



Your Inspection Report

443 Madison Cres
Chicago, IL



PREPARED FOR:
JOHN SIMPSON

INSPECTION DATE:
Monday, May 5, 2008

PREPARED BY:
Alan Carson



XYZ Home Inspection Services
120 Carlton Street
Chicago, IL 24311

800-268-7070
Fax: 416-964-0683
www.xyzhomeinspection.com
info@XYZhomeinspection.com

Setting the Standard for Home Inspection!



November 18, 2009

Dear John Simpson,

RE: Report No. 1366, v.8
443 Madison Cres
Chicago, IL

Thank you for choosing XYZ Company to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home.

Please visit our website at your convenience www.xyz.com and feel free to fill out and return our client questionnaire.

Thanks again for allowing us to work with you.

Sincerely,

Alan Carson
on behalf of
XYZ Home Inspection Services

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INVOICE

November 18, 2009

Client: John Simpson

Report No. 1366, v.8
For inspection at:
443 Madison Cres
Chicago, IL

on: Monday, May 5, 2008

Home Inspection	\$400.00
Home Inspection Up to 2000 SF	\$300.00
	<hr/>
Subtotal	\$700.00
	\$42.00
	<hr/>
Total	\$742.00

PAID IN FULL - THANK YOU!

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INSPECTION AGREEMENT

443 Madison Cres, Chicago, IL May 5, 2008

Report No. 1366, v.8
www.xyzhomeinspection.com

PARTIES TO THE AGREEMENT

Company

XYZ Home Inspection Services
120 Carlton Street
Chicago, IL 24311

Client

John Simpson
17 Briar Crescent
Toronto, ON

This is an agreement between John Simpson and XYZ Home Inspection Services.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection is performed in accordance with the STANDARDS OF PRACTICE of the Canadian Association of Home and Property Inspectors. These STANDARDS explain what an inspector must do and what an inspector is NOT required to do.

To review the STANDARDS OF PRACTICE, [click here](#)

In addition to the limitations in the Standards, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

A great inspection is only the beginning.

INSPECTION AGREEMENT

443 Madison Cres, Chicago, IL May 5, 2008

Report No. 1366, v.8
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Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mould or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mould or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mould and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

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443 Madison Cres, Chicago, IL May 5, 2008

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7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

9) LIMIT OF LIABILITY

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection, or \$1,000, whichever is greater.

I, John Simpson (Signature) _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

SUMMARY

443 Madison Cres, Chicago, IL May 5, 2008

Report No. 1366, v.8
www.xyzhomeinspection.com

SUMMARY

Note: For the purpose of this report the building is considered to be facing **South**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Rust or water in panel](#)

Location: North Basement

Task: Replace

Time: Less than 1 year

Heating

CHIMNEY AND VENT \ Metal chimney or vent

Condition: • [Chimney walls rusting or pitting](#)

Location: North

Task: Replace

Time: Immediate

Insulation and Ventilation

FOUNDATION \ Interior insulation

Condition: • [Exposed combustible insulation](#)

Location: West Crawl space

Task: Remove or cover with drywall

Time: Less than 1 year

THIS CONCLUDES THE SUMMARY SECTION.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists. The link below provides some typical costs for home repairs and improvements.

[Home Improvement - ballpark costs](#)

END OF REPORT