

Aber Home Inspections, Inc

9801 Goodrum Ct
Raleigh, NC 27617

Office 919-845-2500
FAX 919-847-0120

THIS CONTRACT LIMITS OUR LIABILITY...PLEASE READ CAREFULLY

Client

Property to be inspected

Inspection date

I (client) hereby request a limited visual inspection of the structure at the above address to be conducted by:

Aber Home Inspections, Inc for my sole use and benefit at a fee of

The fee is due and payable at the time of inspection.

I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract.

SCOPE OF INSPECTION

The inspection and report refer to a limited visual inspection of the general systems and components of the home; to report and identify major defects of deficiencies, which are visible at the time of the inspection. The inspection will be performed in compliance with the code of ethics and standards of practice of the North Carolina Home Inspector Licensure Board, copies of which are available upon request. The inspection is limited to the items listed within the report.

OUTSIDE THE SCOPE OF THIS REPORT

Any area, which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection.

The inspection does not include any destructive testing or dismantling. Client agrees to assume all risk for all conditions which are concealed from view at the time of inspection.

This is not a home warranty, guarantee, insurance policy or substitute for a real estate transfer disclosure, which may be required by law. However, Aber Home Inspections does warrant, for ninety days, that this inspection meets the requirements set forth by the North Carolina Home Inspection Licensure Board.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Building code or zoning ordinance violations
- Geological stability of soils condition
- Structural stability of engineering analysis
- Termites, pests or other wood-destroying organisms
- Asbestos, radon, formaldehyde, lead, water or air quality
- Electromagnetic radiation or any environmental hazards
- Building value, appraisal or cost estimates
- Conditions of detached buildings
- Swimming pools or spas, their fixtures and equipment
- Saunas or hot tubs, their fixtures and equipment
- Water softener/purifier systems or solar heat systems
- Irrigation systems
- Radio-controlled devices, automatic gates, elevators lifts, dumbwaiters and thermostatic or time controlled devices
- Furnace heat exchangers, freestanding, appliances, security alarms or personal property
- Adequacy or efficiency of any system or component
- Specific components noted as being excluded on the individual system inspection forms

Your inspector is a home generalist and is not acting as a licensed engineer or expert in any craft of trade. If your inspector recommends consulting other specialized experts, client must do so at client's expense.

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ARBITRATION: Any dispute, controversy, interpretation or claims for, but not limited to breach of contract, any form of negligence, fraud or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the expedited arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction.

USE BY OTHERS: The Inspection report is not intended for use by anyone other than the Client. No third party shall have any right arising from this contract of the Inspection Report.

ATTORNEYS FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorneys' fees, arbitrator and other costs.

I have read, understand, and agree to all of the terms and conditions of this contract and agree to pay the fee listed above.

If prior arrangements have been made for payment to be paid from closing funds: I understand that I am fully responsible for ensuring that disbursement of the fee is implemented and will provide, separate from this contract, back-up means of payment, i.e. a credit or debit card, should closing not take place or funds are not disbursed as planned or in a timely manner.

Client's signature _____
(Printed)

Date _____

Inspector's signature _____

Date _____

Robert E. Aber – NC Home Inspector License No. 854