

CASTLE HOME INSPECTION, INC.

License #051000195

PO Box 4325

Wheaton, IL 60189

630-462-1050

INVOICE AGREEMENT

Radon: _____

Home Inspection: _____

INVOICE TOTAL: _____

Report Ordered By:
Name: _____

Property Location:
Address _____

Address: _____

City _____

Phone _____

Style of Bldg. _____ Approx. Age _____

Standard Terms and Conditions of Agreement:

(Please Read Carefully)

Payment of this invoice indicates acceptance of the conditions as stated in this agreement.

This report reflects Castle Home Inspection, Inc. Professional opinion of the present physical conditions of the premises. A cursory report of the humidifier, water softener, air cleaner, etc. is included merely to detect if operating - not to determine efficiency.

This report pertains only to those items that are readily accessible and observable at the time of inspection. The following system and components will be checked: exteriors, interiors, roofing, plumbing, electrical, heating and air conditioning, structural and built in appliances. Any obligation of Castle Home Inspection, Inc. extends only to the invoicee and may not be assigned or transferred.

The term "Inspection" **DOES NOT** include all items. Specific items which are not part of the inspection include, but are not limited to: lead paint, asbestos, radon, toxic or flammable materials, freezers, floor coverings, wall coverings, free-standing kitchen appliances, water conditioners, underground storage tanks, swimming pools and hot tubs, play ground equipment or other recreational or leisure appliances, and self-cleaning or continuous-cleaning capabilities of ovens. Also excluded is an inspection for any non-wood infesting insects, such as fleas, cockroaches, bees, mites, ticks, flies, etc. A separate wood destroying inspection report, and radon sampling will be performed if contracted separately.

If you have any complaints about our inspection, you must notify us in writing within 7 days after you discover any problem and let us reinspect before changing the condition of the item, except in emergencies, of course. If the repairs are made before the inspection company reinspects the problem, then any claims against the inspection company's failure to adequately inspect such items is **waived**.

Water, air, soil or material analysis, including those for health or **environmental consideration are not included in this report.**

The opinions contained herein are not intended as, nor do they create, any kind of warranty or guarantee expressed or implied to the adequacy performance and condition of the structure, item or system at the property address is understood and agreed that in the event of any error or omission including but not limited to negligence, breach of contract by Castle Home Inspection Inc. or its employees regarding this report or any claim whatsoever against Castle Home Inspection Inc. that any liability will be limited to an amount **NO GREATER THAN THE FEE PAID**. Any legal action must be brought within two (2) years from the date of the inspection or will be deemed waived and forever barred. Should a party make any claim or file any lawsuit against the inspection company, such party shall pay all damages, expenses, costs, and attorney fees of the inspection company if the complaining party does not win. If there is a claim, then all parties shall agree to submit to **BINDING ARBITRATION** in accordance with the Construction Industry Arbitration rules of the American Arbitration Association.

SIGNED AND ACCEPTED: _____

Date of Inspection _____

Inspected by _____

Tom Hener - License #-50000416

Dan Holzer - License #-50000425

Stuart Cotner - License # 050.0001129

CASTLE HOME INSPECTION, INC.

CONFIDENTIAL INSPECTION REPORT

Thank you for selecting Castle Home Inspection, Inc. for your inspection requirements.

This report contains numerous items that are inspected throughout the home and grounds. We suggest that you might want to use this report as a check list when you go on your pre-closing tour. Also included are suggestions regarding normal and preventive maintenance along with a summary of major elements of the Property.

Castle Home Inspection, Inc. totally subscribes to the Principles, Practices and the code of ethics of the American Society of Home Inspectors. A copy available upon request.

GLOSSARY

- S = Satisfactory - Material used and workmanship are in good condition for age of home.
- F = Fair Condition - working now with some defects noted.
- P = Poor Condition - Will need attention soon.
- N/I. Not Inspected - Due to snow cover, not accessible or observable at time of inspection.
- -> = - When marked with arrow some defect has been found.
- Aging = - Items which show wear but still acceptable.
- Old = - Obsolete: extended longevity should not be anticipated.
- Major Deficiency - A deficiency is considered to be major if it severely affects the habitability of the dwelling or, in the opinion of the inspector, may cost more than \$400 to repair.

NOTE ON RADON: The U. S. Environmental Protection Agency has Prepared a booklet to help answer questions regarding Radon in homes. The E. P. A. will send you this booklet free of charge, just phone: 1-800-621-8431.

Read your inspection report completely ,call our office if you have any questions regarding this report.

CASTLE HOME INSPECTION, INC.

MAJOR ELEMENT SUMMARY

The following recap is provided to outline the overall condition of the major elements of the house proper. Additional information, pertinent to these and other elements is outlined on following Pages of this report. Castle Home Inspection, Inc. recommends a THOROUGH review of the entire report.

1. Roof & Exterior: _____

2. Kitchen and Bathroom: _____

3. Interior & Attic: _____

4. Fireplace & Basement Foundation: _____

5. Furnace & Air Conditioning: _____

6. Electrical System: _____

7. Water Service & Related Items: _____

CASTLE HOME INSPECTION, INC.

COMMENTS:

- | | | | | |
|----------------------------------|-----|----|------|-------|
| 1. Grounds, shrubbery. Etc. | S | F | P NI | _____ |
| 2. Fences N/A | S | F | P NI | _____ |
| 3. Shed/out buildings N/A | S | F | P NI | _____ |
| 4. Steps, sidewalk | S | F | P NI | _____ |
| settlement cracks less than 3/4" | Yes | No | | _____ |
| 5. Site drainage | S | F | P NI | _____ |
| 6. Drainage at house | S | F | P NI | _____ |
| 7. Foundation: Type _____ | S | F | P NI | _____ |

Note: Shrinkage cracks are not unusual in concrete foundation walls. If crack is greater than 1/8" in width, it should be filled in.

- | | | | | |
|--|------|--------|-------|-------------|
| 8. Siding: Type | S | F | P NI | |
| Brick _____ Block _____ Aluminum _____ | wood | Stucco | Vinyl | other _____ |
| 9. Caulking | S | F | P NI | _____ |
| 10. Window wells covers | S | F | P NI | _____ |
| 11. Facia and wood trim | S | F | P NI | _____ |
| 12. Eaves/over hang N/A _____ | S | F | P NI | _____ |
| 13 Storm doors: None | S | F | P NI | _____ |
| 14 Windows: thermopane yes some no | S | F | P NI | _____ |
| need glazing: yes no | | | | |
| 15. Screens: None _____ Not all _____ | | | | |
| comb. used _____ | S | F | P NI | _____ |
| 16 Gutters: Alum Galvn | S | F | P NI | _____ |
| 17. Down spouts: ext. suggested | S | F | P NI | _____ |
| 18. Chimney | S | F | P NI | _____ |
| 19. Chimney cover or screen yes no | S | F | P NI | _____ |
| Suggest add _____ | | | | |
| 20. Dirt touching wood | S | F | P NI | _____ |
| 21. Lawn Spigots :frost proof yes no | S | F | P NI | _____ |
| 22. Outlets: weather proof yes no | S | F | P NI | _____ |
| Ground fault yes no | S | F | P NI | _____ |
| 23. Lighting: minimum standards | S | F | P NI | _____ |
| 24. Exterior TV antennae | S | F | P NI | _____ |
| 25. Patio type _____ | S | F | P NI | _____ |
| 26. Porch enclosed _____ | S | F | P NI | _____ |
| 27. Deck | S | F | P NI | _____ |
| 28. Catch basin: yes _____ no _____ | | | | |
| Location _____ | | | | |

COMMENTS:

Note: Recommend covering window wells with plastic covers to keep out debris and water.