

**BUILDING INSPECTION REPORT**

Property Inspected \_\_\_\_\_

Inspection Date \_\_\_\_\_ Time \_\_\_\_\_ Inspector \_\_\_\_\_

**SUMMARY (GENERAL COMMENTS)**

In comparison to other homes of similar vintage in the vicinity that we have inspected, the functional condition of this building/dwelling is ...  **Below average**  **Average**  **Above average**

Recommended improvements or repairs to the building/dwelling have been addressed in the report. It is suggested that the highlighted concerns be considered priorities.

	MINOR REPAIRS	MAJOR REPAIRS		MINOR REPAIRS	MAJOR REPAIRS
Roofing	<input type="checkbox"/>	<input type="checkbox"/>	Structure	<input type="checkbox"/>	<input type="checkbox"/>
Exteriors	<input type="checkbox"/>	<input type="checkbox"/>	Electrical	<input type="checkbox"/>	<input type="checkbox"/>
Interiors	<input type="checkbox"/>	<input type="checkbox"/>	Heat/Cool	<input type="checkbox"/>	<input type="checkbox"/>
Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

**Please be advised that failure to address concerns promptly may result in additional problems and/or consequential damages.**

Comments \_\_\_\_\_

1. The report, issued by the inspector, is prepared with reasonable skill and care. This consulting service is limited to the physical evidence that was visually accessible at the time of the inspection. This report is not transferable to anyone, other than the client, as this report does not include the verbal information imparted by the inspector to the client which is vital to fully understand the service and contract.
2. The required repairs to the building include, but are not limited to, what is reported herein due to the limitations and restrictive nature of the visual inspection. **The client is hereby warned that not all deficiencies will be discovered. At best 80% of the first year repairs should be revealed; not 100%. Determining the presence of mold, fungi and other indoor air quality contaminants are specifically not included.**
3. The inspector's role is principally educational; to provide you with a better understanding of the building.
4. The inspection is partially designed to reduce your risk of buying an older home; however we cannot eliminate this risk. The inspector/inspection firm will not absorb any of your risk in buying an older property.
5. The client is advised to annually budget at least 1% of the building's value for maintenance and unforeseen repairs.
6. The client is warned that resultant damage may occur to the building's systems or components if the recommended repairs in this report are not carried out in a timely manner.
7. Cost estimates, if provided in this report, are minimums and are intended to be a rough guideline only. Estimates are based on the most cost effective solution to address the problem and will not include betterment.
8. The inspection does not cover code compliance issues set by governments or other regulatory authorities.
9. The inspection does not take into account manufacturer's recalls and eligibility for mortgage insurance, building or home owners insurance.
10. The inspection process is conducted in a fair and impartial manner. Accordingly, this report is not provided as an aid for negotiation in a real estate transaction.
11. The purchaser is advised to ask the property owner if they are aware of any defects that would normally be detected by a visual inspection. The purchaser is advised to revisit the property before closing to verify that functional conditions remain unchanged.
12. The client hereby acknowledges they are contractually obliged to contact the inspector immediately, to arrange a site visit at no extra expense, in the event of an unforeseen problem or upon receiving a conflicting opinion.

I have read this contract and report and am aware of the limitations of the inspection process. I accept this 14 page 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 and is not an insurance policy of any kind.

Name of Client \_\_\_\_\_ (Bus.) \_\_\_\_\_ (Res.) \_\_\_\_\_

Current Address \_\_\_\_\_ E-mail: \_\_\_\_\_

Total payment of \_\_\_\_\_ Received in full \_\_\_\_\_ TERMS: Payment due upon receipt of this report.

\_\_\_\_\_ H.S.T Included # 835298340  Cheque  Cash  \_\_\_\_\_

<b>GENERAL LIMITATIONS</b>
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Inspections Plus Inc. performs pre-purchase inspections of real property within the prescribed Code of Ethics and Standards of the Ontario Association of Home Inspectors (OAHI).

The main objective of the inspection and this report is to provide you with a better understanding of the observed condition of the house you intend to purchase. We caution you that we will not be able to detect all deficiencies or shortcomings with the house due to the restrictiveness of a visual inspection.

It should also be noted that your inspections are principally concerned with the operational aspects of the premises and do not cover matters of a cosmetic or aesthetic nature as these are considered to be subjective.

The home inspection is similar to a general review performed by an accountant or a regular check-up by a doctor. The inspection is not an audit or a complete physical with blood tests and x-rays. The inspection process can reduce your risk in buying an older home, but it will never eliminate it. **You can expect our inspection to reveal 80% of the required first year repairs: not 100%.** Accordingly, the inspector and/or Inspections Plus Inc. will not assume your risk associated with buying a used house or with the future performance of the house. The inspection and report is not provided to you as a warranty of present or future conditions and is not an insurance policy of any kind. As such, the maximum liability incurred by the inspector and/or Inspections Plus Inc. for Errors and omissions during the inspection or contained in the report shall be limited to the amount of the fee paid for the inspection.

Chris Kubassek and the staff of Inspections Plus Inc. will remain available to you by phone, at no further expense, to address your concerns.

Our extended service program is in effect for as long as you live in the house. We will be more than happy to review the recommendations that were discussed during the inspections or provide you with any assistance you require.

Should you experience a problem unanticipated or not noted in the report, contact us immediately. We will address your concerns promptly and also help you avoid any unnecessary costs associated with the repairs. Upon request, we can revisit the property at no further expense to you. This mutual contractual obligation is an important part of the process. Please be advised that we cannot provide any assistance nor accept any responsibility for damages once repairs have been effectuated or contracted.

If we can be of any further assistance, please do not hesitate to call.

Sincerely,

Chris Kubassek  
Home Inspections Plus Inc.  
Registered Home Inspector (RHI)  
New Construction Inspector (NCI)  
Canadian Association of Home & Property Inspectors (CAPI)  
Ontario Association of Home Inspectors (OAHI)  
Registered New Home Builder (TARION)  
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