JB Home Inspections
549 Pompton Ave. Suite 110 ~ Cedar Grove, NJ 07009 ~ 973-571-1414
68 White Street Suite 157 ~ Red Bank, NJ 07701 ~ 732-924-9015
NJ State Home Inspector License # 24GI00017000 ~ #24GI00073300~ #24GI00090300

PRE-INSPECTION AGREEMENT - PLEASE READ CAREFULLY

Client:_____ **Inspection Location**:_____

Date:_____ **Time**:_____**Fee**:_____

JB Home Inspections agrees to perform a visual home inspection of the above reference property and to provide the customer with a written report. This report reflects the visual conditions of the property at the time of the inspection only; hidden or concealed defects cannot be included in this report. The home inspection will be performed by a licensed home inspector to the "Standards of Practice" set by the New Jersey Home Inspection Advisory Committee and by the rules in the New Jersey Administrative Code contained at N.J.A.C.13:40-15, failure to comply with the rules may subject the licensee to discipline. Warning is herby given that although subject premises and/or equipment may be in good or working condition when inspected, the condition thereafter may change; do to no fault of, or omission of, either our inspection or report. Equipment, items and systems will not be dismantled, and the following items will not be moved; personal property, furniture, plants, soil, snow, ice or debris. There are no representations made as to the compliance with any Federal, State or local building or health codes or regulations. The client acknowledges that they have been encouraged to attend and participate in the inspection and failure to do so may result in less than complete understanding of the findings.

The inspection and report include those systems and components, which are designated for inspection pursuant to N.J.A.C. 13:40-15.16. This includes but is not limited to; structural and exterior components, roofing systems, heating and cooling systems, plumbing and electrical systems, interior components, garages and/or any other related housing components. The purpose of the home inspection is to identify and report on material defects found in these systems and components. Condition and maintenance of other items not in the inspection may be discussed only as a courtesy to the client.

Exterior items which are not part of the inspection, include but are not limited to; sheds, wells, generators, solar electrical or heating systems, antennas, septic systems, utility lines, water and sewer lines, sprinkler systems, swimming pools and accessories, in-ground oil tanks, retaining walls, fences, posts and landscaping. This also includes any conditions that may have developed due to the installation of synthetic stucco or EIFS. Interior items which are not part of the inspection, include but are not limited to; central vacuum systems, intercom and telephone systems, security systems, portable heating and A/C units, air and water filters, fire and safety equipment, radiant heating systems, refrigerators, washers, dryers, microwaves, and the presence or absence of rodents, termites and other insects, unless separate tests have been ordered.

The inspection and report do not address and are not intended to identify toxic or hazardous substances, which may be present in the building material, air, water or soil of the property. Such substances include but are not limited to radon, lead, asbestos, formaldehyde, carbon monoxide, mold and toxic or flammable chemicals, unless separate test have been ordered.

Due to the hazards involved, our inspectors are not required to climb up on to roof surfaces. Roof surfaces, chimneys, and flashing are inspected from the ground with the aid of binoculars. Evaluation of these items is based on what was visible in this manner at the time of the inspection. The inspectors are also not required to enter any area or perform any activity that may cause damage to the property or may be deemed unsafe by the inspector.

The client warrants that they will read the entire Inspection report when received and will promptly call with any questions or concerns regarding the report**.** If the client has any reason to believe that the inspection was done negligently, the client will immediately notify the company with a phone call and a written letter. The client accepts that repairs or replacements performed without consultation with the company relieve the company of any and all liability. Client waives any right to make a claim against company if client has not diligently performed a pre-settlement inspection or if client did not initiate more extensive investigation and follow through with specialists on all problems noted in the report. No warranty is either expressed or implied, this report is not an insurance policy, or a warranty service. In the event of an oversight on the part of the company, maximum liability will be limited to the inspection fee paid. Any claim arising out the inspection or report shall be submitted to final and binding arbitration as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc, utilizing their respective rules and procedures. Notice: You and we would have a right or opportunity to litigate disputes through a court and have a judge and jury decide the disputes, but have agreed instead to resolve disputes through binding arbitration. Any legal action arising out of or related to the inspection or report, including the arbitration proceeding described above, must be commenced within one (1) year from the date of the home inspection. Failure to bring such an action within this time period shall be a complete bar to any such action and a full and complete waiver of any rights, or claims. This time limitation period may be shorter than provided by state law.

If the home inspector needs to return at a later date to inspect any systems or components which were not inspected because of any unforeseen circumstances at the initial home inspection, a re-inspection fee of $150 will be charged.

By signing below you acknowledge that you have read, understand and agree to the terms and conditions of this agreement, and agree to pay the fee listed above at the time of inspection.

Client Signature _____**Date:**_____

For JB Home Inspections:_____