



**NOTICE: THIS AGREEMENT SPECIFICALLY LIMITS THE LIABILITY OF
INSPECTOR TRAINING, Inc. d/b/a DUNSING INSPECTIONS**

The following agreements are made between Inspector Training, Inc. d/b/a Dunsing Inspections, IL Home Inspector Entity License #451.001236, inspector , (hereinafter known as the Company) and (hereinafter known as Client). The agreements are specific to a visual inspection of the major systems of the building located at: .

Home Inspection Agreement

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 Department of Financial & Professional Regulation (IDFPR) Standards of Practice. A copy of those standards is attached to each inspection report.
- 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

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

- **Mold 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.
- 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.

Radon Screening Agreement (If Applicable)

If you have requested us to perform a radon screening test, the following conditions apply. A radon technician, licensed through the State of Illinois Emergency Management Agency (IEMA) will place a screening device to detect the presence of radon gas.

The technician will place a sampling device (or multiple devices, depending on the layout of the building), following the protocol mandated by IEMA, in the premises for a specified period of time, but not less than 48 hours. The fee for radon testing will be a flat fee, regardless of the number of test devices that are required for a proper screening measurement.

- The testing device is to remain in the premises without being moved or tampered with in any manner. It is agreed upon that the Company and technician has no control over this device and its untampered condition after our departure from the premises.
- Notices will be placed in conspicuous locations to advise occupants that a radon test is underway and that the device(s) and conditions should not be tampered with.
- The notice explains the testing procedure as well as containing a non-interference agreement.
- The testing device(s) will be retrieved by the Company and the results of its analysis will be reported to the client.
- The placement of any screening device on the premises by the Company and any reported results shall not be deemed to be a warranty, guarantee or any insurance policy against the presence of radon.
- Liability of the Company, if any, shall be limited to Client's cost for the screening.

Chimney Flue Scan Agreement (If Applicable)

If you have requested us to inspect the interior of the property's fireplace flue(s), the following conditions apply. The purpose is to evaluate its condition and to identify components that may, in the inspector's opinion, need repair or clearing of debris.

- This process will include inserting a camera device on a lighted push rod. We will attempt to view the entire flue. Be aware that the pushrod, or skid, sometimes gets caught inside the flue and we may not be able to view the entire flue or flue assembly.
- A written report will be created explaining our findings and will be a part of the inspection report. We will describe the interior of the flue by attempting to identify displacements, cracks, and any other damage we find. The comments we make will be based on our visual observations and what we can see with the camera equipment. The photographs, and our opinions, are not intended to be technically exhaustive. The report will be a

- summary of observations and opinions based on the experience of the person performing the chimney scan. At that time, you should get estimates for repair costs, should problems be found. *Dunsing does not provide cost estimates for repair work.*
- Dunsing Inspections does not warranty the chimney, or flue, in any way.
 - This review of the chimney should **not** be considered an NFPA Level II fireplace inspection. A copy of that standard is available at <https://www.nfpa.org>. Our service includes only the scan of the interior of the fireplace chimney liner as noted.
 - The scan is a one time inspection only. If the chimney is too dirty or there are defects that prevent a complete scan, we will advise that repairs are needed. Any subsequent re-inspections of the flue are considered a separate service and will require a separate fee and agreement.

Thermal Imaging (If Applicable)

If you have requested us to perform a thermal imaging inspection, the following conditions apply. The Company agrees to perform a thermal imaging scan of the home. Thermal imaging is a "temperature picture" of the various areas and systems of the home.

- The inspector is certified by an independent organization and has been trained to perform these inspections.
- The purpose is intended to identify areas with elevated moisture, low insulation levels, or mechanical equipment that is faulty.
- Findings from the thermal imaging session will be included in the written inspection report.

Sewer Survey (If Applicable)

If you have requested us to perform a sewer survey, the following conditions apply. The Company agrees to perform a limited visual sewer line survey utilizing a camera which is directed into the main sewer line by the inspector.

- The purpose of this service is to identify visually observable blockages and physical damage to the main sewer line as seen using the camera placed in the line. The scope of the survey is limited to those portions of the main sewer line that can be seen using the camera.
- The Company may introduce the camera into the main sewer line from either inside the building or from the exterior, or both, whichever is accessible.
- The Company will not determine the condition of systems and components that are not readily accessible.
- The Company will not determine the remaining life expectancy of systems and components.
- The scan is a one-time event only. If the sewer has blockage or other defects that prevent a complete survey, we will advise that repairs are needed. Any subsequent re-surveying of the sewer is considered a separate service and will require a separate fee and agreement.
- If the camera enters the sewer line and we cannot view the complete sewer due to blockage, standing water, excess scale or other limitation, the full fee will be charged.
- In the event we are unable to introduce the camera into the sewer line, the fee will be adjusted to a consultation fee.

Mold Testing (If Applicable)

- The purpose of the inspection is to attempt to detect the presence of mold by performing either a visual inspection of the property or air sampling. In addition, we may collect samples to be analyzed by a laboratory.
- The scope of the inspection is limited to the readily accessible areas of the property and is based on the condition of the property at the precise time and date of the inspection and on the laboratory analysis of the samples collected. Mold can exist in inaccessible areas such as behind walls and under carpeting. Furthermore, mold grows. As such, the report is not a guarantee that mold does or does not exist. The report is only indicative of the presence or absence of mold. As a courtesy Dunsing may point out conditions that contribute to mold growth but such comments are not part of the bargained for report.

COMPANY'S LIABILITY: Due to the complexity and nature of the various inspections, the Company limits itself and its agent's liability to Client's cost for the individual inspection services and only where the Company has failed to follow the IDFP or other 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. 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:

I agree to the scope of the services that have been specified above and the fees associated with them

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 they have received a copy of this agreement prior to the commencement of the inspection.

I/we would like the inspection reports sent to the following:

My Real Estate Agent:

My Attorney:

Date:

Client

Company: Inspector Manager, James Dunsing



Inspector Training, Inc.
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