

AUTHORIZATION

Building Knowledge, LLC

DATE:

LOCATION:

CUSTOMER(S):

INSPECTOR:

83 Riverview Circle
Blue Ridge, GA 30513
Phone: (404) 661-4531
Fax: (404) 592-6817

Scope and Standard: Building Knowledge, LLC. agrees to conduct a home inspection for the purpose of alerting the customer to operational and functional defects and deficiencies of those areas of the property covered by the **ASHI Standards of Practice**, available at www.buildingknowledgeusa.com. A written report of the findings of the inspection will be provided that will cover those areas stated in the ASHI Standards of Practice, and which is prepared for the sole, exclusive use and possession of the CUSTOMER(S). If customer provides a copy of this report to any third party, customer agrees to allow inspector to provide report clarifications to such third parties upon their request, although there shall be no duty to do so.

Limitations of Inspection: It is understood and agreed that this inspection will be of **readily accessible structural and mechanical areas** of the property and is limited to visual observations of apparent conditions of operability and functionality existing at the time of the inspection. The report will NOT cover latent, concealed defects, rodents, termites, or any wood-destroying organisms, equipment, items and systems that require dismantling, disassembly or destructive or invasive testing, heat exchangers, swimming pools, hot tubs, septic systems, wells, security systems, central vacuum systems, water softeners, fire sprinkler systems, harmful or potentially **harmful substances and environmental hazards** of any kind or nature, including, but not limited to, radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals, mold, mildew, fungus or any byproducts or toxins of or from mold, mildew or fungus (including but not limited to any mycotoxins or trichothecenes), cosmetic issues, routine mechanical maintenance issues, or any other items outside the ASHI Standards. Any item or items can be added for an additional fee.

BASIC PROPERTY INSPECTION: This inspection is designed to provide a current condition report of readily accessible structural and mechanical components of the property as set out in the ASHI Standards of Practice, and covers only reported sections of the property. **NO WARRANTY** is provided.

Fee: \$ _____

Customer Acceptance _____ (Customer initials)

Optional Additional Services: Building Knowledge, LLC. will also perform the following selected additional service(s), if any, for the Customer(s) for the following additional charges(s). The damages limitations set forth in the section below titled, "**Damages Limitation**" shall apply to any selected additional service.

- 1. Radon Gas Level Test: \$ _____
- 2. Asbestos Laboratory Analysis: \$ _____
- 3. Pool/Hot Tub Inspection: \$ _____
- 4. Follow-up Inspection: \$ _____
- 5. Mold Testing: \$ _____
- 6. Other: \$ _____

Time of Payments and Interest: Unless prior arrangements have been made, payment shall be made upon execution of the Authorization. Any payment not so made shall bear interest of 1 and 1/2 % per month commencing 30 days after such payment was due.

Damages Limitation: The Customer(s) and any other person who claims reliance on the services or report(s) provided pursuant to this Authorization understand and agree that the maximum, total, cumulative amount recoverable by them from Building Knowledge, LLC. and/or any of its inspectors, agents or employees, for any damages of any kind or nature resulting from alleged or actual breaches of this Authorization, negligence, breaches of implied warranties, violations of statutory rights or obligations by Building Knowledge, LLC. or any of its inspector, agents or employees, is the amount paid by the Customer(s) to Building Knowledge, LLC. for the service giving rise or allegedly giving rise to such damages. Under no circumstances shall Building Knowledge, LLC., or its inspectors, agents or employees be liable for consequential damages, any other damages for which a civil action is not filed within one (1) year from the date of the subject service, or for costs associated with repair work performed prior to notice to Building Knowledge, LLC. and a reasonable opportunity for Building Knowledge, LLC. to inspect. It is understood that the amount of charge(s) under this Authorization are based on the existence of this limitation, in the absence of which the charges would be greater and that, even though the services and report(s) provided to the Customer(s) pursuant to this Authorization may have value to the Customer(s) in excess of the amounts charged (e.g., by allowing Customer to negotiate a reduced purchase price), the Customer(s) will not be charged more for the services and reports than specified in the Authorization. If a claim in a civil action is commenced and/or pursued for damages or an amount not allowed by this Authorization, the party pursuing such claim shall pay all reasonable attorney's fees and litigation expenses incurred by the other party in defending against such claim.

Customer Acceptance of Damages Limitation:

_____ (Customer initials)

It is agreed that in the absence of the CUSTOMER(S) signature on this agreement, payment for, or usage of the inspection report by the CUSTOMER(S), or the CUSTOMER(S) representative, will be considered the same as agreeing to the terms herein.

This Authorization: (a) is the entire agreement between the parties and neither party is relying on representations by or on behalf of the other not contained herein; (b) cannot be amended except in writing signed by all parties; (c) and is governed by and should be construed in accordance with Georgia law. **ACCEPTANCE AND UNDERSTANDING OF ALL THE TERMS OF THE AUTHORIZATION IS HEREBY ACKNOWLEDGED BY THE UNDERSIGNED.**

Customer Date

Customer Date

Building Knowledge, LLC.

Inspector: _____ Date _____

Payment Record:

Total Fee \$ _____ Paid by: Cash Check# _____

Credit Card (Circle One): AMEX VISA MasterCard

Card # _____ Expires: _____ CVV _____

Card Billing Address: _____ Zip Code _____