First Step Home Inspections, Inc. Real Estate Inspection Contract

6229 Tryon Road Cary, NC 27518

Ph: (919) 858-9930 Fax: (919) 851-0477

Client's Name:

First & Last Name

Spouse's First & Last Name

Date of Inspection: 6/1/2021 Inspection Address: Address

City, NC Zip Code

First Step Home Inspections, Inc.. (FSHI, Inc), is hereby employed by Client (s) to perform a limited visual inspection of apparent conditions in readily accessible areas existing at the time of inspection. Generally accepted professional inspection standards and methods shall be used. *This home inspection is being performed in accordance with the standards of practice of the North Carolina Home Inspector Licensure Board and a copy of these guidelines are available from said Board.* Absolutely no warranties or guarantees are given or implied for any latent or concealed defects. Additionally, any repairs after the inspection may reveal defects that are not accessible at the time of inspection. FSHI, INC is not liable for any defects or deficiencies, which cannot be reasonably discovered during the limited visual inspection. As part of your inspection the inspector will inspect and report on the following areas unless that area has been marked for exclusion from our services:

STRUCTURAL COMPONENTS - including foundation, flooring, floors, walls, columns, ceilings and roots EXCLUDING:
2. EXTERIOR OF STRUCTURE including wall claddings, entryway doors, decks, steps, eaves, driveways and a representative number of windows.
3. ROOFING - including roof coverings, roof drainage systems, flashings, skylights, and chimneys. EXCLUDING:
4. PLUMBING - including interior water supply and distribution systems, interior drain waste and vent system, fuel stora and distribution system, and sump pump. EXCLUDING:
5. ELECTRICAL - including service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupter and smoke detectors. EXCLUDING:
6. HEATING SYSTEM - including permanently installed heating systems and its controls, chimneys, heat distribution systems, including fans, pumps and ducts, and automatic safety controls. EXCLUDING:
7. CENTRAL AIR - including normal operating control of the central air conditioning system and the distribution system. EXCLUDING:
8. INTERIOR - including walls, ceilings, floors, steps, a representative number of cabinets and doors and windows. EXCLUDING:
9. INSULATION AND VENTILATION - including insulation, vapor barriers, ventilation of attic and foundation, kitchen, bathrooms and laundry venting systems, and the operation of any readily accessible attic ventilation fan, when temperature permits. EXCLUDING:
10. BUILT-IN KITCHEN APPLIANCES - including the observation and operation of the dishwasher, range, trash compactor, garbage disposal, ventilation equipment, permanently installed oven and microwave oven. EXCLUDING:
HOME INSPECTION FEE (Payment is due on or before inspection date): \$0.00
Client's Signature: Date:
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EXCLUSIONS AND LIMITATIONS: The parties acknowledge and agree that this inspection is limited to visual observations of apparent conditions existing at the time of inspection only. This inspection is not intended to provide the purchaser with information regarding the advisability of this purchase, the market value of the property, the compliance or non-compliance with codes, ordinances and statutes, the suitability of this property for specialized use, the life expectancy of any component or system in the property, the presence or absence of pest or insects, or cosmetic or underground items or items not permanently installed. Reference is specifically made to the standards of practice and code of ethics of the North Carolina Home Inspector Licensing Board for a comprehensive listing of those items which are not required and unless specifically included, will not be part of this inspection.

This inspection report does not address and is not intended to address the possible presence of any danger from any potentially harmful substance and environmental hazards, including but not limited to lead paint, asbestos, urea formaldehyde (UFFI), toxic or chemical analysis, airborne hazards, organic growth, mold, underground oil tanks and radon gas. Further, FSHI, INC. is not responsible for any misleading information provided by the seller or for any matter concealed or hidden from the inspector.

This inspection does not include the inspection or operation of any low voltage wiring or cabling such as, but not limited to telephone wiring, coaxial cable, alarm/security systems, low voltage lighting, network and communication cabling, or any kind of water sprinkler systems.

ARBITRATION: Should the client believe that FSHI, INC be liable for any issues arising out of this inspection then the client shall communicate said issues in writing to FSHI, INC. If the issues cannot be resolved between the parties, both parties agree to submit the dispute to binding arbitration in accordance of the rules of the American Arbitration Association. Arbitration is to be conducted by an arbitrator who is a full-time home inspector with a minimum of six (6) years experience as an inspector. The inspection will be judged in accordance with the North Carolina Standards of Practice and Code of Ethics.

ACKNOWLEDGMENT: This inspection is performed for the sole, confidential and exclusive use and possession of the Client. Neither the contents of this report nor any representation made herein are assignable without the express written permission of FSHI, INC. and any reliance thereon by any party other than the Client named above is prohibited.

This inspection and report are not intended to be used as a guaranty or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system and any visual problems observed should be verified with the appropriate contractor, electrician, plumber, or skilled professional for cost estimates and code compliance.

LIMIT OF LIABILITY: This contract represents the entire agreement between First Step Home Inspections, Inc. and the Client. FSHI, INC is not responsible for the repair, replacement or alteration of any item within or upon the inspected property. It is further agreed that the limit of liability is equal to the amount paid for this inspection, and for a period of one year from the date of this inspection. The Client acknowledges that they have read and understood the extent and limitations of this inspection and agrees to all of the limitations, terms, and exclusions contained within this contract.

The Price for this inspection including any exclusions identified on page one is:			
Client's Name:	First & Last Name		
	Spouse's First & Last Name		
Client's Signature:		Date:	
Client's Signature:		Date:	
Inspector's Signature	:	Date:	

Matt McClymonds, NC Home Inspector's License# 1785