

National Property Inspections Agreement

The undersigned (client or agent of client) hereby warrants that permission has been obtained to allow NPI Greensboro, INC. d.b.a. National Property Inspections (here in after referred to as NPI) to enter and inspect the property at _____. The inspection shall be performed in accordance with the Rules, Code of Ethics and standard of Practice (hereinafter Standards) of the applicable State Licensure Board/s (NC Home inspector Licensure Board II, 8.1103 or the SC Residential Home Builders Commission.) The standards to be followed depend upon the inspection scope. The scope below identifies the building components to be inspected. When the scope is limited to specific building component/s only standards that apply to that component/s are followed. The scope of this inspection includes the following: General Inspection of the buildings Mechanical and Structural Elements.

The cost of the Inspection and Written Inspection Report shall be \$ _____. Unless other arrangements are made, the inspection report shall be postmarked no later than two business days following the inspection and payment is due at time of inspection.

Client understands that the inspection is only a guide to use as part of the clients own evaluation of the overall conditions of the property. It is essentially an examination of the readily visible and accessible systems and components. It could be limited by weather conditions. Excavation, lifting of floor coverings, opening walls or ceilings, moving of furniture or personal items disassembly of equipment, opening or closing of valves, or energizing equipment that has been shut down, or other potentially damaging or dangerous procedures will not be performed. Consequently hidden or obstructed defects may not be observed. The standards do not require an inspection to be exhaustive, that every component be examined, or every defect be identified. The Standards require only that a random sample of some property components be inspected i.e. electrical outlets, windows, doors, ECT. Opinions expressed regarding adequacy, capacity, or expected life of components are general estimates derived from similar components and wide variations from actual experience are not uncommon. The client is advised to consult with an appropriate specialist on any items noted in need of repair, replacement or further evaluation.

The client accepts/understands and agrees that NPI does not imply or expressly warrant or guarantee its inspection, inspection report or the condition of the subject property. Damages for any claimed deficiency in the inspection of the subject property to discover a claimed defect shall be limited to the fee charged for the inspection. In the event any claim by the client against NPI to recover damages for remedies exceeding the inspection fee, the parties agree to arbitrate any claim which may arise out of the performance of this Agreement in accordance with the Rules & Procedures for the Arbitration of Home Inspection Disputes of Construction Arbitration Services Inc. A written demand for arbitration shall be made within two years from the inspection date. The client agrees to pay all reasonable costs and attorney's fees as part of any such action or claim incurred by or on behalf of NPI if NPI prevails. The inspection performed is intended for and is to be used only to provide information to the party contracting for such inspection. NPI is not obligated or liable to any party not expressly contracting with NPI; NPI expresses no opinion on the condition of this property beyond what is set forth in the written report. The client may wish to obtain other types of specialized inspections that are not addressed herein. NPI does not inspect for compliance with building codes or regulations of any governmental or non-governmental body, entity or agency. Unless mutually agreed upon as a written addendum to this agreement, the determination of the existence of potential design flaws, hidden defects, insect or pest infestation, environmental hazards, items not required by the Standards, and the adequacy of well and septic systems are specifically excluded from this inspection.

Read, understood and agreed to on this day, _____, by

_____, client.

Agreed to and inspected by Jeffrey A. Clark, President

_____. NC license # A643.