

**B. A. King Home Inspections, LLC**

6777 Campbell Road  
York, South Carolina 29745  
www.BAKingHomeInspections.com  
803 417-2116 or 704 301-3207 Toll free Fax 866 865-5915

**Pre-drywall and construction phase inspection agreement.**

This service is priced accordingly and can reduce risk but not eliminate it. I will provide a regular home inspection utilizing the regular agreement on my web page, when the home is complete. Crawlspace will only be inspected after the plastic is installed, if the ground is wet under the house.

This is not a warranty or guarantee of the current or future condition of the property or any plan confirmation. This service is simply a way for a client to receive a list of observed problems deemed in need of repair. This service evaluates the quality, workmanship and execution of the construction. This service does not review the design features, dimensions or layout. A pre-drywall sample report is on inspectors website that shows the high amount of detail and care performed for the client.

Client agrees that I can not be present during every critical work action and it is entirely possible to have serious problems with a new house at any time in the near or distant future. Client agrees that some items can be installed correctly when viewed and then be damaged or modified by a contractor later. Bruce King is not to be held liable in any form or fashion for anything at all related to this property and is not to be considered a sub-contractor on the project site.

Property Address \_\_\_\_\_

Heated Sq. Ft. \_\_\_\_\_ Floors \_\_\_\_ Foundation : basement / crawlspace / slab

Clients Name \_\_\_\_\_

Address \_\_\_\_\_

Phone / Cell \_\_\_\_\_ / \_\_\_\_\_

Email for inspection report: \_\_\_\_\_

Payment: At start of evaluation or in advance only. Fee \_\_\_\_\_  
Cash and checks accepted. Fee based on location and size of home.

It is the Clients responsibility to review, research and present the report to the appropriate party and to resolve the issue. Any concerns that are not handled by

a contractor should be obtained in writing by the Client from the contractor and should include a statement as to why they feel that no action is necessary. Bruce King is not responsible for any result or cost of anyone utilizing, misinterpreting or ignoring my opinions or any claims of negligence.

A report will be provided within 24 hours. Digital pictures will be included in the report. Client questions will be answered free via telephone or email.

Client agrees not to use this information for any purpose associated with any in-progress litigation and agrees to reimburse Bruce King for any expenses and lost time associated with any involvement thereof in advance.

If legal action is brought against Inspector by the Client and the Client does not prevail, the Client agrees to pay the Inspector compensation for all time spent preparing, communicating, traveling and attending all related events at the rate of sixty dollars per hour plus all actual legal expenses and costs.

Any Client dispute concerning this Agreement or the Inspection shall be resolved by binding, non-appealable arbitration conducted by an arbitrator who is experienced with the home inspection industry and will be selected by mutual agreement by both parties. No insurance is provided and no state office regulates private inspections on construction projects.

The Client agrees that should an arbitrator or court determine that any provision(s) in this Agreement is unenforceable, the remaining portions shall remain in full effect. No other verbal agreement or guarantees are made and this Agreement is the total Agreement. Inspector reserves the right to utilize the court system to counter any claims made by the Client that are not supported by this Agreement in its exact stated conditions.

Client agrees by signing below and/or by making payment of the fee, that you have read, understand and/or agree to this entire Agreement.

Client agrees to pay all legal and time expenses related to the collection of all unpaid visits and \$25 charge for any returned checks.

Client agrees to disclose any serious known problems or known potential problems to the inspector.

Date \_\_\_\_\_ Inspection day and time: \_\_\_\_\_

Print Name \_\_\_\_\_

Client Signature \_\_\_\_\_

Please fax ALL PAGES of this agreement to 866 865-5915 as soon as possible to ensure proper scheduling. An office supply store can assist with a fax.  
Thank You - Bruce King, Certified Inspector SC license 1597 NC License 2449  
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