

**AUTHORIZATION TO INSPECT AND PREPARE A HOME INSPECTION REPORT**

(Business and Professions Code §7195)

**NOTE:** This form is used by a seller's or buyer's agent when preparing a listing/marketing package or performing a due diligence investigation on a property, to authorize a home inspector to prepare a home inspection report for disclosing property conditions to a buyer.

**DATE:** \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_, California.

Home Inspector/Rep. \_\_\_\_\_  
Home Inspection Company \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Cell \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

Agent's Name \_\_\_\_\_ CalBRE# \_\_\_\_\_  
Broker's Name \_\_\_\_\_ CalBRE# \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Cell \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

**FACTS:**

1. Property address \_\_\_\_\_  
\_\_\_\_\_
- 1.1 Type of property \_\_\_\_\_  
\_\_\_\_\_
2. Owner's name \_\_\_\_\_  
Phone \_\_\_\_\_
3. The home inspection report is for use in Agent's preparation of a Transfer Disclosure Statement (TDS) and reporting of the property conditions to prospective buyers. [See **RPI** Form 304]
4. Your contract for inspection and report will be entered into by  Owner,  Buyer, or  Agent.
  - 4.1  Include a copy of the binder with dates of effectiveness for your professional liability insurance coverage.
5. Call  Agent, or  Seller, to set up the day and time for your inspection.
  - 5.1  Agent will be present during the inspection.
  - 5.2 If Agent is not present, call Agent to discuss your findings before preparing the report.
6. Your inspection and report are to include the following items:
  - 6.1 An energy efficiency inspection.
  - 6.2 Any improvements that are not in compliance with building permits or codes and any improvements for which no permit exists.
  - 6.3 The property's compliance with safety codes for child resistant pool barriers, hot tub covers, automatic garage doors, door locks/latches, gas valves, residential security bars and water heaters.
7. Your fee for this service will be paid in full on your delivery of your report to Agent.
  - 7.1 It is anticipated the amount of your fee will be \$\_\_\_\_\_.
8. You are authorized to open an order and process this inspection.

Submitting Agent's Signature: \_\_\_\_\_