



# KO Home Inspections Residential Contract



This contract is hereby entered into between **KO Home Inspections LLC** and

Client Name(s): \_\_\_\_\_ Phone number: \_\_\_\_\_

Client Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

This is a legally binding contract made by you the CLIENT and by **KO Home Inspections LLC** which details the conditions and terms upon which you have engaged KO Home Inspections LLC to perform an inspection survey of certain real estate, located at

(Inspection Address): \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

on the date of (Inspection Date): \_\_\_\_\_ for the fee of \$ \_\_\_\_\_ Due at the completion of the inspection.

**KO Home Inspections LLC**, is hereby employed by Client (s) to perform a limited visual inspection of apparent conditions in readily accessible areas of the structure that exist 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 Licensing 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. **KO Home Inspections LLC** 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 specifically excluded from our services:

1. STRUCTURAL COMPONENTS - including foundation, flooring, floors, walls, columns, ceilings and roofs.
2. EXTERIOR OF STRUCTURE - including wall cladding, entry way doors, decks, steps, eaves, driveways and a representative number of windows.
3. ROOFING - including roof coverings, roof drainage systems, flashing, skylights, and chimneys.
4. PLUMBING - including interior water supply & distribution systems, interior drain waste & vent system, fuel storage, distribution system, and sump pumps. To properly inspect the plumbing and gas systems, they must be turned on at the time of inspection.
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 interrupters and smoke detectors.
6. HEATING SYSTEM - including permanently installed heating systems and their controls, chimneys, heat distribution ducts, fans, and pumps, and their automatic safety controls. Furnaces must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems. We do not operate heating or cooling systems in temperatures that may cause damage to the unit (A/C under 65 degrees or Heat Pump over 65 degrees)
7. CENTRAL AIR - including normal operating control of the central air conditioning system and the distribution system. To prevent damage to the system we do not operate AC systems when temperature is under 65 degrees.
8. INTERIOR - including walls, ceilings, floors, steps, a representative number of cabinets and doors and windows.
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.
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.

**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 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.

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. Also excluded are inspections of and reports on swimming pools, hot tubs, wells, septic systems, central vacuum systems, water softeners, the presence or absence of termites or other wood destroying organisms, rodents or other pests, cosmetic items, detached buildings or structures (and components inside), 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, underground oil tanks and radon gas. Further, **KO Home Inspections 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 **KO Home Inspections LLC** be liable for any issues arising out of this inspection then the client shall communicate said issues in writing to **KO Home Inspections LLC**. 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 parties agree that any litigation arising out of this Agreement shall be filed only in the court having jurisdiction in Chatham or Orange County North Carolina. 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 **KO Home Inspections LLC**. 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 **KO Home Inspections LLC** and the Client. **KO Home Inspections LLC** 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. 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.

**Client's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Client's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

The inspection report will be delivered to you at this **email address:** \_\_\_\_\_

Your report is confidential. If you wish to authorize us to reveal inspection findings to others (when requested) please include authorized persons below. **If you want your real estate agent to receive a copy of the report, you must print the agent's name below.**

Name / Affiliation: \_\_\_\_\_

**Inspector's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_