

DE Home Inspections

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Property Inspection Report










Client(s): **Client**
 Property address: **Client**
 Inspection date: **Thursday, January 01, 2009**

This report published on Wednesday, January 22, 2014 11:10:47 PM EST

This report is the exclusive property of D.E. Home Inspections and Client. Use of this report by any unauthorized persons is prohibited.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information
	Conductive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General Information

Report number: 20090101

Time started: 2:30pm

Present during inspection: Client, Property owner

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Rain

Ground condition: Wet

Type of building: Condo

Buildings inspected: One condominium unit


Age of main building: 20 Yrs Built 1993

Source for main building age: Property listing

Front of building faces: North

Main entrance faces: North

Occupied: Yes

1)  The residential dwelling unit appears to be part of a complex that is managed and maintained by a "Home Owners" or "Condo" association. This inspection is limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements" are excluded from this inspection. Such elements include, but are not limited to:

- The building site condition, structural stability, drainage systems and insulation
- All exterior surfaces, materials and structure
- All roof surfaces, materials and structure
- All attic spaces
- The building foundation, floor substructure and all spaces below, such as basements and/or crawl spaces
- All stairs, landings, porches, hallways, walks and balconies, elevators, utility metering, parking stalls/ports
- All decks, patios, pools, spas, recreational areas/equipment
- All common areas on the property

Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo Association regarding these items.

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Traversed

Location of attic access point #A: Hallway

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses


Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass roll or batt

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Open soffit vents

2)  The pull-down attic stairs were not insulated. Typically, such stairs that are not insulated also do not have any weatherstripping installed. Recommend that a qualified person install insulation and weatherstripping per standard building practices for better energy efficiency. For more information, visit:

<http://www.google.com/search?q=insulate+attic+stairs>



Photo 2-1

- 3) **i** Stored items and/or flooring for storage was found on roof trusses. Trusses are engineered components designed specifically for the load of the roof and possibly a snow load. Items should not be stored on roof trusses. Recommend removing flooring and/or stored items.



Photo 3-1



Photo 3-2

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide detectors is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide detectors should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Underground

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 100

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 100

System ground: Ground rod(s) in soil, Cold water supply pipes

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Hallway

Location of main disconnect: At main disconnect panel outside

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

Smoke alarms installed: Yes, but not tested


- 4)  Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](http://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit: <http://www.google.com/search?q=old+smoke+alarms>



Photo 4-1


- 5)  One or more globes or covers for light fixtures were missing or damaged. Recommend replacing as necessary to avoid exposed bulbs. With closet lighting or where flammable stored objects are near light fixtures, missing or broken covers can be a fire hazard.



Photo 5-1

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Location of main water meter: hall closet

Location of main water shut-off: In hall closet

Water service: Public

Service pipe material: Copper

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Condition of fuel system: Appeared serviceable

Location of main fuel shut-off valve: At gas meter

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Natural gas

Estimated age: 6 yrs mfg 2007

Capacity (in gallons): 40

Temperature-pressure relief valve installed: Yes

Manufacturer: General Electric

Location of water heater: Utility room

Condition of venting system: Appeared serviceable

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air

General heating distribution type(s): Ducts and registers

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Estimated age of forced air furnace: 20 yrs mfg 1993

Forced air heating system manufacturer: York

Location of forced air furnace: Utility room

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): At base of air handler

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable

Condition of venting system: Required repair, replacement and/or evaluation (see comments below)

Condition of cooling system and/or heat pump: Appeared serviceable


Cooling system and/or heat pump fuel type: Electric


Type: Packaged unit


Estimated age: 20 yrs mfg 1993

Manufacturer: York

Condition of controls: Appeared serviceable

6)  The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

7)  The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

8)  The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be at this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a

basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Gas-fired flue type: B-vent


9)  A significant amount of a white, powdery residue was found on or below the B or L vent exhaust flue. Typically this is a result of condensation in the flue and may indicate that the flue has a substandard draw. The flue may be incorrectly configured, blocked (e.g. debris, bird nest), or the appliance may be incorrectly configured. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 9-1



Photo 9-2



Photo 9-3



Photo 9-4

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Permanently installed kitchen appliances present during inspection: Range, Oven, Dishwasher, Refrigerator

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop: Appeared serviceable

Range, cooktop type: Natural gas

Condition of refrigerator: Appeared serviceable

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath

Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of flooring: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of toilets: Appeared serviceable
Condition of bathtubs and related plumbing: Appeared serviceable
Condition of shower(s) and related plumbing: Appeared serviceable
Bathroom ventilation type: Spot fans, with individual exhaust ducts
Gas supply for laundry equipment present: Yes
240 volt receptacle for laundry equipment present: No



- 10)  No accessible gas shut-off valve was visible within 6 feet of the gas-fired clothes dryer. This is a potential safety hazard when the appliance needs to be shut down quickly. Recommend that a qualified contractor install a shut-off valve per standard building practices.



Photo 10-1

- 11)  A clothes washer was installed over a finished space or in an area where leaking can cause damage, and no catch pan or drain was installed. Catch pans and drains prevent water damage to finished interior spaces below if or when the washing machine leaks, overflows or is drained. Consult with the homeowner or condo association to determine who is responsible for water damage if the washing machine leaks, overflows, or if spills occur when it's drained. If concerned, consult with a qualified contractor about installing these. Note that drain lines for catch pans are usually installed below the floor level and are difficult at best to install in an existing structure.


- 12)  Tile and/or grout in the bathtub surround at location(s) #A was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.



Photo 12-1



Photo 12-2




- 13)  The sink drain stopper mechanism at location(s) #A was missing. Recommend that a qualified person repair or replace as necessary.



Photo 13-1

- 14)  The bathtub drain stopper mechanism at location(s) #A was missing. Recommend that a qualified person repair or replace as necessary.

**Photo 14-1**

- 15)  The exhaust fan or fan cover at location(s) #A needed cleaning. Dirty or clogged fans can result in moisture accumulation and subsequent mold, bacteria or fungal growth. Recommend cleaning fan covers or fans now and as necessary in the future.

**Photo 15-1**

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)

Type(s) of windows: Multi-pane, Double-hung

Condition of walls and ceilings: Appeared serviceable



Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Flooring type or covering: Carpet, Laminate, Tile

Condition of stairs, handrails and guardrails: Appeared serviceable

- 16)   Condensation or staining was visible between multi-pane glass in one or more . This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or

glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.



Photo 16-1



Photo 16-2



- 17)  Water stains or evidence of leaking was found at one or more windows resulting in rotted wood damaged. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 17-1

- 18)  Glass in one or more windows was cracked, broken and/or missing. Recommend that a qualified contractor replace glass where necessary.

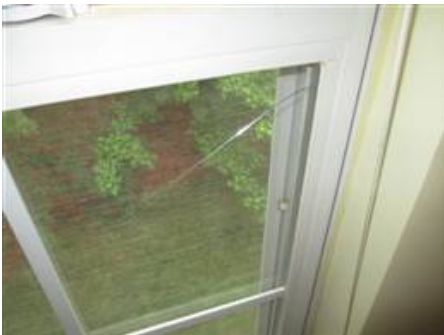



Photo 18-1

- 19)  Floor guides were missing at one or more sliding closet doors.

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Visible evidence of active wood-destroying insects: No

Visible evidence of active wood decay fungi: No

Visible evidence of past wood-destroying insects: No

Visible evidence of past wood decay fungi: No
 Visible evidence of damage by wood-destroying insects: No
 Visible evidence of damage by wood decay fungi: No
 Visible evidence of conditions conducive to wood-destroying organisms: No



Photo X-1
Main Electric Shut-off



Photo X-2
Main Gas Shut-off

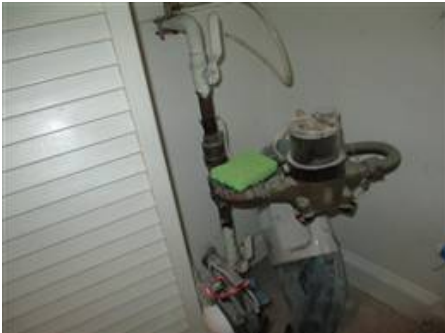


Photo X-3
Main Water shut-off and water meter

DE Home Inspections
 908-239-4081
 INSPECTION AGREEMENT
 THIS IS A LEGALLY BINDING CONTRACT

Customer _____ Phone _____
 Inspection Address _____
 Customer Address _____
 Inspection Date _____ Time _____

THIS INSPECTION AGREEMENT contains limitations on the scope of the Inspection, remedies and liability. Please read it carefully. By signing below, the Customer represents and warrants that they have secured all approvals necessary for DE Home Inspections to conduct the Inspection of the Property. The Customer also warrants that: (a) they have read this Agreement carefully (b) they bound by all the terms of this Agreement (c) they will read the entire Inspection Report when received and within 5 days of receipt inquire if any questions arise, and (d) their Attorney will check for all Permits & Certifications. Customer understands that the Inspection and Inspection Report are performed and prepared for Customer's sole and exclusive use and is not intended to be transferred to, utilized or relied upon by any other person or entity without prior written permission of DE HOME INSPECTIONS.

The inspection will include a report on the following unless otherwise directed by the customer or circumstances prevent.

- Structural Components Exterior Components Roofing System Components
- Plumbing System Components Electrical System Components Heating System Components
- Cooling System components Interior Components Insulation Components & Ventilation System
- Fireplaces & solid fuel burning appliances

I wish to exclude the Systems and/or Components listed above from the Home Inspection:

This inspection is performed in accordance with the Standards of Practice of the N.J.A.C. 13:40-15. Home Inspectors are governed by and shall

comply with these rules. Failure to do so may subject licensee to discipline. We report visible defects of readily accessible areas of the structure (based upon non-invasive visual observation only) apparent on the day of the inspection. If further action is recommended, including (but not limited to) consulting a specialized expert, you must do so at your expense or assume all risks associated with failure to do so. Soil conditions, geological stability, or engineering analysis are beyond the scope and purpose of this inspection. Cosmetic items are not included in this report.

The Inspector is not required to move furniture, personal goods or equipment which may impede access or limit visibility. The Inspector is not required to evaluate the condition or presence of storm windows, storm doors, shutters, awnings and other such accessories, or to determine their functional efficiency. Intercoms, security systems, fences, timers, and water conditioning equipment are not inspected or evaluated. No destructive or disruptive testing procedures are performed by the Inspector. Design problems and adequacies are not within the scope of the inspection. The Inspector will not determine the operational capacity, quality or suitability for a particular use of the items inspected. The inspection does not determine compliance or noncompliance with manufacturer's specifications; past or present.

If the Inspector must return for a subsequent inspection of components which were not able to be inspected, a base fee of \$100.00 per hour will apply.

The inspection is furnished on an opinion only basis and is made solely for the information of the Customer. THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED. THIS REPORT IS NEITHER AN INSURANCE POLICY THAT ITEMS FOUND ACCEPTABLE WILL REMAIN SO FOR ANY PERIOD OF TIME, NOR THAT EVERY DEFECT WILL BE DISCOVERED. It is further understood and agreed that DE Home Inspections is not an insurer and does not insure against defects found in the property. The inspection is not a compliance inspection or certificate for past or present governmental or local codes or regulations. It does not include air or water quality or the presence or absence of asbestos or the type of insulation. Determining the presence or absence of safety glass, lead paint or any toxic or hazardous materials or substances, environmental hazards including but not limited to radon gas, carbon monoxide, rodents, insects or pests is beyond the scope and purpose of this inspection, Detached buildings are not inspected unless specifically included. The inspection and report shall not include wood destroying organisms unless the wood destroying organism inspection has been requested, and a report thereon submitted in which case the wood destroying organism inspection and report are subject to the terms hereof. Estimates for repair costs are to be used as a guide only, and are based on current rates of professional licensed contractors.

ACTUAL REPAIR COSTS MUST BE DETERMINED BY THE CUSTOMER PRIOR TO CLOSING. DO NOT RELY ON COST ESTIMATES IN THE REPORT.

The Customer agrees and understands that if DE HOME INSPECTIONS is found liable for any loss or damage due to negligence or the failure to perform obligations in this Contract, including the improper or negligent performance of the inspection or the improper or negligent reporting of conditions of the property, DE HOME INSPECTIONS'S maximum liability shall be limited to the fee paid to DE HOME INSPECTIONS for the inspection, and this liability shall be exclusive. This limitation of liability specifically covers liability for: damaged property, loss of use of the property, lost profits, consequential damages, special damages, incidental damages and governmental fines and charges.

The Customer must bring claims in a timely manner, (within six months after the date of this Contract). The Customer must provide DE HOME INSPECTIONS the right to examine the subject matter and area of any claim within ten (10) days after discovery and prior to any remedial measures or repairs. If all the above provisions are not met, the Customer waives the right to sue DE HOME INSPECTIONS and DE HOME INSPECTIONS has no liability.

Any controversy or claim arising out of, or relating to this Contract, the inspection or the inspection report shall be settled by binding arbitration administered by the American Arbitration Association. Judgment of the award rendered by the arbitration panel may be entered in any court having jurisdiction hereof. All costs for the arbitration will be the full and sole responsibility of the person or entity bringing the claim. All arbitrators shall have knowledge of the home inspection industry and at least two members of the arbitration panel shall be members of the New Jersey Bar. In ascertaining the degree of care that would be used by a prudent home inspector, all arbitrators shall rely solely upon N.J.A.C. 13:40-15.

Initials () The customer authorizes DE Home Inspections to distribute copies of the report and/or discuss the contents with the real estate agent(s), attorney(s) and lender(s) involved in this transaction. Notwithstanding the foregoing this report is intended for the use of the above named customer and no other person or entity may rely on the report for any reason. Customer agrees to hold harmless and indemnify DE Home Inspections for losses, fees and costs incurred as a result of any third party action which may include DE Home Inspections relative to this report. Furthermore, any third party reviewing this report for any reason shall be bound by the terms and conditions of the Inspection Agreement which is an integral part of the report.

I have received a copy and accept all provisions of this Contract IN ITS ENTIRETY. I understand that I have the right to have my attorney review this Contract prior to my signing it.

\$ _____ Home Inspection \$ _____ WDI Inspection \$ _____ Radon Testing

Date _____ Customer _____

Date _____ Inspector _____ License # G100100900