

# Home Inspection Authorization Form

Client: **Sample**

Mailing address: **1 Pleasant Lane Iowa City IA52244**

Telephone: (319) 351-2221 Email: sample

Inspection time: **Thursday January 3, 2008 09:00am**

**1. Inspection property.** Client authorizes Inspector to perform a home inspection at the property at **123 Main Street in Iowa City** for a fee of **\$0.00** to be paid at completion of the on-site inspection.

**2. The purpose of the inspection** is to provide the Client with objective information regarding the condition of the readily accessible, visually observable systems and primary components of the property as installed and inspected at the time of the inspection and determining whether in the Inspectors opinion they are still performing their intended functions. The inspection is performed in accordance with the Standards of Practice of the American Society of Home Inspectors. A copy is available from the Inspector or at the ASHI website [www.ashi.org](http://www.ashi.org).

**3. Inspection is not a guarantee, warranty or an insurance policy** with regards to the property and should not be relied on as such. Note that there is no assurance that components found functional shall remain so for any specified length of time. The Inspection is intended to help reduce risk, but does not eliminate risk. Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein.

**4. The Inspection is limited.** The Inspection does not include identifying defects hidden behind walls, floors or ceilings, or any component not exposed to view or inaccessible. Inspector has only a limited time to inspect the property and does not dismantle the house or move contents. The inspection is not technically exhaustive. The Inspection is not intended as a complete or detailed inventory of all repairs or maintenance items. Specifically excluded are geological or soil stability, off-site conditions, code or zoning violations, septic systems, water wells, irrigation systems, furnace heat exchangers or carbon monoxide testing, outdoor gas appliances, water softeners, security systems, timers or electronics. Client agrees to not hold Inspector liable for any intentional oversight and that Inspector liability shall in no case exceed the inspection fee.

**4. Does not address toxic substances.** The Home Inspection does not address and are not intended to address the possible presence of or danger from asbestos, radon gas, lead paint, urea formaldehyde, mold, soil contamination and other indoor and outdoor pollutants, toxic or flammable chemicals, water or airborne illnesses or disease and all other similiar or potentially harmful substances and conditions. The presence of rodents, termites and other insects are also not covered by this inspection. The Client is urged to contact a competent specialist if information, identification or testing of the above is desired.

**5. The physical on-site inspection of the property is a very valauable time of exchange of information between the Inspector and the Client.** Any particular concern of the Client must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for the Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless the Client attends and participates in the inspection walk-through, the Client will not gain all the information that is offered.

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Client signature

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Date:

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Inspector: Tim Fitz-Randolph

Tim Fitz-Randolph, Inc. Comprehensive and Professional Home Inspections 113 Post Road Iowa City IA 52245 319-351-222