



# Home & Commercial Inspection Consultants

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

## PROPERTY INSPECTION SERVICE AGREEMENT

Property Inspected \_\_\_\_\_ City \_\_\_\_\_

Inspection Date \_\_\_\_\_ Time \_\_\_\_\_ Inspector \_\_\_\_\_

1. The Inspector's role and responsibilities:

- To conduct the inspection according the Standards of Practice and Code of Ethics of PHPIC. See website.
- 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. Client has identified special concerns \_\_\_\_\_

5. After the inspection :

- You should revisit the property prior to closing to verify conditions have not changed since the inspection date.
- Please contact us by telephone or e-mail for follow-up consultation regarding repair, maintenance or improvement advise.
- You must contact us immediately for a site visit, at no extra cost, in the event of an unanticipated problem or upon receiving conflicting advice. We will make every effort to maintain customer satisfaction.
- If you discover the previous owner did work without a permit and or not to code, contact your title insurance company through your lawyer immediately.
- If you undertake any repair(s) that are not of an urgent manner, that would not in fact cause future damage or harm to the occupants, the inspector will not be liable for costs incurred before a negotiation or arbitration as specified has occurred. Don't fix it until you call us.

In the event that we are unable to resolve our differences, we both agree to seek resolution through arbitration. As such, we agree that all disputes arising out of or in connection with this agreement, or in respect of any legal relationship associated with or derived from this agreement, shall be arbitrated and finally resolved, pursuant to the National Arbitration Rules of the ADR Institute of Canada Inc. (the Simplified Arbitration Rules of the ADR Institute of Canada Inc.) The place of arbitration shall be in the city of the Hamilton in the Province of Ontario, Canada. The language of arbitration shall be English.

Dated \_\_\_\_\_

Signature of Client \_\_\_\_\_

Signature of Inspector \_\_\_\_\_

Print Name \_\_\_\_\_