

## Home Inspection Terms and Conditions

### Introduction

Please read carefully before signing.

The **Client** or **Client Representative** must read and sign this document before **Redbrick Inspections Ltd** begins any work on the Inspection of the property.

The **Inspection** will be subject to all the terms and conditions set out in this document. It will be performed in accordance with the *Standards of Practice of the Canadian Association of Home and Property Inspectors*, a copy of which is attached.

The **Inspection Report**, to be provided upon completion of the Inspection, will be based on a visual examination of the property's readily accessible features. It is an opinion of the current condition of the property. It is not a guarantee, warranty or insurance policy concerning the property.

I have read the Introduction above, and I understand and accept it.

Date

Name (please print)

Are you:

Client    Client Representative

Signature

### Terms and Conditions

Please read carefully before signing.

These terms and conditions explain the scope of the Inspection. The purpose of the Inspection is to evaluate the general condition of the property. This includes determination of whether the systems are performing their intended functions.

#### Limitations

The following are limitations to the scope of the Inspection, and thus, to the accompanying Inspection Report:

#### 1. The Inspection is a basic overview of the condition of the property.

The inspector has a limited amount of time to visit and examine the property. The Inspection Report covers the obvious repairs that may be needed and is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is the property owner's. One property owner may decide that certain conditions require repair or replacement; another may not.

Some conditions (e.g., foundation cracks or other signs of settling in a house) may be cosmetic or may indicate a potential problem that is beyond the scope of the Inspection.

If the property owner is concerned about a condition noted in the Inspection Report, please consult the relevant section of *The Home: A Brief Guide* that is referenced in the Inspection Report. You may also consult a qualified licensed contractor or engineering specialist, who can provide a more detailed analysis of any condition noted in the Inspection Report at an additional cost.

**2. The Inspection does not include identifying defects that are hidden behind walls, floors or ceilings.**

This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent problems may not be obvious in an Inspection because they only happen under certain circumstances (e.g., the Inspection may not discover leaks that occur only during specific weather conditions).

Other problems may not be obvious in an Inspection because they only happen under certain circumstances (e.g., the Inspection may not uncover conditions that are only visible when storage or furniture is removed). The inspector does not remove wallpaper, remove pieces of art or other hanging objects, or lift flooring (including carpeting) to look underneath.

**3. The Inspection does not identify or determine whether hazardous materials may be present in or behind the walls, floors or ceilings.**

This includes building materials that are suspected of posing health risks, such as phenol-formaldehyde and urea-formaldehyde based products; fiberglass insulation; vermiculite insulation; asbestos roofing, siding, wall finishes, ceiling finishes, floor finishes, insulation and fireproofing; and lead and other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with potential environmental hazards in or around the property, such as the past use of insecticides, fungicides, herbicides and pesticides, including chemical termite treatments.

**4. The Inspection does not deal with the building's air quality.**

The Inspection does not identify or determine the presence of irritants, pollutants, contaminants or toxic materials in or around the building or property.

The Inspection does not explore the presence of spores, fungus, mold or mildew, including whether these may be present behind walls or under floors. Where water damage is noted in the report, it is possible that mold or mildew is present, but unseen behind a wall, floor or ceiling.

If anyone in the building suffers from allergies or heightened sensitivities to air quality, we strongly recommend that you retain a qualified environmental consultant, who can test for toxic materials, mold and allergens at an additional cost.

**5. The Inspection does not deal with or have any responsibility for fuel oil, septic or gasoline tanks that may be buried on the property.**

If fuel oil or storage tanks remain on the property, the owner may be responsible for their removal and safe disposal of any contaminated soil. If you suspect that there is a buried tank, we strongly recommend that you retain a qualified environmental consultant to determine whether this is a potential problem.

**6. Redbrick Inspections Ltd has no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable amount of time to investigate.**

I have read, and I understand and accept, all the terms and conditions listed above.

Date

Name (please print)

You are:

Client  Client Representative

Signature