

ONTARIO EAST HOME INSPECTIONS INC.



Email: info@oehi.ca

Tel: (613) 612-0054

Authorization Form and Receipt

Property Address _____ **Date** _____
_____ **Time** _____

Client Name _____ **Home** _____

Client Address _____ **Work** _____

_____ **Email** _____

Weather Conditions _____

- Two Storey Bungalow Hi-ranch Townhouse Semi-detached Condominium
 Apartment Duplex Triplex _____

Approximate age of building _____ **years**

Inspection Fee _____ **Payment received in full**

Additional Fees _____ **Please mail cheque**

Postage & Handling _____ **Inspector's signature** _____

Tax () _____ **Inspector's name** **Bill Thompson**

Total: _____
(Due at time of inspection)

You should know this:

The report is based on a visual examination of the accessible features of the property and reflects their condition on the day of the inspection. It is not a guarantee, warranty or insurance against current or future defects. It is carried out in accordance with the Standards of Practice of the Canadian Association of Home and Property Inspectors (CAHPI), American Society of Home Inspectors (ASHI) and the National Association of Certified Home Inspectors (NACHI). It is not a building code, by-law or insurance inspection. The client requests an inspection of the property subject to the terms and conditions of this agreement shown on the following pages (5 pages).

Signature of client or representative _____ Date _____

Inspection Support Services Inc.

A message from the authors...

The text in this reporting system and its inferred meanings are accurate to the best of our knowledge and belief, at the time of press.

It is not a code reference manual nor a transcript of them, although some references are made to current legislation.

The changing nature of good building practice, building, electrical and plumbing codes ensure that this book is constantly evolving. We invite you to be part of that process.

Please send your comments, suggestions or observations to:

book@inspectsupport.com

Fax (613) 489-0465

or to speak to a real person call us toll free at:

1 - 800 - 659 – 9053

Inspection Support Services Inc. accepts no responsibility for any matters arising from the use of this reporting system by others.

To the Home Buyer

Inspection Support Services Inc. are suppliers of high quality reporting systems, training and other related documentation. **We have no input into the onsite home inspection process.** Please direct any questions you may have about the report and its contents, to your home inspector or his company.

This home inspection reporting system “Your Home Inspection Report” is copyright © 2005. All rights reserved. No part of this book may be reproduced in any form by any electronic or mechanical means including information storage and retrieval systems, without express, written permission from Inspection Support Services Inc.

What happens if there's a problem?

Inevitably, there are times when things go wrong. Some defects may have been hidden (by storage or furniture for instance) 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 conditions or at specific times of the year.

Often there are historical clues to previous or potential problems – stains on walls and ceilings, rotting cabinets, poor drainage and so on.

However, in the absence of such clues or where they are hidden in some way – by decorations, storage or paneling for instance – future or even existing problems may be impossible to identify or predict.

It is our policy to re-inspect and discuss with you, all significant problems. Please feel free to call us any time.

We do not quote prices for repairs. Some may argue that the buyer needs this sort of information to make an informed decision and balanced judgement and it is precisely for that reason that our policy exists.

Most home inspectors can quote a price range for works however, when the range spans several thousand dollars, it creates an opportunity for argument and conflict.

In any circumstances where the repairs required are significant enough for buyer and seller to be concerned, we recommend that you obtain at least two written quotes from qualified contractors.

In that way, both parties will know the reality of the situation and can proceed from there.

Contract's advice and that of your home inspector are sometimes in conflict. Remember that the home inspector works for you. When suggesting that basement leakage may be resolved by attention to eaves trough, grading and window wells, he has both the problem and the balance of your checking account in mind.

A contractor called to view the same scenario, may suggest a ten thousand dollar approach. Both will work. You must choose which remedy you prefer.

In this text, references to “further investigation by qualified personnel” are not discipline specific. It is the buyer’s responsibility to contact – say – an appropriately 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 any questions about this report or its contents, or you are in any way unsure of its meaning, you must contact us before proceeding.

When viewing the property and reading this report, the conventions front, rear, left and right, assume that the reader is standing on the street looking at the front of the building. In any circumstances, compass points apply.

General Exclusions and Limit of Liability

The following items are excluded from the inspection: Appliances, including window or portable air conditioning units, furnace or heat pump heat exchangers or heat shields, buried oil tanks, interior fuel liners, outbuildings, alarms and intercoms, septic, well and irrigation systems, other below grade sewage and water pipes, environmental tests (including but not limited to, radon, UFFI, lead or asbestos), 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 the presence of fungus, moulds, toxins or other similar or related materials including health problems, flammable chemicals, clean up costs, abatements or other expenses.

We do not dismantle heating or air conditioning equipment. We do not carry out any destructive testing.

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

Indications of particular deficiencies may require an extrapolation. The report may show for instance, "Rot" in the window section. This means one **or more** windows may be affected.

This inspection is intended to substantially increase your knowledge of the features of your new home and to point out deficiencies that may adversely affect its performance.

Your attendance at the inspection is a major factor in that input.

We appreciate that circumstances can occasionally make it impossible for the buyer to be on site at the time of the inspection. This written report however, will never replace the understanding achieved from a one-on-one interaction with the inspector.

Existing buildings are not required to comply with today's codes in retrospect, thus this report makes no claims as to compliance (or otherwise) with any building, construction related codes (including, but not limited to, fire codes) of any discipline or Insurance Company requirements, currently in force.

General Exclusions and Limit of Liability 2

It is agreed and understood that any notification of defects, omissions or errors alleged to have been made by the inspector, his company or agents, must be notified in writing, by the purchaser or his agent, to the said inspector, his company or 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, his company or agents.

Facsimile (fax) or e-mail notifications are not acceptable, nor will they be accepted.

It is further agreed and understood that in the sole discretion of the inspector, his company or agents, any matters in dispute may first be sent to mediation or binding arbitration and that no court or other litigation proceedings will be investigated prior to that mediation or arbitration.

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

Hantavirus is a growing concern in some areas. Most properties have mice living in some parts of the building. The 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.

NOTE:

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

We make no charge to discuss reports with you. You must further contact us, before proceeding with your transaction if you are in any way unsure of the meaning, significance or purport of *any* part of the text.