

HomeSpect

Front Porch Solutions, LLC

10 Main Street, Unit 305 • Woodbridge, NJ 07095 • (732) 636-1188

PRE-INSPECTION AGREEMENT

File # 13769

HomeSpect agrees to conduct a **VISUAL** inspection of the **MAJOR SYSTEMS** of the property located at 28 Anne Drive, Freehold, NJ for the Client(s) below. The inspection will be performed on June 9, 2018 and is scheduled to begin at 9 AM . The Client(s) agree that the Report is the exclusive property of the Client(s) and the Company and it is not to be construed as a document that can be given, sold, transferred, assigned, distributed or disclosed to other parties without the written consent of both parties to this contract. The inspection is conducted under the Standards of Practice of the American Society of Home Inspectors (www.ashi.org) & N.J.A.C 13:40-15.16. Home Inspectors are governed by the Rules of the New Jersey Administrative Code contained at N.J.A.C. 13:40-15 (www.state.nj.us/lps/ca/laws/hiacregs.pdf) and the licensee shall comply with these rules and failure to comply with the rules may subject the licensee to discipline.

The home inspection report is based on a **VISUAL** inspection of the readily accessible areas of the **MAJOR SYSTEMS** of a building at the time of the inspection. The inspector **IS NOT** expected to go behind walls or other covered surfaces to inspect, nor is the inspector expected to dismantle equipment for testing. **MAJOR SYSTEMS** to be inspected include: foundations and structures; exteriors; interiors; roofing; plumbing; electrical; central heating; central air conditioning (weather permitting); attic insulation & ventilation; fireplaces or other solid fuel appliances & flue piping excluding the interior of chimneys. The inspector **IS NOT** responsible for reporting compliance or non-compliance with any building, electrical, mechanical or plumbing codes established by municipal ordinances or otherwise on the building, systems, or items therein. The inspection and report **DO NOT** address and are not intended to address the possible presence of or danger from asbestos, radon (unless a radon screening was requested as indicated below), lead paint, mold, wood destroying organisms (unless a wood destroying insect inspection was requested as indicated below) , oil tank existence and condition, soil and/or air contamination or other potentially harmful substances or environmental conditions. The inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report. The client is urged to contact a competent specialist if information, identification or testing of the above concerns is desired. The inspector will return to inspect items that were not inspected due to unforeseen circumstances or as requested by the client at a minimum charge of \$150 per hour. Items not inspected will be so noted in the report.

THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. HOMESPECT IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.

ARBITRATION: The parties agree to arbitrate any claim which may arise out of the performance of this agreement in accordance with the construction industry arbitration rules of the American Arbitration Association. A written demand for arbitration shall be filed with the American Arbitration association and the other party. Any such claim shall be waived unless the demand for arbitration shall be made within the Statute of Limitations which is one year from the inspection date.

Understanding and acceptance of this agreement is hereby acknowledged this date: June 9, 2018.

Mr. & Mrs. Joseph & Nicole Sambora
44 Terry Court
Freehold, NJ 07728

X _____
X _____

Jason P. Mitchell, Managing Member - HomeSpect
NJ Home Inspector Lic. #: 24GI00056400

Total fee: \$675 Paid by: Check: _____ #: _____ Cash: _____

ADDITIONAL SERVICES: The following checked sub-contracted inspections and/or services have been provided in addition to our standard inspection and are done under the agreement above. The fee(s) listed (if any) are included in the "Total fee" above.

 X WOOD DESTROYING INSECT INSPECTION X RADON SCREENING ____ OTHER _____