

A Rock Solid Home Inspection, LLC

7900-D Stevens Mill Rd Suite 104 Matthews ,NC 28104
Office; 704-351-0308 Fax; 1-866-264-3431 E-mail; Mark@ARockSolid.com

Real Estate Pre-Inspection Contract

Client's Name: _____ "Property" Inspection Address: _____
Current Address _____
Email Address _____ Inspection Request By: _____
Client's Phone: _____ Date of Inspection: _____

A Rock Solid Home Inspection, LLC and inspector is hereby employed by Client(s) to perform a limited visual inspection of apparent conditions in readily accessible areas existing at the time of the inspection. Generally accepted professional inspection standards and methods shall be used. **This home inspection is performed in accordance with standards of practice of the North and South Carolina Home Inspector Licensing Board(s) and Nachi and a copy of these guidelines is available from said Board.** Absolutely no warranties or guarantees are given or implied for any latent or concealed defects. Additionally, any repairs after the inspection may reveal defects that are not accessible at the time of the inspection A Rock Solid Home Inspection is not liable for any defects or deficiencies which cannot be reasonably discovered during the limited visual inspection. As part of your home inspection the inspector will inspect and report on the following areas **unless specified below by the client for exclusion** from our services . **Circle the number of any area and sign in the area if you choose to exclude an area or systems from the home inspection..**

1. STRUCTURAL COMPONENTS – including foundation, wall, columns, and piers . **Excluding:** _____

2. EXTERIOR OF STRUCTURE – including wall claddings, entryway doors, decks, steps, eaves, driveways, and a representative number of windows. **Excluding:** _____

3. ROOFING – including roof coverings, roof drainage systems, flashing, skylights, and chimneys. **Excluding:** _____

4. PLUMBING – including interior water supply and distribution system, interior drain waste and vent system, hot water system, and fuel storage and distribution system and sump pump. **Excluding:** _____

5. ELECTRICAL–including service entrance conductor,service equipment,main distribution panels,voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters, and smoke detectors. **Excluding:** _____

6. SYSTEM HEATING–including permanently installed heating system and its controls, chimneys, heat distribution system, including fans, pumps and ducts, and automatic safety controls. **Excluding:** _____

7. CENTRAL AIR CONDITIONING – including normal operating control of the central air conditioning system and the distribution system. **Excluding:** _____

8. INTERIOR – including walls, ceilings, floors, steps, **a representative number of cabinets and a representative number of doors and windows.** **Excluding:** _____

9. INSULATION AND VENTILATION – including insulation vapor barriers, ventilation of attic and foundation, kitchen, bathroom and laundry venting systems, and the operation of any accessible attic ventilation fan when temperature permits. **Excluding:** _____

10. BUILT-IN KITCHEN APPLIANCES – including the observation and operation of dishwasher, range, trash compactor, garbage disposal, ventilation equipment, and permanently installed oven and microwave oven. **Excluding:** _____

EXCLUSIONS AND LIMITATIONS: The parties acknowledge and agree that this inspection is limited to visual observation of apparent conditions existing at the time of the inspection only. This inspection is not intended to provide the purchaser with information regarding the advisability of this purchase, the market value of the property, the compliance or non-compliance with codes, ordinances and statues, the suitability of this property for specialized use, the life expectancy of any component or system in the property, the presence or absence of pests or insects, or cosmetic or underground items or items that are not permanently installed. Reference is specifically made to the standards of practice and code of ethics of the North Carolina Home Inspector Licensing Board for a comprehensive listing of those items which are not required and, unless specifically included, will not be part of this inspection. All heat exchangers, well, septic systems, and/or free standing storage sheds are not a part of this inspection. A Rock Solid Home Inspection reserves the right to make corrections for clerical or other errors in the report and report summary.

This inspection report does not address and is not intended to address the possible presence of any danger from any potentially harmful substance and environmental hazards, including but not limited to radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxic or chemical analysis, airborne hazards, mold, polluted water, or under ground oil tanks. Further, A Rock Solid Home Inspection is not responsible for any misleading information provided by seller or for any matter concealed or hidden from the inspector.

ARBITRATION: Should the client believe that A Rock Solid Home Inspections, LLC or inspectors are liable for any issues arising out of this inspection, then client shall (1) communicate said issues in writing to A Rock Solid Home Inspection, LLC within (30) days of the date of the inspection and agrees to supply INSPECTOR with the following: (2) Access to the premises (3) before any repairs are performed in the area in question. If the issues cannot be resolved between the parties, both parties agree to submit the dispute to (binding arbitration) in accordance with the rules of the American Arbitration Association. Arbitration replaces the right to go to court . Arbitration is to be conducted by an arbitrator who is a full-time building inspector with a minimum of six (6) years experience as a building inspector. The inspection will be judged in accordance with the North Carolina Standards of practice and Code of Ethics applicable to the time of the inspection. Disputes settled without favor to the client will mandate a payment of re-inspection time, fees, including but not limited to reasonable attorney fees and arbitrations costs.

ACKNOWLEDGEMENT: 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 herein are assignable without the express written permission of A Rock Solid Home Inspection, LLC and any reliance thereon by any party other than the Client named is prohibited.

X _____
initial initial

This inspection and report are 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.

X _____
initial initial

LIMIT OF LIABILITY: It is understood and agreed that should A Rock Solid Home Inspection, LLC 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 A Rock Solid Home Inspection LLC 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 A Rock Solid Home Inspections shall not release copies of this report to anyone other than the client and their agent without the client's permission.

AGREEMENT: This contract represents the entire agreement between A Rock Solid Home Inspection, LLC and it's employee's or inspectors and the client. A Rock Solid Home Inspection and its 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 or re-inspections involving property located at the address listed on page one at "Property Address".

The **price** for this inspection (with exclusions if any) are identified by the client above shall be \$ _____ PAYMENT is due on or by the date of completion of the onsite inspection. If Payment is going to be made at closing the Client gives ' A Rock Solid Home Inspection permission to process the credit card immediately upon cancellation of the "offer to purchase" or if payment has not been received within 30 days.

Card type: _____, Name on Card: _____ Card # _____
 Card expiration date: _____ Please initial here _____ if paying by the date of the inspection to receive a \$25 discount.
CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS CONTRACT. Please sign the contract and fax it back to me toll free dial: 1866 -264-3431

INSPECTORS SIGNATURE:		CLIENTS SIGNATURE :	
INSPECTOR: Mark Pondo		X	
NC License # 2608	SC License # 2290	PRINT CLIENT'S NAME:	
Tel# 704-351-0308	TEL #:	Closing date:	