

EXCELLENCE

HOME/BUILDING INSPECTION SERVICE. P.O. 1451 HEALDSBURG CA 95448 PH 707-570-2000 PH 707-473-9305

FAX 707-473-9306

e-mail (ronofexcellence@earthlink.net)

www.santarosatermiteandpestcontrol.com

INSPECTION AUTHORIZATION FORM.

Property address to be inspected: _____

With your authorization, EXCELLENCE HOME/BUILDING INSPECTION SERVICE will complete a property inspection conducted in accordance with the standards of practice of the InterNACHI, a copy of which is available upon request and can be read and downloaded from the Internet at [http://www.nachi.org/sop.htm]. The inspection is that of a generalist, and has clearly defined limitations. It is performed on-site within a few hours, and does not include any warranty or guaranty. By contrast, specialist inspections take considerably longer, typically include the use of specialized instruments, could involve sampling or destructive testing, and commonly include some form of guaranty. Specialized inspections are essential to evaluate soil conditions, determine structural movement, establish the quality of air and water, or reveal the presence of harmful environmental contaminants such as radon, methane, asbestos, lead, formaldehyde, electro-magnetic radiation, molds and fungi, and other wood-destroying organisms, all of which are beyond the scope of a generalist inspection. Therefore, please be aware of the limitations of a generalist inspection: It is not a termite inspection, which performed by state-licensed specialists. Also, it is not a code-compliance inspection and does not include any research, such as that necessary to establish boundaries, easements, or the issuance of permits, and it should not be used as a substitute for the Transfer Disclosure Statement, which the sellers are required to provide by civil code.

Similarly, and in accordance with InterNACHI standards, EXCELLENCE HOME/BUILDING INSPECTION SERVICE does not evaluate or endorse any components that are not visually accessible. These include, significant portions of most chimney flues, the interior of furnace heat exchangers, air-conditioning coils, subterranean or concealed ducts, pipes, conduits, and those within walls, floors, or ceilings, the slab beneath carpets, the waterproof membrane beneath roofs, balconies, or shower pans, and any component concealed by furnishings. EXCELLENCE HOME/BUILDING INSPECTION SERVICE does not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm, telephone, cable, or intercom systems, private sewage systems, private water supply systems, water softeners, water circulating devices, water filtration or purification devices, automatic sprinklers, the hermetic seal of dual-glazed windows or skylights, solar systems, fire-sprinkler systems, shut-off valves that are not in daily use, elevators, dumb-waiters, funiculars or similar mechanical means of transport, saunas, steam showers, humidifiers, electronic air cleaners, in-line duct-motors or dampers, washers and dryers, their valves and drain pipes, condensate pumps, thermostats, timers, clocks, rotisseries, refrigerators, portable or free-standing appliances, retaining walls, landscaping or landscape items, including decorative and low-voltage lighting, portable spas, fountains and ponds, barbecues, fire-pits, pool-sweep assemblies, in-line chlorinators, or similar devices dispensing bromine or ozone, and the coatings on pools, spas, countertops, fixtures, appliances, decks and walkways.

In addition, EXCELLENCE HOME/BUILDING INSPECTION SERVICE does not tacitly endorse or guarantee the integrity of any structure or component that was built or installed without permit, and which could include latent defects, or any item that may have been subject to a manufacturer's recall. What EXCELLENCE HOME/BUILDING INSPECTION SERVICE provides is a conscientious but essentially visual inspection and evaluation, recommendations for appropriate specialist service, and any consultation that may be necessary. In return, and in consideration of the fee, you are agreeing with your signature to abide by the terms and conditions of this contract, including the following clauses that you are required to initial to indicate your consent.

I agree and understand that I have Requested EXCELLENCE HOME/BUILDING INSPECTION SERVICE to perform this inspection And I wave any and all rights to rescind this contract or an entitled to any refund of the inspection fee once the inspection is started.

Initials: _____

I agree and understand that I have requested EXCELLENCE HOME/BUILDING INSPECTION SERVICE to perform a "limited generalist" inspection, in lieu of a "specialist" inspection that would cost more and require the services of licensed specialists.

Initials: _____

I agree and understand that I should read the entire inspection report, and follow every recommendation for service or further evaluation by a specialist.

Initials: _____

I agree and understand that if a specific component or condition is recommended by EXCELLENCEHOME/BUILDING INSPECTION SERVICE for service and that such service is not undertaken and documented that EXCELLENCE HOME/BUILDING INSPECTION SERVICE shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component or condition.

Initials: _____

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INSPECTION AUTHORIZATION FORM.

I agree and understand that whereas EXCELLENCE HOME/BUILDING INSPECTION SERVICE may report on suspicious stains or moisture damage, they are not an environmental hygienists and are not licensed or authorized to identify mold or fungi.

Initials: _____

I agree and understand that EXCELLENCE HOME/BUILDING INSPECTION SERVICE will inspect all safe and readily accessible areas **to Our inspectors** on the date of this inspection. Other areas maybe limited do to condition that may cause damage or pose a hazard to the inspector. I also agree to hold EXCELLENCE BUILDING INSPECTION SERVICE held harmless for any defects or deficiencies that may exist in any inaccessible area as listed in our inspection report.

Initials: _____

I agree and understand that EXCELLENCE HOME/BUILDING INSPECTION SERVICE shall be held harmless for any defects or deficiencies that are alleged to exist beyond a period of two full years following the date of the inspection report.

Initials: _____

In the event of a claim against EXCELLENCE HOME/BUILDING INSPECTION SERVICE, CLIENT agrees to supply EXCELLENCE HOME/BUILDING INSPECTION SERVICE with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) complete access to the premises. Failure to comply with the above conditions will release the EXCELLENCE HOME/BUILDING INSPECTION SERVICE and its agents from any and all obligations.

Initials: _____

I agree and understand that, with the exception of emergency measures, I will not alter, repair, replace, correct, or modify any disputed component or condition without giving EXCELLENCE HOME/BUILDING INSPECTION SERVICE or their representatives the right to re-inspect and evaluate. And that in such an emergency I will call EXCELLENCE HOME/BUILDING INSPECTION SERVICE.

Initials: _____

I agree and understand that I will attempt to resolve any dispute informally. Should such an attempt fail, I agree to submit the dispute to binding arbitration under the rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc., and that the decision of the appointed arbitrator shall be honored and binding on all parties and be entered in any Court of competent jurisdiction.

Initials: _____

I agree and understand that if any portion of this contract is judged to be invalid or unenforceable by any court or arbitrator that the remaining terms and conditions shall remain in effect and be binding on all parties.

Initials: _____

3. Initials: _____ **FOR CONDOMINIUMS, TOWNHOUSES, AND SUBDIVISIONS WITH COMMON AREAS.**

Common areas (e.g., walls, foundation, roof, garage, laundry, etc.), shared by more than one unit, common mechanical systems (e.g., water heater, plumbing, etc.) used by more than one unit, and areas typically under the jurisdiction of the homeowners' association (e.g., exterior grounds, exterior structure, and exterior systems) will not be inspected.

LIMITATION OF LIABILITY – IF WE, OUR EMPLOYEES, INSPECTORS, OR ANY OTHER PERSON YOU CLAIM TO BE OUR AGENT, ARE CARELESS OR NEGLIGENT IN PERFORMING THE INSPECTION AND/OR PREPARING THE REPORT AND/OR PROVIDING ANY SERVICES UNDER THIS AGREEMENT, THE TOTAL MONETARY SUM OF THE INSPECTOR AND ANY OF ITS AGENTS OR EMPLOYEES SHALL NOT EXCEED \$ 1,500.00 AND YOU SHALL RELEASE US FROM ANY ADDITIONAL LIABILITY. WE HAVE NO RESPONSIBILITY FOR THE POSSIBILITY YOU LOST AN OPPORTUNITY TO RENEGOTIATE WITH THE SELLER. THERE WILL BE NO RECOVERY FOR SECONDARY OR CONSEQUENTIAL DAMAGES BY ANY PERSON. Please initial that you agree to this limit of liability. (_____).

Cost of this inspection \$_____ Due at the time of inspection.

AUTHORIZATION

I have read and understood this contract and agree to all of the terms and conditions therein, and authorize EXCELLENCE HOME/BUILDING INSPECTION SERVICE to complete a "Limited generalist" inspection of the property as described and defined in the standards of practice of the NATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTOR'S RON BIBLER-MEMBER # NACHI08110902.

SIGNED _____ DATE _____

Please print your full name _____ Address _____

Phone# _____ Email _____