



REAL SPECT HOME INSPECTIONS

507 Lexington St., Desoto, IL 62924
Business: 618.867.2966
Cell: 618.924.1982

Eric D. Smith

Inspector/Owner

Illinois License # 450.000678

THIS CONTRACT LIMITS OUR LIABILITY... PLEASE READ CAREFULLY

Inspection

Address _____

Client _____

I (Client) hereby request a limited visual inspection of the apparent condition of the readily accessible installed systems and components of the premises located at the above address to be conducted by

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for client's sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract.

Initial Here _____

PURPOSE OF INSPECTION

The purpose of the inspection is to determine, and prepare a written report of, the apparent condition of the readily accessible installed systems and components of the Premises existing at the time of the inspection.

SCOPE OF INSPECTION

The scope of the inspection and report is strictly limited to a visual inspection of the apparent condition of the readily accessible installed systems and components of the premises. The inspection will be performed in accordance with the Illinois Standards of Practice, 68 Ill. Admin. Code 1410, Sec. 1410.200, as amended, a copy of which is ☐ available upon request ☐ included with this report. THE SCOPE OF THE INSPECTION IS STRICTLY LIMITED TO THE SYSTEMS AND COMPONENTS LISTED: STRUCTURAL COMPONENTS, EXTERIOR COMPONENTS, DRAINAGE, EXTERIOR STRUCTURE, FOUNDATION, BASEMENT OR CRAWLSPACE, ROOFING ATTIC, ATTIC INSULATION AND VENTILATION, ELECTRICAL PLUMBING, HEATING AND CENTRAL AIR CONDITIONING.

OUTSIDE THE SCOPE OF THE INSPECTION

Latent and concealed defects and deficiencies are excluded from the inspection. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection.

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

The Client understands that the following systems and components, whether or not they are latent or concealed, and information about them are specifically excluded from and outside the scope of this inspection:

Building code or zoning ordinance violations.
Geological stability or soils condition.
Structural stability or engineering analysis.
Termites, pests or other wood destroying organisms.
Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards.
Building value appraisal or cost estimates.
Condition of detached buildings.
Pools or spas bodies and underground piping.
Specific components noted as being excluded on the individual system inspection forms.
Private water or private sewage systems.
Saunas, steam baths, or fixtures and equipment.
Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls.
Water softener/purifier systems or solar heating systems.
Furnace heat exchangers, freestanding appliances, security alarms, central vacuum systems, or personal property.
Adequacy of efficiency of any system or component.
Prediction of life expectancy of any item.
(Some of the above items may be included in this inspection for additional fees; check with your inspector)

Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, client must do so at client's expense. All items listed as excluded in the ASHI standards, a copy of which is ☐ available upon request or ☐ included with this report.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of the recognized Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The Arbitrator shall conduct summary judgement motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

I have read and agree to the Scope of Inspection and Arbitration Clause. _____

Signed: _____

Signed: _____

Inspector: _____

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement of the inspection report. Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

ATTORNEY'S FEES: The client, or party(ies) in a dispute arising out of this agreement, the inspection or report(s) is responsible for their own attorney's fees, arbitrator and other costs.

SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

LIMITATION ON LIABILITY

INSPECTOR'S LIABILITY IS LIMITED TO A REFUND OF THE FEE ACTUALLY PAID FOR THE INSPECTION AND REPORT. THE LIABILITY OF INSPECTOR PRINCIPALS, AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENT'S SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM THIS INSPECTION.

REAL SPECT
HOME INSPECTIONS

LIMITED LIABILITY INSPECTION FEE \$ _____

INSPECTION FEE \$ _____

FEE \$ _____

TOTAL INSPECTION FEE \$ _____

I have read, understand and agree to all of the terms and conditions of this contract and agree to pay the fee listed above.

Dated: _____

Dated: _____

Dated: _____