

# Welcome Home Real Estate Inspections, LLC

Chicago, IL 60618 • Ph: (773) 718-3919

## Authorization—Presence of Client—Binding effect:

Client hereby authorizes and contracts for Welcome Home Real Estate Inspections, LLC. (herein to be referred to as the "Inspector") to perform a limited visual inspection of the property listed above. The presence of the Client has been requested and encouraged during the inspection. This agreement is binding on Client, Client's spouse, heirs, distributees, guardians, legal representatives, successors and assigns. Client warrants that Client has read this agreement carefully, that Client understands that Client is bound by all of the terms of this agreement, and that the Client will read the entire inspection report when received and will promptly call with any questions they may have.

## Standards of Practice

This inspection will be conducted in compliance with the Standards of Practice of the American Society of Home Inspectors and any applicable State required standards unless otherwise noted and where conditions permit. Since all home inspections are based upon visual observations made on one day during a limited time period, the Inspector cannot be responsible for any condition affecting any system or component that occurs subsequent to the inspection or is intermittent and not detectable during the inspection.

## Scope of the Inspection

The scope of this inspection is to examine visually, the safely and readily accessible areas of the following portions of the property specified in this contract for conditions which are adversely affecting their normally intended function or operation within the limits set forth in this contract and the Inspection Report.

- Foundation
- Electrical
- Roof
- Walls
- Sub-floor Framing
- Plumbing
- Attic
- Doors
- Site Drainage
- HVAC
- Garage
- Windows
- Fireplaces
- Venting
- Exterior
- Ceilings

Only the visible and safely and readily accessible portions of the systems and components specified in the Inspection Report shall be inspected. No other systems, items, or components are included in this inspection. The inspection performed by the Inspector is supplemental to any real estate transfer or Seller's Disclosure Statement or City Inspection and shall not be used as a substitute for such Disclosure Statements and Inspections. The inspection to be performed is a visual inspection only and does not contemplate or involve the dismantling or moving of any objects or portion of the premises. Latent and concealed defects and deficiencies are excluded from the inspection.

This inspection is not technically exhaustive. No engineering tests will be made. No examination will be made to determine compliance with any governmental ordinance, regulation or code. This Inspection Report is not to be considered an implied or express warranty or insurance on the subject property or its components concerning future use, operability, habitability, or suitability. The purpose of the inspection is for the Client to be informed of as many conditions as possible within the brief period of time allotted for the inspection.

## Exclusions (unless contracted for an additional fee):

Excluded is any inspection of any system or item not included in the Inspection Report including but not limited to the following:

- Termites and other pests
- Geological stability
- Electromagnetic radiation
- Environmental hazards
- Private sewerage
- Wells
- Sewage pumps
- Water softeners or other water purifications systems
- Solar systems
- Alarms
- Smoke detectors
- Central vacuum systems
- Wood and coal stoves
- Pre-fab and zero clearance fireplace
- Flue and liners
- Space heaters
- Intercoms
- Sprinkler systems
- Gas logs
- Gas lights
- Elevators
- Common areas of associations
- Swimming Pools
- Hot tubs
- Spas
- Saunas
- Steam baths
- Waterfalls
- Fountains
- Shrubs & trees
- Tennis court
- Playground equipment or other recreation or leisure appliances
- Cosmetic conditions such as wallpaper, painting, carpeting, etc.
- Systems which are shut down, deenergized, or otherwise disabled
- Low voltage electrical systems, including but not limited to TV antenna, cable TV wiring, satellite dishes, telephones, security systems, intercom's, remote control devices, landscaping wiring
- Easements
- Lot lines
- Rights of way
- Zoning
- Building codes
- Building permits
- Notifications of product recalls
- Appraisals
- Cost estimates
- The possible presence of or danger from radon gas, lead paint, urea-formaldehyde, underground tanks, asbestos, mold, other indoor or outdoor pollutants and hazards
- Toxic or flammable chemicals and all other similar or potentially harmful substances which are normally identified by specialists in the detection of these substances
- Off peak power devices or electrical load controllers
- Air, water, soil or sub-oil analysis

If an inspection is desired of any of the areas/items, system or components listed above, then Client shall contract with Inspector to conduct the inspection as an additional item or Client shall contract with the appropriate professionals. Where Inspector makes comment about excluded items, it is understood by Client that the findings are not binding but given as a courtesy and the disclaimers in this contract hold good.

## Warranty/Guarantee

Client acknowledges that Inspector warrants that its inspection services will be performed in accordance with the Scope of the Inspection only. Inspector makes and client receives no other warranty express or implied. All other warranties including warranties of merchantability and fitness for particular purpose are expressly excluded. This stated express warranty is in lieu of all liabilities or obligations of for damages arising out of or in connection with the performance of the inspection and deliver and use of and reliance on the report. Inspector does not guarantee that the structure inspected will be free from faults or defects. Client waives any claim for consequential, exemplary or incidental damages, even if inspector has been advised of the possibility of such damages.