

Intrepid Home Inspection, LLC

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NJ Lic # 24GI00096500

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PRE-INSPECTION AGREEMENT

ADDRESS PROPERTY TO BE INSPECTED:

CLIENT NAME AND ADDRESS:

DATE AND TIME OF INSPECTION

--- PLEASE READ CAREFULLY ---

This is a binding agreement (hereinafter the "Agreement") between the Client and Intrepid Home Inspection, LLC. The Client authorizes Intrepid Home Inspection, LLC to provide the following inspection services at the Property and agrees to pay the price stated. (Please Note: this Agreement must be signed by Client and Intrepid Home Inspection, LLC before the start of the Inspections):

----- ONLY THOSE SERVICES CHECKED OFF WITH A WRITTEN PRICE WILL BE PROVIDED ---

1. Home Inspection (as defined by N.J.A.C. 13:40-15.2) Price: \$ _____
2. Presence of Radon Price: \$ _____
3. Presence of Wood Destroying Insects Price: \$ _____

Intrepid Home Inspection, LLC and the Client agree to the following limitations and exclusions:

Intrepid Home Inspection, LLC is governed by the rules in the New Jersey Administrative Code contained at N.J.A.C. 13:40-15 or is otherwise is subject to disciplinary actions set forth by the New Jersey Home Inspection Advisory Committee. The scope of this inspection is a limited, non-invasive, visual inspection of the home. Client understands that the home inspection is not technically exhaustive and does not identify/assess concealed conditions or latent defects and as outlined in N.J.A.C. 13:40-15.19.

Client understands and agrees that Intrepid Home Inspection, LLC will perform a Home Inspection (if checked off on the front of this Pre-Inspection Agreement) as defined by N.J.A.C. 13:40-15.2, and in accordance with the Standards of Practice at N.J.A.C. 13:40-15.16.

The Home Inspection shall include, if applicable to the Subject Property, inspection of the following systems and components as described in, and in the manner provided by, N.J.A.C. 13:40-15.16: Structural Components; Exterior Components; Roofing System; Plumbing System; Electrical System; Heating System; Cooling System; Interior Components; Insulation Components and Ventilation System; and Fireplaces and Solid Fuel Burning Appliances.

Client understands and agrees that Intrepid Home Inspection, LLC may not, as part of the Home Inspection, perform any functions or services set forth on the attached ADDENDUM OF EXCLUSIONS and defined under N.J.A.C. 13:40-15.16 (b).

Intrepid Home Inspection, LLC, may exclude from the scope of the Home Inspection any systems or components at the written request of the Client, and such exclusions shall be noted in the written report. Client understands and agrees that inspection of the such excluded systems and/or components should be performed by other licensed specialists of the Client's choice and hire.

The Client understands and agrees that some areas and/or components may be inaccessible during the home inspection due to furniture, storage/clutter or other obstructions or other, unforeseen circumstances. If Client requests a revisit to the property, by the inspector, for any reason, a service fee shall apply for each visit, not including services rendered or reports generated. If a written report is desired, Client agrees to an additional fee which will be determined depending upon the complexity of the report generated, in addition to the service fee.

This Agreement represents the entire agreement between Intrepid Home Inspection, LLC and the Client. No change or modification shall be enforceable unless it is in writing and signed by all parties. In the event a Court of Competent Jurisdiction should determine or declare that any portion of this agreement is void, invalid or unenforceable, the remaining provisions and portions shall remain in full force and affect.

The observations and opinions expressed within the written to be provided report are those of Intrepid Home Inspection, LLC and supercede any alleged verbal comments. The report is intended to be used as a source of information regarding conditions of the inspected property as they exist on the date of inspection only.

This report is the exclusive property of Intrepid Home Inspection, LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. Intrepid Home Inspection, LLC will issue the Inspection Report to the Client and his legal council only, unless prior arrangement is made and signed by the Client. Intrepid Home Inspection, LLC shall retain a copy of this Agreement and the Home Inspection Report for a period of five (5) years.

The fee for this inspection is due at the time of the inspection, however, if Client does not attend the inspection, arrangement for payment shall be agreed upon prior to the inspection. If the Client has not signed this agreement, acceptance and/or possession of the written report constitutes acceptance of these terms and conditions herein.

Client understands that the Inspector is a generalist, knowledgeable in many areas, but does not hold himself as an expert in any particular field, unless otherwise disclosed. A preliminary generalist inspection and report is an unbiased opinion, based upon the experience of the individual inspector. The report identifies general conditions affecting the subject property. If the inspector recommends consulting specialized contractors and/or experts for further evaluation and/or repairs, it is the Client's responsibility, at the Client's expense, to obtain further evaluations and/or repair with the contractors selected by the Client. Client also agrees to read the resulting report upon receiving the report, and agrees to report any potential errors or omissions that may exist in the report that was disclosed during the inspection, to the Company. Client understands that only those deficiencies which are visible and accessible at the time of inspection will be included in the report. Some problems may not be visible/accessible during the actual home inspection, however, over time may manifest into more serious and obvious problems.

Any photographs taken at the time of inspection is the exclusive property of the home inspection company and is not part of the home inspection report, although some photographs may be included in the written report to clarify certain issues. Inclusion of any photos in the written report shall be at the discretion of the inspection company only.

As evidence by my signature below, Client has read and understood the Terms and Conditions of this agreement and this agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, assigns, agents, and representatives of any kind whatsoever. This agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only be written agreement signed by all of the parties hereto. No oral agreements, understandings, or representatives shall change, modify, or amend any part of this agreement. As evidenced by my signature below, I warrant that I have read the preceding, understand the preceding and agree to the preceding fully. I also warrant that I have reviewed the preceding at least one day after retaining an appointment with the Intrepid Home Inspection, LLC. The person signing this Agreement warrants and represents to Intrepid Home Inspection, LLC that he or she is expressly authorized to do so.

CLIENT's Signature _____
Charles Baldanza, Intrepid Home Inspection, LLC NJ License
#24GI00096500 _____

ADDENDUM OF EXCLUSIONS

(N.J.A.C. 13:40-15.16 (b))

During the Home Inspection, the Home Inspector or Associate Home Inspector Will Not:

1. Enter any area or perform any procedure which is, in the opinion of the home inspector, unsafe and likely to be dangerous to the inspector or other persons;
2. Enter any area or perform any procedure which will, in the opinion of the home inspector, likely damage the property or its systems or components;
3. Enter any area which does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance;
4. Identify concealed conditions and latent defects;
5. Determine life expectancy of any system or component;
6. Determine the cause of any condition or deficiency;
7. Determine future conditions that may occur including the failure of systems and components including consequential damage;
8. Determine the operating costs of systems or components;
9. Determine the suitability of the property for any specialized use;
10. Determine compliance with codes, regulations and/or ordinances;
11. Determine market value of the property or its marketability;
12. Determine advisability of purchase of the property;
13. Determine the presence of any potentially hazardous plants, animals or diseases or the presence of any suspected hazardous substances or adverse conditions such as mold, fungus, toxins, carcinogens, noise, and contaminants in soil, water, and air;
14. Determine the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances;
15. Operate any system or component which is shut down or otherwise inoperable;
16. Operate any system or component which does not respond to normal operating controls;
17. Operate shut-off valves;
18. Determine whether water supply and waste disposal systems are public or private;
19. Insert any tool, probe or testing device inside electrical panels;
20. Dismantle any electrical device or control other than to remove the covers of main and sub panels;
21. Walk on un-floored sections of attics; or
22. Light pilot flames or ignite or extinguish fires.

Client's Signature _____

Charles Baldanza, Intrepid Home Inspection, LLC NJ License
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