



P. O. Box 31212
 Raleigh, NC 27622
 Phone: 919-868-6981
 Fax: 919-882-1145

Real Estate Inspection Contract

Client(s) Name: _____ Inspected Address: _____
 Current Address: _____
 Client(s) Phone: _____ Date of Inspection: _____
 Email Address: _____

Delta Residential, LLC, is hereby employed by the Client(s) listed above to perform a limited visual inspection of apparent conditions in readily accessible areas existing at the time of inspection only. 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 Licensing Board and a copy of these guidelines are available from the 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. **Delta Residential, LLC**, is not liable for any defects or deficiencies that cannot be reasonably discovered during the limited visual inspection. As part of your home inspection the inspector will inspect and report on the following areas unless that area has been marked for exclusion from our services:

1. **Structural Components** - including foundation, floors, walls, columns, ceilings, and roofs.
2. **Exterior** - including wall claddings, entry doors, decks, steps, driveways and a representative number of windows.
3. **Roofing** - including roof coverings, roof drainage systems, flashing, skylights, and chimneys.
4. **Plumbing Systems**- including interior water supply, distribution system, interior drain waste, vent system, water heater, and sump pump.
5. **Electrical Systems** - 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 interrupters, and smoke detectors.
6. **Heating Systems** - including permanently installed heating system, system controls, chimneys, heat distribution system, including fans, and ducts.
7. **Air Conditioning Systems** - including normal operating control of the air conditioning and the distribution system.
8. **Interiors** - including walls, ceilings, floors, staircase, a representative number of cabinets, doors, and windows.
9. **Insulation & Ventilation** - including insulation types, venting systems, and ventilation of the attic.
10. **Built-In Kitchen Appliances** - including the observation and operation of all permanently installed kitchen appliances.

Exclusions: _____

*****Water, Radon, Carbon Monoxide, and Detached Structures are not included in a typical home inspection.**
 *****Any of these tests can be performed for an additional charge.**

The price for this inspection with the exclusions identified above shall be	\$ _____
Radon	\$ _____
Coliform Bacteria Water Test	\$ _____
Lead/Nitrate/Nitrite Water Test	\$ _____
Pre-drywall	\$ _____
Re-Inspection	\$ _____
Total	\$ _____

EXCLUSIONS AND LIMITATIONS: The parties acknowledge and agree that this is limited to a visual observation of apparent conditions existing at the time of the inspection only. The 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 building codes, ordinance, and statutes, the suitability of this property for specialized use, life expectancy of any component or system in the property, the presence or absence of pests or insects, or cosmetic or underground items or items that are not permanently installed. Home inspectors are not required to dismantle HVAC units for inspection of the gas heat exchanger. 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 radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxins (mold), or chemical analysis, airborne hazards, polluted water, or underground oil tanks. Further, Delta Residential, LLC, is not responsible for any misleading information provided by the seller or for any matter concealed or hidden from the inspector.

ARBITRATION: Should the client believe that Delta Residential, LLC, be liable for any issues arising out of this inspection, the client shall communicate said issues in writing to Delta Residential, LLC, within forty-five (45) days of the date of inspection. If the issues cannot be resolved between the parties, both parties agree to submit the dispute to binding arbitration in accordance with the rules of the American Arbitration Association. Arbitration is to be conducted by an arbitrator who is a full-time building inspector with a minimum of six (6) years' experience as a building inspector. The inspection will be judged in accordance with the North Carolina Standards of Practice and Code of Ethics.

LIMIT OF LIABILITY: The inspection and report are not intended to be used as a guaranty or warranty, expressed or implied. It is understood and agreed that should Delta Residential, LLC and/or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, then the liability of Delta Residential, LLC and/or its agents or employees shall be limited to a sum equal to the amount of the fee paid by the client for this inspection and report.

AGREEMENT: This contract represents the entire agreement between Delta Residential, LLC and the Client. Delta Residential, LLC is not responsible for the repair, replacement, or alteration of any item within or upon the inspected property. **The Client is responsible for payment if not received at the time of inspection or paid at closing.** The Client acknowledges that they have read and understand the extent and limitations of this inspection and agree to all of the limitations, terms and exclusions contained within this contract.

Client's Signature: _____ Date: _____
Printed Name: _____

Client's Signature: _____ Date: _____
Printed Name: _____

Inspector's Signature: _____ Date: _____
Printed Name: James O. Gamble III
License Number: 2698

Inspector's Signature: _____ Date: _____
Printed Name: Troy M. Richardson
License Number: 1524