



## Inspection Contract Agreement

This contract is an agreement between the client listed below, and J&P Home Inspections LLC, to perform an inspection of the home or building listed below according to the "Standards of Practice" of The North Carolina Home Inspector Licensure Board (NCHILB SOP). Please visit the North Carolina Home Inspector Licensure Board web site at [http://www.ncdoi.com/OSFM/Engineering\\_and\\_Codes/HILB.aspx](http://www.ncdoi.com/OSFM/Engineering_and_Codes/HILB.aspx) to obtain a copy of this standard. These standards of practice inform you of what a home inspector should report, and what is not expected of the home inspector to report. This inspection is a limited visual inspection as a generalist. Areas that are inaccessible are not part of this inspection including but not limited to: behind walls, furniture, under rugs, inaccessible areas and below soil. The client signing below assumes all risk for potential problems or conditions including those areas not accessible by the inspector. The Client assumes all risk for problems noted in this report that may reveal further damage during a repair or further investigation by a qualified professional. Your signature is your acceptance of these terms and conditions. A home inspection is not technically exhaustive and the inspector does not dismantle or perform testing that is destructive. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in this building.

The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the home inspection. It will include an inspection of: Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and built-in kitchen appliances.

**Our inspection does not include the inspection or any part of testing or determining whether or not these conditions exist such as:** Asbestos, Formaldehyde, Mold or Fungi, Radon or bio-aerosols. Soil or geological conditions. Pools and or equipment related to pools, spas or Jacuzzis. Pests or Termites or wood eating insects. Elevators, solar systems. Refrigeration units, water filtration units, security alarms, intercoms, phone, cable, satellite, window treatments or mini-blinds, oven clocks or timers or clean feature, central vacuum solar systems or lightning arrestors. This inspection does not include a test on EIFS "Synthetic Stucco." J&P Home Inspections, LLC will not operate heating or cooling systems in temperatures that may cause damage to the unit. Air conditioning system will not be operated by J&P Home Inspections, LLC in outside temperatures of 65 degrees or less. We do not inspect heat exchangers for cracks. Plumbing and electrical must be turned "on" for the inspection of these areas and components. Well or spring systems, pressure, depth, water level or condition is not part of this inspection. Furnaces must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). Septic field inspections are not inspected and are not part of this contract. J&P Home Inspections, LLC does not inspect for code compliance or ordinances. This inspection does not include detached buildings or garages.

The home inspection report is an "opinion" of J&P Home Inspections, LLC. This inspection and report is not intended to be used as a guarantee or warranty. Our interpretation of what is good or fair, may be different than yours. You are encouraged to be present at the time of your inspection so we will both have an understanding of each other's perception. The client accepts responsibility for incomplete information if the Client did not attend the inspection. Our purpose is to determine whether or not a system or component (electrical, heating, visible structure, etc.) is functioning for which it was intended. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items and/or hidden damage not mentioned in this report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client who will be the person signing this contract to seek qualified specialists to investigate further any item or component that is commented on in the inspection report before closing. We are not responsible for items mentioned in this report. We are not a guarantee nor do we guarantee any items or opinions described in this report. This inspection is to reduce

the risk of finding a potential problem, not to eliminate them. We are not a home warranty company nor do we carry insurance on warranty claims. It is strongly recommended that a buyer of a home consider purchasing a one year home warranty which is not part of this agreement. The limited liability of the inspector and J&P Home Inspections, LLC and the inspection report to the Client, spouse, executors or heirs or administrators are limited to a refund up to the fee paid for this inspection and limited to one year from the inspection date.

By payment of our fee and the Client's signature, the Client acknowledges and understands and agrees to the statements and terms contained herein, and will hold J&P Home Inspections, LLC and inspector(s) harmless to any claims made. Payments must be made prior to or at the time of the inspection. Person/Client responsible for hiring J&P Home Inspections, LLC is liable for full payment of services rendered even in the event that the inspected property is not purchased. The Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for this inspection and limited to one year from the inspection date. This limitation applies to anyone who claims damages or expenses of any kind incurred due to the errors or omissions in this inspection and report.

Client's signature acknowledges that any scheduled WDI inspections through a third party are unaffiliated with J&P Home Inspections, LLC and agrees to not hold J&P Home Inspections, LLC accountable to any claims made regarding the WDI inspection. A convenience fee will be earned for scheduled WDI inspection and included in total home inspection cost below.

**\*\*\*\*\*ALL UTILITIES MUST BE TURNED ON AND DE-WINTERIZED (IF APPLICABLE) IN THE HOME PRIOR TO INSPECTION. FAILURE TO DO THIS WILL LIMIT THE INSPECTION OF THESE COMPONENTS.\*\*\*\*\***

**J&P Home Inspections, LLC MUST RECEIVE A COPY OF THIS AGREEMENT SIGNED BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN. Please verify all information below.**

**Address of Inspection:**

**Client's Phone Number:**

**Client's Email Address:**

**Date and Time of Inspection:**

**Total Inspection Cost:**

**Client Name:**

**Client Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

*Andrew Johnson*  
Andrew Johnson  
NCHILB: #3639

*CJ Phillips*  
CJ Phillips  
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