



Home Inspection Agreement

This Agreement dated _____ between 2079986 Ontario Limited and **(client name and signature)** _____ is for a Home Inspection Report at **(address)** _____ and signifies that we have been retained to perform a visual examination of the accessible features of the property and reflects their condition on the day of the inspection.

The inspection being performed is based on a building/structure size of approx. _____ and at the mutually agreeable fee of \$ _____ plus taxes HST (13%). Payable at time of inspection, cash or e-transfer is acceptable.

It is not a guarantee, warranty or insurance against current or future defects. It is carried out in accordance with the, Standards of Practice of the American and Canadian Association of Home Inspectors and the National Association of Certified Home Inspectors. It is not a building code, by-law or insurance inspection.

A copy of the Standards of Practice is available upon request at any time including before the signing of this Agreement.

The client requests a non-invasive visual inspection of the property subject to the terms and conditions of this agreement shown on the following pages.

What happens if there are hidden problems?

A Home Inspection **DOES NOT** include identifying defects that are hidden behind furniture, walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that are or maybe hidden or inaccessible. 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.

Deficiencies and Defects, which are latent or concealed, are excluded from the inspection.

The home inspector can only report on the **visual observations** of apparent conditions existing at the time of inspection only, furthermore, conditions which change after the time of inspection are not included in the Inspection Report.

General Exclusions and Limit of Liability:

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 improvements or replacements that may be needed. **It is not intended to be an exhaustive list.** The ultimate decision of what to improve or replace is yours. One homeowner may decide that certain conditions require improvement or replacement, while another will not.

The following items are excluded from the inspection: Appliances, including window or portable air conditioning units, furnace or heat pump heat exchangers or heat shields, buried oil or gas tanks, interior flue liners, outbuildings, alarms and intercoms, computer LAN, theatre or other integrated technical low or high voltage wiring, septic, well and irrigation systems, other below grade sewage and water pipes, swimming pools, hot tubs, spas, saunas and related equipment. As well as termites, carpenter ants, mice and other insects or rodents.

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, UFFI, radon, 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, but not limited to, pipes, paint or window coverings.

We are not responsible for, and we do not comment on the quality of air in a building as well as. 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, mold or mildew, including that which may be present behind walls or under floors.

You should note that whenever there is water damage noted in the report, there is a possibility that mold 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, mold and allergens at additional cost.

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

Additional Exclusions:

We do not dismantle heating or air conditioning equipment. We do not carry out any destructive testing or conduct or comment on air quality in the building/residence.

Roof and basement leakage and sewer backups are often unpredictable and generally unexpected. We are therefore not able to provide any guarantee that these items will not leak, back up or significantly deteriorate, before the expiry of any estimated lifespan that may be shown elsewhere in the inspection report.

Indications of particular deficiencies may require an extrapolation. The report may show for instance, “Rot” in the window section. This means **one or more** windows may be affected. We recommend you have all related items further evaluated by a specialist.

Read the Inspection Report Immediately and Thoroughly:

We cannot recommend any third-party contractors or repair companies to perform the recommended repairs. Our “Standards of Practice” forbids it. It can become a conflict of interest...

In this text and inspection report references to “Further Investigation by Qualified Personnel” or “Further Investigation by a Specialist” are not discipline specific. It is the client’s responsibility to contact – say – an appropriate qualified electrician for electrical faults or a structural engineer for structural defects, **prior to proceeding further with the transaction.**

Condominium Inspections:

DASH Home Property Inspection Services will only inspect the readily accessible areas of a condominium and NOT the shared or inaccessible areas such as, but not limited to; Roof, Exterior, Foundation, Shared Garage or non-accessible components i.e. Hot Water Tank and in some cases Heating/Air Conditioning.

Codes:

Existing buildings are not required to comply with today’s codes in retrospect, thus this report makes no claims as to compliance (or otherwise) with any building, construction related codes (including, but not limited to, fire codes) of any discipline or Insurance Company requirements, currently in force.

Inspection Reports:

The detailed inspection report of the property being inspected will be emailed to the client as indicated below, within 12-24 hours after the inspection. The Clients agrees to indemnify and save harmless DASH Home Property Inspection Services and its employees and agents for any decision made prior to receiving the detailed inspection report by email. The detailed inspection report should be read and understood in full prior to proceeding any further with your transaction.

Client Email address and signature: _____

Also forward a copy of the report to my real estate agent: _____

Liability, Notice of Claim, Arbitration:

The inspection and inspection report are performed and prepared for the sole, confidential and exclusive use and possession of the Client (the party to whom the inspection and or inspection report is addressed). The inspection report is non-transferable. The Client agrees to indemnify and save harmless 2079986 Ontario Limited o/a as DASH Home Property Inspection Services and its employees and agents, from any damages arising out of claims against DASH Home Property Inspection Services and its employees and agents, by third parties to whom the Client has released the Inspection Report in contravention of this Agreement. Any use which any third party makes of the inspection report, in whole or in part, or any reliance thereon, or decisions made based on any information of conclusions in the inspection report, is the sole responsibility of such third party.

It is agreed and understood that any notification of defects, omissions or errors alleged to have been made by the inspector, his company or agents, must be notified in writing, by the purchaser or his agent, to the said inspector, Inspection Company or his agents within 180 days from the date of the original inspections.

Such notification must be made in writing by registered or recorded mail to the registered offices of the inspector, his company or his agent.

Facsimile (fax) or email notifications are not acceptable, nor will they be accepted.

It is further agreed and understood that in the sole discretion of the inspector, his company or his agent, any matters in dispute may first be sent to mediation or binding arbitration and that no court or other litigation proceedings will be instigated prior to that mediation or arbitration.

The liability of the inspector, his company or agents, in any dispute, is limited to the fee paid for the inspection.

I have read each clause/paragraph and understand the information within pages 1-4, and agree to the terms and conditions set out within.

Name (print and sign): _____

Your present address: _____

Date/Contact number: _____

HOME INSPECTOR – DAVID ASH 416-887-3053