



# Home & Commercial Inspection Consultants

Toll Free: 1-866-573-7131 2072545 ONTARIO INC.

## 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 will help explain concerns identified. Please view our web site for additional information.

- 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.
- 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.
  - 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.
  - The inspector's role is principally educational; to provide you with a better understanding of the building.
  - The inspection is partially designed to reduce your risk of buying an older building, however we cannot eliminate this risk. The inspector/inspection firm will not absorb any of your risk in buying an older property.
  - The client is advised to annually budget at least 1% of the building's value for maintenance and unforeseen repairs.
  - 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.
  - 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.
  - The inspection does not cover code compliance issues set by governments, fire code, zoning or other regulatory authorities.
  - The inspection does not take into account eligibility for mortgage insurance or building insurance.
  - 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.
  - 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 building and systems.
  - 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.

Our contracts are always available on our website for preview prior to any inspection.

I have read this report and reviewed it with the inspector. I am aware of the limitations of the inspection process and that the inspector has performed the inspection according to the terms herein. I accept this report and photos, which may show deficiencies not written in the report, supplements and recommendations discussed and described 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 \$ \_\_\_\_\_ 0.00 + HST \$ \_\_\_\_\_ 0.00 = Total cost \$ \_\_\_\_\_ 0.00 Received in full \_\_\_\_\_