

INSPECTION AGREEMENT

PARTIES TO THE AGREEMENT

Company

Client:

Welcome Home Inspection Services(Div of Westglen Ind. Inc.)

76 Vaughan St.

Guelph, ON N1G 0B3

This is an agreement between (Client)_____ and Welcome Home Inspection Services

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is important for the client(s) to understand that the inspection report is based on the limited visual inspection of the readily accessible features of the building. The Inspection is performed in accordance with industry accepted Standards of Practice.

The inspection report is representative of the inspectors opinion of the observable conditions on the day of the inspection. Your attendance at the inspection is strongly recommended, as non attendance will limit your understanding of the true property condition. The inspection report is non transferable and is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection.

Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions. 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. You are advised to read and understand the written report before you make your final decision.

1. INSPECTION NOT EXHAUSTIVE: The Home Inspection provides you with a basic overview of the condition of the property. Because your Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. The client acknowledges that, as a result of the limitations of a visual inspection, some detectable deficiencies may go unnoted in the inspection report. The client accepts these limitations.

If you have concerns about any of the conditions noted, please consult the text that is referenced in the report. Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. VISUAL INSPECTION: A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent conditions 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. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous. Similar items such as bricks, windows and electrical receptacles will be inspected on a random sampling basis. As a result, some conditions that are visible may go un-reported.

3. THE INSPECTION IS NOT A BUILDING CODE OR BY-LAW COMPLIANCE INSPECTION.

4. MAJOR PROBLEMS: The goal of the inspection is to identify existing major problems that are apparent on a visual inspection of the property. A listing of minor building flaws or minor repairs and maintenance items will not be provided, except as a courtesy, at the inspectors discretion.

5. ENVIRONMENTAL CONCERNS: The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. 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 Inspector does not look for, or comment on, the past use of chemicals including chemical termite treatments in or around the property. The inspection report will also NOT address infestation by wood boring insects, rodents or vermin. The client acknowledges that it may be necessary to retain specialists in such areas to identify and evaluate these types of risks.

6. AIR QUALITY: We are not responsible for, and do not comment on, the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, radon gas, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling. If anyone in the 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, mold and allergens.

7. BURIED STORAGE 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 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.

8. STRUCTURAL DEFICIENCIES: Most of the structure in a completed house is concealed by interior/exterior finishes, insulation, or is below grade. A representative number of visible structural components are inspected. We look for evidence of movement in the house that might suggest poor performance or component failure. Where no evidence of movement has been observed, hidden structural deficiencies may go undetected. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are outside the scope of a CAHPI compliant home inspection. In the short time of a home inspection, it is not always possible to determine prior or future water penetration problems. We recommend asking the sellers and referring to any disclosure document to determine if there ever has been any water leakage, accumulation, or dampness

9. LIMITED LIABILITY: Neither the inspector or the inspection firm will assume any risks related to this home's future performance, or lack thereof. 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 in amount to the fee paid for this inspection.

10. NO GUARANTEES OR ASSUMPTION OF RISK: The inspection report is representative of the inspectors opinion of the observable conditions on the day of the inspection. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property. Neither the inspector nor the inspection firm will assume any risks related to this home's future performance, or lack thereof. In the event of a problem or conflicting opinion, the client acknowledges that they are obliged to contact Welcome Home Inspections immediately to arrange a site visit. 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.

11. COST ESTIMATES: Cost estimates that may be provided in the report are minimum only and they are intended to be guideline figures. They are based on the most cost effective solution to address the problem and will not include betterment. The inspector is not responsible for the cost of replacement or repair. It is recommended that the client obtain at least three cost estimates from qualified specialists before finalizing budgets for any work.

I/we have read, understood, and accepted the above Limitations and Conditions of this Home Inspection. I/we also understand that legal liability of the inspector, the company and its agents for damages, arising from action or inaction, however caused is limited in amount to the fee paid for this inspection. Please initial here _____.

By initialing here (_____), you authorize us to distribute copies of the Report to the real estate agents directly involved in this transaction, who are not designated beneficiaries of the Report, intended or otherwise.

Client Name(s) _____

Client Address: _____

City/Town: _____ Postal Code: _____

Phone #: Home _____ Business #: _____

Cell #: _____ E-mail Address: _____

Inspectors Name: John Arnott

This agreement has been signed in (City)_____ on (Date)_____

I/We (Client Signature)_____,
(Date)_____ have read, understood and accepted the terms of this agreement