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### **PRE-INSPECTION AGREEMENT**

**The Standards of Practice of the North Carolina Home Inspector Licensure Board require all inspectors to obtain a signed agreement form from their clients before the inspection begins.**

Please read carefully, then sign and return this form no later than **At The Time Of The Inspection.**



I/We, \_\_\_\_\_, client(s)  
Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Living at: \_\_\_\_\_ City: \_\_\_\_\_  
Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-Mail \_\_\_\_\_

Authorize the above inspector to make a home inspection at the address below (in conformity to the Standards of Practice of the NC Home Inspector Licensure Board) and such environmental testing as I require.

Regarding your concerns: Please list below areas of the home you want to have special attention placed.

\_\_\_\_\_  
\_\_\_\_\_.

Other tests often performed but add additional cost to an inspection are: Radon and Mold. Please consider these important tests and we will discuss their costs during the inspection.

Approximate cost of inspection, (based on your information, sq. footage, area of special concern tests, etc.): \$\_\_\_\_\_.

**I agree that all report testing charges will be paid at the inspection.**

**Address of the home or commercial building to be inspected:**

Street: \_\_\_\_\_  
City: \_\_\_\_\_ State : \_\_\_\_\_  
Zip: \_\_\_\_\_

I and the State of North Carolina Strongly encourage you (the buyer), to be present during this **visual/ non technically exhausting inspection in accordance with the North Carolina standards, of practice as set forth by the Licensure Board.**

I/We understand the benefit of attending the whole inspection. Will you be attending: \_\_\_\_\_yes, \_\_\_\_\_no.

I/We want the Software Generated or Hand Written (if requested) report sent to me/us via e-mail / US Mail / or collected from office.

\_\_\_\_\_  
I/We authorize the inspector to release the report too:  
Authorized Persons/ my/our limited power of attorney

\_\_\_\_\_  
I/We have read, without duress and with all consideration and agree to this whole document.

Client(s) \_\_\_\_\_ Date: \_\_\_/\_\_\_/ \_\_\_\_

Inspected by: \_\_\_\_\_  
NCHI License # 3445

**Systems, items and conditions which are not within the scope of this building inspection include but are not limited to:**

Radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards, pest infestation: security and fire protection systems; household appliances, humidifiers; paint, wallpaper and other treatments to windows, interior walls and ceilings, and floors, recreational equipment, pools, spas etc...water purification systems, water wells, heat exchangers, overflow drains, underground storage tanks, lawn sprinkler systems, energy efficiency measurements; motion detectors; solar heating systems and accessories. Antennae, satellite dishes, lightning arrestors, load controllers, trees and plants, governing codes, ordinance statutes, and covenants: and manufacturers specifications, recalls and EIFS. Client understands that these systems, items and conditions are excepted from this inspection. Any general comments about these systems, items and conditions of the written report are informal only and DO NOT represent an inspection.

The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this agreement. In the event that any person, not a party to this agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this agreement, the Client agrees to

indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs, and attorneys fees arising from such a claim.

The Inspector will NOT give an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

This inspection does not determine whether the property is insurable. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such systems or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the “Standards”, adhered to in the report or State Law. Furthermore, any legal action must be brought within two (2) years from the date of the inspection, or will be deemed waiver and forever barred.

## **Inspection Definition and Component ratings**

Satisfactory (sat) - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

Marginal (marg) – Indicates the component will probably require repair or replacement anytime within five years.

Poor – Indicates the component will need repair or replacement now or in the near future.

Significant Issues – A system or component that is considered significantly deficient, inoperable or is unsafe.

Safety Hazard – Denotes a condition that is unsafe and in need of prompt attention.

## **ADDITIONAL TERMS, & CONDITIONS**

- 1) The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and

components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.

- 2) The parties agree that the "Standards of Practice" (the "Standards") shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. If the State where the inspection is performed imposes more stringent standards or administrative rule then those standards shall define the standard of duty and the conditions, limitations, and exclusions of the inspection.
- 3) The parties agree and understand that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement are done without giving the Inspector the required notice, the Inspector will have no Liability to the Client. The Client further agrees that the Inspector is liable only up to the cost of the inspection. This clause may be contrary to local law. Please verify applicability.
- 4) The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected.  
**INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.**
- 5) If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
- 6) This agreement and all its terms can only be amended by written agreement signed by both parties.

Client(s) Signature(s), \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_/\_\_\_/\_\_\_\_\_ Time: \_\_\_\_\_

Agent Present \_\_\_yes \_\_\_no , Agent

Name: \_\_\_\_\_

Buyers Present \_\_\_yes \_\_\_no

Street Address:  
\_\_\_\_\_  
\_\_\_\_\_

Client agrees to release reports to buyer/ Realtor \_\_\_yes \_\_\_no.

Inspector: Kenneth Oliver Sutton  
NC License #3445  
152 Northridge Drive, Boone , NC 28607

Inspection # \_\_\_\_\_