



Insight Inspection Services

Home inspections shall be conducted in compliance with the North Carolina Home Inspectors Licensing Board Standards of Practice and Code of Ethics. A copy of the standards can be found on our website at www.i-n-specthomes.com. Inspections performed by this company are visual.

Full Inspection

A Full Inspection will be performed on the property specified. A Full Inspection is a visual inspection of the major components of the home. The property around the home is visually inspected for proper grading and drainage. Major inspected items are:

- **Exterior** (siding, decks, porches)
- **Roofing System** (coverings, attic, ventilation and insulation)
- **Foundation** (concrete slab or crawl space if accessible)
- **Interior** (visible walls, floors and ceilings)
- **Accessible Windows and Doors**
- **Cabinetry and installed appliances** (Stove, kitchen exhaust vent, garbage disposal, Dishwasher)
- **Electrical System** (Proper wiring and connections)
- **Mechanical System** (HVAC, normal operational control testing)
- **Plumbing System** (Pressure testing, accessible components only)

Inspection Limitations

We are not responsible for items not inspected. Items that are aesthetic in nature are not reported such as poor paint jobs, wallpaper, and carpet unless they are causing a hazard or the cause of structural deterioration. Window treatments such as curtains or blinds are not inspected. These items should be reported to the seller by the buyer during or before the final walk through. We do not inspect for any environmental issues such as asbestos, etc. We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency size, value, flood plain location, pollution, or habitability. Please remember that older homes do not meet the same standards as newer homes, even though items in both might be performing the function for which they are intended.

Insight Inspection Services does not move furniture, rugs, paintings, or other furnishings because of liability purpose. We do not give estimates, appraisals, or reports of the marketability of a property. We do not inspect spas, pools, security systems, sprinkler systems, or dismantle equipment of any kind. The home and all its components are to be ready and accessible for inspection on the date and time of the scheduled inspection. All utilities and pilot lights must be on so that the entire inspection can be completed on the date. There is no responsibility expressed or implied for latent defects, or for defects not reasonably observable at the time of inspection, or for defects that would require the removal of major or permanent coverings for observation. Insight Inspection Services is not responsible for defects that occur after the inspection when the current occupants of the home still reside in the home. **All inspections are a "snap shot in time" reflecting the condition of the home at the time of the inspection.**

No representation is made concerning any condition other than the operability of any item. No representation is made as to the future performance of any item. Please note that mechanical devices and structural components may be functional one moment and later fail or malfunction; therefore, the Company's liability is specifically limited to those situations where it can be conclusively shown that the mechanical device or structural component inspected was inoperable or in the immediate need of repair or not performing the function it was intended at the time of inspection. **Air conditioning units are not tested if the outside temperature is below 65 degrees as this can cause damage to the system.**

There are no warranties or guarantees, either expressed or implied. If you would like a warranty or guarantee, you must obtain it from a warranty company. When an item is noted as "not functioning", "in need of repair", "replacement" or "further evaluation by a specialist", the Purchaser agrees to contact a qualified specialist to make further evaluations of the item before you purchase the home.

Dispute Resolution

In the event a dispute arises regarding this inspection, the purchaser agrees to notify (inspector) so as to give a reasonable opportunity to re-inspect the property. *Purchaser further agrees that the Company can either conduct the re-inspection itself or can employ others (at its expense) to re-inspect the property, or both. Insight Inspection Services is liable up to the cost of the inspection fee noted below.*

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, from or related to this contract or arising out of, from or related to the inspection and 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 there under shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction.

Exclusivity

The report is prepared exclusively for the Client(s) named and is not transferable to anyone in any form. Client(s) gives permission for (inspector) to discuss report findings with real estate agents, specialists, or repairpersons for the sake of clarification.

Payment

Payment for inspection services is due after the inspection is completed. Cash, Checks, money orders, or credit cards are accepted. Credit Card Payments must be processed online the same day as the inspection. A link to our secured payment center will be sent to you upon scheduling your inspection. Payments accepted at closing must be arranged with the mortgage company first. Closing payment are an additional \$35.00 above the inspection cost. Closing payments must be made within 7 days of closing or further fees may apply. .

Acknowledgement

I agree to the terms, limitations and conditions as explained in this contract and understand that Insight Inspection Services is bound by these terms, limitations, and conditions. I agree also to the cost of the inspection services stated below:

Signed: _____	Inspection Address _____
Date: _____	_____
Costs: _____	_____