



AFFORDABLE HOME INSPECTIONS OF BATON ROUGE, LLC

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THIS AGREEMENT LIMITS OUR LIABILITY-PLEASE READ CAREFULLY!

Parties: The parties to this Building Inspection Authorization and Agreement are: Affordable Home Inspections, (hereinafter referred to as "Inspector"), and Ms. Customer (hereinafter referred to as "Customer") , cell (985) 000-8465 () or , or their agent, Ms.

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 Customer and Customer's agent, and is not to be used by anyone else. Anyone executing this agreement on behalf of a buyer or seller of the subject property certifies that he/ she is duly authorized by the Customer to do so and is bound to deliver to Customer the report incorporated herewith along with a copy of this agreement, which shall be binding on Customer. Customer may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Customer and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the Inspection report. Customer agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Customer or their agents unauthorized distribution of the inspection report.

SUBJECT

Inspector agrees to conduct a limited, visual **Standard General Home Inspection** of a **single family residence** located at: **738 Penfect dr., Your town, LA,70433** on or about **Thurs., Oct 8, 2009 @ 9:00 AM**. The purpose of the Inspection is to help the Customer reach a better over all view of the subject property's condition, and will be performed in accordance with the Standards of Practice and Code of Ethics as set forth by the Louisiana State Board of Home Inspectors; a copy of which is to be provided to the Customer. The Inspection and Report will attempt to identify systems or components of the subject premises that have major defects, are inoperable, or are in need of repair or further evaluation by a specialist. Climactic conditions at the time of inspection may limit Inspector's ability to fully inspect some areas of the property such as Exterior, Roof, HVAC, and other.

SCOPE OF INSPECTION

The Home Inspection/ Report will be limited to the following systems and components: (1, The Agreement); (2, Statement of Standards of Practice); (3, State Code of Ethics); (4, Preliminary Orientation); (5, Structure); (6, Exterior Systems); (7, Roof); (8 Plumbing, Water and Gas.); (9, Electrical); (10, Water Heaters); (11 Heating, Fireplaces and Dryer Venting,) (12, Interior Systems I); (13 Kitchens and Appliances.); (14, Interior Air Handling Systems); (15, Exterior Condensers, Pads, Disconnects); (16 Invoice);

PLEASE CIRCLE OR LIST ANY OF THE ABOVE AREAS YOU WISH TO EXCLUDE FROM THIS INSPECTION _____
(initial) _____

ARE THERE ANY AREAS OF CONCERN THAT YOU WOULD LIKE THE INSPECTOR TO GIVE EXTRA ATTENTION TO? _____
(initial) _____

EXCLUSIONS

FOLLOWING ARE EXAMPLES OF THINGS OUTSIDE THE SCOPE OF THIS INSPECTION, WHETHER OR NOT THEY ARE CONCEALED:
Inspector will not light fires, move carpet, furnishings, appliances, belongings or take any unnecessary risk, perform any destructive or specialized tests, dismantle any system or component, evaluate compliance with any governmental, nongovernmental, or regional, codes, regulations, restrictions, zoning ordinances, or permit requirements. Insurability of property. All conditions and components that are concealed, camouflaged, inaccessible, or difficult / dangerous to inspect. Efficiency/ adequacy of Insulation, Heating, Cooling, other systems or equipment. Any shut down or secured systems. **Testing** for: Asbestos, Termites, other Pests, Harmful molds, Biohazards, Radon, Carbon Monoxide,, Formaldehyde, Lead, Structural, Geologic/ Soil stability, Electromagnetic radiation, water/ air/ environmental qualities or hazards, Toxic or Flammable materials. Building value appraisal or cost estimates. Conditions or functionality of: detached buildings or structures not specifically mentioned as inspected. Specific systems/ components noted as being excluded, private water and private sewerage systems, Pools, Hot tubs, Steam baths, Underground Piping and Drainage, Recreational facilities and equipment. Docks, waterfronts. Radio controlled devices, Automatic gates, Elevators, Lifts, Dumbwaiters, Furnace Heat Exchangers, Free standing or portable appliances, Personal property, Security systems, Water softeners, Water purification devices, Solar heating systems, Central vacuum systems, Intercoms, any Automatic, Pneumatic, Hydraulic, Thermostatic, Radio, or Time clock controlled systems or components. Estimated remaining life span of components and systems. **Spas, if present, MUST be filled to test for GFCI functionality. Inspector DOES NOT CLEAN SPAS** of debris that may accumulate in infrequently used plumbing, and may eject into spa during operation. **Customer agrees to accept all responsibility and liability for such conditions and areas.**

LIMITATIONS ON LIABILITY

The liability of inspector (its principals, agents, employees, successors in interest, or affiliates) for errors& omissions, or mistakes, in the Inspection and Report is limited to a refund to the Customer of the fee paid for the inspection and report. 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 customer and customer's spouses, heirs, principals, assigns and anyone else who may otherwise claim through client. Customer assumes the risk of all losses greater than the fee paid for the inspection. Customer agrees to immediately accept a refund of the fee, if offered by the inspector, as full settlement and compensation for any and all claims that may ever arise from this inspection.

The Inspection Report is not a technically exhaustive document. Although minor problems may be mentioned, the Inspection Report will not attempt to list them all, and does not purport to find every defect, or evaluate all components. 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

