



INSPECTION AUTHORIZATION AND AGREEMENT

AZ Certification No. 38559 784 Grapevine Lane
 Fax: (928) 445-9357 Prescott, AZ 86305

Client _____ Phone _____
 Inspection location _____

1. Client directly or through its authorized agent hereby authorizes **Proline Inspection Services, Inc.** (Proline), to perform a non-invasive visual inspection of the home located at the inspection location on the _____ day of _____, 20____.
2. Proline is registered with the Arizona Board of Technical Registration No. 38559 (Chris DeWitt).
3. Proline will conduct its inspection and prepare its written report in accordance with The Arizona Chapter of the American Society of Home Inspectors, Inc. Standards of Professional Practice for Arizona Home Inspectors (AZ ASHI) (copy attached). Proline's inspection and report will be subject to the limitations and exclusions set forth in the AZ ASHI together with the limitations and exclusions set forth herein.
4. Proline will conduct its inspection and prepare its written report on the systems and components described in AZ ASHI except for the following exclusions: _____
5. Client shall pay to Proline the sum of \$ _____, as a fee for the services performed by Proline, which is immediately due and payable upon completion of the inspection.
6. Client shall make all areas to be inspected readily available and accessible. Proline shall not be required to inspect any system or component which is not readily accessible. Unless otherwise agreed, we will only inspect the primary building and its attached parking structure on the property.
7. The inspection performed by Proline is visual as it exists at the time of the inspection, and not technically exhaustive. It will not identify concealed conditions or latent defects. It does not include any specialized procedures, such as those to determine relative floor elevations, or those necessary to determine the presence of any environmental contaminants, such as electromagnetic radiation, radon, methane, formaldehyde, asbestos, lead, or airborne spores, and it is not an inspection of or for the following: geological or soil conditions; engineering analysis or stability; retaining walls; fences, termites, dry rot, fungi, or other wood destroying organisms; pests or rodents; private septic or sewage systems; private water supply systems; water circulating devices; water softeners; water filtration or purification devices; shut-off valves that are not in daily use; solar systems; the hermetic seal of dual-glazed windows or skylights; radiant heat systems; radio-controlled systems; computerized systems; fire-sprinkler systems; central vacuum systems; alarm, telephone, cable, or intercom systems; elevators; saunas, steam showers; humidifiers; electronic air-cleaners; condensate pumps; clothes dryers; washing machines and their valves or drain lines; refrigerators, or free-standing appliances; thermostats; timers; clocks; rotisseries; the self-cleaning cycle of ovens; landscaping, or landscape items, such as decorative lighting, fountains and ponds, barbecues, and fire-pits; pools and pool-sweep assemblies; in-line chlorinators, or similar devices dispensing bromine or ozone. My reports are intended to accurately reflect my impartial professional opinion without exception
8. Proline warrants that its inspection and report will be performed in accordance with AZ ASHI except for the exclusions set forth herein. Proline makes no other warranty and Client acknowledges it receives no other warranty. Any other warranty including warranties of merchantability and fitness for a particular purpose are expressly excluded. Our goal is to provide valuable and unbiased information that helps clients make informed decisions.
9. The inspection and report shall not take the place of any required real estate disclosures nor will it include investigation or opinion as to zoning, condition of title, easements, encroachments, appraisal or other matters regarding legality or value. Proline will not perform a permit or code inspection and will not investigate any records or status with any other source, including city, county or state offices such as a building or health department.
10. Client expressly agrees that the total liability of Proline pursuant to any claim made by Client shall be limited to the amount actually paid by Client to Proline pursuant to this Agreement. Client waives any claim for damages in excess of the amount paid by Client including any claim for consequential or incidental damages. Client acknowledges that the amount paid by Client is a reasonable sum for damages and is not intended as a penalty but is intended to reflect the fact that actual damages may be difficult or impractical to ascertain and fixing a limitation on damages enables Proline to perform the inspection at the stated fee. If there is any defect or potential claim connected with, or relating to the Report or services rendered, you must notify us in writing within 10 days. You may not file a legal action, whether sounding in tort or contract, against Proline more than 90 days after the inspection.
11. The inspection is performed and the report prepared for the sole and confidential use of Client. Neither the contents of the report or any part of this Agreement are assignable or transferable to a third party. Client agrees to indemnify Proline, its shareholders, directors, officers, employees and inspectors from any claim, action, or cause of action of any kind whatsoever brought by any third party who claims negligence in any way on Proline's inspection or report of negligence in Proline's inspection or report.
12. Client and Proline agree that any disputes are to be resolved by arbitration in accord with the Construction Arbitration Rules of the American Arbitration Association. One (1) arbiter will be appointed. The prevailing party will be entitled to an award of costs and reasonable attorneys' fees.
13. This Agreement shall be binding on the parties' heirs, personal representatives, successors and assigns.

Proline is authorized to release copies of this Inspection Report to the Clients' Real Estate agent directly involved in this transaction, who is not designated beneficiaries of the Report, intended or otherwise, and/or _____.

DATED this _____ day of _____, 20____.

I hereby authorize the inspection of this property having read and understood this Agreement.

 Chris DeWitt, President, Proline Inspection Services, Inc.

x _____
 Client / Buyer/Representative / Agent