

Client/Inspector Agreement

THIS IS A CONFIDENTIAL REPORT FOR THE CLIENT/S NAMED HEREIN. THIS REPORT SUPERSEDES ANY ORAL COMMENTS AND DISCUSSIONS CONDUCTED AT OR PRIOR TO THE INSPECTION. THERE ARE NO GUARANTEES OR WARRANTIES EITHER EXPRESSED OR IMPLIED IN THIS INSPECTION OR IN THE ACCOMPANYING REPORT.

- The purpose of this home inspection is to provide the client with a summary of the visual observations taken from the portions of the premises which were in plain view and accessible at the time of the inspection. The inspector is not responsible for hidden defects or for reporting on the condition of areas that are visually inaccessible. Emphasis is placed on major expenses and on safety issues. Some less important deficiencies may be discovered but an all-inclusive list of minor building flaws is not provided.
- The inspector does not warranty the condition of the premises, comment on advisability of purchase, or guarantee compliance with local building codes.
- This inspection is being conducted according to the Standards of Practice of the Home Inspector License Act of Illinois, a copy of which is available upon request.
- All inspection methods are noninvasive and only normal operating controls will be used. A representative number of receptacles, switches, and lights will be tested for operation. Furniture, appliances, personal items, stored materials, etc. are not moved by the inspector.
- The inspector will walk on low sloped roofs where conditions permit, when they are safely accessible with a 15 foot ladder, and where little or no potential exists for damage to the roof covering.
- Central air conditioning units will not be operated unless the outside temperature has been above 60° for at least 24 hours prior to the inspection; since doing so could damage the air conditioning equipment.
- Wet crawl spaces and those with either low headroom or insufficiently large openings are not entered but are only visually examined from the access area. Attics are entered when it is feasible and if there is sufficient space to maneuver safely in the attic.
- The inspector will not perform any procedures which could either lead to his/her personal injury or which could result in damage to the property being inspected.
- Appliances and mechanical systems will be checked for proper operation during this inspection. The inspector will not light any gas equipment, turn on any gas or water valves, nor reset circuit breakers or fuses.
- Domicile Consulting does not provide engineering, architectural, pest control, or environmental inspection services unless otherwise agreed to by both parties in writing.
- Domicile Consulting does not test for the presence of asbestos, lead, radon, mold, or other environmental hazards and makes no definitive representation as to their presence or absence in the subject property.
- All residential properties are subject to moisture related conditions that can cause mold growth. Domicile Consulting makes no definitive representation as to the presence or absence of mold at the subject property.
- The inspection of fireplaces is limited to the firebox and those portions of the flue that are readily viewable.
- Any verbal or written repair cost estimations made by Domicile Consulting are neither a firm estimate nor a bid regarding such repair work. The clients should interview several qualified contractor's in order to determine the likely cost of repairs.

- It is understood and agreed that in the event of any error or omission on the part of Domicile Consulting in connection with this inspection or this report, or in the event of any claim whatsoever against Domicile Consulting, that any liability of Domicile Consulting, its employees, inspectors, or agents shall be solely and exclusively limited to an amount no greater than the inspection fee paid. Should a claim or dispute arise relating to the inspection or to the report, Domicile Consulting shall be notified immediately in writing and shall be permitted to reinspect the subject item/s. Domicile Consulting shall not be liable for differing opinions of others nor shall any claim or dispute exist regarding items that have been repaired or modified prior to a re-inspection of those items by Domicile Consulting. Any unresolved disputes shall be submitted to and settled by binding arbitration only, in Chicago, Illinois, in accordance with the rules and regulations of the American Arbitration Association. Each covenant and agreement in this contract is a separate and independent covenant and agreement. If any term or provision shall be invalid or unenforceable, the remainder of the agreement remains valid and enforceable.

The undersigned agrees to pay \$ _____ for this inspection.

SUBMITTED ON BEHALF OF DOMICILE CONSULTING _____
 IL HOME INSPECTOR LIC. #450/0000570 EXPIRES ON 11/30/08

THE UNDERSIGNED HAVE READ AND AGREED TO THE ABOVE AGREEMENT IN IT'S ENTIRETY:

ACCEPTED: _____ DATE: _____
 ACCEPTED: _____ DATE: _____

REPORT DISCLOSURE FORM

DEAR CLIENT,

THE ILLINOIS HOME INSPECTOR LICENSE ACT PROHIBITS YOUR INSPECTOR FROM DISCLOSING INFORMATION MATERIAL TO THE INSPECTION WITHOUT THE CLIENTS WRITTEN AUTHORIZATION. IF THERE IS ANYONE ELSE WHOM YOU WOULD WANT TO HAVE ACCESS TO THE REPORT OR TO MY OPINIONS PLEASE INDICATE YOUR WISHES IN THE SPACE/S BELOW.

BUYER'S AGENT OR BROKER: YES _____ NO _____
 SELLER'S AGENT OR BROKER: YES _____ NO _____
 BUYER'S ATTORNEY: YES _____ NO _____
 SELLER'S ATTORNEY: YES _____ NO _____
 OTHERS: _____