

**Note: If this form is not filled out completely we cannot perform the inspection.**

**PROFESSIONAL SERVICES UNLIMITED**

Mail Payments to 1230 Panther Point Rd., Richfield, NC 28137 • Main Office 1113 S. Sallisbury Ave., Spencer, NC 28159  
Office (704) 633-3584 • Fax (704) 633-4021 [Day] or (704) 636-9461 [Night] email: professional-services-unltd@yahoo.com

**INSPECTION AUTHORIZATION AND CONTRACT - TO BE FILLED OUT COMPLETELY**

Date X \_\_\_\_\_ -2026

Location of Inspection: X \_\_\_\_\_ City X \_\_\_\_\_ State NC

Buyers/Client Names [Print Here]: X \_\_\_\_\_

Buyers/Clients Current Billing Address [Print Here]: X \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone Number [Print Here]: X \_\_\_\_\_

**\*Fill out credit card information completely. Credit Card charge will appear as Professional Services Unltd. on your monthly statement. (Providing Incorrect Credit Card Information is Fraud.)**

Credit Card #: X \_\_\_\_\_ Expiration Date: \_\_\_\_\_ / \_\_\_\_\_ Security Code \_\_\_\_\_  
(Circle One) X Visa MasterCard Cash Check

Email address: \_\_\_\_\_

\*TOTAL COST OF INSPECTION \_\_\_\_\_

**To be paid in full day of inspection.**

Add \$25.00 per each 500 sq. ft. above 3000 ~ price includes double attached garage or carport. Additional buildings are inspected at 50.00 each minimum.

**We accept cash, check visa or master card.**

Normal Rates: All homes, mobile homes & condos up to 1499 sq. ft. \$500.00  
We us the Highest Sq. Footage provided. 1500 sq. ft. to 2499 sq. ft. \$525.00  
**We do not measure.** 2500 sq. ft. to 2999 sq. ft. \$550.00

**Payment is due by day of Inspection**

Re-inspections are \$200.00 minimum -- 2024 Rates  
**Additional Garage Space 50.00 minimum** Additional Kitchen \$50.00 Min

**The inspection is to be performed in accordance with the standards of practice of the North Carolina Home Inspection Licensure Board.**

*The inspector agrees to inspect the property for the purpose of informing the customer as to major defects or deficiencies, visually observed, which could significantly affect the value of the property. It will include (if applicable): structure and foundation • electrical • plumbing • heating and air conditioning (weather permitting) • general condition of all systems • basement • attic • crawlspace insulation • ventilation • general interior • general exterior • roof • chimney (accessible areas) • kitchen • and built in appliances.*

**Condo Inspection includes:** Electrical • plumbing • heating & air conditioning (weather permitting) • general condition of all systems • attic • crawlspace • general interior • kitchen • and built in appliances. The complete exterior and roof are not checked.

**Note: All utilities should be on prior to our arrival. Additional trips made to the property for re-inspections etc. will be subject to the conditions of this contract.**

**COMPANY POLICY:** (1) We will inspect the above-mentioned property and will prepare the inspection report to be accurate to the best of our observations on the inspection day. (2) The report is based on the observations and opinions of the inspector. It must be noted that all buildings have some structural wood members and mechanical components, which are not visible or accessible for inspection. (3) The inspection and report are made on the basis of what was visible and actually observed at the time of the inspection. An opinion is not given on areas that were enclosed or not readily accessible: finished areas of ground level rooms (basement and split level); areas concealed by wall coverings, floor coverings, furniture, equipment, stored articles; or any portion of structure in which inspection would necessitate tearing out or marring finished work. Furniture, appliances, equipment, insulation, fixed ceiling, etc., were not moved for inspection purposes. (4) It is not always possible to determine the presence of structural damage (decay, rot, wood destroying insect infestation, water damage etc.) without extensive probing and in some cases actual dismantling of parts of the structure being inspected. Extensive probing and dismantling will not be performed. (5) Detached garages, sheds, lean-to's, other buildings, fences, pools, lawn irrigation systems, solar systems, security systems or other devices not directly related to the normal operating functions of the home are not included in this inspection unless specifically noted. (6) We strongly suggest and recommend routine service or inspections on heating and air conditioning systems to assure proper operating condition of equipment and annual inspections of the crawlspace of home for wood destroying insects. (7) We inspect the accessible plumbing drain and supply lines within the home or building only and cannot and do not inspect any line after it exits the home or building etc. We also cannot determine in most cases whether the drain lines go to a septic line or city sewage systems or where they lead after they exit the home or building etc. No environmental tests are to be performed unless specifically noted (Lead, asbestos, mold, radon, water quality, Chinese drywall, etc.). We only check the basic functions of appliances. We do not check clock, timers, self-cleaning oven function or thermostats, etc. We do not check portable dishwashers or laundry appliances. We do not report any cosmetic items (floor coverings, wallpaper, cabinets, moldings, interior doors, countertops, interior paints etc. (8) We do not warranty anything either written or implied as a result of this inspection. (9) Inspection does not include any area to which visible access would require the use of ladders or power tools. Such areas are not considered to be readily accessible. (10) It must also be noted that all mechanical devices, components or appliances can break down, fail or cease to run without warning at any given time. (11) This is not a building code inspection nor do we routinely check for code requirements or violations.

**The inspection report is not intended to be used as a guarantee or warranty regarding the adequacy, performance or condition of any inspected structure, item or system.**

The customer agrees to notify Professional Services Unlimited by telephone and in writing of any item in question and to allow the inspector access to the property to evaluate these items before any corrective action is taken. The customer agrees and understands that any repairs or corrective action taken without consultation with Professional Services Unlimited relieves Professional Services Unlimited of any liability. Standard arbitration clause: Any controversy or claim arising out of or relating to or in connection with this contract or inspection or the breach thereof shall be settled by arbitration in accordance with the construction industry arbitration rules of the American Arbitrator(s) may be rendered in any court having jurisdiction thereof. Reasonable attorney fees and costs shall be awarded to Professional Services Unlimited or its attorney(s) provided Professional Services Unlimited is the prevailing party. *We limit our liability from any controversy arising from this inspection(s) to one year from the date of the inspection.*

**The customer understands and agrees that the maximum liability by the inspector and Professional Services Unlimited for any controversy arising out of this inspection and report is the amount of the actual fee paid to Professional Services Unlimited, etc. for the inspection.**

**I authorize PSU to share my contact info for other services such as security systems etc.**

**I have read and accept the terms of this agreement. I authorize Professional Services Unlimited to charge the inspection fees to my credit card.**

Clients or Buyers etc. (Signature): X \_\_\_\_\_

Inspector: \_\_\_\_\_

Duke C. Brown, Sr.,  
51 years construction & real estate related experience  
N.C. Licensed Home Inspector #107  
N.C. Licensed General Contractor #17608  
Master Inspector

Owner: Professional Services Unlimited  
70 Year Resident of Rowan County  
Proudly Serving Rowan County & surrounding counties since 1980  
Member Better Business Bureau  
Member Carolina Board of Realtors