



Home & Commercial Inspection Consultants

Toll free 1-866-573-7131 2072545 ONTARIO INC.

PROPERTY INSPECTION SERVICE AGREEMENT

Property Inspected _____ City _____
Inspection Date _____ Time _____ Inspector _____

1. The Inspector's role and responsibilities:

- To conduct the inspection according the Standards of Practice and Code of Ethics of PHPIC. See attached.
To identify any system and/or component in need of immediate major repair.
To provide you with a general orientation of house maintenance and operating systems.
To remain available to you by telephone or e-mail as long as you own the house, at no extra cost to you.

2. Your role and responsibilities:

- Ask your inspector as many questions as like while on site.
Conclude the inspection process only when you are in complete understanding of the inspection results and the limitations of the inspection.
Read and acknowledge the inspection report and remit payment when you are satisfied that the inspector has fulfilled their responsibility to you.

3. Expectations and clarifications:

- A home inspection is a general review of visually accessible physical evidence at the time of the inspection.
Our home inspection is a risk assessment tool, not an insurance policy protecting you from future repairs or cost.
You will experience future functional problems with your house that were not identified in the inspection report.
You will receive opinions from others that differ from ours.
Understand that providing cost estimates, determining percentages of material and predicting life expectancies is value added and beyond the scope of a general review.

4. Client has identified special concerns _____

5. After the inspection :

- You should revisit the property prior to closing to verify conditions have not changed since the inspection date.
Please contact us by telephone or e-mail for follow-up consultation regarding repair, maintenance or improvement advise.
You must contact us immediately for a site visit, at no extra cost, in the event of an unanticipated problem or upon receiving conflicting advice. We will make every effort to maintain customer satisfaction.

In the event that we are unable to resolve our differences, we both agree to seek resolution through arbitration. As such, we agree that all disputes arising out of or in connection with this agreement, or in respect of any legal relationship associated with or derived from this agreement, shall be arbitrated and finally resolved, pursuant to the National Arbitration Rules of the ADR Institute of Canada Inc. (the Simplified Arbitration Rules of the ADR Institute of Canada Inc.) The place of arbitration shall be in the city of the Hamilton in the Province of Ontario, Canada. The language of arbitration shall be English.

Dated _____

Signature of Client _____ Signature of Inspector _____



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BUILDING INSPECTION REPORT

Property Inspected _____ City _____
Inspection Date _____ Time _____ Inspector _____

GENERAL CONTRACT/INVOICE

Recommended improvements or repairs to the building/dwelling have been addressed in the report. Additional material provided will help explain concerns identified. * We urge you to obtain a Home Warranty Program, before you take possession, as shown on our web page and or as in the brochure provided with the report, contact us for information on this warranty for your protection.

Additional Print Information provided:

Table with 2 columns: Item and checkbox. Items include Knob & Tube Wiring, Aluminum Wiring, Asbestos, Roof Replacement, Avoiding Basement Flooding, Furnace Replacement, Window & Door Renovations, Septic & Well Information, Estimating Guide, Heating with Electricity, Heating with Oil, Insurance/mortgage req's, Mould, Oil tanks, Insulating your home, Attic Venting, Other.

Comments: _____

- 1. The report, issued by the inspector, is prepared with reasonable skill and care. The report is limited to the physical evidence that was visually accessible at the time of the inspection and meets or exceeds the PHPIC standards of practice. The report is not transferable to anyone other than the client, as the report does not include the verbal information imparted by the inspector to the client which is vital to fully understand the service, contract and process undertaken.
2. The required repairs to the building include, but are not limited to, what is reported herein due to the limitations and restrictive nature of a visual inspection. The client is hereby warned that not all deficiencies will be discovered. At best 80% of the first year repairs should be revealed not 100%. Determining the presence of mold, fungi, and other indoor air contaminants are specifically not included.
3. The inspector's role is principally educational; to provide you with a better understanding of the building.
4. The inspection is partially designed to reduce your risk of buying an older home, however we cannot eliminate this risk. The inspector/inspection firm will not absorb any of your risk in buying an older property.
5. The client is advised to annually budget at least 1% of the building's value for maintenance and unforeseen repairs.
6. The client is warned the resultant damages will occur to the building systems or components if the recommended repairs in this report are not carried out in a timely manner.
7. Cost estimates, if provided in this report, are minimums and are intended to be a rough guideline only. Estimates are based on the most cost effective solution to address the problem and will not include betterment.
8. The inspection does not cover code compliance issues set by governments or other regulatory authorities.
9. The inspection does not take into account eligibility for mortgage insurance, building or home owners insurance.
10. The inspection process is conducted in a fair and impartial manner. Accordingly, this report is not provided as an aid for negotiation in a real estate transaction. The inspection can not determine whether the property has been used as a grow house or any other illegal operation.
11. The purchaser is advised to make inquiries to the property owner and ask if they are aware of any defects that would not be normally detected by a visual inspection and any and all service records and maintenance records for the home and systems.
12. The Client agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed by reasons of acts or neglects of the inspector, his employees or of independent contractors engaged or paid by the inspector for the purpose of inspecting the subject property.

I have read this report and am aware of the limitations of the inspection process. I accept this report, photos, which may show deficiencies not written in the report, and supplements according to the conditions as stated herein. I am aware that the fee paid for this inspection is for professional time and is not a guarantee of present or future conditions and is not an insurance policy of any kind. I agree to contact the inspection company before I undertake any repairs which may become a claim due to this report.

Name of Client _____ (Home Ph.) _____ (other Ph.) _____

Current Address _____ E-mail: _____

Signature of Client _____ Signature of Client Representative _____

Inspection fee \$ _____ + HST \$ _____ = Total cost \$ _____ Received in full _____ TERMS: Payment due upon receipt of this report. GST # 83808 7278 RC0001