



INSPECTION AGREEMENT

With your authorization, MacDonald Property Inspections will complete a visual, generalist property inspection conducted in accordance with the Standards of Practice of The State Of Illinois (68 IL. Administrative Code 1410, Sec. 1410.200) and The American Society of Home Inspectors (ASHI) a copy of which is available upon request. We encourage you to read the Standards of Practice which can be downloaded from the Internet at ashi.org. This is a visual and non-invasive generalist inspection of accessible areas only, any area not readily accessible or visible because of, but not limited to; soil, vegetation, water, ice, snow, walls, floors, carpets, ceilings, furnishings, enclosures, debris, personal belongings, or any conditions that would endanger the inspector or potentially cause damage to the subject property or any of its systems or components are specifically excluded in this inspection.

This inspection is that of a generalist and has clearly defined limitations. It is performed on-site within a few hours and does not include any warranty or guaranty. **MacDonald Property Inspections does not inspect for or 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, fungi, and wood-destroying organisms, all of which are beyond the scope of a generalist inspection. Therefore, we encourage you to hire a specialist to inspect for these specific items.** Please be aware of the limitations of a generalist inspection: It is not a specialist or code-compliance inspection and does not include any research, such as that necessary to establish boundaries, easements, or the issuance of permits, and it should not be used as a substitute for the Transfer Disclosure Statement, which the sellers are required to provide.

Similarly, and in accordance with State of Illinois and ASHI Standards of Practice, MacDonald Property Inspections does not evaluate or endorse any components that are not visually accessible and does not include any destructive testing or dismantling. These include: significant portions of most chimney flues, the interior of furnace heat exchangers, air conditioning coils, subterranean or concealed ducts, pipes, conduits, and those within walls, floors, or ceilings, the slab beneath carpets, the waterproof membrane beneath roofs, balconies, or shower pans, and any component concealed by furnishings. Also, MacDonald Property Inspections does not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm systems, smoke detectors, fire alarms, carbon monoxide detectors, 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, funiculars or similar mechanical means of transport, saunas, steam showers, humidifiers, condensate pumps, electronic air cleaners, in-line duct-motors or dampers. Portable or free standing appliances, including washers and dryers, refrigerators, freezers, timers, clocks, rotisseries, retaining walls, landscaping or landscape items, including decorative and low-voltage lighting, portable spas, fountains and ponds, barbecues, fire-pits, pools and all pool equipment.

MacDonald Property Inspections 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. If an inspection is desired of any of the areas/items, systems or components listed above, then the Client shall contact the appropriate specialists.

MacDonald Property Inspections is not responsible for the connection, activation of or de-winterization of any appliance or utility. **We will not open gas or water valves, light pilot lights or activate electrical services or breakers that are found to be turned off.** We will not cut or tamper with any locked components or areas. The Client is solely responsible for ensuring that all utilities are turned on, that all breakers are turned on, that all water and fuel valves are open, that all pilot lights are lit, that all rooms, closets, attics and crawl spaces are unlocked and readily accessible without the need to move or relocate any items, and that components such as but not limited to gas meters, water meters, water heaters, air conditioners, furnaces and electrical panel boxes are clearly accessible during the scheduled inspection. The client is solely responsible for fees associated with return visits or re-inspection of any items.

What MacDonald Property Inspections provides is a conscientious but essentially visual, non destructive inspection and evaluation with recommendations for appropriate specialist service, and any consultation that may be necessary. In return, and

MacDonald Property Inspections

in consideration of the fee, you are agreeing with your initials and signature to abide by the terms and conditions of this contract, including the following clauses.

Please initial the following clauses

I agree and understand that I have requested MacDonald Property Inspections to perform a "generalist" inspection, in lieu of a "specialist" inspection that would cost more and require the services of licensed specialists. MacDonald Property Inspections does not evaluate or endorse any systems or components that are not visually accessible. This is a visual and non-invasive generalist inspection of accessible areas only.

Initials:

I agree and understand that MacDonald Property Inspections does not evaluate or endorse personal, free standing or portable appliances, including refrigerators, freezers, clothes washers and dryers.

Initials:

I agree and understand that I should read the entire inspection report, and follow every recommendation for service or further evaluation by a specialist. MacDonald Property Inspections may recommend a specific component or condition for service, and if such service is not undertaken and documented, MacDonald Property Inspections shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component or condition.

Initials:

I agree and understand that, with the exception of emergency measures, I will not alter, repair, replace, correct, or modify any disputed component or condition without giving MacDonald Property Inspections or their representatives the right to re-inspect and evaluate. MacDonald Property Inspections shall be held harmless for any defects or deficiencies that are alleged to exist beyond a period of one (1) year following the date of the inspection report.

Initials:

I agree and understand that I will attempt to resolve any dispute informally. Should such an attempt fail, I agree to submit the dispute to binding arbitration under the rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc., and that the decision of the appointed arbitrator shall be honored and binding on all parties and be entered in any Court of competent jurisdiction. If any portion 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:

I agree and understand that sole remedies for any deficiency in the performance of MacDonald Property Inspections are, as appropriate, a re-inspection at no additional charge or a refund of the inspection fee.

Initials:

I agree and understand that whereas MacDonald Property Inspections may report on visible suspicious stains or moisture damage, they are not environmental hygienists and are not licensed or authorized to identify mold or fungi. MacDonald Property Inspections does not inspect for, or evaluate the formation, growth, presence, release, dispersal, containment, removal, testing, for or detection or monitoring of, or failure to detect or monitor or warn about any molds, fungi, spores, or other similar growth or organic matter, including but not limited to Aspergillus, Penicillium, or any strain or type of Stachybotrys, commonly collective referred to as Black Molds. You are encouraged to hire a specialist to inspect for these specific items.

Initials:

AUTHORIZATION

I have read and understood this contract and agree to all of the terms and conditions therein, and authorize MacDonald Property Inspections to complete a "generalist" inspection of the property as described and defined in the Standards of Practice of The American Society Home Inspectors (ASHI) and the State Of Illinois.