

PRE-INSPECTION AGREEMENT

CHECKMARK PLUS, INC.

HERMAN ANDRADE

NJIT / NJ Mechanical Engineer

New Jersey Home Inspector License # 24GI00069800

New York Licensed Inspector UID #16000031429

National Association of Certified Home Inspectors NACHI #04100882

Business: 201.287.0611 Cell: 201. 658.8207 Office: 201.287.0611 Email: herman@checkmarkplus.com

PROPERTY AND INSPECTION INFORMATION

Property Location: _____ Date: _____

_____ Time: _____

Is this property being purchased in "as is condition?" Yes ___ No ___ Amount Paid: _____

Inspection includes wood destroying insects report? Yes ___ No ___

Inspection includes radon gas test? Yes ___ No ___

ATTORNEY INFORMATION

Name: _____

Address: _____ Phone Number: _____

_____ Fax Number: _____

E-mail: _____

CUSTOMER INFORMATION

Name: _____ Cell Number: _____

Address: _____ Phone Number: _____

_____ Fax Number: _____

E-mail: _____

REALTOR INFORMATION (OPTIONAL)

Name: _____ Send copy of report to realtor? Yes ___ No ___

Office: _____ Cell Number: _____

Address: _____ Phone Number: _____

_____ Fax Number: _____

E-mail: _____

LEGAL INFORMATION

- 1) The home inspection report will be sent to your attorney via fax within three (3) business days after the inspection is completed. The home inspection report is based on visual observation of the physical conditions of the building at the time of the inspection. Conditions not readily visible are specifically excluded from the scope of the inspection. The inspector is not expected to operate any equipment and does not operate any equipment not normally operated by the homeowner. The inspector will not dismantle equipment, remove nailed or bolted covers, make holes, move furniture, lift rugs, or perform any test that requires damaging or destroying the item being tested. This inspection will describe the condition of the items mentioned in the final report. All assessments of performance and descriptions of items in the property were made at the time of the inspection. The home inspection report does not constitute or imply a guarantee or warranty of any kind.
- 2) The report will not include environmental hazards associated with the house. Checkmark Plus Inc. does not have the laboratory facilities or expertise in these areas. We recommend that you consult your local board of health or any environmental scientist regarding these matters.
- 3) The report reflects our professional opinion of the condition of the major structural, mechanical, and electrical elements of the property as of the date of its inspection. It is strongly recommended that the buyer re-inspect the property on or before the closing to assure no further defects occurred after the initial inspection.
- 4) Checkmark Plus Inc. does not, under any circumstances, assume liability for mistakes, omissions, or errors in judgment beyond the cost of the home inspection report. This limitation of liability shall include and apply to all consequential damages, bodily injury, and property damage of any nature.
- 5) Checkmark Plus Inc. does not assume responsibility for the cost of repairing or replacing any unreported defects or conditions.
- 6) Checkmark Plus Inc. is not responsible for underground piping, oil tanks, swimming pools, hot tubs, filters, AC windows, ovens, appliances, and any equipment not considered a structural component to the property being inspected.
- 7) The inspector carries a required twelve (12) foot ladder to access any reasonable building area providing safe conditions are present at the time of the inspection.
- 8) Checkmark Plus Inc. does not assume responsibility for property damages incurred during the home inspection by the customer, real estate agent(s), seller, or any other person present during the home inspection. In addition, the inspector is not liable for personal injury suffered by any party participating in the home inspection.
- 9) The wood destroying insect inspection will be limited to visual inspection of accessibly areas and/or sounding of accessible areas. Areas concealed by dirt, siding, rugs, insulation, stored items, appliances, or other obstructions may contain infestation. The inspector will not be liable for wood destroying insects present in these obstructed areas. However, in the event there might have been undetected wood destroying insect infestation at the time of the inspection and there is a resulting loss or damage to the party for whom the inspection was performed, that party is entitled to a fixed sum equal to the amount of the wood destroying insect report fee.
- 10) By signing this disclosure, the customer understands and agrees that should any problems arise, the customer agrees to arbitration and his or her right to sue is forfeit. The liability of the inspector is limited to the fee paid for the services provided.
- 11) The buyer confirms having seen a New Jersey (#24GI00069800) or New York (UID #16000031429) home inspection license. The customer was also informed that the inspector holds a New Jersey realtor license with Century 21 in Teaneck, NJ. The buyer is aware that the inspector has received home inspection training at Bergen Academies in Hackensack and from BGK Home Inspections Inc. in New Jersey. The buyer is aware that the inspector is a mechanical engineer from the New Jersey Institute of Technology in Newark, NJ. Furthermore, and to avoid a conflict of interest, the inspector will be acting in this transaction only as a home inspector. Also, for a period of two (2) consecutive years, no other transaction besides a home inspection will take place between the buyer and the inspector.
- 12) Parties hereto covenant and agree that there are no representations, verbal understandings, or statements changing or modifying any of the terms or provisions of this inspection report and that all terms, conditions, and provisions thereof are contained here in the above legal information.

CUSTOMER CONFIRMATION

Customer Name (Please Print): _____

Customer Signature: _____

Date: _____