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New Jersey Office of the Attorney General

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State Board of Professional Engineers and Land Surveyors
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Certified and Regular Mail

February 22, 2013

Paul R. Lang
d/b/a Teamworks Inspections
297 Myrtle Avenue
New Milford, New Jersey 07646

Re: **I/M/O PAUL LANG**
Complaint Number: 55544

Offer of Settlement in Lieu of Disciplinary Proceeding

Dear Mr. Lang:

This letter is to advise you that the New Jersey State Home Inspection Advisory Committee (hereinafter referred to as the "Committee") has had an opportunity to review information it received concerning certain advertising for your home inspection company, TeamWorks Inspections.

Specifically, the information reviewed by the Committee included, but is not limited to, the following documents:

1. Copy of a website advertisement for Teamworks Real Estate Inspections; as well as any and all attachments and exhibits;
2. A correspondence, dated January 3, 2007, from Paul Lang to the Committee, as well as any and all exhibits;
3. Copy of Pre-Inspection Agreement of Teamworks Inspection executed by Paul Lang on or about December 21, 2007; and
4. Testimony of Paul Lang, on December 12, 2007, at an Investigative Inquiry before the Committee.

Upon review of all available information, the Board has found that probable cause exists to support a finding that you violated, as well as failed to comply with, the statutes and regulations governing the practice of home inspection in New Jersey, in violation of N.J.S.A. 45:1-21(h), in that you failed to include specific information in your pre-inspection agreement, contrary to N.J.A.C. 13:40-15.15.

Specifically, the Committee's investigation of your company's advertisement culminated in your appearance before the Committee in December 2007. The Committee's review of this matter also afforded the Committee with the opportunity to review the Pre-Inspection Agreement ("PIA") utilized by your company, Teamworks Inspections ("Teamworks,") in 2007. The Committee concluded that your PIA failed to contain important and required information relative to the inspection services you intended to provide. Specifically, the Committee found that your PIA did not contain: 1) a statement that home inspectors are governed by the rules codified in the N.J. Administrative Code, at N.J.A.C. 13:40-15 and that failure to comply with these rules may subject the licensee to discipline; and 2) a statement indicating that the inspector could revisit the site of inspection due to unforeseen circumstances and whether an additional fee will be charged and the amount of such fee, if any. [See N.J.A.C. 13:40-15.15(a)(7) and ©]. Additionally, the PIA did not contain your home inspection license number as required by N.J.A.C. 13:40-15.18(g)(2).

At this juncture, the Committee has determined that the above violations are sufficient to warrant the initiation of formal disciplinary proceedings against you. Notwithstanding that determination, however, the Committee has determined that it will first offer you an opportunity to settle this matter, and thereby avoid the initiation of disciplinary proceedings, should you consent to:

1. Cease and desist from violating the requirements of N.J.S.A. 45:1-21(h), and specifically N.J.A.C. 13:40-15.18(g);
2. Pay a penalty in the amount of **\$500.00**, to be paid immediately upon your signing of the acknowledgment at the bottom of this letter, for your violation of N.J.S.A. 45:1-21(h), and the Pre-Inspection Agreements regulation, N.J.A.C. 13:40-15.18(g).

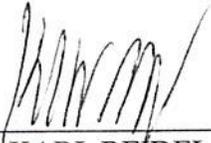
If you are willing to settle this matter on the offered settlement terms, you may do so by signing the acknowledgment at the bottom of this letter, and returning it to the Board office. In such event, this letter will be a matter of public record.

In such event you are unwilling to settle this matter on the offered terms, it will be referred to the Attorney General's office for the initiation of appropriate disciplinary action. In such event, you will be afforded an opportunity to defend against the alleged violations. If an evidentiary hearing is deemed warranted, the Committee will either conduct that hearing at a date and time to be scheduled or refer the matter to the Office of Administrative Law. You are advised, however, that in the event formal charges are filed, the Committee may assess civil penalties in an amount greater than that herein offered in settlement should any charges against you be sustained. Additionally, the Committee may, if the facts are found to warrant, enter an order requiring you to reimburse certain and/or requiring you to pay costs incurred by the

Committee. Should you have any questions concerning this letter or the settlement offer herein, I suggest that you contact Deputy Attorney General Olga E. Bradford, who may be reached at (973) 648-3696.

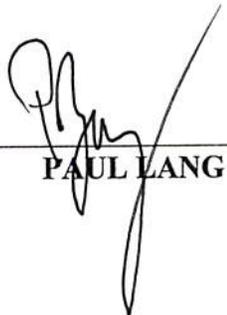
If you elect to settle this matter presently, you should sign the acknowledgment at the bottom of this letter and return it to the Committee within fifteen (15) days following your receipt of this letter. In the event that the Committee receives no response from you within fifteen (15) days, the Committee's settlement offer will be withdrawn, and the matter will be referred to the Attorney General's Office for the appropriate disciplinary action.

HOME INSPECTION ADVISORY COMMITTEE

By: 

KARL REIDEL
Executive Director

ACKNOWLEDGMENT: I, **PAUL LANG**, hereby acknowledge that I have read and reviewed the settlement proposal set forth in the above letter. I am aware that, by signing this acknowledgment, I am waiving any rights I may have to defend myself against any charges of wrongdoing at an administrative hearing. I am also aware that the action taken against me by the Committee herein is a matter of public record, and that this letter is a public document. I hereby agree to pay a penalty in the total amount of **\$500.00**. I also agree to adhere to the other provisions in this settlement letter.



PAUL LANG

DATED:

cc: Olga E. Bradford, Deputy Attorney General