

CATAWBA VALLEY HOME INSPECTIONS

1140 35th Street Place NE

Conover, NC 28613

(828) 381-1360 ~ E-Mail: howardlaffon@gmail.com

Inspection Agreement/Description

Clients: _____

Property Address: _____

City/State: _____

Date: _____ Time: _____

E-mail Address: _____

Current Address: _____

City/State: _____

Phone #: _____

Type of Inspection Requested (check all applicable):

Standard Inspection Radon Test Water Test

Quoted Price: \$ _____

Prices subject to change without prior notice or if improper heated and/or finished square footage is quoted at time of inspection request. **We reserve the right to charge an additional fees for home that are greater than forty years old, foreclosures, investment properties, estates, homes in distress at the time of the inspection-upon visible inspection of the property*

Inspection Agreement/Description:

To include the following: Report general condition of visible limited evaluation of the building structure, its components, appliances, style of building on the actual date of inspection. Inspection will be performed in accordance with the North Carolina Home Inspection Licensure Board Standards of Practice. This inspection includes 300-500 items limited to exposed visual examination of the following: site, foundation, structure, roof, framing, electrical, plumbing, heating, attic, garages, exterior, interior, walls, doors, windows, ceilings, fireplaces, chimneys, and appliances.

The inspection is intended to assist in the evaluation or overall condition of the building and its components on date of inspection.

The results of inspection are not intended to make any representation regarding latent or concealed defects that may or may not exist.

No warranty or guarantee is expressed or implied. No representation is made to how long equipment will continue to function.

Limits: Although proper care has been taken in performing this inspection, this inspection cannot be fully exhausted, nor does it imply that all components were inspected, or that every defect was discovered, when the property contains a number of similar items however, a representation of each shall be inspected. In conducting the inspection, this company, its agents, and report is to detect major visible problems. It is not intended for cosmetic evaluation. No compliance with any code is intended with this inspection.

The inspector is not an expert in every craft or profession. The inspector cannot determine when renovations, additions or any type of replacements or adjustments have been made to structure(s). Permit information can be obtained at the county offices. This type inspection and report is based upon the experience of the individual inspector. The client agrees to assume all risks for conditions which are concealed from view or inaccessible.

Exclusions: Specific exclusions include, but are not limited to cost estimates, swimming pools, hot tubs, spas, saunas, steam rooms, water conditioning equipment, humidifiers, septic systems, drain fields, underground sewage connections, fuel tanks, wells and components, telephone systems, gas logs, concealed plumbing and electrical, motion sensors, obscured areas, central vacuum, heated flooring, storm windows or doors, wall insulation, detached buildings, recreational equipment, thermostats, technical complex systems, termites, bats, pests, structural, geological, irrigation/sprinkler systems, TV antennas, zoning, asbestos, lead, radon, formaldehyde, electro-magnetic, water softeners, cosmetic finishes and conditions, bodily fluids, previous substance abuse in house, awnings, portable equipment, motion detectors, security systems, dry rot, mold, fungus. Nor does it include heat exchangers, air conditioner coils, inside of duct work, heat in summer months and air conditioner in winter months, carbon monoxide, unique systems, technically complex systems, solar systems, self-cleaning ovens, refrigerators, washing machines, dryers and drain pipes, alarm systems, intercom systems, elevators, dumbwaiters, generators or low voltage systems.

Liabilities: The client requests the standard inspection of exposed and readily accessible surfaces of the building. The inspector's liability for errors and omissions is limited to a refund of fees paid. The liability of the inspector, his company, and his employees are also limited to fees paid. The liability limitation upon client and their spouses, heirs, principles, etc. or any kind of mistakes or omissions to fees paid. The Client agrees to accept a refund of fees paid as full settlement of any and all claims which may arise from this inspection report.

Confidentiality: This report is confidential and is not to be copied by any other party without the expressed written consent of this company. Specific use or reliance upon the report by other parties, or other transactions is unauthorized and strictly prohibited. All rights reserved.

Dispute: If client has complaints against the inspection or inspector, before any alteration, repair or replacement, the client shall notify this company and permit an inspection of conditions which gave rise to the complaint, by the inspector. The client agrees to hold the inspector harmless for all claims relating to conditions that are altered or repaired without said notice of the inspection. All parties agree that no action can be brought to recover damages for the inspection for more than one year after delivery of this report.

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Acknowledgment:

This report is performed expressly for the sole, confidential and exclusive possession of the Client. This report is confidential and is not to be copied by any other party without the expressed written consent of this company. Specific use or reliance upon the report by other parties, or other transactions is unauthorized and strictly prohibited. All rights reserved.

Type of Inspection Requested (check all applicable):

Home Inspection Radon Test Water Test Lead-based Paint Test

Total Charges: \$ _____

Paid Check Billed

**Payment is due at the time of the home inspection, unless other arrangements have been made prior to the inspection.*

***Buyer is responsible for all inspection fees.*

****We reserve the right to charge an additional fees for homes that are greater than forty years old, foreclosures, investment properties, estates and homes in distress at the time of the inspection, upon visual inspection of the property.*

Closing Attorney: _____

Closing Date: _____

Credit Card Information: Card #: _____

Expiration Date: _____

Security Code (CVS): _____

Zip Code: _____

**Inspection fees are due within 30 days of the inspection. Your credit card will be processed if payment is not received within thirty days of the inspection.*

**There will an 18% late fee charged on all outstanding balances after 30 days.*

Will you be attending the inspection? Yes No

**If you are not attending the inspection payment arrangements will need to be made prior to the inspection.*

Information needed for inspector to set up the inspection appointment:

Buyer's Agent: _____

Agents Phone #: _____

Listing Agent: _____

Agents Phone #: _____

House occupancy: Occupied Vacant Foreclosure Estate

****Buyer is responsible for all inspection fees****

I, **The Client**, have read, understand, agree to the above terms and conditions, agree to pay for services rendered and agree to carefully read the entire inspection report.

Client: _____

Date: _____

Inspector: Shane Laffon

Date: _____

Shane Laffon, Inspector, NC License #3294