

Inspection Authorization and Agreement

Stephen R. Burns, Inc. P.O. Box 943 Iowa City, IA 52244 319-400-4844

srburnsinc@msn.com

CLIENT(S):
CLIENT ADDRESS:
CLIENT EMAIL:

INSPECTION DATE: _____

PURPOSE: Stephen R. Burns, INC, hereinafter known as the Inspector or Inspection Company, agrees to conduct a visual inspection of the building located at _____.

The purpose of the Inspection is to provide the client with an objective evaluation and description of the building's general functional condition. The Inspection Report is specific to this Client and is not transferable. The Report is separate from any real estate contract or other agreements. The Report does not intend to imply responsibility for repairs on any party and does NOT attempt to address the terms or terminology of any purchase agreement. The Report is not a recommendation either for or against purchase of the property. Neither is the Report an assessment of marketability or value. Inspector assumes Client has adequate knowledge of the implications of purchase and understands the relative merits of this property and appropriateness for Client.

SCOPE: The inspection Scope is a limited visual assessment of the main structural components and mechanical systems of the building. This Inspection IS NOT intended to be technically exhaustive and does not include technical testing, measurement or evaluation. Nor is the Inspection intended as a complete or detailed inventory of all repairs, or to include cosmetic or maintenance items. Rather it is intended to uncover significant functional repair issues in the primary components of the building.

Specifically excluded: Testing or evaluating for radon, asbestos, electromagnetic field, toxic content or lead in building material, termite or insect infestation, geological or soil stability, code or zoning violations, off-site conditions, septic systems, water wells, irrigation systems, heat exchangers or carbon monoxide testing, free-standing appliances, outdoor gas appliances, microwaves, water softeners, security systems, timers, or electronics. The Inspection does not include any component not exposed to view. The Inspector does not dismantle structure or move contents to inspect. The Inspector is a home inspector generalist and is not a licensed engineer or expert in every trade. The Inspector may recommend further evaluation of a component at Client's expense. *Repair costs, if given, are estimates only. Actual repair costs should be determined by qualified contractor.*

Attendance Encouraged: The physical on-site Inspection of the property is a very valuable time of exchange of information between the Inspector and the Client. A written report cannot fully substitute for Client's presence at the Inspection as it is virtually impossible to fully profile any building with any reporting system. Client attendance is therefore encouraged to gain the best understanding of the property. If unable to attend, Client is strongly encouraged to contact Inspector for further verbal clarification.

AGREEMENT: The Inspection Company agrees to provide an objective visual inspection of the Building's primary components, and warrants that it has no financial interest in the Property. No other warranty or liability is expressed or implied by this Agreement. This Report is not a home warranty nor is there any assurance that items found functional shall remain so for any specified length of time. The Inspection is intended to help reduce risk but does not eliminate risk. Client understands that this is a limited general inspection and that further technical inspection of any component is available at additional cost. Client agrees to read the report carefully and thoroughly, including the Limitations Sections in the report. Client agrees to not hold Inspector or Inspection Company liable for any unintentional oversight, and agrees that Inspection Company liability shall in no case exceed the inspection fee.

AUTHORIZATION: *The undersigned have read, understood and accepted the terms and conditions of this Agreement authorizing Stephen R. Burns, Inc. to inspect the property and agree to pay a fee of \$_____ at the time of inspection, or as otherwise pre-agreed. Signature of spouse, domestic partner or business partner shall constitute agreement of all parties to the purchase contract.*

CLIENT:

X _____ Date _____

X _____ Date _____

PLEASE SIGN AND RETURN ONE COPY OF THIS AGREEMENT WITH PAYMENT. THANK YOU.