

BUILDING INSPECTION AUTHORIZATION AND AGREEMENT

PARTIES: The parties to this Building Inspection Authorization and Agreement are:

_____ (hereinafter "Inspector"), and

_____ (hereinafter "Client").

AGREEMENT: This Agreement is incorporated with the Inspection Report to be prepared by Inspector. Said report is to be prepared for the sole and exclusive use of Client. Anyone executing this agreement on behalf of a buyer or seller of the subject property certifies that he/she is duly authorized by the Client to do so and is bound to deliver to Client the report incorporated herewith along with a copy of this agreement, which shall be binding on the Client.

SUBJECT: Inspector agrees to conduct a limited, visual inspection of the property located at:

_____.

The inspection shall be conducted on or about ____/____/____ for an estimated fee of \$_____.

SCOPE OF INSPECTION: The inspection of the subject property shall be performed by Inspector for the Client in accordance with the Standards of Practice as set forth by the Louisiana State Board of Home Inspectors. The purpose of the inspection is to identify and disclose to the client major deficiencies and defects of the systems and components of the subject premises, which are visually observable at the time of the inspection. The Inspection Report shall provide the Client with a better understanding of the property conditions as observed at the time of the home inspection. Although minor problems may be mentioned, the report will not attempt to list them all. The inspection will consist of only a visual analysis of major systems and components of the property and comment on those that are in need of immediate repair, replacement, or further evaluation by a specialist. The inspection is not technically exhaustive. The Inspection Report contains information that may or may not be mentioned or discussed during any verbal discussion of the findings of the Inspector. It is agreed that no claim shall be made against Inspector for any verbal representations, which are inconsistent with or not contained in the Inspection Report. PLEASE READ THE REPORT CAREFULLY!

LIMITATIONS OF THE INSPECTION: The inspection is limited to readily accessible and visible major systems, components, and equipment located in and attached to the premises. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, wall coverings, floor coverings, ceiling coverings, rugs, carpets, furnishings, or other materials is not to be considered part of this inspection. Weather limitations may affect the extent to which the Inspector may inspect the property, especially in connection with the heating and air conditioning systems. This inspection is not considered to be an expressed or implied guarantee or warranty of any kind regarding the condition of the property, its system or components. Further limitations described in the report also apply.

INSPECTION EXCLUSIONS: The following items are excluded from any inspection performed by the Inspector on the subject property:

1. Hidden or latent defects;
2. The presence of pests, termites, wood damaging organisms, rodents, or insects;
3. Detached buildings, walkways, driveways, fencing, swimming pools, spas, underground plumbing or sprinklers, water softeners/purifiers, and other components or structures not attached to the premises, unless specifically agreed upon in writing by both parties;
4. Inspect, report or test for the presence of Chinese drywall or other similar products, asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, potentially dangerous chemical substances, mold, mildew, algae, bacteria, air quality or other potential environmental hazards;
5. Building code or zoning ordinance compliance or violation;
6. The adequacy of any design or installation process of any system, component or other feature of the subject property;
7. Structural stability, engineering analysis, geological stability or soil conditions unless otherwise agreed upon in writing by both parties;
8. A prediction of future conditions or life expectancy of systems or components;
9. The causes of the need for a repair, or the methods, materials and costs of a repair;
10. The marketability or market value of the property, or the advisability or inadvisability of purchase of the property
11. Any item excluded or not inspected or reported upon in the report;
12. The internal conditions of air conditioning and heating systems or the adequacy of air flow, duct work and insulation;
13. Furnace heat exchangers, fireplaces, chimneys or flues;
14. Radio or remote controlled devices, alarms, garage door openers, automatic gates, elevators, thermostatic timer controls or dumbwaiters;
15. The insurability of the property; and
16. The grading of soil or the potential for flooding or holding standing water.

