



# Promised Land

## Construction & Home Inspection

**Will R. Stafford**

Licensed General Contractor & Home Inspector

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### Home Inspection Contract

CLIENT(s) Name: \_\_\_\_\_ Property Address: \_\_\_\_\_

\_\_\_\_\_

CLIENT e-mail: \_\_\_\_\_ Property year built \_\_\_\_\_

CLIENT(s) Phone #: \_\_\_\_\_ Property Heated Sq. Ft. total \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Date of Inspection: \_\_\_\_\_

\_\_\_\_\_ Currently Occupied?: YES \_\_\_\_\_ NO \_\_\_\_\_

Requested by: \_\_\_\_\_ Closing Date: \_\_\_\_\_

Realtor Company / Agent / Phone#: \_\_\_\_\_

Agent e-mail: \_\_\_\_\_

The price of this inspection with the exclusions identified below shall be \$ \_\_\_\_\_.

**PAYMENT IS DUE PRIOR TO THE DELIVERY OF THE INSPECTION REPORT UNLESS OTHERWISE AGREED.**

PROMISED LAND CONSTRUCTION & HOME INSPECTION is hereby employed by CLIENT(s) to perform a home inspection and submit an inspection report in accordance with the Standards of Practice and the Code of Ethics of the North Carolina Home Inspector Licensing Board. The inspection will be that of apparent conditions in readily accessible areas existing at the time of inspection. Generally accepted professional inspection standards and methods shall be used.

As part of your home inspection, the inspector will inspect and report on the following areas unless there is a designation of a particular element requested for exclusion.

1. STRUCTURAL COMPONENTS – including foundation, floors, walls, columns, ceilings, and roofs.  
EXCLUDING: \_\_\_\_\_.
2. EXTERIOR OF STRUCTURE – including wall, claddings, entry 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 sump pump.  
EXCLUDING:\_\_\_\_\_.
5. ELECTRICAL – including service entrance conductors, service equipment, main distribution panels, amperage and voltage rating, ground fault circuit interrupters, smoke detectors, and a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles.  
EXCLUDING:\_\_\_\_\_.
6. SYSTEM HEATING – including permanently installed heating system and its controls, heat distribution system including fans, pumps, ducts, registers, and automatic safety controls operated when temperature permits.  
EXCLUDING:\_\_\_\_\_.
7. CENTRAL AIR CONDITIONING – including normal operating control of the central air conditioning system and the distribution system when temperature permits.  
EXCLUDING:\_\_\_\_\_.
8. INTERIOR – including walls, ceilings, floors, steps, and a representative number of cabinets, doors and windows.  
EXCLUDING:\_\_\_\_\_.
9. INSULATION AND VENTALATION – including insulation, vapor barriers, ventilation of attic and foundation, kitchen, bathroom, and laundry venting systems and the operation of any readily accessible attic ventilation fan.  
EXCLUDING:\_\_\_\_\_.
10. BUILT-IN KITCHEN APPLIANCES – including the observation of dishwasher, range, trash compactor, garbage disposal, ventilation equipment, permanently installed oven and microwave oven.  
EXCLUDING:\_\_\_\_\_.

**EXCLUSIONS, LIMITATIONS AND STIPULATIONS:** The parties acknowledge and agree that this inspection is limited to visual observation and physical testing of apparent conditions existing at the time of the inspection only.

The inspection is not intended to provide the client with information regarding the advisability of purchasing the property, the market value of the property, the compliance or non-compliance with codes ordinances, and statutes, 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 that are not permanently installed.

The inspection and report are not intended to be used as a guarantee or a warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item, or system. Any visual problems observed should be verified with the appropriate contractor, electrician, plumber, or skilled professional for cost estimates and code compliance.

The inspection report will not address and is not intended to address the possible presence of any danger from any potentially harmful substance or environmental hazards, including but not limited to radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxic or chemical analysis, airborne hazards, toxic mold and mildew, polluted water, or underground oil tanks.

The inspector is not responsible for any misleading information provided by the Seller/Seller’s representative or for any matter purposely hidden to conceal potential issues.

Detached structures are not included in the scope of inspection and are not included in the report.

The interior of the heat exchangers cannot be inspected unless the furnace is disassembled. It is beyond the scope of a home inspector to disassemble and inspect the heat exchangers.

If the property to be inspected is occupied by a tenant not allowing the scheduled inspection to be performed, reasonable compensation to the inspector will be agreed upon by both parties and a new inspection will be scheduled.

No alteration may be made to the body of this contract and reproduced without the written permission of PROMISED LAND CONSTRUCTION & HOME INSPECTION.

This inspection is performed for the sole, confidential, and exclusive use of the client. Neither the contents of the report nor any representation made herein are assignable without the express written permission of PROMISED LAND CONSTRUCTION & HOME INSPECTION and any reliance thereon by any party other than the client named above is prohibited. PROMISED LAND CONSTRUCTION & HOME INSPECTION reserves the right to release report information to the N.C. Home Inspector Licensing Board for accountability purposes as requested by said Board.

To avoid a conflict of interests, PROMISED LAND CONSTRUCTION & HOME INSPECTION will not perform any construction services for the CLIENT for a period of 12 months after the signing of an inspection contract.

**LIMIT OF LIABILITY:** It is understood and agreed that should PROMISED LAND CONSTRUCTION & HOME INSPECTION and/or its agents or employees be found liable for any loss or damages 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 PROMISED LAND CONSTRUCTION & HOME INSPECTION 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 agreed that the CLIENT shall be the owner of the report and PROMISED LAND CONSTRUCTION & HOME INSPECTION shall not release copies of the report to anyone other than the CLIENT without his/her permission.

**RE-INSPECTION:** A re-inspection of this property can be performed upon request of client for **\$75.00** up to a period of 30 days after the original inspection. This would be a recommended option if items on the inspection report were repaired or altered. The fee can be paid for online or in person.

**PAYMENT AT CLOSING:** If this option is agreed upon, PLCHI agrees to submit an invoice to the realtor for submission to the HUD statement and payment at closing. Client agrees to submit a check to their realtor in earnest of payment if the property inspected does not legally close. The check will be submitted to PLCHI for payment in this event. If payment has not been made after 5 days of knowledge of inability to close, a fee of \$75 will incur.

**PERMISSION** is hereby granted for PROMISED LAND CONSTRUCTION & HOME INSPECTION to release a copy/copies of the ordered report to: \_\_\_\_\_.


**AGREEMENT:** This contract represents the entire agreement between PROMISED LAND CONSTRUCTION & HOME INSPECTION and the CLIENT. 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.

CLIENT(s) signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed name: \_\_\_\_\_

CLIENT(s) signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed name: \_\_\_\_\_

Inspector's signature:  \_\_\_\_\_ Date: \_\_\_\_\_

Printed name and License #: Will R. Stafford / #2887