

J M & L Home Inspections, Inc.
PO Box 2985 Lumberton NC 28359
Business (910) 738-8016 Mobile (910) 740-8016
Email: jconok@aol.com

Client(s) Name: _____ **Property Address:** _____

Address: _____ :

Client(s) Phone: _____ **Inspection Date:** _____ **Email:** _____

J M & L Home Inspections Inc., (JM&L), is hereby employed by client(s) to perform a limited visual inspection of apparent conditions in readily accessible areas existing at the time of inspection. Generally accepted professional inspection standards and methods shall be used. This Home inspection is being performed in accordance with the standards of practice of the North Carolina Home Inspector Licensing Board and a copy of these guidelines is available from said board. Absolutely no warranties or guarantees are given or implied for any latent or concealed defects. Additionally, any repairs after the inspection may reveal defects that are not accessible at the time of inspection. JM&L is not liable for any defects or deficiencies which cannot be reasonably discovered during the limited visual inspection. As part of your home inspection the inspector will inspect and report on the following areas unless that area has been marked for exclusion from our services or if items are nonexistent or not accessible. **Contract cannot be altered by Client (s).**

1. Structural Components-*foundations, floors, walls, columns, ceilings and roofs.* Excluding _____

2. Exterior of Structure- *including wall claddings, entryway doors, decks, steps, eaves, and a representative number of windows.* Excluding _____

3. Roofing- *including, roof covering, roof drainage systems, flashing, skylights, and chimneys.* Excluding _____

4. Plumbing-*including interior water supply and distribution system, interior drain waste and vent system and hot water system.* Excluding _____

5. Electrical-*including service entrance conductors, controls, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters, and smoke detectors.* Excluding _____

6. System Heating- *including permanently installed heating system and its controls, chimneys, heat distribution system, including fans, pumps, ducts, and automatic safety controls.* Excluding _____

7. Central Air Conditioning-*including normal operating controls of the central air conditioning system and the distribution system.* Excluding _____

8. Interior-*including walls, ceilings, floors, steps, a representative number of cabinets and a representative number of doors and windows.* Excluding _____

9. Insulation and Ventilation-*including insulation vapor barriers, ventilation of attic and foundation, kitchen, bathroom and laundry venting systems, and the operation of any readily accessible attic ventilation fan when temperature permits.* Excluding _____

10. Built in Kitchen Appliances-*including the observation and operation of dishwasher, range, trash compactor, garbage disposal, ventilation equipment, permanently installed oven and microwave oven .*Excluding _____

The price for this inspection with the exclusions identified above shall be \$ _____ Payment must be made on or before the inspection date.

EXCLUSIONS AND LIMITATIONS: The parties acknowledge and agree that this inspection is limited to visual observation of apparent conditions existing at the time of the inspection only. This inspection is not intended to provide the purchaser with information regarding the advisability of this purchase, the market value of the property, the compliance or non-compliance with codes, ordinances and statues of suitability of this property for specialized use, the life expectancy of ant component or system in the property, the presences or absence of pest or insects, or cosmetic or underground items or items that are not permanently installed. Reference is specifically made to the standards of practice and code of ethics of the North Carolina Home Inspector Licensing Board for a comprehensive listing of those items which are not required and, unless specifically included, will not be part of this inspection. This inspection report does not address and is not intended to address the possible presence of any danger from any potentially harmful substance and environmental hazards, including but not limited to radon gas, lead paint, asbestos, urea formaldehyde (UFFI) toxic or chemical analysis, airborne hazard, polluted water, or underground oil tanks. Further, JM&L is not responsible for any misleading information provided by seller or for any matter concealed or hidden from the inspector.

ARBITRATION: Should the client believe that JM&L be liable for any issues arising out of this inspection, then client shall communicate said issues in writing to JM&L within ten (10) days of the date of inspection. If the issue cannot be resolved between the parties, both parties agree to submit the dispute to binding arbitration in accordance with the rules of the American Arbitration Association. Arbitration is to be conducted by an arbitrator who is a full time building inspector with a minimum of (6) years' experience as a building inspector. The inspection will be judged in accordance with the North Carolina Standards of Practice and Code of Ethics. No legal action or proceeding of any kind, including these soundings in tort or contract, can be commenced against JM&L Home Inspections Inc. or its officers, agents or employees more than one year after the date of the subject inspection. Time is expressly of the essence herein.

ACKNOWLEDGEMENT: This inspection is performed for the sole, confidential and exclusive use and possession of the Client. Neither the contents of this report nor any representation made herein are assignable without the express written permission of JM&L and any reliance thereon by any party, other than the Client named above is prohibited

This inspection and report are not intended to be used as a guaranty or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system and any visual problems observed should be verified with the appropriate contractor, electrician, plumber, or skilled professional for cost estimates and code compliance.

I AUTHORIZE JM &L TO RELEASE COPIES TO MY AGENT, YES: () NO: () INTITAL: _____

Name of agent to receive copy: _____

LIMIT OF LIABILITY: It is understood and agreed that should JM&L and or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, then the liability of JM&L and/or its agents or employees shall be limited to a sum equal to the amount of the fee paid by the client for this inspection and report.

AGREEMENT: This contract represents the entire agreement between JM&L Home Inspections Inc. and the Client. JM&L is not responsible for the repair, replacement or alteration of any item within or upon the inspected property. The Client acknowledges that they have read and understood the extent and limitations of this inspection and agree to all of the limitations, terms and exclusions contained within this contract.

Client's Signature: _____ Date: _____
Printed Name: _____

Client's Signature: _____ Date: _____
Printed Name: _____

Inspectors Signature: _____ Date: _____

Jeff Connor License Number: 2900