

RICHARD D. MALIN & ASSOCIATES, INC.

Home Inspections - Infrared Image Inspections Radon Testing - Investigative Consulting

Name	<u>Ins</u>	pection #		
Address	Pro	perty Location:		
City				
Phone				
PR	RE-INSPECTION A (APARTMENT - CON			
The company agrees to conduct an inspection for the pur and report are performed and prepared for the sole, co				
following only: • Electrical • Heating • Cooling/Heat Pumps (weather permitting)	PlumbingAppliancesWindows		 Closets and Cabinetry Interior of Condominium General Information 	
PLEASE NOTE: Inspection is limited to condominium insulation, garage, laundry, roof, chimneys, flashing, to all units (e.g., water heater, plumbing throughout k (e.g., exterior grounds, exterior structure, and exterior	building structure, etc building, etc.); and are	.); mechanical syster as typically under th	ms outside unit under agreement an e jurisdiction of the homeowners' a	id commoi associatioi
Definitions: A "Home Inspection" is a noninvasive, vis structural and essential components of a residential dwellifee in connection with or preparation for a proposed or pos	ing designed to identify	material defects in tho		
"Material defect" – A problem with a residential real p involves an unreasonable risk to people on the property. normal useful life of such a structural element system, or s	The fact that a structu	ıral element, system,		
A home inspection is intended to assist in evaluation of the of the structure and its components on the date of the inspersence or absence of latent or concealed defects that conducting your home inspection is not a licensed structur structural integrity of a building or its component parts, you report.	pection. The results of the case not reasonably as ral engineer or other pro	nis inspection are not i certainable in a comp fessional whose licens	ntended to make any representation re etently performed home inspection. se authorizes the rendering of an opini	egarding the The person on as to the
The inspection is not intended to be all inclusive of every Inspectors® Standards of Practice. Maintenance and oth inspection or certification for past or present governmental TO BE USED AS A GUARANTEE OR WARRANTY, EXPLANY INSPECTED STRUCTURE, ITEM OR SYSTEM.	ner items may be discus I codes or regulations of	sed, but are not part any kind. THE INSPE	of our inspection. The report is not a ECTION AND REPORT ARE NOT INT	compliance ENDED OF
The inspection and report do not address and are not in environmental hazards including, but not limited to lead wallboard, drywall or any substantially similar material and and toxic or flammable chemicals. Also excluded are insintercoms, central vacuum systems, water softeners, sprintest soil conditions and doesn't include any conditions ca Opinions on these conditions can be obtained by others.	d paint, asbestos, china d other substance not v spections of and reports akler systems, systems t sused by sub-surface m	a drywall, tainted dry isually detectible, mo on swimming pools, hat are shut down, and ovement of the earth.	wall and materials, plasterboard, gyp ld and mildew, urea formaldehyde, for hot tubs, wells, septic systems, securi d urine damage from pets. The inspec Inspector is not responsible for perm	sum board maldehyde ity systems ction doesn nit research
The parties agree that the COMPANY, and its employe unreported defects or deficiencies, either current or arising If our company is found to be negligent for any reason, liability. In the event that the company offers to refund the inspection of Client's property, Client agrees to pay all efees, expenses of hiring expert witnesses, and legal fee against the Company immediately upon discovery of any discovery, Company shall have no responsibility, or liat company is given reasonable opportunity to inspect the defeated.	g in the future, or for any our liability is limited to e cost of the inspection a xpenses incurred by Cos. It is specifically and a alleged defect. In the billity whatsoever. In the	r property damage, co the fee paid for our and the client pursues impany in defending a expressly agreed that event that the defect e event the Client re	nsequential damage or bodily injury of services, and you release us from an any claim against the Company resulti any such claim, to include costs incurr it the Client shall give written notice or is not reported to the Company within pairs, or replaces the alleged deficie	any nature by additional ing from the red, witness of any clain 30 days o
If you would like a copy of this inspection report given as a Acceptance and understanding of this agreement are			<u>x</u>	
Rịchard Malin		v		
Company Representative	Date	Client		Date
, , ,				24.0
Fees: Condo Inspection \$200 TOTAL DUE: \$200	Add \$50 to fee if pa	id after 7 days; 30 da	ys maximum credit.	
PAYMENT RECORD: Payment Received	Weather Condition	ns	Outside Temperature	°F_

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SCOPE OF THE INSPECTION LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection.

Please read them carefully before signing this agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions. Our goal is to identify existing problems that would affect a typical purchaser's buying decision. There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list of all encompassing defects. Many minor items may be mentioned in the report, but all minor items are not reported. The ultimate decision of what to repair is yours. One homeowner may decide that the certain conditions require repairs or replacement, while another will not.

1. The home inspection provides you with a basic overview of the condition of the property.

Because your home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the section of the Home Reference Book text that is referenced to in the report.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspections.

If you are concerned about any condition noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Engineer Specialist. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during weather conditions.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wallpaper, look behind pictures or lift flooring (including carpet) to look underneath.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property.

This includes building materials that are now suspect of posing a risk to health such as phenol-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on the past use of chemical termite treatments in or around the property.

4. **We are not responsible for, and we do not comment on the quality of air in the building.** The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The inspection does not include spores, fungus, **mold** or mildew, including that which may be present behind walls or under floors. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5. The Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property.

If fuel oil or other tanks remain on the property, you may be responsible for their removal and safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

I have read, understood and accepted the above Limitations and Conditions of this Home Inspection.

Sign X Date

To reduce the risk of home ownership, we strongly recommend that you obtain a home warranty for mechanical failures. The inspection report is not complete unless accompanied by the Home Reference Book.

Note: The inspection report is for the exclusive use of the client. No use of the information by any other party is intended.