_\_\_\_\_

\_\_\_\_\_

State, Zip Code: \_\_\_\_\_

\_\_\_\_\_

This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the PRE-INSPECTION AGREEMENT, Which is a part of this Report and incorporated herein. Please see the REMARKS printed on each page and call us for an explanation of any aspect of this Report, written or printed, which you do not fully understand.

Date of Inspection: \_\_\_\_\_ Time: \_\_\_\_\_ Weather: \_\_\_\_\_ Outside Temperature \_\_\_\_\_

PRE INSPECTION AGREEMENT

(PLEASE READ CAREFULLY)

COMPANY agrees to conduct an inspection for the purpose of informing the CUSTOMER of major deficiencies in the condition of the property, subject to the UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY below. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CUSTOMER. The written report will include the following only:

- Structural condition and basement • electrical, plumbing, hot water heater, heating and air conditioning • Quality, condition and life expectancy of major systems • kitchen and appliances • general interior, including ceilings, walls, floors, windows, insulation and ventilation • general exterior, including roof, gutter, chimney, Drainage, grading

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled. Maintenance and other items may be discussed, but they are not a part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind. The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to MOLD, radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals and water and airborne hazards. Also excluded are inspections of and report on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment and the presence or absence of rodents, termites and other insects.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

It is understood and agreed that the COMPANY is not an insurer and that the inspection and report are not intended or to be construed as a guarantee or warranty or the adequacy, performance or condition of any structure, item or system at the property address. The CUSTOMER hereby releases and exempts the COMPANY and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage or personal injury of any nature. In an event that the COMPANY and/or its agents or employees are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of the COMPANY and its agents and employees shall be limited to a sum equal to the amount of the fee paid by the CUSTOMER for the inspection and report. Acceptance and understanding of this agreement are hereby acknowledged:

Company Representative Date
PAYMENT RECORD Total Fee\$ \_\_\_\_\_

Customer Date
Paid By: Check Cash Credit Card



**Inspection notes**

**APPLIANCES**

NOTE: THE FOLLOWING ARE NOT INCLUDED IN THIS INSPECTION: MICROWAVES ARE NOT CHECKED FOR RADIATION LEAKAGE. CLOCKS, TIMERS AND AUTOMATIC COOKING OR CLEANING MODES OR INTERCOM COMMUNICATION MODES. COOK TOP/RANGE GAS OR ELECTRIC.

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**OUTSIDE PLMBG.**

NOTE: POOL PLUMBING SYSTEMS ARE NOT LEAKING CHECKED. METER-MAIN SHUT-OFF NOT CHECKED. PIPES, PLUMBING EQUIPMENT AND RESERVOIRS CONCEALED IN ENCLOSURES OR UNDER THE GROUND WERE NOT CHECKED FOR LEAKS OR DEFECTS-ALSO-THE SERVICEABILITY OR CONDITION OF THE SEPTIC OR SEWER SYSTEM IS NOT INCLUDED IN THIS INSPECTION. SPRINKLER SYSTEMS WERE ONLY CHECKED IN THE MANUAL OPERATION MODE.

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**INSIDE PLMBG.**

NOTE: PIPES AND PLUMBING IN WALLS, IN OR UNDER CONCRETE SLABS OR CONCEALED BY PERSONAL EFFECTS AND THEIR QUALITY, CONDITION OR PURIFICATION OF WATER IS NOT INCLUDED IN THIS INSPECTION.

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**INSIDE ELEC.**

NOTE: ONLY REPRESENTATIVE NUMBER OF ACCESSIBLE OUTLETS IS CHECKED. SECURITY SYSTEMS ARE NOT INCLUDED IN THIS INSPECTION.

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**LIGHTS AND EQUIPMENT**

NOTE: ANTIQUATED WIRING SHOULD BE UPDATED. IT CREATES A POSSIBLE HAZARD. LIGHTS AND EQUIPMENT ACTIVATED BY PHOTO CELL SWITCHES WERE NOT CHECKED. ALSO, LANDSCAPE AND EXTERIOR GROUNDS LIGHTING IS NOT INCLUDED IN THIS INSPECTION.

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**HEATING**

NOTE: ONLY THE EMERGENCY HEAT MODE IS CHECKED ON HEAT PUMPS WHEN TEMPERATURE IS ABOVE 80. WE RECOMMEND THE HEATING SYSTEM BE COMPLETELY SERVICED BEFORE EACH HEATING SEASON. FILTERS SHOULD BE CHANGED AS NEEDED (AT LEAST EVERY 2 MONTHS). CHECKING HUMIDIFIERS, ELECTRIC AIR FILTERS AND PROPER AIR FLOW BALANCE IS NOT INCLUDED IN THIS INSPECTION.

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**COOLING**

Note: NOTE: AIR CONDITIONING UNITS ARE NOT CHECKED WHEN OUTSIDE TEMP. IS BELOW 65 DEGREES F WE RECOMMEND THE A.C. UNIT BE COMPLETELY SERVICED BEFORE EACH COOLING SEASON AND THE CONDENSATE DRAIN BE FLUSHED WITH A CHLORINE BLEACH EVERY 2 MONTHS DURING THE COOLING SEASON TO PREVENT CLOGGING.

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### **Foundations**

Note: (FOUNDATIONS ARE NOT TOTALLY OBSERVABLE). **Cracks in slabs in the interior cannot be seen if covered with carpet, wood vinyl, etc. coverings.**

DEPENDING ON THE DESIGN AND METHOD OF ORIGINAL CONSTRUCTION OF A PIER AND BEAM FOUNDATION, THE FLOOR SYSTEM MAY NEED LEVELING PERIODICALLY. FOUNDATION ON CLAY SOIL REQUIRES ADEQUATE AND EVEN MOISTURE AROUND THE PERIMETER OF THE FOUNDATION THE ENTIRE YEAR TO PREVENT MOVEMENT. TREES AND SHRUBS CAN CAUSE FOUNDATION DAMAGE WHEN GROWING TOO CLOSE. WATER SHOULD NOT BE PERMITTED TO POND OR ERODE UNDER OR ALONG SIDE ANY PART OF THE FOUNDATION.

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### **ATTIC**

(ATTICS ARE NOT TOTALLY OBSERVABLE)

NOTE: WEATHER CONDITIONS, WIND, HAIL AND EXTREME TEMPERATURES AFFECT ALL ROOFING FROM DAY TO DAY, SO, CONTINUAL OBSERVATION IS REQUIRED.

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### **INTERIOR WINDOWS**

NOTE: ONLY A REPRESENTATIVE NUMBER OF ACCESSIBLE WINDOWS WERE CHECKED FOR OPERATION AT THIS INSPECTION, AS THERMAL PANE WINDOWS LOSE THEIR VACUUM, MOISTURE MAY APPEAR, AND THEN DISAPPEAR, DEPENDING ON INSIDE AND OUTSIDE TEMPERATURE, BAROMETRIC PRESSURE AND THE HUMIDITY LEVEL. THEREFORE WINDOWS ARE LISTED AS OBSERVED AT TIME OF INSPECTION ONLY, AND NO WARRANTY IS IMPLIED.

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### **POOL/SPA**

NOTE: POOLS & SPAS ARE CHECKED FOR EQUIPMENT ONLY, NOT LEAKAGE, POOL TIMER FUNCTION NOT CHECKED.

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### **IMPORTANT AGREEMENTS AND LIMITATIONS**

SPECIAL NOTE: THE FOLLOWING IS NOT INCLUDED IN THIS INSPECTION:

WATER OR AIR QUALITY

PRESENCE OF TOXIC OR CARCINOGENIC MATTER EMITTED FROM THE GROUND, BUILDING MATERIALS, IN WATER OR AIR SUPPLY OR FROM THE OPERATION OF ANY EQUIPMENT ITEMS THAT ARE OBSTRUCTED, INACCESSIBLE OR NOT IN PLAIN VIEW. -

The Client is hereby informed that structural and mechanical insurance is available for a nominal fee from insurance companies. Your real estate agent may be able to help you with obtaining structural or mechanical insurance coverage. The client understands that the Comments and Notations made on this report are subjective opinion of the inspector based on observations at the time of inspection. Therefore, the INSPECTOR desires it be clearly understood he offers NO WARRANTY concerning future operation or condition of any item inspected - OR - that all defects of such items were observed at the time of inspection and noted on the report. THEREFORE, the INSPECTOR does not imply that he warrants or guarantees any item regardless whether they were inspected or reported.

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### **WHAT WE DO:**

All inspections are performed in accordance with Standards of Practice. The inspection is of conditions, which are present and visible at the time of the inspection. All mechanical and electrical equipment, systems, and appliances are operated in normal modes and operating range at the time of the inspection.

We shall observe, render an opinion and report which of the parts, components and systems are not functioning at the time of the inspection or are in need of repair and report on visible existing or recognized hazards. If you have questions, we will explain what we saw about the item.

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**WHAT WE DO NOT DO:**

We do not make guarantees, warranties, representations, or insure the future performance or condition of any item. If you want a warranty, guarantee, or insurance policy, you must obtain it from a warranty or insurance company. Please remember that almost every item in any pre-owned home is in used condition and has ordinary wear and tear, and all houses will change and deteriorate in the future. WE DISCLAIM ALL OTHER WARRANTIES.

We do not inspect any item, which we cannot see in a normal inspection. For example, we do not move furniture, rugs, carpet, paintings, appliances or other furnishings in performing an inspection. We do not uncover buried pipes or items. We cannot see items covered by wallpaper, flooring or plants. Repairs or remodeling may hide evidence of prior damage or defects. We do suggest that you ask the seller about repairs that are covered up or any previous problems because we DO NOT report on past conditions that appear corrected. We do not inspect for latent defects; therefore, you should obtain a copy of the seller's disclosure statement.

We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency size, value, floor plain location, pollution, habitability, environmental hazards such as asbestos, UFFI, EMF, lead base paint, etc. Please remember older homes do not meet the same standards as newer homes, even though items in both may perform the function for which they are intended.

We do not allow the inspector to change or add to these printed provisions in any way.

We do not hold ourselves to be specialists for any particular item or engineers. We are a general real estate improvement inspection company. If we report an item is not performing its intended function, needs repair, or shows evidence of prior damage, we urge you to have that item examined by a specialist before purchasing the house. We do not and cannot give cost estimates to repair any item.

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**What You Must Do:**

If you have any complaints about our inspection, you must notify us in writing within seven days after you discovered any problem and within one year of the Inspection date, and allow us to reinspect before changing the condition on the item, except in an emergency.

If we report an item is in need of immediate repair, or is not performing its intended function or shows past damage and you intend to purchase the property anyway, you should first have the item re-inspected by a specialist in that field (i.e. foundation - structural engineer//plumbing - plumber).

You agree that, to the extent allowed by law, any damages for breach of this contract or report are limited to the amount of the inspection fee only.

d. If you sue on this inspection, but do not prevail, you agree to pay all our reasonable attorney's fees.

You represent to us that (1) the inspector has not made any oral representations that are different from, or in addition to, what is written in this report, and (2) you agree to each provision of this report by relying on it in any way, whether or not you sign it. You shall not allow anyone else to use or rely on this report without prior written consent.

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEM AFTER THE DATE AND TIME OF THIS INSPECTION. ALL WARRANTIES, EXPRESSED OR IMPLIED ARE DISCLAIMED.

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Customer Signature: \_\_\_\_\_ Date \_\_\_\_\_

Home Inspector# \_\_\_\_\_

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**COMPANY INFORMATION**

**Affordable Home Inspections**

9932 Lake Wheeler Rd. Fuquay Varina, NC 27526

Phone #: 919-557-3889

Cell #: 919-614-0208  
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## **NCLHIB limitations and exclusions**

Home Inspectors

General limitations:

Note Inspections performed in accordance with these Standards of Practice:

1. Are not technically exhaustive.
2. Will not identify concealed conditions or latent defects.
- B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

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Note: The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.  
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Inspectors are NOT required to determine:

1. The condition of systems or components, which are not readily accessible.
2. The remaining life of any system or component.
3. The strength, adequacy, effectiveness, or efficiency of any system or component.
4. The causes of any condition or deficiency.
5. The methods, materials, or costs of corrections.
6. Future conditions including, but not limited to, failure of systems and components.
7. The suitability of the property for any specialized use.
8. Compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. The market value of the property or its marketability.
10. The advisability of the purchase of the property.
11. The presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12. The presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. The effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
14. The operating costs of systems or components.
15. The acoustical properties of any system or component.

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Topic: C. Inspectors are NOT required to offer:

1. Or perform any act or service contrary to law.
  2. Or perform engineering services.
  3. Or perform work in any trade or any professional service other than home inspection.
  4. Warranties or guarantees of any kind.
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Inspectors are NOT required to operate:

1. Any system or component, which is shut down or otherwise inoperable.
2. Any system or component, which does not respond to normal operating controls.
3. Shut-off valves.

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Inspectors are NOT required to enter:

Any area, which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.

The under-floor crawl spaces or attics, which are not readily accessible.

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Inspectors are NOT required to inspect:

1. Underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. Systems or components, which are not installed.
3. Decorative items.
4. Systems or components located in areas that are not entered in accordance with these Standards of Practice.
5. Detached structures other than garages and carports.
6. Common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

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Inspectors are NOT required to:

1. Perform any procedure or operation, which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. Dismantle any system or component, except as explicitly required by these Standards of Practice.