



Insight Inspection Services

1449 Bungalow Avenue
DURHAM, NC 27703
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Commercial Inspection Agreement and Limitations

Inspection Ordered By:

Name: _____ **Date:** _____
Current Address: _____ **Telephone #** _____
City/State/Zip: _____

Jobsite Information:

Address of Jobsite: _____ **Lot#:** _____
City/State/Zip: _____ **Acres:** _____
Style of Home: _____ **Square Footage:** _____
Stories: _____ **Type of Construction:** _____

Buyer Information:

Client Name:	_____	Phone:	_____
Address:	_____	Email:	_____
City/State/Zip:	_____	Fax:	_____

INSPECTION AGREEMENTS AND LIMITATIONS

I (We) _____ understand that the inspector has been hired to conduct an inspection at the above reference address.

SCOPE

Insight Inspection Service will perform a visual inspection of the property and will provide the **CLIENT** with a computer-generated report identifying major deficiencies. Items or systems included are identified as follows: **exterior, roof, central heating system, central cooling system, electrical system, plumbing system, structure, kitchen & bathrooms, interior spaces & attic, insulation & ventilation.** The final report represents a summation regarding disclosure of observed conditions for those systems or components listed above and accessible **ON THIS DATE ONLY.**

COST

The full inspection of the commercial property located at the above referenced address will be:

\$500.00

This price includes: computer generated report, pictures and professional consultants (if necessary).

GENERAL

Commercial Inspections are conducted in accordance with **ASTM E2018-99 Standard Guide for Property Condition Assessments.** The inspector will report any concerns or deficiencies to the client and contractor so that problems can be corrected. The inspector will remain objective and impartial in order to gather the facts and provide an unbiased report based solely upon visual observations, knowledge and experience. No work is to be stopped/ held up in order for the inspector to complete his/her 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. The buyer should report these items to the seller during or before the final walk through. We do not inspect for any environmental issues such as asbestos, building codes, soil analysis, adequacy of design, capacity, efficiency size, value, flood plain location, pollution or habitability. Please remember that older buildings do not meet the same standards as newer buildings, 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. *All inspections are a "snap shot in time" reflecting the condition of the property 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 property or except conditions "as is".

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 it's expense) to re-inspect the property, or both. Insight Inspection Services is liable up to the cost of the inspection fee noted in this contract.*

DEFENSE CODE

In the event the purchaser files suit against the Company or its inspector, the purchaser agrees to pay all the company's legal fees, costs of expert witnesses, court costs, costs of depositions and all other such expenses incurred by (inspector) if the purchaser fails to prevail in the lawsuit.

CANCELLATIONS

The client has the right to cancel this agreement at anytime with ample warning or before the inspection is completed.

This document along with the invoice(s) for work will be mailed, emailed or faxed for the clients review. The Inspection Agreement and Limitation form must be signed before work can commence.

THIS CONTRACT REPRESENTS THE WHOLE AGREEMENT BETWEEN YOU AND INSIGHT INSPECTION SERVICE. YOU ACKNOWLEDGE THAT YOU HAVE READ THIS CONTRACT AND UNDERSTAND AND AGREE TO ALL OF THE ABOVE TERMS & LIMITATIONS EXPRESSED HEREIN.

Signature client: _____
Date: _____
Inspector: _____

IIS #: _____
License No.: _____