

AGREEMENT

THIS IS A CONFIDENTIAL REPORT FOR THE CLIENTS NAMED HEREIN. THIS REPORT SUPERSEDES ANY ORAL COMMENTS AND DISCUSSIONS 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 which the inspector makes regarding 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.**
- **This report is NOT a guarantee of code compliance of the building being inspected.**
- **This report is NOT a warranty of the condition of the premises, nor an opinion as to the advisability of the property for purchase.**
- **This inspection is being conducted in accordance with the standards of practice of the Home Inspector License Act of Illinois and the American Society of Home Inspectors, copies of which are available upon request. The following components are included in this inspection: structural system/foundation; exterior; roof; plumbing; heating; cooling; electric; insulation and ventilation; interior spaces; and fireplace components.**
- **All inspection methods are non-invasive and only normal operating controls will be used. A representative number of outlets, switches, and lights will be tested for operation. Furniture, appliances, personal items, stored materials, etc. are not moved for the inspection.**
- **The inspector will walk on flat roofs where conditions permit, when they are safely accessible with a 15' ladder, and where no potential exists for damage to the roof surface.**
- **Central Air Conditioning units will not be operated unless the outside temperature has been above 60 degrees for at least 24 hours prior to the inspection; doing so could damage the air conditioning equipment.**
- **Wet crawl spaces and those with either low headroom or insufficient 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 subject property. This may result in some items or areas not being available for inspection.**
- **Appliances and mechanical systems will be checked for proper operation during this inspection. The inspector will not light any gas equipment, nor turn on any valves, nor re-set circuit breakers or fuses. The clients are responsible for maintaining or arranging for the maintenance of their mechanical equipment after closing. The client should be aware that the equipment may still be in use until closing and it is the client's responsibility to re-check all mechanical systems and appliances for proper operation within 24 hours prior to closing.**

- Vision Inspection services, Inc. does not provide any engineering, architectural, pest control, or environmental inspection services in connection with this home inspection unless otherwise agreed upon by both parties in writing.
- Vision Inspection services, Inc. is not licensed for either asbestos or lead paint detection and makes no definitive representation as to the presence or absence of either material.
- All residential properties are subject to moisture related conditions that can cause mold or fungi. Vision Inspection Services, Inc. does not perform testing for mold or fungi; makes no representations as to their definitive presence or absence in this property; and specifically excludes them from this inspection unless otherwise agreed upon in writing by both parties.
- The inspection of fireplaces is limited to the firebox and those portions of the flue that are readily viewable. The inspector is not required to light any gas appliances.
- Many properties are being constructed with concrete block. A number of these structures are experiencing water infiltration problems as a result of improper materials and/or construction methods which may not be readily determined from a visual inspection. Vision Inspection Services, Inc. makes no representation as to the performance of these construction assemblies and specifically excludes them from this inspection except where otherwise indicated.
- Any verbal or written estimations or approximations made by the inspector regarding potential repairs of the premises are neither a firm estimate nor a bid regarding such repair work. The purchaser must contact their own agents regarding the actual price of any work to be done.
- It is understood and agreed that in the event of any error or omission on the part of Vision Inspection Services, Inc. in connection with this inspection or this report, or in the event of any claim whatsoever against Vision Inspection Services, Inc., that any liability of Vision Inspection Services, Inc., 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, Vision Inspection Services, Inc. shall be notified immediately in writing and shall be permitted to re-inspect the subject item. Vision Inspection Services, Inc. shall not be liable for differing opinions of others nor shall any claim or dispute exist to items that have been repaired or modified prior to a re-inspection of those items by Vision Inspection Services, Inc. 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: _____ IL License# 050.0002575
 Vision Inspection Services, Inc. Expires: 11/30/2006

THE UNDERSIGNED HAS READ AND AGREES WITH THE ABOVE AGREEMENT IN IT'S ENTIRETY:

ACCEPTED: _____ DATE: _____

ACCEPTED: _____ DATE: _____

**ILLINOIS HOME INSPECTOR ACT
PROPERTY INSPECTION REPORT DISCLOSURE FORM**

Dear Client,

The Illinois Home Inspector License Act prohibits the inspector from disclosing any information regarding the inspection without the client's written authorization. This includes but is not limited to casual conversations or summations that may take place at the inspection as well as follow-up calls at a later date. Please take a moment to read through the following options, initial your choice/s, and sign at the bottom of the page.

Provide my Real Estate Agent or Broker with any necessary information regarding the inspection.

Yes No

Provide the Listing Agent or the Seller with any necessary information regarding the inspection.

Yes No

Provide my Attorney with any necessary information regarding this inspection.

Yes No

Provide the Seller's Attorney with any necessary information regarding this inspection.

Yes No

Provide the following person/s with any necessary information regarding this inspection.

Signature: _____ Date _____