

## Inspection Contract Agreement

This agreement between the home inspections Entity - **Applied Ethics Home Inspection, LLC**. And the inspection client supersedes any oral comments and discussions conducted at or prior to the inspection. **Applied Ethics Home Inspection, LLC**, 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**.

A copy of which is available upon request. 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 property. 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. Therefore, areas of the property that are inaccessible or which are hidden from view may not be inspected.

This report is NOT a guarantee of code compliance of the building being inspected. This 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 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 17 foot folding ladder; and when little or no potential exists for damage to the roof covering. 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. **Applied Ethics Home Inspection LLC** inspectors will not perform any procedures that could lead to their personal injury or which could cause damage to the subject property. Appliances and mechanical systems will be operated using normal controls. The inspector is not required to ignite pilot lights, turn on gas or water valves, or reset electrical breakers.

**Applied Ethics Home Inspection LLC** 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 that are readily visible.

**INSPECTION CONTRACT** any verbal or written cost estimates provided to the client by Applied Ethics (AE) 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.

It is understood and agreed that in the event of any error or omission on the part of **Applied Ethics Home Inspection LLC** in connection with the inspection or inspection report, or in the event of any claim whatsoever against **Applied Ethics Home Inspection LLC**, that any liability of **Applied Ethics Home Inspection LLC**, it's employees, inspectors, or agents shall be solely and exclusively limited to an amount no greater than the inspection fee paid.

**Scope of Inspection**

“The parties to this contract agree that the Illinois Standards of Practice, 68 Ill. Admin. Code 1410, Sec. 1410.200, as amended, as well as the American Society of Home Inspectors® (ASHI® ) Standards of Practice, most current revision, shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. Copies of these standards are available upon request. Where the State of Illinois Standards and the ASHI® Standards are found to be in conflict, the **State of Illinois Standards shall govern.**”

Should any claim or dispute arise relating to the inspection or report, s **Applied Ethics Home Inspection LLC** shall be notified immediately in writing and shall be permitted to re-inspect the subject item(s). **Applied Ethics Home Inspection LLC** 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 **Applied Ethics Home Inspection LLC** Any unresolved disputes shall be submitted to and settled by binding arbitration only, in Chicago, Illinois, in accordance with the rules and regulations of the **American Arbitration Association** .

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  
**Applied Ethics Home Inspection LLC** ENTITY LICENSE #**450.001130** INSPECTOR / LICENSE NUMBER:

\_\_\_\_\_ DATE: \_\_\_\_\_ THE UNDERSIGNED HAS READ  
AND AGREES TO THE ABOVE AGREEMENT IN ITS ENTIRETY: ACCEPTED:

\_\_\_\_\_ DATE: \_\_\_\_\_ ACCEPTED:  
\_\_\_\_\_ DATE: \_\_\_\_\_

**DISCLOSURE 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 \_\_\_\_\_ **Applied Ethics Home Inspection LLC 1**