

PLEASE READ, SIGN AND
EMAIL BACK OR BRING TO
THE INSPECTION, THANKS

AMERICANHOME@OPTONLINE.NET

mp American Home Consultants, Inc.
196 Diamond Bridge Ave.
Hawthorne, New Jersey, 07506
Telephone 973-423-5906
Facsimile 973-423-3663

PRE- INSPECTION AGREEMENT

Scheduled Home Inspection: DATE: _____ DAY: _____ TIME: _____ FEE: _____

Type of Home Inspection (s) to be performed: (check all that apply):

Home Inspection _____ Termite _____ Mold _____
Radon _____ Septic _____

The agreement is between _____ (the Customer) presently residing at _____, and mp American Home Consultants, (the Company) located at 196 Diamond Bridge Ave, Hawthorne, NJ, 07506 (telephone 973-423-5906, facsimile 973-423-3663), to conduct a Home Inspection for the property located at _____, NJ.

The Company agrees to conduct a Home Inspection for the purpose of informing the Customer of any major deficiencies in the condition of the property, subject to the UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY below. The Home Inspection and report are performed and prepared for the sole confidential and exclusive use and possession of the Customer. The Company has no interest in the property. The cost of the Home Inspection is not contingent upon the discovery of any defects or other findings in the property by the Company. A licensed Home Inspector will perform the Home Inspection.

It is understood and agreed that a Home Inspection means a visual, functional, non-invasive Home Inspection conducted without operating systems or components which are shut down, inoperable, or not responding to normal operating controls; without moving personal property, furniture, equipment, plants, soil, snow, ice, or debris, using the mandatory equipment and including the preparation of a written Home Inspection report of the readily accessible elements of the following components of a residential building which may include the following as set forth in N.J.S.A. 13:40-15.16 (c) which is attached to this agreement:

Structural components.	Exterior components, grounds, grading,
Roofing system.(from ground with binoculars)	Chimney
Gutters, drainage	Electrical system
Plumbing system	Heating system
Cooling system	Interior components, walls, floors, ceilings
Insulation Components	Ventilation system
Fireplaces and solid fuel burning appliances	Garages or carports
Windows	

The testing of any system or component can be excluded at the request of the Customer. The Home Inspection will be done in accordance with N.J.S.A 13:40-15.

Latent and concealed defects and deficiencies, and intermittent problems are excluded from the Home Inspection. The Home Inspector is not expected to enter any areas or perform any procedure that is unsafe or likely to damage the property or its systems or components; nor is the Home Inspector required to enter any area that does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance. The Home Inspection or its report is not required to determine life expectancy of systems or components or determine the cause of any condition or deficiency; or future conditions that may occur including the failure of systems and components. The Home Inspection will not determine whether water supply and waste disposal system are public or private; insert any tool, probe or testing device inside electrical panel, walk on un-floored sections of attics and light pilot flames or ignite or extinguish fires.

The Home Inspection shall not be construed to require a Home Inspector to inspect the items set forth in N.J.S.A. 13:40-15.16(b): a copy of which is attached to this Agreement. (See Reverse Side)

Maintenance and other items may be discussed, but they are not part of our Home Inspection. The report is not a compliance inspection or certification for past or present municipal codes or regulations of any kind.

The Home Inspection and report do not address and are not intended to address the possible presence of or