



## Inspection Contract Agreement

This contract is an agreement between the client listed below, and Mountains To Sea 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. 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 below 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, or bio-aerosols. Soil or geological conditions. Pools and or equipment related to pools, spas or Jacuzzis. Pests or Termites or wood eating insects. All Wood Destroying Insect Reports (WDIR) with Mountains To Sea Inspections LLC, will be completed by licensed third party pest inspector. All water testing requested from Mountains To Sea Inspections LLC will be collected by your home inspector and immediately delivered to third party lab for all testing and reporting of conditions at time of inspection. Refrigeration units, elevators, solar systems, water filtration units, security alarms, intercoms, phone, cable, satellite, window treatments or mini-blinds, oven clocks, timers or clean feature, central vacuum systems or lightning arrestors are not included as part of this inspection. This inspection does not include a test on "Synthetic Stucco" as this is a separate test and contract. Mountains To Sea 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 Mountains To Sea Inspections LLC in outside temperatures of 65 degrees or less. We do not inspect heat exchanger 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. Mountains To Sea Inspections LLC is not required

to inspect for code compliance or ordinances. This inspection does not include detached buildings or garages, though such structures may be inspected for an additional fee.

The home inspection report is an "opinion" of Mountains To Sea Inspections LLC. 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 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 on 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. The liability of the inspector and Mountains To Sea Inspections LLC and the inspection report to the Client, spouse, executors or heirs or administrators is limited to a refund of the fee paid for the inspection and report.

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 Mountains To Sea Inspections LLC and myself harmless to any claims made. The Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for this inspection and report. 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.

The cost of the home inspection is based upon heated square footage of the home to be inspected. Payments must be made prior to the performance of the inspection. Mountains To Sea Inspections LLC will make every effort to provide you with a report the next day if the client provides an email address.

This inspection is being performed for the exclusive use and benefit of the Client who signs below and is considered the property of Mountains To Sea Inspections LLC, and the Inspection, including the written Report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission of Mountains To Sea Inspections LLC. Failure to adhere to these terms will be deemed as theft of intellectual property and may be subject to any or all legal remedies available to Mountains To Sea Inspections LLC.

In providing the property inspection and inspection report, information about the client, inspector, real estate professional, and property will be collected and input into HomeGauge inspection software and services, which inspector uses to produce the inspection report. This information may include personally-identifiable information about the client, inspector and real estate professional. This information may subsequently be used by the provider of HomeGauge, as set out in the HomeGauge Privacy Policy found at <https://www.HomeGauge.com/privacy.html>. Mountains To Sea

Inspections LLC will never resale our clients information or use it for any purpose beyond staying in contact with our current and past clients.

**Mountains To Sea Inspections MUST RECEIVE A COPY OF THIS AGREEMENT SIGNED BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN.**

**Address of home to be inspected:** \_\_\_\_\_

**Date of inspection:** \_\_\_\_\_

**Fee for inspection:** \_\_\_\_\_

**Do you want us to share this report with your agent? Yes ( \_\_\_\_\_ ) No ( \_\_\_\_\_ )**

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

Inspector Signature: \_\_\_\_\_ Date: \_\_\_\_\_