

THIS AGREEMENT CONTAINS A LIMIT OF LIABILITY AND ARBITRATION CLAUSE, PLEASE READ COMPLETELY.

This contract is an agreement between the CLIENT listed below, and King Construction, Inc (US, WE, OUR) to perform a limited component inspection of

in a home or building. Client understands and agrees this inspection will not meet any state licensure board "Standards of Practice" including the NCHILB or SCLLR. OUR limited inspection is a generalist observation that is visual in nature and not technically exhaustive. Additionally, it is to provide CLIENT with a better understanding of the condition of the specific component(s) listed above as observed at the time of the inspection. WE agree to email or mail the CLIENT a report within three business days of the inspection, receipt of signed agreement, or payment in full (which ever is later).

OUR inspection does not include: It will not include an inspection of the following unless handwritten above: Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interior, Insulation, Ventilation and built-in kitchen appliances. Items generally considered cosmetic; pools; spas; Jacuzzis; building code enforcement; detached buildings or structures (and components inside); buried fuel tanks; environmental tests; the presence or absence of any suspected adverse environmental condition or hazardous substances; termites, wood destroying organisms, pests, rodents and their damages; refrigeration units; water filtration units; low voltage systems; security system devices; heat detectors; carbon monoxide detectors; telephone; cable TV; satellite equipment; intercoms; built-in vacuum equipment; or other ancillary wiring that is not a part of the primary electrical distribution system; window treatments; mini-blinds; oven clocks, timers, clean features; solar systems; lightning arrestors; Stucco (hard coat & synthetic); water wells; septic fields; anything buried; the interior of flues; flue connections; the life expectancy of any component; locating refrigerant leaks; a board-by-board/brick-by-brick exterior inspection. Exterior and roof inspections are performed from the ground. Components that are buried, concealed, hidden (including behind shrubbery, insulation, walls, personal property, furniture, etc.), camouflaged, not visible, not accessible, located in an area that may be dangerous or unhealthful to enter and/or difficult to inspect are beyond the scope of this inspection. Movement of personal items, panels, covers, insulation, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility is beyond the scope of this inspection. WE will not operate heating or cooling systems in temperatures that may cause damage to the unit. Air conditioning systems will not be operated in outside temperatures of 65 degrees or less. WE do not inspect heat exchangers, gas packs, boilers, etc. for cracks. Utilities, plumbing, gas, and electrical must be turned "on" for the inspection of these areas. 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. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation will be performed. All components and conditions, which by the nature of their location are concealed, camouflaged or difficult to inspect, will be excluded from the inspection / report.

Attendance / Opinion: The home inspection report represents OUR "opinion" of the property at the time of the inspection. OUR interpretation of what is good or fair may be different than CLIENT. CLIENT is strongly encouraged to be present at the time of the inspection so WE will have a better understanding of each other's perceptions.

CLIENT obligations: CLIENT has made an on-site personal examination of the property prior to the inspection and agrees to notify US of any issues or concerns they have and any disclosure issues or no representation issues by the seller. CLIENT has obtained a right of entry to perform this inspection from the seller or seller's representative. CLIENT agrees to retain appropriate licensed contractor(s) to further inspect and repair all concerns and issues before the close of escrow. CLIENT is urged to call US before they close on the home to review or ask any questions CLIENT may have regarding this inspection / report. CLIENT is responsible for payment in full of all of our fees whether or not CLIENT purchases the property.

OUR purpose is to determine whether or not a system (electrical, heating, etc) is working properly. WE are not responsible to determine all that may be wrong with that system, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items not mentioned in this report. WE are not responsible for items mentioned or not mentioned in this report. WE are not a guarantee nor do we guarantee any items or opinions described on this report.

Warranty / Claims / Limitations: This inspection is to reduce the risk of finding a potential problem, not to eliminate them. WE do not guarantee that all defects will be located, reported, identified or recognized. CLIENT agrees that OUR limit of liability shall be limited to the amount paid for the inspection and OUR limit of liability for items not listed as to be inspected above is \$0.00. By retaining OUR services CLIENT acknowledges, understands, and agrees to the statements and terms contained herein, and will hold US harmless to any claims made. WE are not a home warranty company nor do WE carry insurance on warranty claims. If the CLIENT believes WE have made an error or omitted an item the CLIENT feels should have been inspected the CLIENT agrees to notify US in writing of the alleged error or omission within one week of their discovery of the item(s) and agrees to allow US a reasonable opportunity to re-inspect, address, and repair the alleged error or omission prior to any repairs being performed. Failure on behalf of the CLIENT to notify US in writing and grant US a reasonable opportunity to re-inspect, address, and repair the alleged item(s) is admission by the CLIENT that the condition did not exist at the time of the inspection and shall constitute a remise, full release, and forever discharge US from all, and all manner of, actions, causes of action, suits, proceedings, debts, dues, judgments, damages, claims, administrative claims, and demands whatsoever in law or equity. If CLIENT makes a claim against US for an alleged error, omission, or other act arising out of this inspection report and fails to prove such claim, CLIENT agrees to pay all attorneys' fees, arbitrator's fees, legal expenses, and costs incurred by US in defense of the claim. In the event of a refund of inspection fee or portion thereof, or any other sum, such refund shall be a full and final settlement of all present and future claims, administrative claims, and causes of actions, complaints, etc. and WE shall be thereupon generally and fully released. This inspection is not for third party use; CLIENT requests this inspection/report for their confidential use only. WE will not release this report to any third party without client approval. If CLIENT decides to release this report to others CLIENT agrees to defend, indemnify, and hold US harmless for any damages claimed by others. CLIENT agrees that WE will only be named as an expert witness in litigation issues and CLIENT agrees to execute our litigation agreement prior to naming us an expert witness. Should any buyer or entity disclaim authority of contract signer to act as an agent of any or all buyers, then the signer of the contract herein indemnifies us for all costs, damages, judgments, and expenses incurred by us, including attorney's fees, regarding any claims against us made by buyer or entity that relies on report or other representation or conduct of us or agents thereof.

CLIENT's Initial's: \_\_\_\_\_

**Arbitration Clause:** Any dispute concerning the interpretation of this agreement or arising from the Inspection and Report (unless based on payment of fee) shall be resolved by binding, non-appealable arbitration conducted in accordance with the rules of the American Arbitration Association, except that the parties shall mutually agree upon an Arbitrator who is an active state licensed home inspector and ASHI member. Any legal act arising from the Inspection and report must be commenced within 90 days of the date of the inspection. If any portion of the agreement, inspection, and/or report is struck down, then all other clauses will remain valid and in force.

**Additional Trips / Re-Inspections:** If CLIENT requests an additional trip to complete the inspection (i.e. utilities were not turned on, inaccessible areas, etc) CLIENT agrees to pay a \$150.00 additional trip fee. Re-inspections of repairs will be considered on a case by case basis and are billed at \$100.00 per hour including travel and report writing time.

**Fees / Payment:** The cost of the limited inspection is based upon the components inspected, age, and total square feet (heated & unheated) of the home to be inspected and is subject to correction. WE reserve the right to charge an additional fee for homes in distress, cluttered, foreclosed, investment, and rental properties; failure to notify US of such a property at the time of scheduling may result in the inspection being aborted and the CLIENT will be responsible for a \$150.00 trip fee. **Payment must be made at time of inspection.** Cancellations with less than 48 hours notice will be billed in full. If payment is not received by 7 days after the inspection, CLIENT authorizes King Construction, Inc. to charge the credit card listed below. **Please be advised that when services are rendered payment to King Construction Inc. indicated in the amount below is due whether CLIENT decides to purchase the home or not.** Failure to make payment within 30 days of the inspection or at closing, which ever comes first, may result in collection activity and the CLIENT understands that CLIENT will be liable for interest from the date of the inspection, collection costs, court costs, and or attorney fees.

Does the CLIENT give US the authorization to release the original, and/or a copy of the inspection report to the CLIENT's Realtor or real estate agency, solely for the purpose to aid the CLIENT who is to pay for this inspection? Yes / No (circle one)

Location:   \_\_\_\_\_

Date:  \_\_\_\_\_ Time:  \_\_\_\_\_

Approx Total Sq. Ft.:  \_\_\_\_\_ Fee:  \_\_\_\_\_

CLIENT(S):  \_\_\_\_\_

Signature:  \_\_\_\_\_

Email Address:  \_\_\_\_\_

CLIENT'S Current Address:  \_\_\_\_\_

Phone:  \_\_\_\_\_

Credit Card (circle one) Visa, MasterCard

Card Number  \_\_\_\_\_

Expiration Mo/Yr  \_\_\_\_\_

3 or 4 digit security code  \_\_\_\_\_ (last 3 digits on the back signature line of Visa or MasterCard)

Inspector's Signature \_\_\_\_\_