

## RESIDENTIAL HOME INSPECTION AGREEMENT

Carroll Inspections, Inc., hereafter referred to as CI, agrees to perform an inspection within the limits of this agreement on the property located at \_\_\_\_\_.

The inspection will be performed for \_\_\_\_\_, hereafter referred to as the Client, for the sum of \$\_\_\_\_\_ payable upon delivery of the inspection report unless otherwise noted and initialed by the parties.

CI agrees to provide the inspection to assist the Client in an evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection. The inspection is provided for the sole, confidential and exclusive use and possession of the Client and, unless agreed to in writing, the scope of the inspection shall be limited to the following:

- Structural components (visual aspects only not engineering analysis)
- Basic electrical and plumbing systems
- Heating and air conditioning systems (weather permitting)
- Foundation and basement (where visible)
- Kitchen and built-in appliances
- General interior, including walls, ceilings, floors and windows
- Insulation and ventilation
- General exterior, including roof, gutter, chimney and siding

It is agreed the components and conditions beyond the scope of the inspection include, but are not limited to:

- Environmental problems including, but not limited to, any gas including radon, the presence of mold, lead formaldehyde, underground storage tanks, insect or other infestations
- Items that are not readily accessible
- Well, water conditioners, sewer, septic systems, alarm systems, heat exchangers, humidifiers, electronic air cleaners
- Detached buildings other than garages, pools, spas, saunas and steam units
- Hidden or latent defects
- Irrigation systems, elevators or any computer or radio controlled device
- Low voltage electrical systems

**THE INSPECTION IS NOT INTENDED TO BE CONSIDERED AS A GUARANTEE OR WARRANTY, NOR ANY FORM OF INSURANCE, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH.**

It is further agreed that the inspection will not determine compliance with any or all applicable codes, laws and regulations. The inspection is not intended to determine or appraise the value of the property, to become an endorsement to buy or recommendation not to buy the inspected property.

Payment is due upon start of the inspection. In most cases a report shall be delivered within 48 hours of the inspection. The Client agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. Any notices required to be served shall be served upon CI at 1750 South Lane, Northbrook, IL 60062, (847)446-6300. Any dispute over the content, performance or execution of this agreement shall be governed by the laws of the state of Illinois, in Cook County.

This agreement constitutes the entire understanding between CI and the Client with regard to this matter and no statements, oral or otherwise shall be enforceable unless made in writing and signed by both parties. Should any element of this agreement be declared void, it shall be stricken and the remaining provisions shall remain in full force and effect. When specialized expert is recommended it is at client expense.

It is further understood and agreed that CI, its officers, members and/or employees, assume no liability and shall not be responsible for any mistakes, omissions or errors in judgment beyond the cost of the inspection. This limitation of liability shall include and apply to all consequential damage, bodily injury or property damage of any nature.

The Client acknowledges that he/she has read this agreement in full, prior to signing name, and understands and agrees to all terms and conditions herein.

Client: \_\_\_\_\_ Date: \_\_\_\_\_

For Carroll Inspections, Inc. \_\_\_\_\_, it's member.

Date: \_\_\_\_\_

**PLEASE MAKE CHECKS PAYABLE TO: CARROLL INSPECTIONS, INC.**