

TRIAD HOME INSPECTIONS

RON HOUGH

JOE MATTHEWS TERRY MURPHY

Inspecting Your Homes Since 1985

P.O. BOX 4746
GREENSBORO, NC 27404
336-668-3775

triadhomeinspections@gmail.com

Congratulations on your recent purchase. Thank you for choosing Triad Home Inspections. We are one of the leading home inspection companies in the country and have performed over 24,000 home inspections since 1985. We are fully insured with errors and omission insurance that even includes and covers your real estate agent, workmans compensation insurance, and general liability insurance.

Your home inspection appointment at:

Please read and sign the following contract and authorization for the services. You may add any of the additional services listed below. Please add the prices to the bottom of the contract. Please e-mail the signed contract back to our office or bring the signed contract with you to the home inspection. Payment is expected at the time of the home inspection. If payment is scheduled with the closing, we will need the date of closing and a credit card number or a postdated check that we can hold for a maximum of 60 days.

Other services offered are:

RADON TEST USING A CONTINUOUS MONITOR.....\$110.
WELL WATER BACTERIA TESTS.....\$85.
WELL WATER BACTERIA & CHEMICAL TESTS FOR FHA/VA..... \$175.

Thank You



Ron Hough - President

TRIAD HOME INSPECTIONS INC.

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Phone 336-668-3775 E-mail: triadhomeinspections@gmail.com

HOME INSPECTION AUTHORIZATION AND CONTRACT FOR SERVICES

Name of Client:

Date of Inspection:

Inspection address:

Type of inspection

Standard General Inspection (Complies with North Carolina Standards) \$300 and up.

Comprehensive Specialist Inspection (Exceeds North Carolina Standards with inspections performed by specialists in each area with guarantee and warranty.) \$2500 and up.

Well Test Bac/Chem Radon Test Detached Building Other (specify)

PURPOSE OF THIS CONTRACT: The North Carolina Home Inspectors Licensure Board requires that the client be provided with a written contract describing the Terms, Conditions, and Limitations of the home inspection. The Client must sign the contract prior to receiving and/or discussing the contents of the report.

SCOPE OF THE HOME INSPECTION: The company will perform a Reasonable, Diligent, and Visual Examination (exposed to view) of the readily accessible portions of the Electrical System, the Plumbing System, the Heating and Cooling Systems, the Built-in Kitchen Appliances, the Roof, the Foundation, and General Interior/Exterior of the home as specified in this contract. The inspection will be performed according to the Standards of Practice and Code of Ethics issued by the North Carolina Home Inspector Licensure Board. A copy of the Standards of Practice is available upon request.

PAYMENT: Payment is due in full upon the completion of the inspection and prior to the issuing of the inspection report. The Client is responsible for the payment of the inspection fee whether or not the property is purchased. If the company agrees to payment at the time of the closing, the Client is responsible to see that the inspection invoice is forwarded to the closing attorney and that the inspection fee is included on the closing statement. There will be a \$25 late fee for payments more than 60 days after the inspection.

DISCLOSURE: The Company will provide the Client with a written report for the exclusive and private use of the Client. The inspection report and the findings contained therein are confidential and are not to be copied or disseminated to any other party without the expressed written consent of the Client. Reliance upon the report by other parties, or for other transactions, is strictly prohibited and at the users own risk.

LIMITATIONS OF THE INSPECTION: The inspection can not accurately and completely detect all flaws, predict all occurrences, or make assurances that undetectable conditions may exist. The inspection is not technically exhaustive and is not an engineering study or survey. All minor conditions noted during the inspection will be listed as a courtesy and not as a requirement. **THE INSPECTION AND THE INSPECTION REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.** The inspector is neither acting as nor represented as a specialist or contractor in any specific trade or craft other than as a licensed home inspector.

PRE-CLOSING RESPONSIBILITIES: It is the Client's responsibility to further investigate, using appropriate specialists, contractors, or consultants, any and all problems, conditions, or comments noted in the inspection report prior to legal acceptance of the property.

PARTICIPATION: The Client is encouraged to attend, participate in the inspection, to take notes, and ask questions at the completion of the inspection. If the Client is unable to attend, telephone consultation about the report is available during normal business hours.

SERVICES: It is the Client's responsibility to have all appliances and services: gas, electric, water, oil supplies, functional and in operation for the inspection. The Company will not turn on water, electricity, or light gas pilots due to possible damage to the property. If any appliance, component, or service is not operational at the time of the inspection, the Company is not responsible for its condition and operation.

DISPUTES: If the Client believes that there was an error or omission in the performance of the inspector, the Client must notify the Company in writing by certified mail within five working days after the discovery of any such error and within one year of the date of the home inspection. The property must be made available in a reasonable time limit for a re-inspection by the Company. The Company reserves the right to re-inspect conditions addressed for repair or contracted for repair, due to possible unethical practices by some contractors. The Client agrees and understands that any repair or replacement without prior consultation and written agreement from the Company relieves the Company of any and all liability. Any unresolved disputes between the Company and the Client will be submitted to binding arbitration of Construction Arbitration and Mediation Services, PO Box 691683, Charlotte, NC 28227 (704) 537-9479 or at www.buildingdisputes.net. The North Carolina Standards of Practice and Code of Ethics will be the only gauge for such disputes. If the Client pursues a claim for alleged error, omission, or deficiency, and fails to prove such claim, the Client hereby agrees to pay all arbitration costs, legal expenses, and other costs incurred by the Company in the defense of the claim.

LIMITATION OF LIABILITY: The Client and the Company agree that in the absence of gross negligence or intentional wrongdoing on the part of the Company, the maximum liability for the Company, its employees or agents, is limited to the amount of the fee paid for the inspection service.

EXCLUSIONS FROM THE STANDARD INSPECTION: The Client acknowledges and agrees that this inspection, the inspection report, and findings are limited in nature. This inspection IS NOT a code enforcement inspection or a code compliance inspection, and is only based of the inspector's personal opinion. Unless otherwise indicated the following items ARE NOT COVERED nor can they be accurately assessed by the Company during a limited visual inspection. Unless requested prior to the inspection, and for an additional charge, the following are specifically excluded from the standard inspection and can not be accurately addressed during a limited inspection:

Detached buildings and garages Underground utilities Sprinkler systems Pools/Spas Gas Grills
Solar heating and water systems Window air conditioners Central vacuum systems Concealed wiring Low Voltage lighting systems Playground equipment Cable TV and telephone systems
Security systems Underground oil storage tanks Mold Environmental conditions Subsurface soil conditions Chimney flues and liners Septic tanks and cesspools Wood stoves Sewage disposal systems Humidifiers and electronic filters Refrigerators and ice makers Laundry appliances Oven timers, thermostats, and clocks Oven cleaning systems Intercom and music systems Effectiveness of insulation Portable dishwashers

This Agreement shall be governed by North Carolina law. If an arbitrator or court declares any provision of this Agreement void, voidable, or unenforceable, the remaining provisions shall remain in full force and effect. This Agreement represents the entire agreement between the parties. No oral

agreements, understandings, or representations shall modify this Agreement and no change or modification shall be enforceable against a party unless changes or modifications are in writing and signed or initialed by such party. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, personal representatives, successors, and assigns.

FEE : HOME INSPECTION	sq ft	\$
RADON TEST		\$
PEST/WELL		\$
TOTAL AMOUNT DUE:		\$

Credit Card: Visa M/C # _____ Exp _____ CVV _____

Client Signature _____ Date _____