

VISUAL SEPTIC INSPECTION AGREEMENT

This Visual Septic Inspection Agreement [the "Agreement"] is made this _____ day of _____, 200____ between the Client and St. Lawrence Valley Home Inspections 2137916 Ontario Inc.

Client Name _____

Client Address _____

Client Tel _____ Cell _____ Fax _____

Client E-mail _____

Inspector Name _____

Inspection Company: 2137916 Ontario Inc.

Hereinafter called the "Client" and "Inspector" respectively. Collectively the "Parties". St. Lawrence Valley Home Inspections 2137916 Ontario Inc. hereinafter called the "Company".

Property to be inspected: [hereinafter called the "Property"]

Property address _____

City _____

Inspection Date _____

Fee \$ _____

Tax \$ _____

Total Fee \$ _____

Please read carefully before signing.

The visual inspection of the septic system is subject to the **Limitations and Conditions** set out in this Agreement. The report is base on a **visual examination of the readily accessible systems and components** of the septic system.

We/I understand that legal liability of the inspector, the Company, its officers and agents for damages arising from action or inaction, however caused, is limited to the amount of the fee paid for this inspection.

Initial(s) here _____

This agreement must be read in its entirety for the Parties to fully understand the Visual Septic Inspection, its terms, conditions, limitations and exclusions. This Agreement must be signed and initialed where applicable, by the Parties, prior to the start of the Visual Septic Inspection [hereinafter the "Inspection"] if the Client wishes the Inspector to proceed with the Inspection at the appointed time and place. The signatures/initials confirm that the Parties understand and accept to be bound by the terms, conditions, limitations and exclusions contained in this Agreement.

Client Signature 1 _____

Client Signature 2 _____

Inspector's Signature _____ on behalf of St.
Lawrence Valley Home Inspections 2137916 Ontario Inc.

Limitations and Conditions

The Inspector is willing to conduct a non-exhaustive, non-intrusive, visual inspection of certain readily accessible systems and components of the septic system on the terms, conditions, limitations and exclusions detailed in this Agreement in order to provide the Client with a better understanding of the septic system's condition. The Client accepts that the Inspector will only conduct a visual inspection of the system on the terms, conditions, limitations and exclusions detailed in this Agreement for the specified fee.

The Client accepts that he/she can have an inspection carried out by another inspection service if he/she is not prepared to have an inspection carried out on the terms, conditions, limitations and exclusions proposed by the Company.

The inspection provides you with a basic overview of the condition of the septic system. Because of the limited time, the Inspection is not technically exhaustive. For instance, no part of the system shall be unearthed except the septic tank cover area to ensure access by the inspector. Providing access to the septic tank is the responsibility of the client. The client is also responsible for arranging the pumping of the septic tank during the inspection and the cost for the work involved. Any additional work such as unearthing the septic field represents an additional inspection cost. The Client is also responsible for the cost of any additional physical work involved such as unearthing.

An Inspection does not include identifying defects that are hidden, whether intentionally or not, behind walls, floors, ceilings or underground. Some intermittent problems may not be obvious during an Inspection because they only happen under certain conditions. Inspections will not find conditions that may be only visible during such occurrences as spring run off or after a heavy rain.

Water or moisture leaks, seepage, seasonal runoff and drainage problems are often only visible during or after a certain quantity of precipitation or under certain conditions. The Client accepts that it may be impossible to observe water/moisture leaks, seepage, runoff and/or drainage problems unless the Inspection is conducted during or immediately after sufficient precipitation to reveal such problems or under the circumstances which trigger such deficiencies.

The client accepts that the full scope of the Inspection may not be able to be conducted and the problems with the septic system may not be identified due to a number of factors beyond the Inspector's control. Factors include, but are not limited to, seasonal conditions, weather conditions in the days preceding and on the day of the Inspection, the interaction of weather conditions and materials used in construction, the fact that the Client is not the existing owner of the Property, the existence of hidden or latent conditions or defects, whether intentional or not, and other limitations and exclusions caused by the non-intrusive, visual nature of the Inspection.

The Inspection does not include hazardous materials that may be latent or behind walls, floors, ceilings or underground at/on the Property. The Inspection does not investigate for lead or other toxic metals. The inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides, pesticides or other chemical treatments in and around the Property.

The Company takes no responsibility for and does not comment on the quality of air in a building. There is no determination of irritants, pollutants, contaminants or toxic materials in or around the Property. The

Inspection does not include the determination of spores, fungus, mold or mildew including that which may be present behind walls, under floors, ceilings or elsewhere on the Property. It is important to understand that whenever there is water damage, there is a possibility that mold or mildew may be present, unseen, behind walls, floors, ceilings or elsewhere. If anyone suffers from allergies or heightened sensitivity to quality of air, it is strongly recommended that you consult a qualified environmental consultant who can test for toxic materials, mold and allergens at your expense.

The inspector does not look for and is not responsible for fuel oil, gasoline tanks or other objects that may be buried on the Property.

The Clients accepts that a visual inspection is **not** exhaustive. The fee charged for this General Inspection is less than that of a technically exhaustive inspection which would involve a number of professionals, a longer inspection and a significant increase in the cost of the inspection. If the Client wishes a more comprehensive inspection that would require more time or a specialized or detailed review, the Client would be required to pay additional fees for such services with a separate contract.

We/I have read, understood and accepted the above Limitations and Conditions of this Inspection. We/I understand this is not a guarantee, warranty or insurance policy.

This contract shall be deemed given, received and in force when transmitted electronically to 613 933 7201

Client Signature 1 _____

Client Signature 2 _____

Inspector Signature _____

Representing St. Lawrence Valley Home Inspections – 2137916 Ontario Inc.