



MILTON, ON
647-404-9981

PROPERTY

Address: _____

Date: _____ Time: _____

CLIENT

Name: _____

Address: _____ City: _____

Postal Code: _____ Email: _____

Cell Phone: _____ Home/Work Phone: _____

TYPE

- ☐ Pre-Purchase ☐ Pre-List ☐ Pre-Offer ☐ Special Assessment ☐ Condo Inspection ☐ Mold/Asbestos Test
☐ Walkthrough ☐ Tarion ☐ PDI ☐ 30 Day ☐ 1 Year ☐ Other: _____

TERMS AND CONDITIONS:

The **CLIENT** requests the inspection of the **PROPERTY** by Home Inspection Perfection subject to the scope, limitations and conditions as stated in this contract.

1. The report (if applicable), issued by the inspector, is prepared with reasonable skill and care. This consulting service is limited to the physical evidence that was visually accessible at the time of the inspection.
2. The required repairs to the **PROPERTY** include, but are not limited, what is reported herein due to the limitations and restrictive nature of the visual inspection. **The CLIENT is hereby warned and accepts that not all deficiencies will be discovered. 80% of the first year repairs should be revealed, not 100%.**
3. Unless specifically requesting this service the determination of the presence of mold, fungi, asbestos and other indoor air quality contaminants are specifically not included in the standard home inspection.
4. The inspector's role is principally educational; to provide the **CLIENT** with a better understanding of the **PROPERTY**.
5. The inspection is designed to give factual statements of the **PROPERTY'S** current and present condition. No personal opinions will be provided regarding value and/or worthiness of the **PROPERTY**.
6. This inspection and/or report are not a guarantee, warranty or insurance policy of any kind.
7. The **CLIENT** is advised to annually budget at least 1% of the **PROPERTY'S** value for maintenance and unforeseen repairs.
8. The **CLIENT** is warned that resultant damages may occur to the **PROPERTY'S** systems and/or components if the recommended repairs and recommendations in the report are not carried out in a timely manner.
9. Cost estimates, **if** provided in the report, are minimums and are intended to be rough guidelines only. Estimates are based on the most cost effective solution to address the problem and will include betterment. If a quotation and/or further assessment is required, the **CLIENT** agrees to request this from the appropriate specialist prior to finalizing the purchase.
10. The inspector does not cover code compliance issues set by governments or other regulatory authorities.
11. The inspection does not take into account eligibility for mortgage insurance, building and/or home owners insurance.
12. The inspection process is conducted in a fair and impartial manner. Accordingly, the report is not provided as an aid for negotiation in the real estate transaction.
13. The **CLIENT** and/or purchaser is advised to ask the **PROPERTY'S** owner in writing if they are aware of any defects that would not normally be detected by a visual inspection.
14. The **CLIENT** hereby acknowledges they are contractually obligated to contact the inspector immediately, to arrange a site visit at no extra expense, in the event of an overseen problem or upon receiving a conflicting opinion.
15. The provisions of this contract shall be binding upon each party and shall be governed by the laws of the Province of Ontario and the federal laws of Canada applicable therein, excluding it's conflict of laws provisions. Any and all claims arising in connection with this contract shall be subject to the exclusive jurisdiction of the courts of the Province of Ontario.

Initial: _____

I have read (back page included), understood and accepted the terms of this agreement.

Signature: _____ Date: (M/D/Y): _____

If representative, please print name: _____

RECEIPT:

Base Fee: \$ _____ +/- Other: \$ _____

13% HST: \$ _____

Total Fee: \$ _____ (payable at the time of the inspection)

☐ Cash ☐ Cheque ☐ EMT ☐ Debit ☐ Credit/Square

SCOPE, LIMITATIONS & CONDITIONS:

The report is intended only as a general guide to help the **CLIENT** make their own evaluation of the overall condition of the **PROPERTY**, based on their own personal preferences and expectations. It is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report (if applicable) expresses the personal opinions of the inspector, based upon his/her visual impression(s) of the conditions that existed at the time of the inspection only.

The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. The fee charged for this general inspection is less than that of a technically exhaustive inspection, which would involve a number of specialists, a longer inspection time and a significant increase in the cost of the inspection. If the **CLIENT** requires Home Inspection Perfection to proceed with a more comprehensive inspection, the **CLIENT** would be required to pay additional fees for those services with the appropriate specialists, independently of this agreement.

In order to prevent potential property damage on the premises and personal injury to the inspector, the inspection will not turn power and gas on/off, disassemble equipment, move furniture, appliances and/or stored items, excavate the grounds, or board roof surfaces. Excluded from the report are all components and conditions which by the nature of their location are concealed, such as behind walls, camouflaged, hidden or difficult to inspect. Some problems can only be discovered by living in the **PROPERTY** and cannot be detected during the time of the inspection. A roof, foundation or shower enclosure leak, for examples, may only occur during specific conditions (water running for more than 5 minutes, wind driven/heavy rain, snow accumulation, etc.). For these reasons, the **CLIENT** or their representative must obtain, prior to completing the purchase agreement, a legal disclosure from the vendor regarding their knowledge of any history of leakage or major structural and electrical modifications during or prior to their possession of the inspected **PROPERTY**.

Confirmation of environmental hazards is beyond the expertise and scope of a home inspection. Some of these conditions include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, soil contamination, mould or mildew, and underground fuel oil storage tanks. If while inspecting the **PROPERTY**, a condition is observed which is suspected to be an environmental hazard, we will make every effort to bring this to your attention as a courtesy to you. We therefore will not accept responsibility or liability for any environmental hazards or issues that are discovered after the inspection, whether they are concealed or in plain view. If the inspector identifies any concerns or if the **CLIENT** have any concerns about potential environmental hazards, it is the **CLIENT'S** responsibility to engage the services of a qualified environmental specialist to provide a full environmental assessment/inspection of the **PROPERTY** prior to proceeding with the purchase.

Other systems and conditions which are not within the scope of the home inspection include, but are not limited to: pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment; internal or underground drainage or plumbing, water treatment systems, swimming pools, hot tubs, septic systems, sprinkler systems and any other systems which are shut down or otherwise secured; water well quality, quantity or zoning ordinances, intercoms and security systems; heat sensors; fire, smoke and/or carbon monoxide detectors; or cosmetics. Any general comments about these systems and conditions are informational only and do not represent an inspection.

ACKNOWLEDGEMENT:

I have read and accept the above Scope, Limitations & Conditions regarding my requested inspection.

Initial: _____