



JSJ & Company, Inc.
Home Inspection Service Since 1996



HOME INSPECTION AGREEMENT

This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property listed below.

The terms below govern this Agreement.

1. The inspection fee and address is: \$_____ Address: **Your Address, Coral Springs, 33065**
2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.
3. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. We will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any part of the structure you want us to inspect is inaccessible, you understand that such structures are impossible for us to inspect and evaluate. Therefore, the scope of our inspection will NOT include inaccessible areas in their entirety. Plumbing pipe material that is inside walls, underground, or covered with attic insulation cannot be seen. Polybutylene piping was used from 1978 to 1995 and is known to leak over time. The inspector visually looks for Polybutylene but it is not always possible to definitively determine its presence. This report does not definitively state that Polybutylene is not present.
4. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.
5. **We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than the fee you paid us.** You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee.
6. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.
7. It is agreed and understood that you will have no cause of action against the Home Inspector(s) after the date and time that the inspection was performed. It is agreed and understood that Home Inspector(s) will not be held liable for any errors and omissions in the entirety of this Home Inspection.
8. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You waive trial by jury.
9. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.
10. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

BY MAKING PAYMENT FOR THIS SERVICE, BUYER ACKNOWLEDGES THAT THEY HAVE CAREFULLY READ THIS AGREEMENT AND AGREE TO IT. THE BUYER FULLY UNDERSTANDS THAT THEIR PAYMENT ACTS AS THEIR WRITTEN SIGNATURE.

Client: **Your Name**

Inspector: **Jerome Strano**

License #**HI4757**

JSJ & Company, Inc.

561 665 0201

JSJcompanyinc@gmail.com

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Date: 6/28/2024

www.JSJcompanyinc.com

HOME INSPECTION REPORT

Inspection Time: 9:30

Description of Home:

Single Family X

Town House

Villa

Condo

Duplex

Configuration: 4 Bed, 2 bath, 2 car garage

Home occupied at time of inspection: Yes X No

Year Built: 1992

Total Square Feet: 2,263

Evident of Renovations: Yes No X (if "Yes", building permits should be checked)

Date of Last Significant Rainfall: >1 week X < 1 week

Comments:



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Date: 6/28/2024
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I T E M	Home Inspection Report	N O T A P P L I C A B L E	S A T I S F A C T O R Y	U N S A T I S F A C T O R Y	R E P A I R N E E D E D	S A F E T Y I S S U E
	<u>GROUND</u>					
	Note: This inspection is not a warrantee and/or guarantee. Building codes are not checked in this inspection report.					
1	Walkways		X			
2	Driveways		X			
3	Porch	X				
4	Patio		X			
5	Stoops /Steps	X				
6	Deck / Balcony	X				
7	Fence / Wall		X			
8	Overhanging Trees		X			
9	Landscaping Effecting Foundation		X			
10	Low Spots / Standing Water		X			
11	Storm Water Runoff		X			
12	Hose Bibs		X			
13	Pool	X				

COMMENTS:

I T E M	Home Inspection Report	N O T A P P L I C A B L E	S A T I S F A C T O R Y	U N S A T I S F A C T O R Y	R E P A I R N E E D E D	S A F E T Y I S S U E
	<p><u>EXTERIOR & PLUMBING</u></p> <p><u>Note:</u> This inspection is not a warrantee and/or guarantee. Building codes are not checked in this inspection report.</p> <p><u>Note:</u> Aluminum windows have a usable life of approximately 20 years, seals will degrade at this point.</p>					
1	Siding Material & Condition: Concrete <u> X </u> Wood <u> </u> Vinyl <u> </u> Other <u> </u>		X			
2	Caulking Around Doors / Windows		X			
3	Ground Clearance With Siding	X				
4	Trim	X				
5	Doors		X			
6	Walls		X			
7	Windows / Screens		X			
8	Electrical Receptacles, GFI installed: Yes <u> </u> No <u> X </u>		X			
9	Lighting		X			
10	Foundation Type: Slab on Grade <u> X </u> Wood <u> </u> Visible: Yes <u> </u> No <u> X </u>		X			
11	Main Water Supply Shut-Off Valve		X			
12	Evidence of Main Water Supply Leak		X			
13	Water Supply Piping Material installed Copper <u> X </u> PVC <u> </u> Polybutylene <u> </u> Other <u> </u>		X			
14						

COMMENTS:

I T E M	Home Inspection Report		N O T A P P L I C A B L E	S A T I S F A C T O R Y	U N S A T I S F A C T O R Y	R E P A I R N E E D E D	S A F E T Y I S S U E
	<u>BATHROOMS</u>						
	Note: This inspection is not a warrantee and/or guarantee. If the home is occupied at the time of the inspection not all walls may be accessible for inspection.						
1	Sinks / Cabinet					X	
2	Toilets			X			
3	Bathtubs			X			
4	Showers			X			
5	Evidence of Water leaks			X			
6	Ventilation Fans			X			
7	Electrical Receptacles			X			
8	Lighting			X			
9	Water Temperature Adequate (hot)			X			
10	Water Pressure Adequate			X			
11	Drain Piping Size / Material			X			
12	Drain Rate Adequate			X			
13	Drain Traps in Place			X			
14	Ceiling			X			
15	Tile / Caulking / Grout					X	
16	Water Hammering Issue			X			
17	Walls / Floor					X	

COMMENTS:

1. The right side sink cabinet, in the master bathroom, is cracked at the top section behind the doors.
14. The back-splash on the left side of the master bathroom sink needs to be caulked.
17. Several floor tiles near the entryway are cracked, no sharp edges are exposed.



Item 1.



Item 1.



Item 14.



I T E M	Home Inspection Report	N O T A P P L I C A B L E	S A T I S F A C T O R Y	U N S A T I S F A C T O R Y	R E P A I R N E E D E D	S A F E T Y I S S U E
	<u>KITCHEN</u>					
	<u>Note:</u> This inspection is not a warrantee and/or guarantee. If the home is occupied at the time of the inspection not all walls may be accessible for inspection.					
1	Cabinets		X			
2	Countertops		X			
3	Sink		X			
4	Drain Piping		X			
5	Drain Rate		X			
6	Drain Traps in Place		X			
7	Garbage Disposal		X			
8	Evidence of Water Leakage		X			
9	Water Supply Pressure		X			
10	Stove / Range		X			
11	Range Hood / Vent		X			
12	Refrigerator		X			
13	Dishwasher		X			
14	Microwave				X	
15	Lighting		X			
16	Electrical Receptacles / Switches		X			
17	Ceiling		X			
18	Wall		X			
19	Floor			X		

COMMENTS:

14. The microwave display is faulty; the decimals are both dim and some are over bright.

19. The kitchen floor has a small chip in one tile, no sharp edges are exposed.



I T E M	Home Inspection Report	N O T A P P L I C A B L E	S A T I S F A C T O R Y	U N S A T I S F A C T O R Y	R E P A I R N E E D E D	S A F E T Y I S S U E
	<u>INTERIOR ROOMS</u>					
	<u>Note:</u> This inspection is not a warrantee and/or guarantee. If the home is occupied at the time of the inspection not all walls may be accessible for inspection.					
1	Wall		X			
2	Ceiling		X			
3	Ceiling Fans		X			
4	Floor		X			
5	Molding / Trim		X			
6	Doors		X			
7	Lighting		X			
8	Electrical Receptacles		X			
9	Smoke Detectors			X		
10	Steps / Stair Rails	X				
11	A/C Vents / Grills		X			
12	Window Sills		X			

COMMENTS:

9. The smoke detectors are very old, these should be replaced every 10 years.

I T E M	Home Inspection Report		N O T A P P L I C A B L E	S A T I S F A C T O R Y	U N S A T I S F A C T O R Y	R E P A I R N E E D E D	S A F E T Y I S S U E
	<u>GARAGE / LAUNDRY ROOM</u>						
	Note: This inspection is not a warrantee and/or guarantee. If the home is occupied at the time of the inspection not all walls may be accessible for inspection.						
1	Automatic Opener			X			
2	Garage Door			X			
3	Wash Tub		X				
4	Washer			X			
5	Dryer			X			
6	Dryer Venting Properly			X			
7	Interior Service Door			X			
8	Lighting			X			
9	Ceiling			X			
10	Floor				X		
11	Wall			X			
12	Electrical Receptacles			X			

COMMENTS:

10. Two floor tiles in the laundry room are cracked, no sharp edges are exposed.



I T E M	Home Inspection Report		N O T A P P L I C A B L E	S A T I S F A C T O R Y	U N S A T I S F A C T O R Y	R E P A I R N E E D E D	S A F E T Y I S S U E
	<u>HEATING & COOLING</u>						
	<p><u>Note:</u> This inspection is not a warrantee and/or guarantee. Due to shallow attic clearance not all areas may be accessible for inspection. Building codes are not checked in this inspection report.</p> <p><u>Note:</u> Central A/C systems and Water Heater have a typical life expectancy of approximately 15 years.</p>						
1	HVAC System Type:	Wall mount ____ Central A/C <u>X</u> System Age: 2015		X			
2	Cooling Ability:			X			
3	HVAC Compressor	(if accessible)		X			
4	HVAC Compressed Freon Line Insulation	(if accessible)		X			
5	HVAC Compressor Ventilation (clear of bushes etc.)	(if accessible)		X			
6	HVAC Air Handler	(if accessible)		X			
7	HVAC Air Handler Drain Clear	(if accessible)		X			
8	HVAC Ductwork	(if accessible)		X			
9	Thermostat			X			
10	Water Heater Relief Valve Venting Properly			X			
11	Water Heater Condition	System Age: 2016		X			
12							

COMMENTS:

I T E M	Home Inspection Report					N O T A P P L I C A B L E	S A T I S F A C T O R Y	U N S A T I S F A C T O R Y	R E P A I R N E E D E D	S A F E T Y I S S U E
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COMMENTS:

Circuit box



Wiring



I T E M	Home Inspection Report						N O T A P P L I C A B L E	S A T I S F A C T O R Y	U N S A T I S F A C T O R Y	R E P A I R N E E D E D	S A F E T Y I S S U E
	<div>ROOF</div> <p><u>Note:</u> This is not a code inspection. It is an inspection for water- tightness only. Due to shallow attic clearance not all areas may be accessible for inspection.</p> <p><u>Note:</u> Concrete roofs have a typical life expectancy of 25 to 30 years.</p> <p><u>Note:</u> Shingle roofs have a typical life expectancy of 15 to 20 years.</p>										

COMMENTS:

19. One section of insulation in the attic, above the laundry room, has fallen out of place.

