



HOME INSPECTIONS, INC.

1230 Hawkins Ct. Bartlett, IL 60103 Phone: 630 289-4700
Illinois Home Inspector License Number: 450.000207

Date: _____ Time: _____ **INSPECTION AGREEMENT**

This agreement is made between ASI Home Inspection, Inc. (Hereinafter known as Company) and _____
_____ (Hereinafter known as the Client) to perform a visual
inspection of the structural, electrical, plumbing, and mechanical systems of the building located at _____
_____.

It is understood and agreed that the inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects are excluded from the inspection. Equipment, items and systems will not be dismantled.

This report is not a code compliance inspection or certification of past or present governmental codes or regulations of any kind. This inspection and report do not address and are not intended to address the possible presence or danger from any potentially harmful substances and environmental hazards including, but not limited to radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals, mold spores or water and airborne hazards. Also excluded are inspections of and reporting on swimming pools, well/septic systems, security systems, central vacuum, water softeners, sprinkler systems, fire and safety equipment and the presence or absence of rodents, termites and other insects.

Although the written report indicates the average life expectancy of certain types of items, which will be inspected, the report will not contain any estimates regarding the life expectancy of the actual item inspected. The report will not contain any estimates of the methods or cost to correct or replace any inspected item. The Company cannot render any opinion regarding an inoperative or non-functioning item or system. The Company will not inspect or render any opinion regarding any item, area, or system obstructed from view, difficult to access, or which would require the inspector to place himself or the Client in danger or cause damage to the building. The report should not be considered an insurance policy against conditions which exist as to the items not inspected or to the future condition of items inspected. The Company shall not be liable for the failure to report water leaks or evidence of leakage, which were not apparent at the time of the inspection or concealed from view, but which may become evident at a later time.

The parties agree that the Company and its agents and employees, assume no liability or responsibility for the cost of repairing or replacing any unreported defect or deficiency, either current or arising in the future or for any property damage, consequential damage or bodily injury of any nature. **THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. THE COMPANY IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.** The parties agree that the Company's liability is limited to the cost of the inspection fee.

In the event that there is a question raised in regard to the inspection report, the Company shall be allowed to re-inspect the property in a reasonable manner, before any corrective measures or repairs are done. In the event the Client fails to allow the Company to re-inspect the property before corrective measures being performed, any liability of the Company shall be waived by the Client. The liability of the Company shall terminate one year from the date of the inspection if the Client shall not have previously notified the Company of a complaint.

The parties agree that this report is for the exclusive use of the Client. The inspection report is not to be relied upon by any third party nor may it be transferred to a third party. Distribution of the contents of this report to any third party shall be the responsibility of the Client.

The Company's owners and inspectors are licensed with the State of Illinois and are members of The American Society of Home Inspectors® (ASHI) All home inspections are performed in accordance with the Standards of Practice set forth by the IL Department of Financial and Professional Regulation and the Code of Ethics and Standards of Practice of ASHI® A copy of these standards are available upon request.

Acceptance and understanding of this agreement are hereby acknowledged:

ASI Home Inspection, Inc. RSR Date _____ Total Fee \$ _____

Client _____ Date _____ Paid by: Check Cash

If the fees are not paid within 30 days or upon execution, there will be a finance charge of 18% per annum and collections, including reasonable attorney fees.