

*This contract limits our liability. Please read it carefully.*

1. The report regarding the real property at the inspection address listed below provided by At Home Inspections, Inc. is the sole property of the customer indicated in this contract and may only be used by said customer and At Home Inspections, Inc. The report and this contract are not transferable nor valid nor usable by anyone or any entity other than the customer or At Home Inspection, Inc. At home inspections, Inc. reserves the rights to all photos, videos, and comments regarding the property.
2. The report is only a summary of the observations made by the inspector regarding the visible condition of the property and inspected systems at the time of the inspection. Due to the constraints of the inspection this is not an exhaustive technical evaluation of the property. If your particular situation may warrant such an evaluation, please let us know so we may assist you in procuring such services.
3. The inspection includes a visual inspection of the following systems unless exclusion is indicated in the report: Interior (Bedrooms, Bathrooms, Kitchens, Basement, Attic); Exterior (Roof, Siding, Garage, Grading); Foundation / Structure (Type, Condition); Heating / Cooling (Visible Condition); Electrical (Service, Breakers, Fuses); Plumbing (Flow, Drainage, Operation of fixtures); Gas (Visible piping and valves).
4. The inspection, report, and/or oral comments made during the inspection **do not indicate** any of the following: An expressed or implied guaranty or warranty; judgment with regard to compliance with codes or regulations of any kind; a warranty of the condition of the property; an opinion of advisability of purchase; an appraisal or assessment of value of the property; survey of the property or land or parcels the property is on, under, touching, or has encroached upon.
5. The following are **not included** with the inspection: Detection, identification, inspection, or abatement of hazardous materials such as but not limited to asbestos, UFFI, lead or other metals; detection, identification, or inspection of any hidden defects or areas of the property that are visually inaccessible; inspection of anything or any area that would require the inspector to move or to risk damage to any part of the property, any person, personal items, appliances, coverings, fixtures, decorations, etc.; pest detection, identification, control, or extermination; engineering services.
6. The following are **not inspected** with the standard inspection: pools, spas, hot tubs, saunas, steam rooms, radon, air quality, water quality, washers, dryers, dishwashers, grills, vacuum systems, outdoor or low voltage lighting, wells, septic fields, window or wall air conditioners, water conditioners, humidifiers, mirrors, intercom systems, security systems, smoke detectors, audio visual systems, alarms, out buildings, building cosmetics, elevators, escalators, common elements or common areas, underground tanks, equipment that is not in use for its original purpose, EIFS. If one or more of the normally excluded systems or devices is included in an inspection or report it does not create obligation for any other to be included.
7. Any estimations or approximations made by the inspector or any At Home Inspections, Inc representatives are neither a firm estimate nor bid. It is the customers' responsibility to get firm estimates and/or bids from multiple contractors who are both licensed and qualified prior to making any decisions that may require such information.
8. If, in order to complete the inspection, the inspector is required to revisit the property an additional fee will be assessed. If this occurs then payment for the first inspection and completed report is due at the time of the first visit. If the inspector is required to reschedule or if the inspection is canceled with less than 24 hours notice there will be a rescheduling or cancellation fee assessed.
9. Customer represents that this obligation is a family obligation incurred in the interest of the family.
10. **All parties understand and agree that in the event of any error or omission on the part of the inspector or At Home Inspections, Inc representatives in connection with any inspection, verbal comment, or report, or in the event of any claim whatsoever against At Home Inspections, Inc. or any of its representatives, that any liability of the company, its employees, inspectors, or representatives shall be solely and exclusively limited to an amount no greater than the inspection fee paid by the customer.**
11. All parties understand and agree that the inspector and At Home Inspections, Inc. representatives assume no liability or responsibility for the costs of repairing or replacing any defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any kind. If customer is not satisfied with the report or a portion of the report or inspection customer agrees to notify At Home Inspections, Inc. 3 business days prior to repairing and allowing At Home Inspections, inc. to investigate. If the repair or replacement is done without the required notification to At Home Inspections, Inc. or without allowing At Home Inspections, Inc. to conduct on site investigations than the customer waives any and all liability that At Home Inspections, Inc., its representatives or employees may have. Furthermore, any legal action must be brought within 1 year from the date of the inspection or will be deemed waived and forever barred. In the event of an emergency and action is required before notification to At Home Inspections, Inc. Notice is required within 3 days of discovery of the issue, describing the issue, the reason why it is an emergency, and an explanation of what work has been contracted or planned.
12. The written report supersedes any oral comments and discussions regarding the property or the inspection.
13. If any part or parts of this contract are not enforced or are determined to be unenforceable by any court or law, all other parts of this contract shall remain in force between all parties.
14. This contract, including all terms and conditions represents the entire agreement between the parties. No other agreements (written or oral) exist between them. This contract shall be amended only by written agreements signed by both parties. This agreement shall be construed and enforced in accordance with the laws of the State of Illinois.

Date of Inspection:	Amount: (Payment due at time of inspection)
Customer Phone:	Inspection Address:
Email Report To:	

Customer has read, understands, and accepts this entire contract as hereby acknowledged.

**At Home Inspections, Inc.**

**Customer**

Inspector:

Name:

Signature:

Signature:

Date:

Date: