

Pre-Inspection Agreement



Please read carefully and understand before signing.

Your home inspection is intended to substantially increase your knowledge of the features and condition of the building and its components; and to point out deficiencies that may adversely affect your safety and comfort. This inspection will be non invasive and is restricted to a visual observation of readily accessible components at the time of inspection, and therefore cannot detect all possible defects, nor eliminate risks associated with home ownership. Some defects may only be detected during certain conditions, and after long-term use of certain components. The Limitations and Conditions below explain the scope of your home inspection. Please read them carefully, and make any necessary clarifications with the Inspector.

General

1. This contractual agreement supersedes all previous representations and represents the entire agreement.
2. The Inspection is a limited visual examination of certain systems and components, performed in accordance to the Canadian Association of Home and Property Inspectors (CAHPI) Standards of Practise. A copy is available upon request, and forms part of this agreement.
3. A written report will be provided to the client within 24 hours following the inspection, which complies with the CAHPI Standards of Practise. The report may be edited or amended by the in-spector up to 48 hours after initial writing. The client agrees to fully review the report, and make any clarifications as necessary with the inspector before proceeding with the transaction.
4. The inspector is a generalist, and is not a licensed engineer or other tradesperson. It is recommended that the client consult the required expert in cases where further investigation and a more thorough analysis are noted in the report. This should be done prior to proceeding with the transaction. The client will seek professional remediation solely at their expense, and will assume any risks associated with failure to do so.
5. The inspection is not technically exhaustive, nor is it an all-inclusive list of defects. Components are assessed using normal operating controls and viewing behind readily opened access panels. Note: a technically exhaustive inspection would involve several professionals, and cost substantially more than a general visual inspection.
6. The inspection is a visual examination only of readily accessible components and their apparent condition, relative to their intended purpose - in the opinion of the inspector - at the time of inspection. It does not include any possible concealed defects. It does not predict future condition, life span, deterioration, or failure of any system or component. The inspection does not necessarily identify the cause of damage, or the method or cost of remediation for any deficiency.
7. The inspection may be based on inferences. Evidence of a problem such as (example) water staining of the basement walls may or may not indicate that the basement is subject to leakage.
8. The Inspection is not an appraisal or assessment of the advisability of the purchase of the home.
9. The Inspection is not in any way a warranty, guarantee, or insurance policy.
10. The inspection is not intended to determine compliance with the local building and fire codes, local bylaws, Insurance requirements, or any other regulations. The opinions of the inspector are solely intended to enhance your safety and enjoyment of the property.
11. The inspector is not obligated to perform any action in the performance of his duties, which in his opinion might cause risk to persons or property. Areas and components of the building will only be accessed where deemed safe by the inspector at the time of inspection.
12. Structural components, appliances and homeowner's personal possessions will not be moved or dismantled. This includes furnace access panels, furniture, stored items, carpet etc.
13. The inspector will not turn on winterized, disconnected, shut-off, or otherwise disabled components.
14. Wells, septic, drainage, and irrigation systems are not included in the scope of the inspection.
15. The inspection of wood burning appliances and chimneys is general in nature. The suitability of the installation for performance, local fire regulations, safety, or insurance purposes is specifically not determined in this inspection. All wood burning installations should be cleaned and inspected by a WETT certified technician before use.
16. Water leaks, dampness and drainage problems may only be visible during certain weather and seasonal conditions, and cannot be observed otherwise. Unless a basement, or any building component is wet during the time of the inspection, its' resistance to water infiltration cannot accurately be ascertained, and leakage may occur in the future, particularly after heavy rains. Water table height, ground water movement or pressures cannot be determined.
17. The inspection does not include positive identification of hazardous materials such as, but not limited to: asbestos, lead, phenol-formaldehyde, or urea-formaldehyde. The inspection does not identify environmental conditions on the property such as, but not limited to: buried fuel tanks, contamination from neighbouring properties, previous use of chemicals and pesticides, noise pollution, or electromagnetic frequencies. Initial_____
18. The inspection does not specifically identify or comment on mould or indoor air quality. Look Home Inspections Ltd. is not responsible for any damages or conditions relating to mould or mildew, even if the mould or mildew is a direct consequence of a condition which the inspector is required to report on as set forth in this agreement. If you or a family member is sensitive to the quality of air, have a qualified environmental consultant test for air quality issues. Initial_____
19. The inspection does not identify or comment on the presence of, or potential for: wood-destroying insects, vermin, toxins, allergens, or any other living organism.
20. The contract does not include an inspection of any outbuildings or other structures not attached to the dwelling other than a garage or carport. Initial_____

