

ACCURACY HOME INSPECTION

310 DEVLIN WAY
HOWELL, NJ 07731
(732) 938-4311

THIS AGREEMENT made and entered into by and between Accuracy Home Inspection, referred to as "Inspector", and _____, referred to as "Purchaser".

In consideration of the promises and terms of this Agreement, the parties agree as follows:

The inspector agrees to conduct a visual inspection of the readily accessible areas of the home known by and numbered as _____

The cost will be \$ _____ Building inspections, \$ _____ Wood destroying insect inspection, Other Services \$ _____

The purchaser agrees to pay the inspector the sum of \$ _____ for these services.

With your authorization, the undersigned inspector of Accuracy Home Inspection, L.L.C. will conduct a home inspection in accordance with the standards established by the New Jersey Home Inspection Professional Licensing Act, N.J.S.A. 45:8- 61 et seq and the Standards of Practice of the American Society of Home Inspectors, available on the internet at <http://www.ashi.com> or in printed format upon request. In the State of New Jersey, home inspectors and associate home inspectors are governed by the regulations in the New Jersey Administrative Code.

The licensee shall comply with these regulations and that failure to comply with the regulations may subject the licensee to discipline. N.J.A.C. 13:40-15.2 - Definitions: "Home inspection" means a visual, functional, non-invasive inspection conducted without moving personal property, furniture, equipment, plants, soil, snow, ice, or debris, using the mandatory equipment and including the preparation of a home inspection report of the readily-accessible elements of the following components of a residential building: structural components, exterior components, roofing system, plumbing system, electrical system, heating system, cooling system, interior components, insulation components and ventilation system, fireplaces and solid fuel burning appliances, or any other related residential housing component as determined by the Board, in consultation with the Committee, by rule, but excluding recreational facilities and outbuildings other than garages or carports.

N.J.A.C. 13:40-15.16 (b) states that a home inspector or associate home inspector shall not have to enter any area or perform any procedure which is, in the opinion of the home inspector or associate home inspector, unsafe; enter any area or perform any procedure which will, in the opinion of the home inspector or associate home inspector, likely damage the property or its systems or components; enter any area which does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance; determine concealed conditions and latent defects; determine life expectancy of any system or component; determine the cause of any condition or deficiency; determine future conditions that may occur such as the failure of systems and components including consequential damage; determine the operating costs of systems or components; determine the suitability of the property for any specialized use; determine compliance with codes, regulations and/or ordinances; determine market value of the property or its marketability; determine advisability of purchase of the property; determine the presence of any potentially hazardous plants, animals or diseases or the presence of any suspected hazardous substances or adverse conditions in soil, water and air; determine the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances; operate any system or component which is shut down or otherwise inoperable; operate any system or component which does not respond to normal operating controls; operate shut-off valves; determine whether water supply and waste disposal systems are public or private; insert any tool, probe or testing device inside electrical panels; dismantle any electrical device or control other than to remove the covers of main and sub panels; walk on unfloored sections of attics; or light pilot flames or ignite or extinguish fires. The inspection is not a substitute for the Real Estate Transfer Disclosure Statement.

A home inspection is not a code-compliance inspection, and does not include any research, such as that necessary to establish boundaries, easements, or the issuance of permits and certificates of occupancy. Also, it does not include any warranty or guarantee, nor is it as comprehensive or technically exhaustive as that which would be conducted by specialists. Therefore, please be aware of the following limitations of this inspection. It does not include any specialized procedures, such as those to determine relative floor elevations, or those necessary to determine the presence of any environmental contaminants, such as electromagnetic radiation, radon (may be offered as an ancillary service but beyond the scope of a home inspection), methane, formaldehyde, asbestos, lead, or airborne spores, and it is not an inspection of or for the following: geological or soil conditions; engineering analysis or stability; retaining walls; termites, dry rot, fungi, mold or other wood destroying insects or organisms (this may be offered as an ancillary service but is

