

AMERI-SEARCH HOME INSPECTIONS, INC.

12 Griggs Street, Somerset NJ 08873 * Phone 800-300-0816 & 732-560-1822

Name _____

Property Location _____

Address _____

City/State/Zip _____

This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions continued in the PRE-INSPECTION AGREEMENT, which is a part of this report and incorporated herein. Please read the remarks printed on each page, and call us for an explanation of any aspect of this report, written or printed, which you do not fully understand.

PRE-INSPECTION AGREEMENT

Ameri-Search agrees to conduct an inspection, for the purpose of informing the CUSTOMER of major deficiencies in the condition of the property. This inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CUSTOMER. This agreement is compliant with the conditions as set for in the N.J.A.C 13:40-15.16 which is available upon request. Home Inspectors are governed by the Rules of the New Jersey Administrative Code and the licensee shall comply with these rules. The home inspection report will include the following only:

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| <ul style="list-style-type: none">• Structural condition including basement and attic• Electrical and plumbing systems• Central heating and air conditioning systems | <ul style="list-style-type: none">• General interior, including ceilings, walls, floors,• Windows, kitchen, bathrooms, hot water heater• Appliances, general exterior, roof, gutter,• chimney, drainage, grading |
|--|---|

It is understood and agreed to by signing this contract that this inspection will be of READILY ACCESSIBLE AREAS AND IS LIMITED TO VISUAL OBSERVATION OF APPARENT CONDITIONS EXISTING AT THE TIME OF THE INSPECTION ONLY. LATENT AND CONCEALED DEFECTS AND VIDUAL DEFICIENCIES ARE EXCLUDED FROM THE INSPECTION; STORAGE WILL NOT BE MOVED; EQUIPMENT ITEMS AND SYSTEMS WILL NOT BE DISMANTLED.

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

The inspection and report do not address and are not intended to address the possible presence or danger for any potentially harmful and environmental hazards including, but not limited to radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals and water and airborne hazards. Also not included are inspections of any reports on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment and the presence of rodents, wood destroying insects or other insects. No re-inspections are included within this agreement.

The parties agree that **Ameri-Search**, and/or its agents and employees assume no liability or responsibility for the cost of repairing or replacing any unreported defect or deficiency, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. AMERI-SEARCH IS NOT AN INSURER OF ANY INSPECTED CONDITION.

It is understood and agreed to by signing this contract that should **Ameri-Search** and/or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract, or otherwise, then the liability of **Ameri-Search** and/or its agents shall be limited to a sum that shall NOT exceed the amount of the Inspection Fee paid by the CUSTOMER for the inspection and report.

Statute of Limitations: Any claims must be presented within one (1) year of the date of inspection. **Ameri-Search** shall have no liability for any claims presented after one (1) years after the date the inspection.

Binding Arbitration: Any and all disputes between the parties, whether in contract or tort, shall be settled by arbitration before the American Arbitration Association, and any award rendered thereon shall be submitted to a court of competent jurisdiction.

Company Representative

Date

Customer

Date

PAYMENT RECORD

Total Fee \$ _____ Paid By: Check Cash MasterCard Visa Exp. Date: _____ Acct. No. _____

Invoice Breakdown: Home Inspection WDI Radon Re-inspection Other: _____

Company Representative _____ Time: _____ Date: _____