

**Clients Name:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**Report Number:** \_AHI-\_\_\_\_\_ **Date of Inspection:** \_\_\_\_\_ **Time:** \_\_\_\_\_

Atlantic Home Inspectors, Inc are hereby employed by BUYER/Clients(s) to, by a visual inspection describe items relating to the condition of the property for the purpose of bringing any necessary repairs or noteworthy conditions to the attention of the buyer as they exist on the date of inspection. This inspection is limited to visible and accessible components only. Inspection of concealed or inaccessible portions of the property is beyond the scope of this inspection.

This inspection is to be performed in accordance with the standards of practice of the State of North Carolina Home Inspectors Licensing board.

Atlantic Home Inspectors, Inc will inspect and report on the following areas unless the areas are excluded on the inspection report.

1. Structural Components - Including foundation, floors, walls, columns, ceilings, and roofs. Detached structures, waterfront structures and equipment are not inspected. It is the interpretation of the NC Home Inspector Licensure Board that home inspectors are not required to report on mold or mildew growth, unless evidence suggests to the home inspector that the mold or mildew growth is a sign of abnormal or harmful water penetration into the building or a sign of abnormal or harmful condensation on building components. The inspector does not enter crawlspaces with standing water or any crawlspace considered unsafe by the inspector.

2. Exterior of Structure - Including wall cladding, entry and exterior doors, decks, steps, eaves driveways, retaining walls and a representative number of windows. Thermal windows are examined for the presence of moisture and other signs of seal failure. Early stages of seal failure may not be detectable at the time of inspection. Hurricane shutters are not removed to inspect windows.

3. Roof, Roof Structure and Attic - The inspection of the roof covering, flashing, plumbing vent caps, the roof structure, and components located in the attic space is limited to those areas and items that are accessible and visual without dismantling, uncovering, or removal of storage to inspect. Underlayment, fasteners and all areas not affording proper head clearance are expressly excluded from this inspection. The inspector does not walk on roofs as damage to the roof surface or sheathing may result. Attics with limited head room and no flooring may be subject to limited review. The inspector does not inspect for insurability.

4. Plumbing - Including water supply and waste interior distribution systems, vent pipes, hot water system, fuel storage and distribution system and sump pump. The inspector does not inspect private wells, private sewer systems, water softeners, filters, washing machine waste and water outlets, fire sprinklers, lawn sprinklers, hot tubs or swimming pools.

5. Electrical - Including service entrance conductors, and equipment, main distribution panels and their location, voltage ratings, a representative number of installed ceiling fans, light fixtures, switches and receptacles, ground fault circuit interrupters, and smoke detectors. The inspector does not move furniture, objects or appliances to gain access to any electrical component. The inspector does not inspect generators.

6. Heating System - Includes heating system and its controls, chimneys, HVAC distribution system including fans, pumps, ducts, and automatic safety controls. Operated only if temperatures are below 70 degrees. Dismantling and inspection of the heat exchanger in gas furnaces is not performed.

7. Central Air Conditioning - Including controls, distribution, ducts, fans, pumps drains and automatic controls, and operated if temperatures are above 65 degrees.

8. Interior - Including walls, ceilings, floors, steps, and a representative number of cabinets, doors and windows.

9. Insulation and Ventilation - Including insulation, vapor barriers, ventilation of attic and foundation, kitchen exhausts, bathroom and laundry venting systems and accessible attic ventilation fans that can be manually operated.

10. Built-In Kitchen Appliances - Range, oven dishwasher, disposal, and compactor are inspected for functionality. Thermostats and self cleaning features are not tested. Refrigerators, washers and dryers are not inspected.

**BUYER/CLIENT(S) Initial** \_\_\_\_\_

Atlantic Home Inspectors, Inc assumes no responsibility, nor implies or expresses any warranties or guarantees for inaccessible or concealed items or that require dismantling or occur after the date of inspection. Atlantic Home Inspectors, Inc are not liable for any defects or deficiencies, which cannot be reasonably discovered during the limited visual inspection.

The attached report is furnished on an opinion only basis upon visual inspection of conditions, as they exist on the date of the inspection. The inspector is not responsible for any repairs or replacements with regard to this property or its contents. The inspection is a visual inspection only and nothing is disassembled.

**UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY AGREEMENT**

It is understood and agreed that Atlantic Home Inspectors, Inc is not an insurer. The inspection and report are not intended or to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item, or system at the property address. The BUYER/CLIENT(S) hereby releases and exempts Atlantic Home Inspectors, Inc and its agents, employees and officers of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damages, property damages or personal injury of any nature or any causes resulting from force majeure.

In the event that Atlantic Home Inspectors, Inc and/or its agents, employees or officers are found liable due to breach of contract, breach or warranty, negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of Atlantic Home Inspectors, Inc and its agents, employees and officers shall be limited to a sum equal to the amount of the fee paid for the inspection and report.

**AGREEMENT**

Atlantic Home Inspectors, Inc is not responsible for the repair, replacement or alteration of any item within or upon the inspected property. The BUYER/CLIENT(S) acknowledges that they have read and understood the extent and limitations of this inspection and agree to all the limitations, terms and exclusions contained within this contract.

This contract represents the entire agreement between Atlantic Home Inspectors, Inc and the BUYER/CLIENT(S).

This inspection and report are the property of the BUYER/CLIENT(S), any report, verbal or written will be delivered to the BUYER/CLIENT(S) only, unless the client authorized deliver to another party.

Permission is given for Atlantic Home Inspectors, Inc to deliver copies of the inspection report  
**To:** \_\_\_\_\_ **(Realtor)**

The price for this inspection shall be   \$   This report will be delivered to the BUYER/CLIENT(S) no later than 1 (one) business day.

Acceptance and understanding of this agreement are hereby acknowledged by signature below.  
The buyer understands and agrees to pay for the inspection REGARDLESS if the property is purchased.

**BUYER/CLIENT(S) Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

Inspectors Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
William C. Tomey License # 1900

The contract must be signed and returned to Atlantic Home Inspectors, Inc prior to the property inspection as stated in North Carolina General Statute 143-151.49(a)(2).

**PAYMENT FORM**

NAME: \_\_\_\_\_

CURRENT ADDRESS: \_\_\_\_\_

STATE /ZIP CODE: \_\_\_\_\_

PHONE: \_\_\_\_\_

INSPECTION ADDRESS: \_\_\_\_\_

INSPECTION FEE: \$ \_\_\_\_\_

PAYMENT METHOD: (Circle one)

mail or pay with check at inspection:

**complete ONLY IF payment is deferred to closing within 30 days of the inspection.**

CLOSING ATTORNEY: \_\_\_\_\_

ATTORNEY PHONE: \_\_\_\_\_

ATTORNEY FAX: \_\_\_\_\_

CLOSING DATE: \_\_\_\_\_

Atlantic Home Inspectors will process the credit card information in the event of cancellation of the property purchase; if closing is delayed or if the closing is beyond 30 days of the date the property was inspected.

BUYER SIGNATURE: \_\_\_\_\_

BUYER NAME PRINTED: \_\_\_\_\_

DATE: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_