



**Allphase Property
Inspections**

PO Box 1246

Jacksonville NC 28541

910-526-9335 / 866-724-8803 (fax)

Real Estate Re-Inspection Contract

Client(s) _____ Property Address _____

_____ Clients email _____ Date of inspection ____ - ____ - ____

Allphase Property Inspections, (API), is hereby employed by Client(s) to perform a limited and specific visual re-inspection of apparent conditions in readily accessible areas existing at the time of the re-inspection. The re-inspection is a specific and limited service performed by API at the request of the buyer (client) and conducted for the express purpose of communicating to the buyer what action, from a visual stand point only, was taken on the various comments outlined in the summary pages of the original pre-purchase home inspection report. Absolutely no warranties or guarantees are given or implied for any latent or concealed defects not repaired, and the re-inspection is not intended to address the appropriateness, the thoroughness, or the completeness of the work. Additionally, any repairs or corrective action may reveal defects that were not accessible or visible at the time of the initial inspection or at the time of the re-inspection. API is not liable for any defects or deficiencies discovered during the limited visual inspection, and are in no way assuming any responsibility or liability for the work performed by the seller, appropriate tradesmen, repairmen, contractors or engineers. API is merely furnishing a statement or opinion of what, if any work was done and visible at the time of the re-inspection.

The purpose of this re-inspection is to visually observe, re-test, or re-measure only the limited items requested by the client from the various comments outlined in the summary pages of the pre-purchase home inspection and to state what, if any, work was done on the requested comments. By this agreement, the licensed contractor or tradesperson performing the repair or replacement work is to remain fully responsible for their work, the completeness of their work, and should stand behind their work. It is agreed and understood that API is not assuming any liability concerning their work. API will note in the re-inspection if no action was taken and will note if items were patch, sealed, painted, replaced, or operable. API makes no attempt to address whether the repair is temporary (band aid) or permanent, or to address the life expectancy of the repair nor if the work was performed under the appropriate building permit. API is not performing any code compliance inspection as code inspection work is required to be performed under a building permit using local code enforcement officials to make the appropriate code inspection. Upon completion of the actual field re-inspection for the above location for the specific items requested by the client, API will submit a written re-inspection report to the client utilizing the summary page taken from the original pre-purchase home inspection report and indicating in bold lettering what action, if any was performed.

The price for the re-inspection identified above will be \$ _____. Payment is due at the beginning of the re-inspection.

ARBITRATION: Should the client believe that API be liable for any issues arising out of this re-inspection, the client shall communicate said issues in writing to API within ten (10) 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. Disputes settled without favor to the client will mandate a payment of re-inspection time, fees including, but not limited to, reasonable attorney fees and arbitration cost.

LIMIT OF LIABILITY: It is understood and agreed that should API 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 API 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 re-inspection report.

I have read and am in agreement with the above conditions for this re-inspection. I understand that the NC Licensure Board of Home Inspectors does not recommend Home Inspectors to perform re-inspections and this was explained to me by Allphase Property Inspections. I am in agreement and understand that API is not assuming any liability for work performed by the seller, appropriate tradesmen, repairmen, contractors or engineers by performing this re-inspection on my behalf. I am just requesting API to assist me in determining what visible repair actions were performed or not performed on the requested items fro the pre-purchase home inspection report summary page.

Client(s) signature: _____, _____ **Date** ____ - ____ - ____

Inspector's Signature: _____; James Johnson, NC Home Inspector License # 2262