



Make the right call.

**519-207-0336 (office)
226-224-8004 (cell)**

Authorization Form & Receipt

Subject Property Address :

Inspection Date & Time :

Client Name & Address :

Phone Number :

E-Mail Address: :

Weather Conditions & Temperature :

Building Style & Approximate Age :

Inspection Fee:

Paid in Full:

Signature of Inspector:

Bryce Jeffrey

This report is based on a visual examination of the accessible features of the property and reflects their condition on the day of the inspection.

This report is not a guarantee, warranty or insurance against current or future defects.

This report is carried out in accordance with the Standards of Practice of the American and Canadian Associations of Home and Property Inspectors and the National Association of Certified Home Inspectors: (A.S.H.I., C.A.H.P.I. and N.A.C.H.I.)

It is not a building code, by-law or Insurance Inspection.

This report is prepared for the sole use of the named client and the sale, transfer or assignment of such report is hereby expressly prohibited.

The client requests an inspection of the property subject to the terms and conditions of this agreement shown on the following pages.

If paying by cheque, please make cheque payable to: Bryce Jeffrey

Signature of Client: _____

Date: _____

A home inspection is intended to help reduce your risk in buying a home. The primary purpose is to identify significant issues and deficiencies. It does not focus on cosmetic concerns. It is not a guarantee, warranty or insurance on any existing or future conditions.

Inevitably there are times when things go wrong. Some defects may have been hidden (known as a latent defect) at the time of the inspection or may not reveal themselves until you have lived in the house for a while. A shower for instance may leak only after the water has been running for several minutes or a basement may only let water in during certain weather condition such as a heavy downpour or at specific times of the year.

Often there are historical clues to previous or potential problems, stains on walls and ceilings, rotted wood, poor drainage etc. However in the absence of such visible clues or where they are hidden in some way – decorations or storage for instance – future or even existing problems may be impossible to identify or predict if they are concealed.

It is my policy to re-inspect and discuss with you all significant problems!

I do not quote prices for repairs. Some may argue that the buyer needs this information to make an informed decision. Most Home Inspectors can quote a price range for work, however when the price range spans several thousands of dollars it creates an opportunity for argument and conflict.

Where significant repairs are required I recommend that you obtain at least two written quotes from qualified contractors. In that way, both parties will know the reality of the situation.

Some times a Contractor's advice and that of your Home Inspector may be in conflict. As your Home Inspector I have both your best interest and your pocket book in mind. The remedy for a wet basement for example could be as simple as grading and redirecting downspouts. A contractor however may suggest installation of new perimeter tiles. The first remedy may cost a few hundred dollars while the latter may cost a few thousand. You must choose the remedy you prefer.

In this text, references to "further evaluation by qualified personnel" are not discipline specific. It is the buyer's responsibility to contact – say – an appropriate qualified electrician for electrical faults or a structural engineer for structural defects, before continuing further with the transaction.

BE SURE TO READ THIS REPORT THOROUGHLY. If you have questions about this report or its contents, or you are in any way unsure of its meaning you must contact your Home Inspector before proceeding with your transaction.

GENERAL EXCLUSIONS AND LIMIT OF LIABILITY

The following items are excluded from the inspection: appliances, window or portable air conditioners, furnace or heat pump heat exchangers or heat shields that are concealed, buried oil storage tanks, interior flue liners, outbuildings, alarms and intercoms, septic tanks and field beds, well and irrigation systems, all underground sewage and water pipes, environmental tests (including but not limited to radon, UFFI, lead, asbestos, vermiculite, swimming pools, spas, hot tubs and related equipment, termites, carpenter ants and other insects.

Specifically excluded are any problems whatsoever relating in any way to environmental hazards such as the presence of fungus, moulds, toxins or other similar or related materials including health problems, flammable chemicals, clean up costs, abatements or other expenses.

Initial _____

I do not dismantle heating or air conditioning equipment. I do not carry out any destructive testing, perform any procedure which will likely be dangerous to myself or other persons or damage the property or its systems and components.

Existing buildings are not required to comply with today's building codes. This report makes no claims as to the compliance (or otherwise) with any building code, construction related codes (including but not limited to), fire codes, zoning, set backs, permitted uses, side yards or height restrictions. It is the responsibility of the buyer to ascertain the permission of permitted uses of the property.

Roof and basement leakage and sewer back ups are often unpredictable and generally unexpected. I am not able to guarantee that these items will not leak, back up are significantly deteriorate, before the expiry of any estimated lifespan that may be shown elsewhere in this report.

Hantavirus is a growing concern in some areas. Most properties have mice living in some parts of the building. This inspection cannot determine the level of infestation (if any). You must contact your local rodent control officer or health department for further information on this subject.

Indications of particular deficiencies may require an assumption. This report may say "Rot" in the window section. This means one or more windows may be infected.

This inspection is intended to substantially increase your knowledge of the features of your new home.

It is intended to point out the significant deficiencies that may adversely affect its performance.

It is agreed and understood that any notification of defects, omissions or errors alleged to have been made, the Home Inspector must be notified in writing, by the client to the said Inspector within 365 days from the date of the original inspection.

This notification must be in writing, by registered mail or hand delivered.

Fax or e-mail notifications are not acceptable and will not be accepted.

It is further agreed and understood that in the sole discretion of the Home Inspector any matters in dispute must first be sent to mediation or binding arbitration and that no court or other litigation proceedings will be established prior to that mediation or arbitration.

THE LIABILITY OF THE HOME INSPECTOR IN ANY DISPUTE IS LIMITED TO THE FEE PAID FOR THE INSPECTION.

PLEASE NOTE:

Where this report indicates the need for further investigation or review by additional, qualified personnel, you must make that arrangement and review the supplementary report from those personnel prior to proceeding any further with your transaction.

PLEASE REMEMBER:

I make no further charge to discuss reports with you. I will be here for you to answer your questions today, tomorrow or even next year. Should you not be 100% satisfied with the explanation of this report, knowledge and expertise of this Inspector, I will gladly keep the report and you may keep your money!

Your Attendance at this Inspection is Important to me!

Initial _____