

Pre-Inspection Agreement

The primary purpose of the inspection and the report is to educate the client about the general condition of the home through a visual examination of the readily accessible features of the property and reflects their condition at the time of the inspection.

The inspection is performed in accordance with the Standards of Practice of the Canadian Association of Home and Property Inspectors (CAHPI).

It is not a contractual obligation, nor is it possible, for the inspector to identify latent or hidden defects solely based on a visual examination. Every effort will be made to provide the client with the most accurate and practical information for the purpose intended.

The inspection is a two part system, the verbal survey and the written report. Your attendance at the inspection is strongly recommended, as non-attendance will limit your understanding of the true property condition.

The report is not transferable; no third party shall rely on this report; as it will not clearly convey the information without the verbal survey.

- **The Report shall be prepared with reasonable skill and care and reflect the inspector's opinion within the limitations of a visual inspection.**
- **The inspection is not intended to be technically exhaustive. No excavation or removal of obstructions will be performed. Like items such as electrical outlets will be tested on a random sampling basis.**
- **The inspection is intended to reduce the risk associated with purchasing a home; however we cannot eliminate the risk. Building Insights Inc. will not assume any risk in connection with the home's condition, deficiencies, performance or lack thereof.**
- **Emphasis is placed on identifying major problems, which may affect the value or sale price of the property. While some minor problems may be noted, an all inclusive list of minor deficiencies will not be provided.**
- **Existing buildings are not required to comply with today's codes in retrospect, therefore the report makes no claims to compliance or otherwise with any building or construction related codes of any discipline or insurance company requirements currently in force.**
- **The client hereby acknowledges they are obliged to contact Building Insights Inc. immediately to arrange a site visit at no extra charge, in the event of an unforeseen problem or upon receiving a conflicting opinion.**

Client Initials _____

Pre-Inspection Agreement, cont'd

The client acknowledges that the following items are excluded from the inspection; Appliances, central vacuum systems, heat exchangers, interior flue liners, window air conditioners, outbuildings, EIFS (synthetic stucco), alarms and intercoms, septic, well and irrigation systems, below grade sewage and water pipes, marine structures, swimming pools, spas, hot tubs, and related equipment.

Building Insights Inc. does not inspect for wood boring insects, rodents and other vermin, **nor does it address any environmental issues whatsoever, including the existence of hazardous, poisonous or noxious materials or substances including but not limited to; mold, mildew, fungus, soil gases, Asbestos Containing Materials and UFFI.**

This report makes no representation regarding cosmetic issues.

I have read this contract and am aware of the limitations of the inspection process. I accept the report and supplements according to the conditions as stated herein. I am aware that the fee paid for this inspection is for professional time and is not a warranty or guarantee of present or future conditions and is not an insurance policy of any kind.

Client/ Representative: _____

Inspection Address: _____

Email: _____

Signature of Client or Representative: _____ **Date:** _____

Inspector: Keith Langlois

(Signed copy retained on file by Building Insights Inc.)