

**Ron Morrison Home Inspection License #10009 540 Magnolia Wood Ave. Baton Rouge, La. 70808  
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STANDARD INSPECTION-CONTINGENT AND LIMITING CONDITIONS**

**I HAVE COMPARED THE BENCHMARK AND STANDARD INSPECTION ON RON MORRISON'S WEB SITE AND UNDERSTAND THE DIFFERENCES AND THE LIMITATIONS OF THIS INSPECTION\_\_\_\_\_**

This written report covers the highlights of the physical inspection, and of the discussions between you and our inspector. The client has been urged to be present during the inspection, to take notes and to ask questions about the home and about the inspection process. Full value from this inspection may be derived from: a. The inspectors walk through or "show and tell" with you. b. Your notes and the discussion during the walk through. c. Study of this written report. d. The general supplemental information contained in this report. e. Prepared articles from our library, and follow up telephone consulting.

The report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed, except where noted. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: mold, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Ron Morrison Home inspection, certifies that their inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the Better Business Bureau in accordance with its Construction Industry Arbitration Rules then pertaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. ***Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.***

Clients Name:  \_\_\_\_\_

Date: This inspection is made with the express agreement of the client that he or she understand the conditions and limitations stated herein under which the inspector has performed the inspection and issued this report.

Client has executed this agreement subsequent to the Home Inspection and initials hereby agrees to be bound by the terms and conditions of this Building Inspection Agreement and Authorization.  Initials

**Invoice amount:** It is OK to furnish copy to of This report to the:  
LA  SA  Seller  Mort.Agt.  Ins.Agt  Other  Printer

I do  do not  want a copy of the LSBHI Code of Ethics and standard of Practice sent with my report.