



Condominium or Townhouse

CONTRACT AGREEMENT

Property Address: _____

Date of Inspection: _____

Client Name: _____

Current Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail address: _____

At your request, Reliant Inspection Service Corporation, is completing a property inspection conducted in accordance with the standards of practice of the International Association of Certified Home Inspectors (InterNACHI, and which is commensurate with industry standards. The inspection has clearly defined limitations and is not a substitute for the Transfer Disclosure Statement, which the seller is required to provide by state law.

The inspection is performed by a generalist in a matter of hours and does not include any warranties, as opposed to those by specialists that could take several days to complete and could include warranties. Therefore, please be advice of the following limitations of this service: It is not a code-compliance inspection and does not include any research, such as that necessary to establish boundaries, easements, and the issuance of permits or certificates of occupancy. It is not a specialized inspection, such as that conducted by geologists, engineers, environmental specialists, and termite inspectors, who evaluate soil conditions, determine differential settling or structural movement, test the quality of air and water, or detect the presence of pests or rodents, and harmful contaminants, such as radon, methane, asbestos, lead, formaldehyde, electro-magnetic radiation, molds and fungi, termites, and other wood-destroying organisms. Similarly, in accordance with Illinois standards, Reliant Inspection Service, does not evaluate or endorse any concealed areas or components, such as subterranean ducts, pipes, or conduits within walls, floors, or ceilings, obstructed switches and outlets, the slab beneath

carpets, the interior of heat exchangers, air-conditioning coils and supply ducts, significant portions of chimney flues, and the waterproof membrane beneath roofs, balconies or shower pans. Also, we do not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm, telephone, cable, or intercom systems, private sewage systems, private water supply systems, water softeners, water circulating devices, water filtration or purification devices, the hermetic seal of dual-glazed windows or skylights, solar systems, fire-sprinkler systems, shut-off valves that are not in daily use, elevators, saunas, steam showers, humidifiers, electronic air cleaners, in-line duct motors or dampers, washers, dryers, and their valves or drain pipes, condensate pumps, thermostats, timers, clocks, rotisseries, refrigerators, portable or free-standing appliances, retaining walls, landscaping or landscape items, including decorative and low-voltage lighting, portable spas, fountains and ponds, barbecues, fire-pits, pool sweep assemblies, in-line chlorinators, or similar devices dispensing bromine or ozone, and the coatings on pools, spas, countertops, fixtures, appliances, decks and walkways.

In addition, Reliant Inspection Services Corp. do 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.

What Reliant Inspection Services, Corp. provides is a conscientious but essentially visual inspection, recommendations for appropriate specialist service, and any consultation that may be necessary. In return and in consideration of the fee, you are agreeing with your signature to abide by the terms and conditions of the contract and to the following specific stipulations that you should acknowledge with your initials.

I agree and understand that I have five days in which to rescind this contract prior to the inspection. sign a release form, and become entitled to a partial refund

Initials: _____

I agree and understand that I have requested Reliant Inspection Service to perform a "generalist" inspection, in lieu of a "specialist" inspection that would cost more and require the services of licensed specialists.

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.

Initials: _____

I agree that Reliant Inspection Services Corp. will not inspect for mold or fungi. Put one can be perform if needed for an additional charge.

Initials: _____

I request a radon test be performed as part of the inspection. (Additional fee applies)

Please check one: Yes _____ No _____

I agree and understand that I have requested Reliant Inspection Service to perform a "generalist" inspection, in lieu of a "specialist" inspection that would cost more and require the services of licensed specialists.

Initials: _____

I agree that any recommendations that Reliant Inspections Service, Corp. may make for service, a second opinion or permit research should be completed and documented before the close of escrow or that Reliant Inspection Services Corp. will be absolved of any subsequently alleged defect regarding that specific component or condition.

Initials: _____

I agree that the Inspector makes no warranty, express or implied, as to the fitness for use, condition, performance or adequacy of any inspected structure, item, component, or system. Furthermore, I agree that Reliant Inspection Services, Corp. is liable only up to the cost of the inspection.

Initials: _____

I agree that should I initiate either arbitration or a court action without first attempting resolve any dispute informally. I shall not be entitled to recover attorney's fees and costs .

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 Reliant Inspection Service or their representatives the right to re-inspect and evaluate. Reliant Inspection Service must be notified by certified mail within 10 business days after discovering any alleged defects.

Initials: _____

I agree and understand that I will attempt to resolve any dispute informally, Should such an attempt fail, I agree to the limitation of liability to be limited to the fee of the inspection.

Initials: _____

I agree and understand that 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 that 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 binding between the parties.

Initials: _____

I agree that this inspection is for a condominium or town home and I understand the roof, attic, structure, exterior, grading and drainage are not included as part of this inspection.

Initials: _____

AUTHORIZATION

I have read and understood this four page contract and agree to all of the terms and conditions therein. I authorize Reliant Inspection Services, Corp., to complete an inspection of the property in accordance with the standards of practice of the International Association of Certified Home Inspectors and which is commensurate with industry standards.

IN WITNESS WHEREOF, the parties have executed this agreement as of this day and year above stated.

Client Name: _____

Reliant Inspection Service Corp.

Address: _____

P.O. Box 895 Lombard,IL

Client Signature

By: Fidel Gonzales

IL Inspector License # 450.0004247

