

# 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 and Client's agent. 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 \_\_\_\_\_(address), \_\_\_\_\_(city)\_\_\_\_\_(zip). The inspection shall be conducted on or about \_\_\_\_/\_\_\_\_/\_\_\_\_(date) for a 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 component which is not exposed to view, is concealed, or is inaccessible because of soil, leaves, debris, wall coverings, paint, floor coverings, ceiling coverings, rugs, carpets, furnishings, or other materials is excluded from 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 systems or components. Further limitations described in the report also apply.

**INSPECTION EXCLUSIONS:** The following items are excluded from any inspection performed by 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 (other than garages and carports), 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. Inspecting for, reporting on, or Testing for the presence of asbestos, radon gas, lead paint, urea formaldehyde, contaminated drywall (sometimes referred to as "Chinese drywall"), soil contamination, potentially dangerous chemical substances, mold, mildew, algae, bacteria, air quality, water quality or other potential environmental hazards; however, if, during the course of inspecting other components, the inspector discovers what appears to be evidence of potential mold or microbial growth, such evidence shall be reported.

5. Building code or zoning ordinance compliance or violation;
6. The strength, adequacy or efficiency 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;
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 system or component excluded or not inspected or reported upon which is so stated in the report or this Agreement;
12. The internal conditions of air conditioning and heating systems or the adequacy or efficiency of air flow, duct work and insulation;
13. Furnace, heat exchangers;
14. Radio or remote-controlled devices, alarms, garage door openers, automatic gates, elevators, thermostatic timer controls or dumbwaiters.
15. The insurability of the property;
16. The grading of soil, exterior slabs, driveways, walkways or patios to determine their soundness or their potential for flooding or holding standing water; however, these elements shall be inspected only to determine their effect on the condition of the building.

**NOTICE REQUIREMENTS:** Client agrees that any claim alleging Inspector's failure to observe or accurately report a visually observable defective condition of the subject property shall be made in writing and delivered to the Inspector within ten (10) business days of discovery of the defect by Client. Client further agrees that, with the exception of emergency conditions, neither Client, nor anyone acting on Client's behalf, will make alterations, modifications, or repairs to any allegedly defective system or component of the property prior to allowing the Inspector to re-inspect the property. Inspector agrees to re-inspect the alleged condition within 72 hours of receipt of written notice by Client, exclusive of weekends and holidays. Client further agrees and understands that any failure to notify the Inspector or to allow Inspector to re-inspect within the timeframe as set forth above, shall constitute a waiver of any and all claims for damages against Inspector (including its principals, agents and employees) for failure to accurately report the condition.

**LIMITATION OF LIABILITY:** The liability of Inspector (its principals, agents, employees, successors in interest, or affiliates) for errors and omissions in the inspection and report is limited to a refund to the client of the fee paid for the inspection and report. Client assumes the risk of all losses greater than the fee paid for the inspection and report. Client agrees and understands that this inspection is not a home warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures which may be required by law. Neither Inspector, nor its principals, agents, or employees, shall be liable to Client or anyone for damages or any repairs or replacement of any components, systems, structure of the property or the contents therein.

Client agrees and understands that, for the purposes of this inspection, Inspector is acting as a licensed home inspector pursuant to the laws of the State of Louisiana and not as a professional engineer, or plumbing, electrical, HVAC, licensed contractor or another contractor. Any recommendation made by Inspector to client to engage the services of any of the above referenced specialized contractors or engineers for the purposes of inspecting, cleaning, servicing and/or evaluating a specific system, component, and/or structure of the subject property, shall relieve Inspector from any liability to Client for the inspection and report of those components, systems, or structures.

**ARBITRATION:** Any dispute arising out of the inspection, report or the interpretation of this agreement, including all claims for negligence, breach of contract, personal injuries, property damages, loss of use or other damages, shall be resolved in accordance with the Rules of the Construction Dispute Resolution Services. The parties shall select a mutually agreed upon arbitrator who is or has been a home inspector licensed by the State of Louisiana, whether the inspector's license is active,

