

Illinois law requires that a pre-inspection agreement be signed by the client before the time of the inspection. Thank you for choosing our services.

MID-ILLINOIS HOME INSPECTION PRE-INSPECTION AGREEMENT

Client Name _____ Inspection Date _____ Inspection Fee _____
Email _____

The purpose of this inspection is to provide a conscientious but essentially visual inspection and evaluation, and recommendations for appropriate specialist service, and any consultation that may be necessary.

With your authorization, Mid-Illinois Home Inspection will complete a property inspection conducted in accordance with the standards and requirements of the Illinois Home Inspector Licensure Act, a copy of which is available at ilga.gov/commission/jcar/admincode/068/06801410sections.html.

The inspection is that of a generalist, and has clearly defined limitations. It is performed on-site within a few hours. It does not include any warranty or guaranty. By contrast, specialist inspections take considerably longer, typically include the use of specialized instruments, could involve sampling or destructive testing, and commonly include some form of guaranty. Specialized inspections are essential to evaluate soil conditions, determine structural movement, establish the quality of air and water, or reveal the presence of harmful environmental contaminants such as radon, methane, asbestos, lead, formaldehyde, electro-magnetic radiation, molds and fungi, and other wood-destroying organisms, all of which are beyond the scope of a generalist inspection. This is not a pest inspection although I may report on pests found.

Therefore, please be aware of the limitations of a generalist inspection: It is not a termite inspection, which may be mandated as a condition of sale and performed by state-licensed specialists. Also, it is not a code-compliance inspection and does not include any research, such as that necessary to establish boundaries, easements, or the issuance of permits. This generalist inspection should not be used as a substitute for the Transfer Disclosure Statement, which the sellers are required to provide by civil code.

Similarly, and in accordance with state of Illinois standards, Mid-Illinois Home Inspection does not evaluate or endorse any components that are not visually accessible. These include, significant portions of most chimney flues, the interior of furnace heat exchangers and air-conditioning coils, subterranean or concealed ducts, pipes, conduits, and those within walls, floors, or ceilings, the floors beneath carpets, the waterproof membrane beneath roofs, balconies, or shower pans, and surfaces and components concealed by furnishings.

Also, Mid-Illinois Home Inspection does not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarms, telephone, cable, or intercom systems, private sewage systems, private water supply systems, water softeners, water circulating devices, water filtration or purification devices, automatic sprinklers, the hermetic seal of dual-glazed windows or skylights, solar systems, fire-sprinkler systems, shut-off valves that are not in daily use, elevators, dumb-waiters, or similar mechanical means of transport, saunas, steam showers, humidifiers, electronic air cleaners, in-line duct-motors or dampers, washers and dryers, their valves and drain pipes, condensate pumps, thermostats, timers, clocks, rotisseries, refrigerators, portable or free-standing appliances, retaining walls, landscape items, including decorative and low-voltage lighting, portable spas, fountains and ponds, barbecues, fire-pits, pool-sweep assemblies, in-line chlorinators, or similar devices dispensing bromine or ozone, and the coatings on pools, spas, countertops, fixtures, appliances, decks and walkways.

In addition, Mid-Illinois Home Inspection does not tacitly endorse or guarantee the integrity of any structure or component that was built or installed without permit, and which could include latent defects, or any item that may have been subject to a manufacturer's recall.

In return, and in consideration of the fee, you are agreeing with your signature to abide by the terms and conditions of this contract, including the following clauses that you are required to initial to indicate your understanding and consent.

- I agree and understand that I have five days in which to rescind this contract, sign a "global release" absolving Mid-Illinois Home Inspection from any legal recriminations, and become entitled to a full refund of the inspection fee.
Initials: _____
- I agree and understand that I have requested Mid-Illinois Home Inspection to perform a visual "generalist" inspection in accordance with State of Illinois standards, which is in lieu of a "specialist" inspection that would cost more and require the services of licensed specialists.
Initials: _____
- I agree and understand that I should read the full inspection report, and follow every recommendation for evaluation and/or service and documentation by licensed specialists. Furthermore, I agree and understand that by failing to do so I will violate the pre-inspection agreement, and that Mid-Illinois Home Inspection shall be held harmless for any subsequently alleged defects or deficiencies.
Initials: _____
- I agree and understand that even though Mid-Illinois Home Inspection may report on suspicious stains or mold-like substances, that the inspector is not an environmental hygienist and is not licensed, qualified, or authorized to identify any purported mold or fungi.
Initials: _____
- I agree and understand that Mid-Illinois Home Inspection shall be held harmless for any defects or deficiencies that are alleged to exist beyond a period of one full year following the date of the inspection, and I agree to verify appliance operation to my satisfaction during final walk-through.
Initials: _____
- I agree and understand that with the exception of undertaking sensible emergency procedures, such as turning off water or other utilities, I will not alter, repair, replace, correct, or modify any allegedly defective component or condition without giving Mid-Illinois Home Inspection or their representatives the right to re-inspect and evaluate conditions for themselves.
Initials: _____
- I agree and understand that any litigation arising out of this agreement shall be filed only in the court having jurisdiction in the county in which Mid-Illinois Home Inspection has its principal place of business. In the event that I fail to prove any adverse claims against Mid-Illinois Home Inspection in a court of law, I agree to pay all legal costs, expenses and fees of Mid-Illinois Home Inspection in defending said claims.
Initials: _____

I agree and understand that if any part of this contract is judged to be invalid or unenforceable by any court or arbitrator that the remaining terms and conditions shall remain in effect and be binding on all parties.

Initials: _____

AUTHORIZATION: I have read and understood the entire pre-inspection agreement, and agree to all of the terms and conditions therein, and authorize Mid-Illinois Home Inspection to complete a "generalist" inspection of the property as described and defined in the public and recognized standards of the State of Illinois.

FOR CLIENT _____

DATE _____

FOR INSPECTOR _____

DATE _____

Randy Snyder, Inspector license # 450.0003896 Mid-Illinois Home Inspection 302 S
Main St Homer, IL 888 643-4554

version10/15/14