PETRIE INSPECTIONS, INC.

PO BOX 245 / 504 South Third Street / Malta, IL 60150 / (815) 757-1218 or (815) 825-2003 / Fax (630)818-2811

PRE-INSPECTION AGREEMENT

Please Read Carefully

CLIENT_____ **INSPECTION DATE** _____

PROPERTY LOCATION **TIME** _____ **TEMP.** _____

_____ **WEATHER CONDITIONS**

_____ _____

THIS AGREEMENT made this _____ day of _____, 20____, by and between Petrie Inspections, Inc. (hereafter called "COMPANY") and

_____ (hereafter called the "CLIENT").

1. This inspection of the subject property shall be performed by the COMPANY for the CLIENT in accordance with the Standards of Practice of the State of Illinois Home Inspector License Act and the American Society of Home Inspectors®, Inc. (a copy of which is available upon request at any time including before signing this agreement). The written report will include the following only:
   - Structural Condition and Basement
   - Quality and Condition of Major Systems
   - General Exterior, Including Roof, Gutter, Chimney, Drainage and Grading
   - Electrical, Plumbing, Hot Water Heater, Heating and Air Conditioning
   - Kitchens and Appliances
   - General Interior, Including Ceilings, Walls, Floors, Windows, Insulation and Ventilation

2. The purpose of this inspection is to identify and disclose VISUALLY OBSERVABLE major deficiencies of the inspected systems and items at the time of the inspection only. COMPANY will not dismantle, probe, bore, pry, poke or otherwise invade any physical structure. COMPANY does not look behind drywall, plaster, paneling, wall papering, under carpet, floor covering or in areas blocked or impeded by furniture or other items. Detached buildings are not included unless specifically referred to in the report.

3. THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS THE POSSIBLE PRESENCE OF, OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, SOIL CONTAMINATION, MOLD, AND OTHER INDOOR AND OUTDOOR POLLUTANTS, TOXIC OR FLAMMABLE CHEMICALS, WATER OR AIRBORNE RELATED ILLNESS OR DISEASE, AND ALL OTHER SIMILAR OR POTENTIALLY HARMFUL SUBSTANCES AND CONDITIONS. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION OR TESTING OF THE ABOVE IS DESIRED. Also excluded are inspections of and reporting on 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 or other insects.

4. This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. Neither the COMPANY nor its inspector shall be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Company is neither a guarantor or insurer.

5. This inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT. The COMPANY assumes no responsibility or liability to any third parties in connection with the inspection or Report.

6. Any matter concerning interpretation of this Agreement, of the Inspection Report, or any claim based upon either of them shall be subject to mediation between the parties or failing such mediation shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to arbitrator selection. The three (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of ASHI® with at least (5) years of Home Inspection experience.

7. In the event that the COMPANY 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 the COMPANY and its agents or employees shall be limited to a sum equal to the amount of the fee paid by the CLIENT for the inspection and report.

Acceptance and understanding of this agreement are hereby acknowledged:

_____ _____

Toby Petrie, Pres. Petrie Inspections, Inc. Date Client Date

Ill. Lic. # 050000234

PAYMENT RECORD Total Fee $_____ Paid By: ☐ Check ☐ Cash