



THIS AGREEMENT SPECIFICALLY LIMITS THE LIABILITY OF CHICAGO BUILDING INSPECTIONS, INC.

This agreement between the home inspection entity, Chicago Building Inspections, Inc. (herein CBI), and the inspection client supersedes any oral comments and discussions conducted at or prior to the inspection. CBI does not provide any expressed or implied guarantees or warranties in connection with the inspection or the inspection report. The inspection is performed according to the Standards of Practice of the Home Inspector License Act of Illinois, copies of which are available upon request.

Our intention is to provide you, the Client, with adequate, accurate information, findings and recommendations to assist you in determining the home or building's current condition and what will likely be required to improve its performance and safety. We are 'building generalists' and must ultimately rely on competent and professional contractors when necessary additional insight or evaluation is required. If you have any questions regarding the report findings prior to purchase or after occupancy PLEASE CALL US to discuss your concerns or observations. It is not uncommon for contractors to use invasive methods – which we cannot – and expose areas of concern followed by 'your inspector should have caught this/that!'

You are strongly encouraged to read the FULL REPORT and photo captions and not rely on a summary, if provided, for an accurate assessment of the entire property. If you are unclear of any issues within the report please call us for further explanation or assistance.

The **PURPOSE** of the inspection is to provide the client with a summary of the observations made during the inspection. The inspection is a **VISUAL** and **NON-INVASIVE** evaluation of the **READILY ACCESSIBLE** components. Emphasis is placed on safety issues and issues requiring major expense to repair. The inspector is not required to move furniture, appliances, and stored items nor allowed to disassemble components or remove coverings. Therefore, areas of the property that are inaccessible or which are hidden from view may not be inspected and may show signs of wear or damage once accessible. Some defects may come to light during the removal, remodeling or repairing of the home which were not visible or accessible during the inspection.

Multi-family exteriors and components, such as claddings, roofing, windows/doors and common areas, are inspected for significant visual defects or concerns only and are limited in scope and not exhaustive.

This inspection/report is NOT a guarantee of code compliance of the building being inspected as codes vary greatly from town to town, village to village, etc.

This inspection/report is NOT a prediction of future performance. Severe weather may expose building deficiencies or comfort issues not foreseeable during the course of an inspection.

This inspection/report is NOT a warranty of the condition of the premises, nor an opinion as to the advisability of the property for purchase.

Only normal operating controls will be used during the inspection. A representative number of windows, doors, electrical switches, lights, and receptacles will be tested for operation.

The inspector will walk on low-slope roofs when conditions permit; when the roof is accessible by a 15 foot folding ladder; and when little or no potential exists for damage to the roof covering. Wood shake/shingles, concrete/clay/slate tiles may require further inspection by a roofing contractor given susceptibility to damage or injury, particularly when wet or damp.

Appliances and mechanical systems will be operated as a courtesy using normal controls but are not required to be inspected per the Illinois Home Inspector SOP. The inspector is not required to ignite pilot lights, turn on gas or water valves, or reset electrical breakers. Contractors brought in for further evaluation may provide additional areas of concern or repair not noted in your report due to their technical or exhaustive specialty.



The inspection/report is NOT a guarantee of future mechanical performance as these items can fail without warning even if operating properly during the inspection. We cannot predict the useable or future life or system performance of any mechanical system(s).

Central A/C units will not be operated unless the ambient temperature has been at least 60 degrees Fahrenheit for at least 24 hours prior. A/C units can be damaged if operated at low ambient temperatures.

Attics and crawl spaces will be entered and evaluated when they can be safely accessed and do not pose a threat to health or bodily harm.

The evaluation of the low-voltage equipment in the building: alarm, communication, audio/visual, specialized lighting, etc., is beyond the scope of an inspection and should be performed by a qualified electrical or specialized contractor.

CBI inspectors will not perform any procedures that could lead to their personal injury or which could cause damage to the subject property.

CBI does not provide engineering, architectural, pest control, radon, asbestos, lead-based paint, mold, or other such specialized testing services unless agreed to by both parties in a separate signed agreement.

Inspection of fireplaces is limited to the firebox and portions of the flue and chimney that are readily visible.

Client(s) and/or third parties are not permitted to ascend CBI ladders under any situation.

Any verbal or written cost estimates provided to the client by CBI are neither firm estimates nor bids regarding such work. The clients should consult multiple qualified contractors in order to determine the actual cost of any repairs, alterations, or improvements.

HomeGauge is a 3rd party in the inspection report process that is utilized by your inspector to record and store your information. Your information will be kept private unless your inspector has offered you other programs as a benefit to you.

It is understood and agreed that in the event of any error or omission on the part of CBI, in connection with the inspection or inspection report, or in the event of any claim whatsoever against CBI, that any liability of CBI, its employees, inspectors, or agents shall be solely and exclusively limited to an amount no greater than the inspection fee paid. Should any claim or dispute arise within one year relating to the inspection or report, CBI shall be notified immediately in writing and shall be permitted to re-inspect the subject item(s) {note, any state or limitation provision or discovery rule notwithstanding}. CBI shall not be liable for differing opinions of others nor for any claim or dispute regarding items that have been repaired or modified prior to a re-inspection of those items by CBI. Any unresolved disputes shall be submitted to and settled by binding arbitration only, in Chicago, Illinois, in accordance with the Rules and Procedures of Construction Dispute Resolution Services, LLC. Each covenant and agreement in this contract is a separate and independent covenant and agreement. If any term or provision shall be invalid and unenforceable, the remainder of the agreement remains valid and enforceable.

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

PROPERTY ADDRESS

SUBMITTED BY CHICAGO BUILDING INSPECTIONS, INC.
IL HOME INSPECTOR ENTITY #451.001084, EXPIRES 11/30/2020

INSPECTOR

DATE

THE UNDERSIGNED HAS READ AND AGREES TO THE ABOVE AGREEMENT IN ITS ENTIRETY

ACCEPTED

DATE

ACCEPTED

DATE



Dear Client,

THE ILLINOIS HOME INSPECTOR LICENSE ACT PROHIBITS YOUR INSPECTOR FROM DISCLOSING INFORMATION MATERIAL TO THE INSPECTION WITHOUT THE CLIENT'S WRITTEN AUTHORIZATION. IF THERE IS ANYONE ELSE WHOM YOU WOULD LIKE TO HAVE ACCESS TO THIS REPORT, PLEASE INDICATE YOUR WISHES BELOW.

BUYER'S AGENT/BROKER YES NO

SELLER'S AGENT/BROKER YES NO

BUYER'S ATTORNEY YES NO

SELLER'S ATTORNEY YES NO

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