



1831 Longboat Dr. Elk Grove Village, IL 60007
847-923-0835

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|------------------|-----------------------------|
| _____ | _____ |
| Client Name | Inspection Property Address |
| _____ | _____ |
| Address | City, State, Zip |
| _____ | _____ |
| City, State, Zip | Date and Time of Inspection |

PRE-INSPECTION AGREEMENT
IMPORTANT - Please Read Carefully

INSPECTION SERVICE- CJ Home Inspection (CJHI) will perform an inspection in accordance with the Illinois Home Inspector License Act 225 ILCS 441 and The American Society of Home Inspectors® Standards of Practice. The readily accessible areas of the following systems and components will be inspected: **Structural Components** - foundation, support beams, support posts, floor structure, roof structure, ceiling structure and wall structure. **Exterior Components** - siding, trims, eaves, soffits, fascia, flashing, windows, doors, decks, balconies, patios, stairs, railings, walkways, driveways, garages, garage door operators, retaining walls, window wells and lot drainage. **Roofing Components** - roof surface materials, flashing, chimneys, skylights, roof penetrations, gutters and down spouts. **Plumbing System** - water supply and distribution systems including fixtures and faucets, the drain, waste, and vent systems including fixtures, the water heating equipment and venting systems, the fuel distribution system and sump pumps. **Electrical System** - service drop, service entrance conductors, service grounding, main disconnects, interior components of service panels and sub-panels, conductors, overcurrent protection devices, GFCIs, accessible outlets and a representative number of installed lighting fixtures and switches. **Heating System** - installed heating equipment, heat distribution systems, gas space heaters, venting systems. **Air-Conditioning System** - installed central and through-wall cooling equipment, air handling equipment, air distribution systems. **Interior Components** - walls, ceiling, floors, stairs, railings, counters, a representative number of cabinets, doors and windows, fireplaces, and major appliances including washer, dryer, range, cooktop, dishwasher, disposal, compactor, refrigerator/freezer. **Insulation & Ventilation** - insulation and vapor barriers in unfinished spaces, ventilation systems and components.

All utilities and mechanical equipment must be tuned on at the time of inspection or they will not be inspected.

This is a limited inspection intended to provide information concerning the physical condition observed at the time of inspection only. It is not a general warranty or guarantee of the condition of the property or its systems and components. CJHI is not responsible or liable for problems that cannot be reasonably discovered in a limited inspection.

CLIENT INITIALS _____

WRITTEN REPORT- CJHI agrees to provide the client with a written report within a reasonable time following the completion of the inspection. CJHI will report on the systems and components inspected that, in the opinion of the inspector, are significantly deficient; and a reason why, if not self-evident, the system or component is significantly deficient. The report will include recommendations to correct or monitor the deficiencies. The sole intent and purpose of this report is to cover and include such portions of the inspected items that can be subjected to visual examination. Warning is hereby given that the conditions of the systems and components inspected can change and that the inspected components may be altered after the inspection. CJHI advises the client to re-inspect the property personally just prior to purchasing it to confirm that nothing has been changed, altered or damaged. CJHI has the right to edit the final report if needed. Client will be notified of any changes within three days of the completion of the inspection. At the client's request only, CJHI will release additional copies of the written report to third parties. CJHI assumes no responsibility or liability to any third parties in connection with the inspection or report.

CLIENT INITIALS _____

Client authorizes CJHI to release a copy of the report to: _____

LIMITATIONS- The agreed to inspection is not technically exhaustive and will not identify concealed or latent defects. There will be no engineering, architectural, cost estimating, or insect/pest inspection services provided and no opinions regarding code compliance, zoning, or other ordinances will be offered. The inspection only includes those systems and components specifically identified here and in the inspection report. Any verbal or written comments regarding items not listed are provided as a courtesy to the client, but are not within the scope of the inspection. The written report should be read carefully.

CLIENT INITIALS _____

EXCLUSIONS- The following conditions and items are not included as part of this inspection: soil conditions and contaminants, utility lines, water mains, wells, sewer/septic systems, swimming pools/spas, underground fuel storage tanks, sprinkler systems, decorative lighting, recreational accessories, fences, storage sheds, central vacuum systems, portable humidifiers and de-humidifiers, intercom systems, security systems, telephone and television wiring, low-voltage wiring, portable microwave ovens, portable window air conditioning units, water softening and filtering systems, solar heat systems, cosmetic defects, insect or pest infestation, environmental hazards (asbestos or potentially hazardous substances). The inspector shall not be expected to move furniture and storage items, light fires and pilots, operate main valves and relief valves, manipulate circuit breakers, enter or access any unsafe areas and make any determinations regarding product recall. CJHI advises the client to contact a qualified specialist if information, identification or testing of any excluded items is desired.

CLIENT INITIALS _____

LIABILITY- It is understood and agreed that CJHI offers no representation, warranty or guarantee on the future life for systems, components and items inspected. The client acknowledges that CJHI is not an insurer or guarantor of the inspected items and shall not be construed as insuring against any deficiencies not included in the report. CJHI's liability in the event of any loss or damage would be limited to the fee paid for the inspection service.

CLIENT INITIALS _____

TERMS OF PAYMENT- Payment in full is due no later than at the time of inspection. The written report will not be issued without payment in full.

Inspection Fee \$ _____ Other Fee (_____) \$ _____ **TOTAL FEE \$** _____

SIGNATURES- The signatures below acknowledge that both parties have read, understand and agree to the terms of service herein.

Chris Johnson License Number 050000312 Date _____ Client _____ Date _____

Email Address _____