

**AUTHORIZATION TO OBTAIN INSPECTIONS AND/OR SERVICES**

The undersigned hereby authorizes the escrow agent named below to obtain the following inspections and services on behalf of BUYER and SELLER named in a purchase agreement dated \_\_\_\_\_, for the sale of property located at (insert property address & legal description):

**PLEASE COMPLETE ALL APPLICABLE ITEMS**

FURNACE & AIR CONDITIONER

\_\_\_\_\_ BUYER requests \_\_\_\_\_ to perform an inspection of the heating system and central air conditioning system as set forth in the purchase agreement at buyer's expense.

- Air conditioning system not to be inspected due to cold weather.
- Delay air conditioning inspection as per attached addendum with escrow to be held by escrow company.

TERMITE AND WOOD-DESTROYING INSECTS

\_\_\_\_\_ BUYER requests \_\_\_\_\_ to perform an inspection for termite and wood-destroying insects as set forth in the purchase agreement at buyer's expense.

\_\_\_\_\_ SELLER will provide proof of termite pre-treatment instead of termite inspection. (New Construction Only.)

WHOLE-HOUSE INSPECTION

\_\_\_\_\_ BUYER requests \_\_\_\_\_ to perform an whole-house inspection of the property structures as set forth in the purchase agreement at buyer's expense.

- Buyer wants to be present at inspection.

WELL AND/OR SEPTIC SYSTEM

\_\_\_\_\_ BUYER requests \_\_\_\_\_ to perform an inspection of the well and septic system as set forth in the purchase agreement.

- Well
- Septic System
- Both

PROPERTY BOUNDARY INSPECTION or STAKED SURVEY

This inspection if required, will be ordered by the Buyer's Lender. If a Staked Survey is requested, the Buyer's Lender should be contacted.

\_\_\_\_\_ BUYER requests \_\_\_\_\_ to perform a:

- Property Boundary Inspection
- Staked Survey (land only)
- Staked Survey (land & buildings)

ESCROW CLOSING

\_\_\_\_\_ BUYER requests **D.C. TITLE AGENCY** to act as escrow closing agent in the closing of this transaction as set forth in the purchase agreement.

TITLE INSURANCE

\_\_\_\_\_ BUYER requests **D.C. TITLE AGENCY** to issue the title insurance policy as set forth in the purchase agreement.

HOME WARRANTY PLAN

ESCROW CLOSING/FIRST AMERICAN HOME WARRANTY PACKAGE.

\_\_\_\_\_ BUYER requests the Escrow Closing/Home Warranty package plan through **D.C. TITLE AGENCY**.

\_\_\_\_\_ BUYER requests a Service One or \_\_\_\_\_ offered through the listing or selling company, not part of any package.

\_\_\_\_\_ BUYER declines home warranty plan.

OTHER INSPECTIONS

OTHER SERVICE REQUESTS

BUYERS AND SELLERS NEED TO CALL PRIOR TO CLOSING: **Time Warner Cable 421-0300**  
**Windstream 436-3700** **Aquila Gas 1-800-303-0752** **Lincoln Electric System 473-3351**

There are other service providers available with similar services. You are free to shop around to determine that you are receiving the best services at the best rate for these services.

BUYER AND SELLER agree that:

- A. All inspections and services will be ordered at the discretion of the escrow agent. Inspections or services ordered but not used, due to the sale failing to close, will be paid by the authorizing party or will be withheld from the earnest money when the cost is applicable to the BUYER, and shall not become the responsibility, or the expense of the escrow agent.
- B. If the items requested above require fund be held in escrow, BUYER and SELLER agree that all fees charged in connection with the funds being held in escrow will be divided equally between BUYER and SELLER.
- C. Escrow Company is authorized to obtain any loan information regarding the said property.

\_\_\_\_\_  
BUYER Date SELLER Date

\_\_\_\_\_  
BUYER Date SELLER Date