

Address of the property to be inspected: 123 Easy Street, Willbeyour Town, NJ 07000

**Home Inspection Fee \$000.00**  
(Payment in full is due at time of inspection)

Inspection date/time:

THIS AGREEMENT is made by and between Astute Home Inspections, LLC (hereinafter "INSPECTOR") and

Your Full Name, Your Street, Your City, NJ 07000  
(000) 000-0000 yourhandle@yourprovider.com

(hereinafter "CLIENT"), collectively referred to herein as "the parties." The parties understand and agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying defects to the property that INSPECTOR both observed and deemed material. Please note that the inspection is a snapshot of the condition of the property at one particular moment in time. Certain conditions may exist which may not be readily ascertainable at the time of the inspection. INSPECTOR will use his best professional judgment and experience to document his observations, but cannot be responsible for or liable for any defects that cannot be reasonably discovered during the limited time of the inspection. For instance, it is not possible to determine or predict water leakage, moisture problems or other conditions that may be affected by varying weather conditions, environmental factors, or lifestyle. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report.

2. INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the NJ Home Inspection Advisory Committee posted at <http://www.njconsumeraffairs.gov/laws/hiacregs.pdf>. See section 13:40-15.16 for a complete listing of these standards including all limitations, exceptions, and exclusions. CLIENT understands that the NJ Home Inspection Advisory Committee is not a party to this Agreement.

3. INSPECTOR shall inspect: Foundation; Floors; Walls; Ceilings and Roof; Probe structural components where deterioration is suspected; Crawl spaces and attics not less than 24 inches vertical clearance and at least 30 inches horizontal clearance. Exterior surfaces; Exterior doors; Windows; Decks, balconies, stoops, steps, porches and railings; Vegetation, grading, drainage and retaining walls with respect to their immediate detrimental affect on the condition of residential building; Walkways, patios and driveways; Garage doors; Roofing surface; Roof drainage system; Flashing; Skylights; Exterior of chimneys; Water supply and distribution systems; Interior fixtures and faucets; Drain, waste and vent systems; Domestic water heating systems; Combustion vent system; Fuel distribution system; Sumps, pumps and piping; Service entrance system; Main disconnects; Main and sub panel and interior components; Service ground; Wiring; Over-current protection devices; GFCI's; Heating equipment; Visible and accessible portions of heat exchanger, remove flame roll-out shield; Central cooling system; Hard wired through-wall individual cooling system and energy source; Interior steps, stairways and railings; Kitchen cabinets; Interior doors; At least one window per room; Appliances limited to kitchen range, oven for operation of burners or heating elements only; Dishwasher to determine water supply and drainage; Garbage disposal; Insulation in unfinished spaces; Ventilation of attic and crawlspaces; Mechanical ventilation systems; Fireplaces.

4. INSPECTOR not required to inspect: Environmental conditions, subterranean soil conditions, insect infestation, zoning or codes compliance or any other regulatory compliance, lead paint, radon, mold or mildew contamination, formaldehyde, geological or soil or water testing, engineering & analysis, existence of easements or other property encumbrances, asbestos contamination, landscaping, septic systems, irrigation or anything else beyond the physical components of the house itself unless otherwise noted in this contract; Remote control devices for garage doors; Antennae; solar heating systems; lighting arresters; Satellite dishes; wiring not part of primary electrical distribution system; Central vacuum system; Security system; Interior of flues or chimneys. (Certain environmental tests can be performed for additional fees)

5. **Visual Inspection Only:** This inspection is limited to readily accessible areas and mechanical systems. In the event that an area cannot be inspected, the area will be noted in the report as inaccessible. INSPECTOR will not be required to move personal items nor will he damage or disturb any property, including finished surfaces, insulation, landscaping, or snow or ice which obstructs the view of inspected areas or components. Non-functioning mechanical systems will be noted as non-functional at the time of inspection. This inspection will not involve destructive or invasive testing or be technically exhaustive and cannot detect latent conditions or concealed, hidden, obstructed or inaccessible areas unless otherwise stated and agreed upon by the parties in advance and in writing. INSPECTOR will not enter any areas that constitute a threat to the INSPECTOR'S safety or are otherwise inaccessible.

6. The inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty against future defects in the inspected property. The report is simply a written evaluation of conditions at the property on the date and time of the inspection. CLIENT should assume that items can and will fail over time. There is no way any inspection can predict all such failures or when they may occur. CLIENT acknowledges that certain components of the house may function in a manner consistent with their intended purpose at the time of the inspection, but may cease to function or change or deteriorate abruptly and without notice.

