

# HOME INSPECTION CONTRACT

167 King Edward Avenue Ottawa, Ontario, K1N 7L2

Property Inspected: \_\_\_\_\_ Inspected by: \_\_\_\_\_

Inspection Contract Between: \_\_\_\_\_, hereinafter referred to as the "Company", and  
\_\_\_\_\_ hereinafter referred to as the "Client".

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_ Fee: \_\_\_\_\_ GST: \_\_\_\_\_ Total: \_\_\_\_\_

A home inspection will be conducted by a qualified licensed professional to evaluate the overall condition of your prospective home. It is not an appraisal to assess market value or a municipal inspection which verifies local code compliance. A home inspector will not pass or fail a house, nor advise the Client on whether or not the Client should purchase the property. Instead, we will provide a thorough examination of all accessible areas of the home to determine its current physical condition and indicate what may need repair or replacement so that the Client can make an informed decision.

If the inspector identifies an issue it does not mean the Client should not buy the house, nor does it mean the Seller should be required to fix every item identified by our report, although those items may be subject to further negotiation as the result of the inspection. Rather, the intent of the inspection is to identify those areas that may require further attention by other professionals or industry experts.

Our licensed professional inspector will perform a visual inspection of all readily accessible areas of the home and produce a written report on the property's condition for the prospective buyer(s). The inspection is performed using standards as provided under the current OAH Standards of Practice (see attached).

The standard home inspector's report will include all of the following systems and components: Foundation, Electrical System, HVAC System, Structural System, Plumbing System, and Roof. The interior of walls, suspended ceilings and crawl spaces less than 3 feet will not be entered or evaluated. Two storey roofs will be visually inspected from the ground only. The home inspection is visual and based on the experience and opinion of the inspector. It is not an assessment of building codes and not intended to be technically exhaustive or an engineering study.

The purpose of an examination is to describe those observable major defects that require immediate repair. A major defect is a single defect in a system or component that cannot be corrected, repaired or replaced for \$1,000 or less. No destructive probing or dismantling of components is done. The inspection report does not represent the future life expectancy, failure of any component or structural integrity. The report is not a substitute for an Insurance Policy, Home or Manufacturer's Warranty

The inspection does not assess rodents or general pests and does not warrant the absence of wood-boring insects. The Company is not responsible for any damage that was concealed or not accessible at the time of inspection.

No evaluation will be made regarding air, soil, lead, and lead paint, water, asbestos, formaldehyde, moulds, radon, product recalls, alarm system, piping outside the foundation, oil tanks, buried tanks, sewage or waste disposal systems and out buildings not recorded on the report. The Company is not responsible for repairs to bring the home in compliance with current building codes nor do we make any determination whether the property is in compliance with zoning laws for rental, business, or other potential uses of the property.

In the event the Client believe a component has been misrepresented or omitted by us, The Company reserves the right to investigate and evaluate the situation before the Client undertake any curative action. No repairs can be contracted by the Client on behalf of the Company. The Client agrees that no action may be taken to recover damages against the Company after 1 year from the date of inspection. The Client acknowledge that the Company' liability is limited to a maximum amount equal to the inspection fee.

The Client agrees that the Company is not responsible for act(s) of nature and will not confirm if the property is in floodplain, hazardous area, or contaminated site.

\_\_\_\_\_  
Client

\_\_\_\_\_  
Inspector

\_\_\_\_\_  
Date: