



# HOMESPECT

## *Home and Property Inspections*

This report is neither a code reference manual nor a transcript of current codes, although some references may be made to current conditions that are related to or associated with current code and construction practices.

### **To the Client:**

If anything expressed in this report is unclear please request that your inspector provide clarification. The standards of practice establish a minimum uniform standard for all home inspectors to comply with and for the clients awareness which is outlined in the scope of this home inspection.

### **The Home Inspector will inspect:**

1. readily accessible systems and components of homes listed in these Standards of Practice.
2. installed systems and components of homes listed in these Standards of Practice.

### **Report:**

1. on those systems and components inspected, which in the professional opinion of the inspector are significantly deficient or nearing the end of their service life.
2. provide a reason why, if not self-evident, the system or component is significantly deficient or near the end of it's service life.
3. make recommendations to correct or monitor the reported deficiencies.
4. on any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and for what reason they were not inspected. (ie: access).

## **What happens if a problem is discovered?**

A home inspection is intended to assist you in reducing the risk of buying a home. The primary purpose is to identify significant issues and deficiencies, and does not focus on items considered cosmetic. It is not a guarantee, warranty nor does it constitute insurance on any existing or future condition.

Some defects may have been hidden (ie: by storage or furniture) at the time of the inspection and were hence not visible at the time of the inspection. They may not reveal themselves until you have lived in the home for a period of time. A shower may leak only after the water has run for several minutes, or a basement may show evidence of moisture after certain weather conditions. Often there are clues to previous or potential problems such as stains on the ceilings, rotting wood or poor drainage, however, if these clues are not visible or have been hidden in some way (ie: covered by storage, recently painted, etc.) it would be impossible for the home inspector to identify or predict the concealed issues.

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Most home inspectors can quote a price range for repairs or replacements that may be discovered. Most buyers will want this type of information to make an informed purchase decision and balanced judgement impacted by the cost of these repairs or replacements. Any pricing offered by the home inspector is merely an opinion and is in no way a guarantee of cost.

Where repairs required are significant for buyer and seller to be concerned the home inspector will recommend "further investigation by qualified personnel" and encourage the buyer and seller to have a qualified contractor investigate the issue and provide a qualified estimate for repair or replacement.

Keep in mind that your home inspector has your best interests in mind. Contractors' advice may conflict with what your home inspector has advised. For instance your home inspector may suggest that moisture in the basement may be corrected by attention to eavestroughs, window wells and grading, where a basement specialist may insist that a \$5,000 approach is necessary. It is up to you to choose the remedy you prefer.

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## **Read your report thoroughly.**

**If you have any questions or concerns about the contents of this report, or are unsure of any meaning herein, you should contact your home inspector before proceeding with the transaction.**

When viewing the property and reading this report indications of front, rear, left and right are assuming that the reader is standing in front of the property at the street. In any other circumstance, compass points will apply.

## **General Exclusions and Limits of Liabilities**

Certain items are excluded from the inspection such as appliances, window or portable air conditioning units, furnace or heat pump exchangers that are inaccessible or concealed, buried oil tanks, interior flue liners, outbuildings, alarms and intercoms, septic, well and irrigation systems, other below grade sewage and water pipes, swimming pools, spas and hot tubs and related equipments, termites, carpenter ants and other insects. Environmental testing such as but not limited to mold, vermiculite, asbestos, lead, radon and UFFI are not included in the scope of the home inspection but these services are available with your home inspector for an additional cost.

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

The home inspector will not dismantle heating or air conditioning equipment. The inspection is a visual, non-invasive procedure. We will not carry out any destructive testing or perform any procedure which could be dangerous to the inspector or other persons or damage the property or it's components.

Existing buildings are not required to comply with today's building codes. Therefore this report makes no claims as to compliance with any building, construction or related code. (this includes building, construction, fire codes and zoning). We cannot report on specifics of insurance company requirements currently in force or the suitability of the structure for any specialized use.

Roof and basement leakage and sewer backups are often unpredictable and generally unexpected. We cannot provide any guarantee that these items will not leak, back up or significantly deteriorate before the expiry of any estimated lifespan that may be shown within this report.

Indications of particular deficiencies may require an assumption. The report may show for instance that "rot" is present in a window section. This means that one or more windows may be affected and does not designate the specific number of windows affected.

Hantavirus is a growing concern in some areas. Most properties have mice in some part of the building. The inspection cannot determine the level (if any) of an infestation.

This inspection is intended to substantially increase your knowledge of the features of the home and to provide awareness of the significant deficiencies that may adversely affect its performance.

## **General Exclusions and Limits of Liabilities cont'd**

It is agreed and understood by all parties that any notification of defects, omissions or errors alleged to have been made by the home inspector, the company or agents must be notified in writing, by the purchaser or the agent, to the said inspector, inspection company and their agents within 365 days from the date of the original inspection.

Such notification must be made in writing by registered or recorded mail to the registered offices of the inspector, the company or the agent.

Facsimile (fax) or email notifications will not be accepted.

It is further agreed and understood that in the sole discretion of the home inspector, the company or the agent, any matters in dispute must first be sent to mediation or binding arbitration and that no court or other legal proceedings will be established prior to such mediation or arbitration.

The liability of the inspector, the company or agents, in any dispute is limited to the fee paid for the inspection of the subject property.

### **Note:**

Where this reports indicates the need for any further investigation or review by additional, qualified personnel these arrangements and the cost for such review is solely the responsibility of the party requesting the services and not that of the home inspector, inspection company or agents. You would want to complete these additional investigations **prior to proceeding any further with your transaction.**

We do not charge you to discuss this report with you. You may contact us further, before proceeding with your transaction if you are in any way unsure of the significance of any part of this report.

### **Your attendance at the inspection is extremely important!**

For the most part a home inspection is an educational tool requiring your participation. We appreciate that occasionally circumstances will make it impossible for the buyer to be on-site at the time of inspection. One-on-one interaction with the inspector will ensure that you understand the scope of the inspection and all items reported herein.