



Home & Commercial Inspection Consultants

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

GENERAL CONTRACT

Property Inspected _____ City _____
Inspection Date _____ Time _____

- 1. The Inspector's role and responsibilities:
- To conduct the inspection according the Standards of Practice and Code of Ethics of PHPIC.
- To identify any system and/or component in need of immediate major repair.
- To provide you with a general orientation of maintenance and operating systems.
- To remain available to you by telephone or e-mail as long as you own the house, at no extra cost to you.
2. Your role and responsibilities:
- Ask your inspector as many questions as like while on site.
- Conclude the inspection process only when you are in complete understanding of the inspection results and the limitations of the inspection.
- Read and acknowledge the inspection report and remit payment when you are satisfied that the inspector has fulfilled their responsibility to you.
3. Expectations and clarifications:
- An inspection is a general review of visually accessible physical evidence at the time of the inspection.
- Our inspection is a risk assessment tool, not an insurance policy protecting you from future repairs or cost.
- You will experience future functional problems with your house that were not identified in the inspection report.
- You will receive opinions from others that differ from ours.
- Understand that providing cost estimates, determining percentages of material and predicting life expectancies is value added and beyond the scope of our inspection, if provided it is complimentary and not guaranteed.
4. EXCLUSIONS - Also read the standards of practice for more information
- The testing of swimming pools and associated equipment is not part of our building inspection.
- The exterior and common elements are the responsibility of the condominium corporation and not part of our inspection.
- Note we do not inspect: Appliances, central vacuum systems, low voltage systems, trees, heat exchangers, flue interiors, outbuildings, security systems, intercom, spas, wood destroying insects, vermin and animals, underground storage tanks, sub-grade plumbing drains, environmental testing, UFFI, mold and other indoor air quality contaminants, window air conditioners, asbestos containing material, septic tanks, wells, marine structures and other items not specifically mentioned in the report are not included within the scope of this inspection.

Continued next page

Client/Rep. Print Name _____ Name of Inspector _____
(Clearly)
Signature _____ Signature of Inspector _____



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GENERAL CONTRACT CONTINUED

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 and ask for contractor estimates.

- We urge you to obtain a **Home Warranty** Program, before you take possession, contact us for information on this warranty for your protection. It can help protect your heating, A/C, plumbing, electric and appliances.
- 1. 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.
- 2. 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 75% 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.
- 3. The inspector's role is principally educational; to provide you with a better understanding of the building.
- 4. 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 any property.
- 5. The client is advised to annually budget at least 1% of the building's value for maintenance and unforeseen repairs.
- 6. The client is warned that damages will occur to the building systems or components if the recommended repairs in this report are not carried out in a timely manner.
- 7. 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.
- 8. The inspection does not cover code compliance issues set by governments, fire code, zoning or other regulatory authorities.
- 9. The inspection does not take into account eligibility for mortgage or building insurance.
- 10. 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.
- 11. The purchaser is advised to make inquiries to the property owner and ask if they are aware of any defects or previous repairs that would not be normally detected by a visual inspection and any and all service records and maintenance records for the building and systems.
- 12. The Client agrees to hold the inspector and ACISS (2072545 Inc.) 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.
- 13. The Client agrees that this contract, report and all information falls under the Personal Information Protection and Electronic Documents Act (PIPEDA) which is the federal privacy law for private-sector organizations. Client agrees that they or their representatives will never make or post negative or disparaging remarks or comments on public media forums or social media about the inspector and or ACISS. Failure to comply with this clause the client agrees to pay ACISS a penalty of ten times the full cost of the inspection, including tax, immediately upon written request of ACISS and without dispute.

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

www.aciss.ca