



Microspec Home Services, LLC
 4611 Cringle Ct.
 Charlotte, NC 28226
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Contract for Home Inspection Services

CLIENT INFORMATION

Client Name(s)			Home Phone	
			Work Phone	
Address			Cell Phone	
			Email Address	
City		State	Zip	

PROPERTY INFORMATION

Owner or Agent			Home Phone	
Agents Company			Work Phone	
Property Address			Cell Phone	
			Email Address	
City		State	Zip	

Year Built: ____ Heated Sq. Ft: ____ Does home have a crawl space or unheated basement? Yes No

Who will be present at the Inspection? Client(s): Client's Agent: Owner(s): Owner's Agent: Other: _____

Home Occupied? Yes No Requested Date of Inspection: _____ Requested Time of Inspection: _____

Other Pertinent Information

The undersigned client hereby requests that Microspec Home Services, LLC perform a limited visual inspection of the primary structure at the above stated property address. Upon successful execution of this contract Microspec will provide services as specified below.

SERVICES TO BE PROVIDED: Microspec shall conduct a limited visual inspection of the primary structure at the above stated address. The purpose of this inspection is to provide the client with a report which describes the apparent condition of the structure at the time of inspection pursuant to the scope, limitations, exceptions, and exclusions stated below. The inspection report shall at a minimum describe and identify the inspected systems, structures, and components of the property and shall identify material defects in those systems, structures, and components observed during the inspection. The report will include a "Summary" that will identify any system or component that in the opinion of the inspector does not function as intended or adversely affects the habitability of the dwelling or appears to warrant further investigation by a specialist or requires subsequent observation. The report will be made available to the client, or clients designated agent, no later than three business days after completion of the inspection.

Every effort will be made to provide the client with a report that is as accurate and complete as possible. However due to complexities of the property, variable conditions that may exist at the time of inspection, the potential of concealed damage or defects, and the great number of value judgments that must be made by the inspector in a limited time, it is not possible to offer absolute assurances as to the accuracy or completeness of the report.

SCOPE, LIMITATIONS, EXCEPTIONS, and EXCLUSIONS: The inspection will be performed in accordance with the Standards of Practice as set forth by the North Carolina Home Inspector Licensure Board, the South Carolina Residential Builders Commission, and the American Society of Home Inspectors. The inspection will cover only the primary structure or residence at the above stated address unless specifically stated otherwise below. The inspection will be non-invasive and visual only and will include only areas, systems, and/or components of the structure that are in the opinion of the inspector readily and safely accessible. The inspection will identify conditions that affect the value, desirability, habitability and or safety of the structure. The inspection will not consider style, aesthetics, or cosmetics in determining whether a system, structure, or component is defective. The inspection is not intended to be technically exhaustive.

The inspection and resulting report are intended to identify conditions discovered by the inspector on the date and at the time of inspection only and is not intended to provide the client with information regarding the market value of the property, the compliance or non-compliance with codes, ordinances and statutes, the suitability of this property for specialized purposes, the life expectancy of any component or system in the property, the presence or absence of pests or insects, or cosmetic deficiencies, or the status of appliances that are not permanently installed. It is understood that any system or component deemed to be functioning as intended at the time of inspection could fail at any point in time after the inspection and in that event would be excluded from coverage.

The inspection and report will be prepared for the sole, confidential, and exclusive use of the client. The report will be delivered only to the client unless specific instructions otherwise are received from the client in writing. The client understands that the use of all disclosures contained in the report is specifically restricted to the transaction for which the inspection is performed and that reliance upon the report by other parties, or for other transactions, is strictly prohibited and at the user's own risk. However, the client does agree that should the inspector find a condition that in his opinion represents an immediate danger to the current occupants, he may immediately release that information to the occupants, owners, or agents acting on behalf of the owners.

Components or systems that are concealed or are inaccessible at the time of inspection, by walls, floor coverings, concrete slabs, furniture and accessories, personal property, boxes, low crawl spaces, insulation, etc. cannot be adequately inspected nor accurately judged and thus are excluded from coverage. The inspector will not move furniture or personal property. The inspector will not attempt to open locked or blocked doors or entryways.

The inspector will assume that any electrical breakers set in the off position are done so for a reason and will not activate those breakers. The inspector will assume that any plumbing valves, except for faucet, showerhead and toilet handles, that are turned off are done so for a reason and will not turn those valves on. The inspector will assume that any gas valves that are not turned on or pilot lights that are not lit are done so for a reason and will not turn on gas valves or light pilots. Water heaters or other appliances that are covered with thermal blankets cannot be inspected and are excluded from coverage.

The following are excluded from the scope of this inspection unless specifically agreed otherwise between the client and Microspec Home Services:

- Determining compliance with installation guidelines, manufacturer's specifications, building codes, ordinances, regulations, covenants, or other restrictions.
- Obtaining or reviewing information from any third-parties including but not limited to: government agencies (such as permits), occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers.
- Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations.
- Examinations of conditions related to animals, rodents, insects, wood-destroying organisms, mold, and mildew or the damage caused thereby.
- Certain factors relating to any systems, structures, or components of the building, including, but not limited to: adequacy, efficiency, durability, or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase.
- Environmental hazards or conditions, including, but not limited to toxic, reactive, combustible, corrosive contaminants, wildfire, geologic, or flood.
- Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, test or analysis. Examining or evaluating fire-restrictive qualities of any system, structure or component of the building.
- Systems, structures, or components of the home which are not permanently installed.
- Systems, structures, or components not specifically identified in the written inspection report.
- Common areas, or systems, structures, or components thereof, including but not limited to those of a common interest development.
- Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties, or neighborhood.
- Operating or evaluating low voltage electrical systems, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, photo-electric, motion sensing, or other such similar non-primary electrical power devices, components, or systems.
- Examining or operating any sewage disposal system or component including but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste.

Inspection services for some of the above excluded items may be obtained from Microspec Home Services for an additional fee as stated below:

COMPLAINTS AND ARBITRATION: Should the client have a complaint concerning the inspection the client shall give written notice to Microspec within 45 days of the date of inspection and within ten days of the date of discovery. The complaint must be received in writing by Microspec at the address on the heading of this contract. Client shall provide reasonable notice to, and permit an inspection of the condition by the inspector prior to any alteration, repair, or replacement. The client agrees to hold Microspec harmless for any and all claims relating to conditions that are altered or repaired without said notice. Client agrees that any unresolved disputes, except for non-payment of fees, shall proceed to binding arbitration conducted in accordance with the construction industry rules of the American Arbitration Association by an arbitrator who is familiar with the home inspection profession.

LIMITATION OF LIABILITIES: The client agrees that should Microspec 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, the liability of Microspec 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.

CLIENT RESPONSIBILITIES: The client (or agent acting on behalf of the client) is responsible for the following;

- Coordination as appropriate with the property owner, owners agent, and/or occupant
- Ensuring that the inspector will have appropriate access to the property
- Ensuring that all utilities (electricity, water, gas, etc.) are on
- Ensuring that pilot lights are lit, breakers are on, and valves are open as appropriate
- Informing inspector of any property specific issues, such as alarm system codes, special instructions regarding pets, etc.

If another inspection or re-inspection is required or the inspection has to be rescheduled due to any of the above conditions not being met the client agrees to pay an additional trip charge of \$100.00.

CANCELLATION/RESCHEDULING POLICY: There will be no fee due for any cancellation occurring 48 or more hours prior to the scheduled date and time of the inspection. Full payment of the inspection fee will be due if a cancellation occurs within 48 hours of the scheduled date and time of the inspection. There will be no additional charge for rescheduling an inspection one hour or more before the scheduled inspection time. For inspections rescheduled within one hour of the scheduled inspection time an additional \$100.00 trip fee will be due.

TERMS: The total fee due for this home inspection assumes information provided to Microspec relative to the age, square footage, and presence of a crawl space or basement is accurate. If this information is found to be inaccurate Client agrees to pay the corrected amount based on the corrected information.

ADDITIONAL SERVICES: In addition to the home inspection the client requests the following additional services (Please check the desired additional services)

- Well Inspection (Includes laboratory analysis for coliform bacteria)
- Septic Inspection (Does not include opening septic tank)
- Radon Test
- Wood Destroying Insect Report
- Winterization
- De-Winterization

FEES AND PAYMENT OPTIONS: Based on information provided to Microspec the fee for this inspection is as follows:

Home Inspection	
Other Inspection Services	
TOTAL	

Payment is due at the time of inspection. Payment can be made by cash, personal check, Visa, or Mastercard. For a home being purchased, payment can also be made at the time of closing. This option must be secured by a credit card.

I will pay at the time of inspection. My method of payment will be cash check credit card.

I wish to pay at closing. My closing date is _____. This option must be secured with the following credit card information:

Name on Card	
Billing Address	
City, State, Zip	
Daytime Phone	
Credit Card Number	
Expiration Date (mm/yy)	
Credit Card Holders Signature	

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

Client Signature: _____ Date: _____

Client Signature: _____ Date: _____

For Microspec Home Services: Inspector Name: _____

Inspector Signature: _____ Date: _____

Inspector License Number: NC _____ SC _____