

## **Pre-Listing 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. This report makes no representation regarding cosmetic issues.

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 ultimate decision of what to repair or replace is yours. Tolerance levels vary from one homeowner to the next. 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.

However, a **PRE-LISTING ADVANTAGE INSPECTION** initiated by the seller and with the seller's permission, Building Insights Inc. will work with the buyers and enter a contract with them. Building Insights Inc will walk the buyer through the home and review the inspection report with them. At the end of the review the report will be transferred into the buyer's name giving them a report they can rely on, for a nominal fee of \$150 +hst.

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.

- 1. The Report shall be prepared with reasonable skill and care and reflect the inspector's opinion within the limitations of a visual inspection.**
- 2. 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.**
- 3. 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 regarding the home's condition, deficiencies, performance, or lack thereof.**
- 4. 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.**
- 5. 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.**
- 6. Building Insights Inc. will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.**

Client Initials \_\_\_\_\_

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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 underground storage tanks (UST)** of any type, such as Fuel Oil, Gasoline etc.

Building Insights Inc. does not inspect for wood boring insects, rodents, and other vermin, **nor does it address any environmental or air quality issues whatsoever**, including the existence of hazardous, poisonous, or noxious materials or substances including but not limited to; mold, mildew, fungus, soil gases, Urea-formaldehyde (UFFI) or phenol-formaldehyde based insulation or **Asbestos Containing Materials (ACM) of any type.**

If you are concerned about any conditions noted in the Inspection Report, we strongly recommend that you consult a Qualified Contractor or Consulting Engineer, for a more detailed analysis at an additional cost.

Building Insights Inc. contracts with third party data storage services to store certain information online, such as our inspection reports, and the identity of our clients. In signing our Agreement, you give us permission to do so. We will not sell your personally identifying information. It is the duty of the third party we contract with to keep your information secure. We are not liable for any misuse of that information or their failure to safeguard it. In that event, your sole remedy is against that third party.

**Cancellation Fee:** If the inspection is canceled with less than 24hrs notice, a cancellation fee of 25% of the inspection cost will apply.

By initialing below, the client requests that Building Insights Inc. share the inspection report with the clients Real Estate Agent for clarification and negotiation purposes and or the facilitation of repairs.

Initials \_\_\_\_\_ I authorize \_\_\_\_\_ to receive a copy of this inspection report

Client / Representative: \_\_\_\_\_

Inspection Address: \_\_\_\_\_

Email: \_\_\_\_\_ Fee: \_\_\_\_\_ Plus HST

I have read, understood, and accept the terms of this inspection contract.

Signature of Client or Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Inspector: Keith Langlois

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