

Name _____
 Address _____
 City _____
 State, Zip Code _____
 Phone _____

Property Location

This is our report of visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the PRE-INSPECTION AGREEMENT, which is a part of this Report and incorporated herein. Please read the remarks printed on each page and call us for an explanation of any aspect of the Report, written or printed, which you do not fully understand.

Date of inspection _____ Time _____ Weather conditions _____ Outside temperature _____

Condominium and Townhouse Inspections
 Common elements are not inspected and not included unless otherwise noted in this report.

PRE-INSPECTION AGREEMENT
 (PLEASE READ CAREFULLY)

Buss Inspection Services, Inc. agrees to conduct an inspection for the purpose of informing the CUSTOMER of major deficiencies in the condition of the property, subject to the UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY below. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the customer. It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled.

Maintenance and other items may be discussed, but they are not part of our inspection. The report is not a compliance inspection of certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, asbestos, urea formaldehyde, mold, toxic or flammable chemicals and water and airborne hazards. Also excluded are inspections of and report 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, and other insects.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

It is understood and agreed that **Buss Inspection Services, Inc.** is not an insurer and that the inspection and reports are not intended to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The CUSTOMER hereby releases and exempts **Buss Inspection Services, Inc.** and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage or personal injury of any nature.

In the event that **Buss Inspection Services, Inc.** 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 **Buss Inspection Services, Inc.** and its agents and employees shall be limited to a sum equal to the amount of a fee paid by the CUSTOMER for the inspection and report. Nothing expressed or implied in this Agreement is intended to confer, nor shall anything herein confer, upon any person other than the parties and the respective successors or assigns of the parties, any rights, remedies, obligation, or liabilities whatsoever.

The inspection will be performed in accordance with the Standards of Practice for Home Inspections as promulgated by The OBRE (attached to this agreement) and Standard of Practice of the American Society of Home Inspectors (ASHI).

Acceptance and understanding of this agreement are hereby acknowledged. There is a \$25.00 fee for returned checks.

Client representative signature _____ Date _____ Client signature _____ Date _____

Total Fee _____ Paid by: Check ___ Cash ___

Inspector _____ Date _____ Illinois License Number _____ Expiration Date _____

Buss Inspection Services, Inc.
Home and Property Inspections
Office (847) 516-5665 ● Mobile (773) 852-5537
IL License #4510000376

ADDENDUM TO INSPECTION AGREEMENT

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed there under shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction.

Signature _____

Date _____

Witness _____

Date _____

Client Email Address: _____

How did you hear about Buss Inspections?

- Yellow Pages
- Website
- Realtor: _____
- Mortgage Broker: _____
- Referral: _____
- Video on website: _____

Additional Services Requested _____