

The primary purpose of the inspection and this report is to provide the client with information regarding the condition of the systems and components of the property as inspected at the time of the Inspection. We do not pass or fail a building based on the inspection, we educate the prospective purchaser/owner about how the building was constructed, the operation of systems and maintenance items. It is not possible for the inspector to discover all deficiencies or problems during a single inspection period.

Legend of terms used in our report:

- Functional..... system was performing its' intended purpose at the time of the inspection.
Monitorthe item will require future maintenance, repair or replacement. Further investigation is advised.
Safety Issuedenotes an observation or recommendation that is considered an immediate safety concern.
Major Repairdenotes a major cost of likely greater than \$5000.00(only a general order of magnitude and not an estimate)
Poor Condition/Repair system or component will require repair or replacement very soon or immediately.
Good Conditionno deficiencies were detected that would require attention in the near future.
Fair Conditionitem is performing however could fail at any time.

- N / A(1) not applicable, not accessible, not inspected, or not installed
(?)(2) condition or performance of system or component is unknown or not predictable.

Since costs for repairs can vary by large margins we direct you to our web site and the internet to review general construction costs, further, we highly recommend that you obtain quotations from qualified contractors prior to making final purchasing decisions. Our inspection process is a two-part system that involves the discussion and the written report and photos on disk or e-mail. Our report is not transferable or intended to be copied to other parties.

SITE CONDITIONS & LIMITATIONS

WEATHER CONDITIONS

- Weather conditions during inspection: [] Rainy [] Snow [] Clear [] Cloudy [] Windy Temperature _____
The front of the building is considered facing [] North [] South [] East [] West
[] Building is substantially furnished and is occupied [] Building vacant/partially and is/mostly unoccupied

TYPE OF INSPECTION/TRANSACTION

- [] Pre-purchase inspection [] Pre-sale inspection [] Newly built house inspection [] Post-purchase inspection
[] Home owners inspection [] Pre-offer [] Other _____

ATTENDANCE

- [] Client fully attended inspection [] Purchaser / client not present at inspection [] Client partially attended inspection
Also in attendance: [] Buyer's agent [] Seller [] Seller's agent [] Other _____

The exterior inspection was limited by _____

- [] Grounds, walkways, decks, roof were snow covered at the time of inspection.
[] Absence of recent heavy rainfall limited our ability to check for leaks in basement/crawl space and roof. _____
[] The outdoor temperature was too low to test the air conditioning systems, testing could damage the compressor. _____
[] The outdoor temperature was too high to test the heating systems full operation. _____

INACCESSIBLE OR NOT INSPECTED

- Excessive storage limited access/inspection of _____
Areas/systems not fully visually inspected _____
[] Other specific limitations: _____
[] Work in progress (not fully inspected) _____
[] Plumbing system winterized (not fully inspected) [] Inspection of plumbing limited due to recent non-usage.
[] Further inquiries to vendor is recommended regarding: _____

RENOVATIONS/REMODELLING

The Purchaser will be undertaking renovations or upgrades to the following therefore some comments or concerns in those areas are limited or not noted _____

EXCLUSIONS

- [] 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. Review the status certificate and all condominium documents with your legal counsel.
[] 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. We do not disassemble equipment, make holes into walls, floors and ceilings, move furniture or storage items like boxes, nor lift up carpets and rugs, etc. You should contact specialists for any of these items should you have concerns.