Client:
Address:

INPECTION ADDRESS

Date:

INSPECTION AGREEMENT
(PLEASE READ CAREFULLY)

INSPECTION CONNECTION, INC. agrees to conduct an inspection for the purpose of informing the CLIENT of major deficiencies in the condition of the property, subject to the UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY below. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT. The written report will only include the following:

*Structural condition * General interior, including attics, under-floor spaces, ceilings, walls, windows, insulation and ventilation *Electrical, plumbing, heating and cooling *General exterior, including roof, gutter, chimney, drainage and grading

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing only at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items, and systems will not be dismantled.

Maintenance and other items may be discussed, but they are not a part of our inspection. *Estimates provided for repairs are based on a limited visual inspection. The actual costs to correct problems may be more or less depending upon a more detailed professional analysis.* The report is not a compliance inspection or certification for past or present governmental codes of any kind.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards, including but not limited to radon gas, lead paint, asbestos, mold, mildew, urea formaldehyde, toxics or flammable chemical, and water and airborne hazards. Also excluded are inspections of and report on elevators, swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment, and the presence or absence of rodents, termites and other insects.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

It is understood and agreed that INSPECTION CONNECTION, INC. is not an insurer and that the inspection and report are not to be intended or construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item, or system at the property address. The CLIENT hereby releases and exempts INSPECTION CONNECTION, INC. and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for all consequential damage, property damage, or personal injury of any nature.

In the event that INSPECTION CONNECTION, INC. and/or its agents or employees are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of INSPECTION CONNECTION, INC. and its agents and employees shall be limited to a sum equal to the amount of the fee paid by the CLIENT to INSPECTION CONNECTION, INC. for the inspection and report.

CLIENT and INSPECTION CONNECTION, INC. agree that should a court of competent jurisdiction determine and declare that any portion of this Agreement is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

Acceptance and understanding of this agreement are hereby acknowledged.

_____ _____

Agent for Inspection Connection, Inc. *Date* *Client* *Date*

Mike Lamb, IL# 450.000333 Expires 11/30/12

Fee: $ Check Cash

1-800-573-1113 708-346-0708 773-429-1230
INSPECTION CONNECTION, INC.
2932 WEST 100TH STREET, EVERGREEN PARK, IL 60805