

**Priority # 1**

# **J. Serino Inspections**

**Quality and Service**

*New Jersey Inspector license # NJ 24GI00056800*

*403 Old Bridge Rd., Brielle, NJ 08730*

*tel. (732) – 213-6260*

*JPSerino@gmail.com*

Date of inspection: (subject to change)

Property Address:

Client's Name:

Client's Email:

Inspection Fee \$ \_\_\_\_\_ structural, mechanical and wood destroying insect inspections  
\$75 for radon testing

*Please make a check out payable to Joseph Serino or J Serino Inspections and mail to the address on the letterhead. Payment can also be made using PayPal through <https://www.paypal.me/JPSerino> or through your own account, or Quick Pay using my account at [JPSerino@aol.com](mailto:JPSerino@aol.com) or using the CASH app using my account at \$JosephSerino or Venmo at Joseph-Serino-3*

This is to acknowledge inspection services performed at the above subject property and is an inspection Agreement between J. Serino Inspections L.L.C. and the Client. This pre-inspection agreement must be signed by the Client prior to the inspection as required by New Jersey State regulations. Acceptance via email constitutes acceptance of the terms herein and serves to bind the agreement, whether signed and returned or not.

1. J. Serino Inspections L.L.C./Joseph Serino agrees to perform a limited visual inspection of the systems and components included in the inspection as they exist at the time of the inspection and for which a fee has been agreed upon. The inspection will be performed to the best of the inspector's ability in accordance with New Jersey Administrative Code contained at N.J.A.C. 13:40-15 and shall comply with these rules; failure to comply with these rules may subject the licensee to disciplinary action. The inspection is limited by the limitations, exceptions and exclusions as stated by those Standards and this Agreement.
2. The home inspection includes inspection of the structural components, exterior components, roofing system components, plumbing system components, electrical system components, heating system components, cooling system components, interior components, insulation components and fireplaces and solid fuel burning appliances as described in N.J.A.C. 13:40-15.
3. To follow are items that are not included as part of the inspection and must be stated in this contract or as outlined in N.J.A.C. 13:40-15. The home inspection does not include inspection of 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 or enter any area which does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance. The inspector does not have to identify concealed conditions or defects, determine the life expectancy of any system or component, determine the cause of any condition or deficiency, determine future conditions that may occur, including 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 the market value of the property or its marketability, determine the advisability of purchase or the property, determine the presence of any potential 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, 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 weather 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 un-floored sections of attics and light pilot flames or ignite or extinguish fires.
4. The client understands the inspection does not include the removal of drywall, paneling, insulation, carpeting, moving of furniture or other items.
5. The client agrees to hold harmless J. Serino Inspections L.L.C./Joseph Serino from any subsequent action resulting from alleged deficiency with any component or condition that the inspector

recommends service or evaluation by a specialist/contractor. Any claims made by the client of error or omission on the part of the inspector should be made within one year of the inspection date and should include a return inspection of the issue(s) by the inspector before any repairs or modifications are made.

6. LIMITATION OF LIABILITY, PLEASE READ CAREFULLY: The Client understands and agrees that the Company is not an insurer and that the payment for the inspection and report is based solely on the value of the service provided by the Company in the performance of the limited visual inspection and production of the report as described herein. Thus, the Client agrees that the sole and exclusive remedy for any claims against the Company, including claims for, but not limited to, breach of contract, negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the inspection or the report, is limited to an amount equal to the inspection fee multiplied by two (2), as liquidated damages and not as a penalty. The Client releases the Company from any and all additional liability, whether based on contract, tort, or any other legal theory. The Client understands that he/she/they is/are free to consult with another professional if the Client does not agree to this provision.

Client signature:

*Joseph P. Serino* (electronic signature)

Joseph P. Serino New Jersey Inspector license #NJ 24GI00056800 MS U Mass "Over 10,000 properties inspected since 1993"  
www.JSerinoInspections.com