

<u>CLIENT NAME:</u>	A Home Check Ltd. 613-797-3243 www.Ahomecheck.com Ahomecheck@yahoo.ca Stephen Ferland	
<u>TEL:</u>		
<u>EMAIL:</u>		
<u>CURRENT ADDRESS:</u>		
Street _____ City _____ Postal Code _____	SERVICE AGREEMENT	

GENERAL - The primary purpose of the inspection and the report is to educate the prospective client about the general condition of the building. It is not a contractual obligation, nor is it possible for the inspector to identify all potential problems solely on the basis of a visual inspection. The inspector does not check for manufactures recalls since we do not have the expertise or information concerning the specific appliance, fixture or material. Generally speaking a roof will be deemed not accessible if said roof is snow or ice covered, if it is raining or if it cannot be reached safely utilizing a 22 foot ladder.

SCOPE – the inspection is conducted according to the PHPIC Standards of Practice. These standards are provided in your report. The inspection does not cover code compliance issues set by governments or other regulatory authorities.

LIMITATIONS – The inspection of the property and related equipment is limited to those parts that are easily accessible and can be evaluated visually. The inspection does not include reference to potentially hazardous substances, including but not limited to Urea Formaldehyde Foam insulation (UFFI), Radon or Asbestos. The inspector is not permitted to alter equipment or systems if doing so could result in property damage. Therefore, if equipment is not functioning the inspector will be unable to evaluate its operating capability. If power has been disconnected from any equipment or systems the inspector will not re-connect said power.

EXCLUSIONS – The inspector is not required to comment on: life expectancy of any component or system; causes of the need for a major repair; the suitability of the property for specialized use; market value of the property or its marketability; any component or system which was not observed; cosmetic items; underground items, or items not permanently installed. The inspector is not required to: offer or perform any act or service contrary to law; offer any warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; disturb insulation, move personal items, furniture, plant life, soil, snow ice, or debris which obstructs access or visibility to any building component or system. Nor is the inspector required to determine the presence or absence of pests, such as wood damaging organisms, rodents or insects or of any suspected hazardous substances including but not limited to toxins, carcinogens, contaminants in the soil, water, and air, or allergens.

NATURE – the client agrees that the inspector is not responsible for any damage as a result of extreme weather, including but not limited to floods, high winds, heavy rains, snow, and hail. The client understands that construction practices do not design or prevent damage from extreme weather. The inspector does not confirm if the property is in a flood plain, hazardous area, or a contaminated site.

DISPUTE - The client hereby acknowledges they are contractually obligated to notify the inspector in writing prior to alteration, repair or replacement of the item to arrange a site visit at no extra expense, in the event of an unforeseen problem or upon receiving a conflicting opinion. The client shall allow reasonable time and access to permit the inspector or appointee to view the complaint issue. Further more the client agrees to hold A Home Check LTD. harmless for any and all claims related to conditions that are altered or repaired without said notice or inspection. The parties agree that no action may be brought to recover damages against the inspector after one (1) year from the date of the inspection noted above.

INFRARED SCAN - Although a partial Thermographic scan is included in a general Home Inspection I (the client) understand that for a complete Home Thermographic scan there is an additional fee.

Initial here if you would like a Complete Infrared Scan _____ at an additional cost of \$125.00

I (the client) have read this *Inspection Agreement* and I 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 guarantee of present or future conditions of the home and is not an insurance policy of any kind.

How did hear about A Home Check home inspection services _____

Client Signature _____

Date _____

