

**NOTICE: THIS AGREEMENT SPECIFICALLY LIMITS THE LIABILITY OF
DUNSING INSPECTIONS**

INSPECTION AGREEMENT

This Agreement is made between DUNSING INSPECTIONS, inspector James Dunsing - IL license #045.0000452 (hereinafter known as Company) and

(Hereinafter known as Client) to perform a visual inspection of the major systems of the building located at:

SCOPE: Company will provide a general inspection intended to point out potential problems with the inspected areas. If comprehensive and specific evaluations are desired for any specific item, additional Agreements will be required, or the Company recommends that the Client contact a specialist. This report should not be deemed as a guarantee regarding the condition of any items that are not covered by this Agreement or as to future conditions of inspected items.

This Agreement DOES provide:

- A professional inspection by Company members who are licensed by the State of Illinois as a home inspector.
- An inspection of elements of the above building proper and automobile garage that are **readily accessible and visible** at the time of the inspection
- An inspection performed in accordance with the Illinois OBRE Standard of Practice. A copy of those standards is attached to each inspection report or is enclosed in the report folder.
- A written inspection report will be provided to the Client within 48 hours after the inspection. The report is prepared for the exclusive use of the Client and no other person or entity shall be entitled to rely upon its contents. Distribution to any third party, or the consequences thereof, shall be the responsibility of the Client.
- The following items are included in a standard inspection:
 1. Roof
 2. Structure
 3. Exterior wall cladding
 4. Patios, decks, balconies
 5. Interior Rooms (walls, floors, ceilings)
 6. Plumbing and Bathrooms
 7. Electric
 8. Heating and Air Conditioning
 9. Windows
 10. Fireplaces

Cross out and initial items not inspected

This Agreement does NOT include, and the Client should NOT rely upon:

- **Mold Testing, Radon testing, Asbestos testing, Lead-level screening** or the existence of under or above ground oil storage tanks of any kind of environmental testing are not a part of this inspection. Should the Client require radon screening the Company will require an additional fee.
- Opinions regarding compliance with building, zoning, or occupancy codes, standards, or rules.
- Opinions regarding geological, water, soil, air, health, environmental or architectural factors.
- Engineering analysis of materials or methods of construction.
- Opinions or analysis regarding the presence or absence of rodent or insect infestation. Should the Client require an inspection of wood-destroying organisms, the Company can provide that service for an additional fee.
- Inspection of any shed, outbuilding, or other structures that may or may not be attached to the building proper for support, decoration, or otherwise unless agreed to at the time of the inspection.
- Opinions or estimates of the methods or costs to correct or replace any inspected item. Any costs discussed during the inspection are not to be considered estimates. The Client agrees to have a professional in the field of expertise give formal cost estimates if they are necessary.
- Opinions regarding any inoperative or non-functioning item or system. For example, if the gas, electric, or water is turned off, none of the related systems will be inspected.
- 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.

COMPANY'S LIABILITY: Due to the complexity and nature of the inspection, the Company limits itself and its agent's liability to Client's cost for the report and only where the Company has failed to follow the OBRE standards above mentioned. In the event the Client discovers a discrepancy in the conditions as reported and that actually exist, during the pre-closing inspection or post-closing circumstances, Client shall immediately notify the Company. Re-inspection by the Company of the item will be undertaken as necessary and under conditions mutually agreeable to the parties. Client further agrees to perform a pre-closing inspection as outlined in the Pre-closing Inspection Checklist provided with the inspection report folder. In any case, liability of Company shall terminate one year from the date of the Inspection if Client shall not have previously notified Company of a complaint.

COST: The cost of this inspection shall be:

Inspection Fee _____ or _____\$150 per hour of on-site evaluation

Radon Test _____

WDI Inspection _____

Additional Items _____

Total _____

The parties acknowledge reading and understanding the above Agreement, and agree to the conditions as set forth therein by signing below, on the date above written. Client further acknowledges that he has received a copy of this agreement prior to the commencement of the inspection.

Date: ____/____/____

X _____
CLIENT

X _____
DUNSING INSPECTIONS, BY ITS AGENT
316 Stewart Ave.
Libertyville, IL 60048

The report will be sent to the following people:

_____ My Real Estate Agent _____
(name) (email or fax)

_____ My Attorney _____
(name) (email or fax)

_____ Seller _____
(name) (email or fax)

_____ Seller's Agent _____
(name) (email or fax)