

VISUAL PRE-PURCHASE HOME INSPECTION AGREEMENT

This Pre-Purchase Visual Home Inspection Agreement [the "Agreement"] is made this _____ day of _____, 201____ between the Client and St. Lawrence Valley Home Inspections 1934344 Ontario Inc.

Client Name _____

Client Address _____

Client Tel _____ Cell _____ Fax _____

Client E-mail _____

Inspector Name _____

Inspection Company: St. Lawrence Valley Home Inspections 1934344 Ontario Inc.

Hereinafter called the "Client" and "Inspector" respectively. Collectively the "Parties". St. Lawrence Valley Home Inspections 1934344 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 property is subject to the **Limitations and Conditions** set out in this Agreement. The report is based on a **visual examination of the readily accessible systems and components** of the building.

The Inspection is performed in accordance with the **Standards of Practice** as set out by the Ontario Association of Home Inspectors (OAHI)/Canadian Association of Home and Property Inspectors – Ontario (CAPI) 2012. A copy of these Standards has been provided.

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 Pre-Purchase Home 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 Pre-Purchase Home Inspection [hereinafter the "Inspection"] if the Client wishes the Inspector to proceed with the Inspection at the appointed date 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 1934344 Ontario Inc.

Limitations and Conditions

The Inspector is willing to conduct a non-intrusive, visual inspection of readily accessible systems and components of the Property on the terms, conditions, limitations and exclusions detailed in this Agreement in order to provide the Client with a better understanding of the condition of the Property, as observed at the time of the Inspection. The Client accepts that the Inspector will only conduct a visual inspection of the Property on the terms, conditions, limitations and exclusions detailed in this Agreement, which includes the Standards of Practice of OAHI/CAPHI for the fee specified.

The Client accepts that he/she can have an inspection carried out by another home 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 home inspection provides you with a basic overview of the condition of the property on the day of inspection. Because of the limited time, the Inspection is not technically exhaustive. For instance, some conditions noted such as foundations cracks or other signs of settling in a house may either be cosmetic or may indicate a potential problem that is beyond the scope of the home inspection. If you are concerned about any conditions, it is strongly recommended that you consult an engineering specialist, at your expense, to obtain a more detailed analysis of any conditions or concerns.

An Inspection does not include identifying defects that are hidden, whether intentionally or not, behind walls, floors, ceilings or underground. This includes structure, wiring, plumbing, insulation or other materials or objects that are hidden or not readily accessible on or about the Property. 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 when storage, furniture or other objects are moved. An Inspection does not include the removal of wallpaper, pictures or damaging walls. Lifting of flooring or the movement of objects, storage or furniture is not conducted.

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 Property may not be identified due to a number of factors beyond the Inspector's control because it is a non-destructive visual inspection. 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 home 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. However any suspected issues will be reported to the client. This includes,

but not limited to, the analysis of building materials that are now suspected of posing a risk to health such as formaldehyde products, asbestos and vermiculite insulation containing asbestos that are hidden or not readily accessible. These products require special tests and analysis. The Inspector does not identify the contents of asbestos roofing, siding, walls, ceilings, floor finishes, insulation or fireproofing unless readily visible or accessible. These also require specialized testing. The Inspection does not investigate for lead or other toxic metals in such things as pipes, paint or window coverings. These also require specialized testing.

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. Specialized testing is required. The Inspection may identify suspected spores, fungus, mold or mildew but cannot provide conclusions as specialist testing is required to confirm the presence. The Client understands that some of these may be present behind walls, under floors, ceilings or elsewhere on the Property where they are not visible to readily accessible areas available for inspection. 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, septic, 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 visual inspection is less than that of a technically exhaustive inspection which would involve a number of professionals, a longer inspection period and a significant increase in the cost of the inspection. If the Client wishes a more comprehensive inspection that would required more time or a specialized or detailed review, the client may discuss options with the Company.

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 or emailed to shawn@slvhi.com

Client Signature 1 _____

Client Signature 2 _____

Inspector Signature _____

Representing St. Lawrence Valley Home Inspections – 1934344 Ontario Inc.