FULL HOME INSPECTION REPORT
CONCEPT ONE, LLC

Property Address:

Inspection Date/Time: JUNE 23, 2015 @ 12:00 PM

Weather Conditions: SUNNY/DRY/CALM
Age of Property: 7 YEARS Stated by: PAPERWORK
Property is: SINGLE FAMILY HOUSE
Building is: OCCUPIED
Present During Inspection: SELLER, SELLER’S AGENT, BUYER’S AGENT

Inspection Performed by: Concept One, LLC
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REPORT CONTENTS

PART 1. Site, Grounds
PART 2. Exterior and Structure
PART 3. Grading, Slab on Grade
PART 4. Roof Components
PART 5. Plumbing Systems
PART 6. Heating System
PART 7. Cooling System
PART 8. Electrical Systems
PART 9. Interior Components
PART 10. Garage
PART 11. Kitchen
PART 12. Bathrooms
PART 13. Warranty Information
PART 14. Limitations and Liabilities

REPORT CONFIDENTIALITY
The inspection report to be prepared for Client is solely and exclusively for Client’s own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the buyer/seller and the real estate agents directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said buyer/seller or the real estate agents directly or indirectly through this Agreement or the inspection report. This report is a “read only” report and is protected it cannot be modified or changed in any way without Concept Ones permission.
WARRANTY EXCLUSIONS/MAINTENANCE ISSUES

HOW TO INTERPRET THE WARRANTY ISSUES: If a warranty is purchased, the warranty issues information is intended as an initial report of those items, which require repair or replacement before they will be covered by the Concept One Home Warranty. We are not responsible for having or making sure repairs are made for warranty covered items. Please contact us after all repairs are complete if you would like to set up a re-inspection. Should the items listed in the warranty be repaired or replaced to the satisfaction of Concept One they will be added as covered items to the warranty contract. Porch/Patio/Deck/Detached Garage roofs appear serviceable, however are not warranted due to non-heated living area, standard exclusion.

WARRANTY EXCLUSIONS:

MAIN ROOF
*The condensate line to the air conditioner units needs to be routed off the roof or into a canale.

WIRING
*GFCI is not operational at the east exterior wall

DOORS (ENTRY)
*The door knob and latch is difficult to operate – damaged and loose

DOORS (INTERIOR AND EXTERIOR)
*The lock at the master bedroom entry door is not operational

DISHWASHER
*Leaking noted at the air-gap device

BATHROOM SINK(S)
*The sink drain stopper is not operational at the half bathroom

BATHROOM BATHTUB(S)/SHOWER(S)
*Tub/shower drain stopper is not operational at the hall bathroom
*Air control cover is missing at the whirlpool tub at the hall bathroom

HOW TO INTERPRET THE MAINTENANCE ISSUES: We always recommend all Maintenance Issue items listed below be repaired and/or replaced. They are at the discretion of the buyer and/or seller to repair them or not, and are not included in the warranty.

MAINTENANCE ISSUES:

EXTERIOR WALLS
~There are a few anchor bolt extruding from the wall at the northeast

WINDOWS
~Screens: Missing throughout

INTERIOR FLOORS
~Minor moisture stain and damage at the living room near the patio double-door. Double check weather stripping at the double-door and continue to monitor.

KITCHEN (GENERAL)
~The lazy susan is stuck and is not operational
KEY TO REPORT ISSUES:
* = WARRANTY ISSUE – Item must be repaired or replaced and reinspected before it is covered under the warranty
~ = MAINTENANCE ITEM – Item needs attention to prevent further damage or deterioration
• = NOTABLE ITEM – For information only

SITE, GROUNDS (PART 1)
Site and grounds generally appear serviceable unless otherwise noted. Specific details are listed below, please read carefully. Minor surface deterioration and common cracks are typical in concrete, pavers, stone, wood etc.

DRIVEWAY
Type: Concrete
• Not fully visible

SIDEWALKS/WALKWAYS
Type: Concrete/Pavers

RETAINING WALLS
Location(s): South Rear/East Rear/West Rear Type: Block
• Not fully visible
• Drain openings are not evident

PATIO
When the surface is carpeted, covered or blocked from view by owner’s belongings, the construction and condition cannot be determined.
Location: Rear Type: Concrete
• There is a gas outlet with shut-off on the exterior wall that is capped – not tested.

PORCH
When the surface is carpeted, covered or blocked from view by owner’s belongings, the construction and condition cannot be determined.
Location: Front Type: Concrete
Railings appear: Serviceable
• The porch is covered by a balcony deck above.

BALCONY DECK
When the surface is carpeted, covered or blocked from view by owner’s belongings, the construction and condition cannot be determined.
Location: Front balcony Type: Synthetic Wood
• Balcony deck is above the porch – unable to fully inspect
Railings appear: Serviceable

FENCES AND GATES
Type: Wood/Block
• Foliage covers the fence – unable to fully inspect
EXTERIOR AND STRUCTURE (PART 2)

Exterior and structure generally appear serviceable unless otherwise noted below. Specific details are listed below, please read carefully. Minor surface deterioration and common cracks are typical in exterior wall surfaces. This inspection is limited to the readily visible areas.

EXTERIOR WALLS
Areas hidden from view by wall covering, foliage and/or stored items are not a part of this inspection.
Structure type: Frame
Wall covering type: Stucco
~There are a few anchor bolt extruding from the wall at the northeast

TRIM, EAVES, FASCIA, SOFFITS
Type: Wood/Metal

CHIMNEY
Location: East exterior wall Type: Metal
Spark screen: Installed
• Direct-vent type

SPRINKLERS:
The sprinkler system was not inspected unless otherwise noted in this repair. Refer to the manual for operating instruction.
• Control Box Location: Garage
• Installed but not inspected - not warranted by Concept One, standard exclusion.

HOSE FAUCETS
• Hose faucets are: Frost type

GUTTERS AND DOWNSPOUTS
Subsurface drains, if present, were not tested. If not installed already, we always recommend adding gutters to your house or splashguards below the roof canales for better water control at the foundation. This is to protect the structure by directing the water away from the building.
None Installed
• Drainage from the flat roof was serviceable
• Canales are installed
GRADING, SLAB ON GRADE (PART 3)

Grading and foundation type generally appear serviceable unless otherwise noted below.
Specific details are listed below, please read carefully.
Minor surface deterioration and common cracks are typical in concrete, concrete blocks, wood, etc.
The vast majority of the foundation is not visible on any structure.

GRADING
The term grading is limited to areas around the exterior of the exposed foundation or exterior wall. The grading of
the soil should allow for surface water to flow away from the structure.
Building site is a: Flat site

SLAB ON GRADE
Systems such as plumbing lines, ductwork, etc. that are under the concrete slab are not part of this inspection.
Foundation type: Concrete
Foundation perimeter: Not visible at the entire house
• The slab was not visible due to floor covering – No readily visible problems are noted at the time of
  this inspection.
Floor construction: Concrete
Anchor bolts: Could not be verified
Insulation: Not Visible
Vapor Retarder: Not Visible

ROOF COMPONENTS (PART 4)

Roof(s) generally appear serviceable unless otherwise noted below. Specific details are listed below, please read
carefully. Typical yearly maintenance is recommended for all roof systems. This maintenance should help ensure the
water tightness of the building and be performed on a regular basis. Failure to maintain the roofing can result in
leaks and deterioration.

*Porch/Patio/Deck/Detached Garage roofs appear serviceable, however are not warranted due to non-heated living
area, standard exclusion.

Roof Style: Flat/Low Slope
How Inspected: Walked

MAIN ROOF
Roofing material type: Single-ply
• General condition appears serviceable with signs of weathering and aging – regular inspections and
  maintenance advised.
• Roof has minor wrinkling at various locations

• Evidence of minor ponding around the air conditioner units

*The condensate line to the air conditioner units needs to be routed off the roof or into a canal.

EXPOSED ROOF FLASHING
Vent caps appear serviceable
Skylights appear serviceable

PLUMBING SYSTEMS (PART 5)
Plumbing system generally appears serviceable unless otherwise noted below.
Specific details are listed below, please read carefully.
It is common for water and drain lines in the plumbing system to have minor corrosion.
Plumbing lines and vent pipes are not fully visible.
Solar systems or recirculation pumps are not inspected or tested.
Septic tanks, private water systems and community water systems are not part of this inspection.
Any ages given are estimates only.

PLUMBING MAIN LINE
Type: Not Visible  Size: Not Visible  Pressure: 80 PSI at time of inspection
Main Water Valve Location: Garage southwest wall – not tested
• Not fully visible
PLUMBING SUPPLY LINES
Be advised that some "Polybutylene" plastic piping systems have experienced documented problems. Some Polybutylene piping may be used in the plumbing system along with copper but may not visible in a typical inspection.
Type: Copper
- Minor corrosion
- Not fully visible
- Insulation not visible

PLUMBING WASTE LINES
Type: PVC/ABS
- Not fully visible
Plumbing vents appear serviceable

FUEL SYSTEM
Location: West exterior       Type: Gas Meter
- Not fully visible

WATER HEATER
Appears Serviceable
Location: Garage             Type: Gas           Gallons: 40
Manufacturer: Bradford White
Approximate Age: 8 years (2007)
Water shut-off valve installed (not tested).
Combustion air: Serviceable
Vent flue piping: Serviceable
Enclosure: Serviceable – Not fully visible
- TPR valve installed on tank.
- Recirculation pump is installed at the water heater – not tested

HEATING SYSTEMS (PART 6)
Heating system generally appears serviceable unless otherwise noted below.
Specific details are listed below, please read carefully.
Ductwork, Vents, lines, and heat exchangers are not fully visible.
We do not test heating or cooling systems that are not permanently installed or are freestanding.
Any ages given are estimates only.

HEATING
BTU’s: 100,000             Location: Roof (south unit)     Type: Forced Air     Fuel Type: Natural Gas
Manufacturer: Rheem
Approximate Age: 9 years (2006)
BTU’s: 60,000             Location: Roof (north unit)     Type: Forced Air     Fuel Type: Natural Gas
Manufacturer: Rheem
Approximate Age: 9 years (2006)

FURNACE GENERAL CONDITION
Appears operational
FURNACE VENTING
Appears typical

FURNACE COMBUSTING AIR
Appears adequate

FURNACE BURNERS
Burner heat exchanger is not fully visible.
Appear typical

HEAT/COOLING DISTRIBUTION
Hidden ductwork, pipes, etc. are not part of this inspection.
Type: Ducts and Registers
• Not fully visible

FURNACE CONTROLS
Normal controls operational

FURNACE AIR FILTERS
Air filters should be replaced or cleaned several times a year.
Appears adequate

FURNACE NOTES
• Both units are HVAC packaged units

COOLING SYSTEMS (PART 7)
Cooling system(s) generally appear serviceable unless otherwise noted below. Specific details are listed below, please read carefully.
Any ages given are estimates only.

AIR CONDITIONER
If the outside air temperature is below 65 degrees we will be unable to test the cooling system(s).
(operating could cause damage).
Appears Serviceable
Location: Roof (south unit)  Power: 240V – Electrical Disconnect Present
Manufacturer: Rheem
Approximate Age: 9 years (2006)
 Condensate: Installed – not fully visible.
 Refrigerant lines: Insulation installed on lines – lines not fully visible.
 Location: Roof (north unit)  Power: 240V – Electrical Disconnect Present
Appears Serviceable
Manufacturer: Rheem
Approximate Age: 9 years (2006)
Condensate: Installed – not fully visible.
Refrigerant lines: Insulation installed on lines – lines not fully visible
ELECTRICAL SYSTEM (PART 8)

Electrical system generally appears serviceable unless otherwise noted below. Specific details are listed below, please read carefully. There are some electrical panels, like Federal Pacific that have had documented issues. Single stranded aluminum wiring has also had some issues historically. Contact a licensed electrician if more information is desired. Occupants’ belonging may have prevented the test of all the electrical components. Low voltage wire, phone lines, alarms, etc. are not part of this inspection. Sensor/motion lights are not tested and/or inspected.

Any ages given are estimates only.

ELECTRICAL SERVICE
Underground    # of Conductors: 3
120v/240v    Amps: 200

MAIN ELECTRICAL PANEL
Location: Garage
Panel rating: 200
Manufacturer: Cutler Hammer
Approximate Age: 8 years (2007)
  • Ground was present.

ELECTRICAL CONDUCTORS
Service wire: Copper
Branch wire: Copper
Wiring method: Non-Conduit/Metal Conduit

ELECTRICAL PANEL NOTES
Wiring method: Breakers

WIRING
Covered or hidden wire components, splices and connections are not a part of this inspection.
GFCI responds to test.
  • Grounding and polarity of receptacles within 6’ of plumbing fixtures appears serviceable
  • Did not test/inspect motion/sensor lights
  • Occupant’s belongings prevent testing of all outlets and switches
  • Some outlets may have been blocked from testing at the garage.
*GFCI is not operational at the east exterior wall

INTERIOR COMPONENTS (PART 9)

Interior components generally appear serviceable unless otherwise noted below. Specific details are listed below, please read carefully. Occupants’ belongings may have prevented a full inspection of all interior components, do a careful check on your final walk-through. Minor surface deterioration and common cracks are typical in building surfaces.

Any ages given are estimates only.
DOORS (ENTRY)
Weatherstrip: Serviceable
Latching hardware: Operational
Doorbell: Operational
*The door knob and latch is difficult to operate – damaged and loose

DOORS (INTERIOR AND EXTERIOR)
Due to lighting conditions, temperature, etc. fogged glass is not always visible at the time of inspection so please carefully check all of the window glass and the glass in doors on the final walk-through. It is not always possible in windows that are set lower than typical to the floor and in glass doors to identify if glass is tempered.
Latching hardware: Operational
Tracks: Serviceable
Screens: Serviceable
*The lock at the master bedroom entry door is not operational

WINDOWS
Due to lighting conditions, temperature, etc. fogged glass is not always visible at the time of inspection so please carefully check all of the window glass and the glass in doors on the final walk-through. It is not always possible in low windows and in glass doors to identify if glass is tempered.
Type: Vinyl, Sliding, Dual Pane, Fixed, Casement
~Screens: Missing throughout

INTERIOR WALLS
Conditions of walls behind paneling or wall covers cannot be determined.
Type: Drywall
• Furnishings prevent full inspection-do a careful check on your final walkthrough

INTERIOR CEILINGS
Type: Drywall

INTERIOR FLOORS
Conditions under floor coverings and owners’ belongings cannot be determined.
Type: Carpet/Wood
General Condition: Serviceable
• Furnishings prevent full inspection-do a careful check on your final walkthrough
~Minor moisture stain and damage at the living room near the patio double-door. Double check weather stripping at the double-door and continue to monitor.

FIREPLACE
Location: Living Room
Type: Prefabricated
Gas: Operational
• Damper is removed or blocked properly for gas logs.

INTERIOR STAIRS:
Stairs: Serviceable
Handrails: Serviceable
SMOKE DETECTOR(S)
Test button responds to test

LAUNDRY
The dryer vent and the water lines are not fully visible. It is recommended that the dryer vent be cleaned periodically to prevent the buildup of lint in the vent.
Location: Service Area
Piping (water and waste): Serviceable
Electrical outlet grounded (120v)
240 volt outlet: Operational
Gas piping: No gas provided
Dryer vent: Provided
Vent fan: Operational

GARAGE (PART 10)
Garage/carport components generally appear serviceable unless otherwise noted below. Specific details are listed below, please read carefully. Occupants’ belongings may have prevented a full inspection of all garage components, do a careful check on your final walk-through. Detached garages are not part of this inspection unless otherwise noted. Minor surface deterioration and common cracks are typical in concrete, drywall finishes, etc.
Any ages given are estimates only.

GARAGE FLOOR
Appears typical
- Not fully visible

GARAGE FIREWALL/CEILING
The inspector can only inspect what is fully visible and cannot always identify if the firewall covering is considered fire rock, the inspector is looking for any interruption in a solid surface.
Appears solid

GARAGE VENTILATION
Available

GARAGE DOOR TO INTERIOR
Type: Solid
Appears appropriate
Self Closer: Operational

GARAGE VEHICLE DOOR
Type: Roll-Up
Safety springs: Installed

GARAGE DOOR AUTOMATIC OPENER
Appears operational
Manufacturer: Chamberlain
Approximate Age: 0-9 years
Automatic reverse: Operated
Manual automatic reverse: Operated
GARAGE COMMENTS
• Occupants’ belongings block view of entire garage – unable to fully inspect

KITCHEN (PART 11)
Kitchen components generally appear serviceable unless otherwise noted below. Specific details are listed below, please read carefully. Portable equipment, wine chillers, hot water makers, water purifiers, etc. are not part of this inspection. Fixtures and appliances are operated with normal controls. We cannot determine the adequacy of any appliance or fixture. Appliances are not moved during the inspection. Cabinets, counter tops, appliances, typically have minor wear.

Any ages given are estimates only.

KITCHEN SINK(S)
Minor wear
Faucet appears: Serviceable
Plumbing under sink appears: Serviceable
• Restricted view below the sink

KITCHEN (GENERAL)
Counter Top Type: Laminate
Counters appear: Serviceable with minor wear
Cabinets appear: Serviceable with minor wear
~The lazy susan is stuck and is not operational

DISPOSAL
Operational
Manufacturer: Badger
Approximate Age: 0-9 years
Wiring: Serviceable

RANGE/COOK STOVE
Appears Serviceable
# of Ovens: 1 Fuel Type: Gas with Electronic Ignition
Manufacturer: General Electric
Approximate Age: 0-9 years
Oven door appears: Serviceable
Door gasket appears: Serviceable
Gas shut-off: Installed
240V Outlet: Not installed

VENT A HOOD
Appears operational
Manufacturer: Whirlpool
Approximate Age: 8 years (2007)
• The light did not operate/is missing
• Part of the microwave
DISHWASHER
Appears Serviceable
Manufacturer: Whirlpool
Approximate Age: 0-9 years
Permanent installation
Conditions (door, liner, racks) appear: Serviceable
Door seals appear: Serviceable
Drain Type: Air Gap
*Leaking noted at the air-gap device

KITCHEN SPECIAL FEATURES
• Microwave appears serviceable, but is not warrantable by Concept One, standard exclusion.
• Refrigerator water line is operational but is not in full view – Blocked by the unit

BATHROOM (S) (PART 12)
Bathroom components generally appear serviceable unless otherwise noted below. Specific details are listed below, please read carefully. Fixtures are tested using normal operating controls. It is not always possible to determine if shower and or tub enclosure glass is tempered.

Locations: Half, Hall, Master

BATHROOM TOILET(S)
Appears operational

BATHROOM SINK(S)
Faucet appears operational
Drain appears functional
Cabinet/Counter top appear serviceable at the hall and master bathrooms
*The sink drain stopper is not operational at the half bathroom

BATHROOM HEATER/VENTILATION(S)
Heat available
Ventilation available

BATHROOM BATHTUB(S)/SHOWER(S)
Appears operational
Faucet(s) appears operational
Drain(s) appears operational
Enclosure(s) is serviceable at the master bathroom – unable to determine if glass is tempered
Whirlpool appears serviceable at the hall bathroom
*Tub/shower drain stopper is not operational at the hall bathroom
*Air control cover is missing at the whirlpool tub at the hall bathroom

**WARRANTY INFORMATION (PART 13)**

**HOW TO SATISFACTORILY COMPLETE REPAIR/ REPLACEMENT:**

Although minor repairs and replacements may be completed by property owner, Concept One recommends work is completed by experienced and licensed professionals.

All major repairs and replacements, including work related to the heating, cooling, electrical, plumbing, pool, spa, well pump, and roof systems must be conducted by an appropriately experienced and licensed contractor. Contractors must provide printed detailed receipts. AC systems must be re-inspected by Concept One at a time when the temperature is 65 degrees or more, unless otherwise agreed to in writing.

Once all repair and replacement work has been appropriately completed call to schedule a re-inspection of the property.

Concept One reserves the right to exclude any item from the warranty contract. Concept One reserves the right to re-inspect the subject property before including any item on the warranty contract. Concept One does not warranty for rust or rust related conditions on any component. We warranty for available replacement parts and labor only. We do not warrant the life or efficiency of any system/item. Any warranted heater or refrigerated air system that is obsolete or no longer repairable will be warranted for one half the replacement cost of a comparable unit based on an estimate approved by Concept One. The initial re-inspection is always provided free of charge with a warranty inspection; additional re-inspections required may be charged a re-inspection fee of $65.00 plus tax.

Upon satisfactory completion of repairs or replacements, you will receive a Revised Warranty Inspection Summary Report.

**WARRANTY TO INCLUDE (IF IN GOOD WORKING ORDER AND APPROVED BY CONCEPT ONE):**

- Water, gas, drain and waste vent lines within the perimeter of the foundation, which are accessible and visible.
- Doorbell chimes/button function.
- Kitchen sink – faucet operation, exposed drain function.
- In-sink disposal – mechanical function and leaking.
- Stove/cook top/range – burners and element functions only.
- Oven - burners and element functions only.
- Cook top/range vent hood – motor operations.
- Built-in dishwasher – motor, pump.
- Built-in trash compactor – motor operations.
- Garage door opener, including motors, receiver boards, relays, switches and sensor, and drive trains.
- Circuit breaker panel – breaker function.
- Electrical switches and receptacles, ceiling vent fans in bathrooms and laundry, ceiling fans – basic function.
• Water heater(s) – (with a life of 20 years or less) – normal/reasonable function.
• Central or primary heating system(s) covering only hydronic (steam or hot water) heating units; forced air heating units; heat pump up to 5 tons per unit, blower fan motor; heat exchangers; internal system controls and wall thermostats.
• Evaporative cooler(s) ("swamp cooler") pumps, motors, and electrical controls.
• Central refrigerated air conditioning system(s), maximum 5-ton capacity, covering only condenser coils, evaporator coils, compressors, condenser fan motors, blower fan motors, internal system controls, wall thermostats, refrigerant, only those wall air conditioners designed for permanent wall installation.
• Central vacuum – motor function.
• Plumbing/Bathroom – water, gas, drain and waste vent lines within the perimeter of the main foundation, faucets, shower and/or tub water valves, water heater, toilet tanks, bowls, and mechanisms within the toilet tank.
• Door hardware – no older than 20 years – knobs, dead bolt and locks only.
• Window hardware – locks and latches only, warranty for available parts and labor only. 20+ years not warrantable (not screens).
• Roof – See the roof addendum.

LIMITATIONS AND LIABILITIES (PART 14)

TERMS AND CONDITIONS FOR INSPECTION AND/OR WARRANTY

Concept One strongly advises Realtor to discuss these terms with the Ordering Party.

SCOPE OF INSPECTION: The scope of any ordered Inspection and/or report is limited visual Inspection of the general systems and components of the home to identify any system or component listed in the report that may be in need of immediate major repair. All Inspections will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request.

OUTSIDE SCOPE OF INSPECTION: Any area that is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing that is not included in any ordered Inspection. Inspections do not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions that are concealed from view of the time of any Inspection. Ordered Inspections are not a home warranty, guarantee, Insurance policy or substitute for real estate transfer disclosures that may be required by law.

Whether or not they are concealed: the following ARE OUTSIDE THE SCOPE OF ANY INSPECTION:
• Specific components noted as being excluded on the individual systems Inspection forms.
• Private water or private sewage systems.
• Saunas, steam baths, or fixtures and equipment.
• Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostat or time clock controls.
• Water softener/purifier systems or solar heating systems.
• Furnace heat exchangers, freestanding appliances, security alarms or personal property.
• Adequacy or efficiency of any system or component.
• Prediction of life expectancy of any item.
• Building code or zoning ordinance violations.
• Geological stability or soil condition.
• Structural stability or engineering analysis.
• Termites, pests or other wood destroying organisms.
• Mold, mildew and all related conditions.
• Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards.
• Building value appraisal or cost estimates.
• Condition of detached buildings.
• Pool or spas bodies and underground piping.

Your Inspector is a home inspector generalist and is not acting as a licensed engineer or expert in any craft or trade. If your Inspector recommends consulting other specialized experts, Client must do so at Client’s expense.
ARBITRATION: Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the Inspection or Inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the arbitrator appointed thereunder shall be final and binding and judgment of the Award may be entered in any Court of competent jurisdiction.

USE BY OTHERS: Client promises Inspector that client has requested this Inspection for Client’s own use only and will not disclose any part of the inspection report to any other person with these exceptions ONLY: one copy may be provided to the current seller(s) of the property for their use as part of this transaction only, and one copy may be provided to the real estate agent representing the Client and/or bank or other lender for use in Client’s transaction only.

SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in willing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client’s agents, employees or independent contractors will make no alterations modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

LIMITATIONS ON LIABILITY: INSPECTOR’S LIABILITY FOR MISTAKES OR OMISSIONS IN ANY INSPECTION REPORT SHALL BE LIMITED TO A REFUND OF THE FEE PAID FOR THE INSPECTION AND REPORT. THE LIABILITY OF INSPECTOR’S PRINCIPALS OR AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENT’S SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM ANY ORDERED INSPECTION.

CONCEPT ONE’S PERFORMANCE OF ANY ORDERED INSPECTIONS AND/OR WARRANTIES IS CONDITIONED UPON THE ORDERING PARTY’S AGREEMENT TO THE ABOVE TERMS, CONDITIONS, AND SCOPE OF INSPECTION.