

INSPECTION AGREEMENT

(please read carefully)

This is agreement between the Inspect Consulting and Client in order to provide required inspection. Inspect Consulting does not provide any guarantees or warranties regarding inspection and inspection report. The inspection directly follows guidelines of Standards of Practice of the Home Inspector License Act of Illinois. Inspect Consulting and Client agreed about conducting a visual observational inspection only for the purpose of informing Client about technical condition, issues and deficiencies of the property. The inspection is only a VISUAL a non-invasive , non- destructive evaluation and representation of the property.

- The inspection is performed in readily accessible areas. The inspector is not required to move tables, stored items, appliances, furniture and etc.
- The report is not code compliance inspection for past and present codes of any kinds.
- Only normal operating controls are used in order to perform inspection (thermostats, switches, lights and etc.). The inspector is not required to ignite pilot lights, turn on water valves, turn on gas valves or reset electrical breakers.
- Roof are inspected when weather condition permits and when all of other safety precautions are met. Inspector will walk on low-sloped roof when safety precautions are met; when there is no potential damage to the roof material: when roof is accessible by 15 foot ladder.
- Air-conditioning is not operated unless the weather condition is above 65 degrees Fahrenheit for consistent period of time (24 hours).
- Crawl spaces and attics are inspected when it can be safely entered and evaluated.
- Appliances and technical systems are inspected by using normal operation controls. The client agrees that at final walk-through prior the closing, the client will operate appliances.
- Ranges, Dish Washers, and Refrigerators are typically tested for basic function. No assertions are made as to how well they function. Microwave ovens, stoves, clothes washers/dryers are not operated.
- Cost estimations provided for repairs are based on limited visual evaluation and client should consult at least three qualified contractors to determine real cost of repairs.
- Inspection of chimneys, fireplaces, fireboxes, flues are limited to specific area that are readily visible.
- Inspect Consulting and its representatives assume no liability or responsibility for costs of repairing or replacing any unreported defects, conditions or deficiencies either current or arising in the future.

Client Initials: _____

- An environmental health specialist should be contacted for evaluation of any potential health or environmental issues/concerns. A home inspection does not include the detection, identification or analysis of any such elements or related concerns such as, but not limited to, mold, allergens and other biological contaminants, radon, formaldehyde, asbestos, lead, flammable chemicals, electromagnetic fields, carbon monoxide, insecticides, toxic, refrigerants, fuel oils etc. The noting of the presence of materials commonly considered to contain asbestos, formaldehyde, lead, mold etc in the inspection report, are informal only and the client assumes responsibility to hire qualified environmental professional to do proper evaluation/inspection.
- The report represents a snapshot in time. Basements/crawlspaces and attics that were dry at the time of the inspection can be wet/damp or leak in later weeks or months. The client agrees that at final walk-through prior the closing, the client will check the basement, crawlspace and attic for leaks/dampness and the client assumes responsibility to hire qualified professional to do proper evaluation of these areas.
- The home inspection does not include inspection of landscape irrigation systems, swimming pools, spas, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, trash compactor, intercom system, low voltage decorative lightning, carbon-monoxide and smoke detectors/alarms and presence or absence insects, termites and rodents. Any comments discussed in report about these systems/items are informal only and do not represent inspection. The client assumes responsibility to hire qualified professional to do proper evaluation/inspection of these systems/items.

It is absolutely understood and agreed that in event of errors, omission, negligent or any other theory of liability on the part of Inspect Consulting in connection with inspection or report, or in case of any claim whatsoever against Inspect Consulting the liability of Inspect Consulting inspectors, employees shall be solely and exclusively limited to a sum equal to the amount of fee paid by Client to Inspect Consulting for the inspection and inspection report. Inspect Consulting shall not be liable for the others opinions for any dispute or claim of repaired items or modifications prior and after inspection. It is fully understand that in case of any term or provision shall be invalid and unenforceable the remainder of agreement remains valid, enforceable and in full effect.

Acceptance and full understanding of this inspection agreement are hereby acknowledged and client agrees to the above agreement in its entirety.

Client Total Inspection Fee: \$ _____

Payment: **Check** or **Cash**

Inspection Address: _____

Client Printed Name: _____

Client Signature: _____ **Date:** _____

Inspect Consulting
Ognjen Simic
Licensed Home Inspector No. 450.011120 Expires 11/30/2018