



AFFORDABLE HOME INSPECTIONS, Lic. 393
9932 Lake Wheeler Rd, Fuquay-Varina, NC 27526
www.houseinspections.com
919-557-3889 or 919-614-0208

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 send 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 conditions _____ 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 in compliance with NCHILB Standards and not a 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. No Legal action, including those alleging negligence, may be commenced against the company after one Year from the date of the inspection. Acceptance and understanding of this agreement are hereby acknowledged:

Company Representative _____ Date _____ Customer _____ Date _____

PAYMENT RECORD

Total Fee \$ _____ Paid by: Check Cash VISA MasterCard Exp. Date _____ CVV _____ Zip _____
Account No. _____ Name on Card _____