



HOME INSPECTION SERVICES

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1202 Ramsay Concession 8, Carleton Place, Ontario K7C 3P1

Authorization Form and Receipt

Property Address _____ Date _____
_____ Time _____

Client Name & Address _____ Home _____
_____ Work _____
_____ E-mail _____

Weather Conditions _____ Fax _____

- Two storey Bungalow Split level Hi-ranch Townhouse Semi-detached
Condominium Approximate age of building _____

Inspection fee: _____ Payment received in full []
Additional fees: _____ Please mail cheque []
Postage and handling _____
Tax (HST # 13836 7735): _____ Signature of Inspector _____
Total (Due at time of inspection): _____ Inspector's name _____

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 American & Canadian Associations of Home Inspectors.
It is not a building code, insurance or by-law inspection.

The client requests an inspection of the property, subject to the terms and limitations of this agreement, shown on page 1, 3, 4 and 5.

Signature of Client or representative _____ Date: _____



Inspection Support Services Inc.

A message from the authors...

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

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

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:

info@inspectsupport.com

Fax (905) 868-9640

or to speak to us call us toll free at

1- 800-659-9053

or visit our website at:

www.inspectsupport.com

Note: 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. is a supplier of high quality reporting systems, training and other related documentation. **We have no input into the on-site home inspection process.** Please direct any questions you may have about the report and its contents to your home inspector or his/her company. If any item is unclear, you should request the inspector to provide clarification. The Standards of Practice establish a minimum uniform standard for home inspectors to comply with and for the client's awareness that outlines the scope of a home inspection.

Typically, the inspector shall:

A. Inspect

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

B. Report

- on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives.
 - a reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life.
 - the inspector's recommendations to correct or monitor the reported deficiency.
 - on any systems and components designated for inspection in these Standards of Practice that were present at the time of the home inspection but were not inspected and a reason they were not inspected.
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What happens if there's a problem?

A home inspection is intended to help reduce your risk in buying a home. The primary purpose is to identify significant issues and deficiencies, and 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 (by storage or furniture, for instance) at the time of the inspection or they 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, such as heavy downpour or at specific times of the year.

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

It is company policy to re-inspect and discuss with you, all significant problems. Please feel free to call at 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 judgment, impact of the cost. It is precisely for that reason that our policy exists. Most home inspectors can quote a price range for work, however, when the range spans several thousand dollars, and generally includes a number of unknown variables, it creates an opportunity for argument and conflict by possibly offering misleading information.

In any circumstances where the repairs require a 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.

Sometimes a contractor's advice and that of your home inspector are in conflict. Remember that the home inspector works for your best interest. When suggesting that basement leakage may be resolved by attention to eavestrough, grading and window wells, the inspector 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 "Future 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 your home inspector 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 other circumstance, 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 that are concealed, buried oil tanks, interior flue liners, outbuildings, alarms and intercom's, septic, well and irrigation systems, other below grade sewage and water pipes, environmental tests (including, but not limited to, radon, UFFI, lead or 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.

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

Existing buildings are not required to comply with today's building codes. Therefore this report makes no claims as to compliance (or otherwise) with any building, construction related codes (including, but not limited to, fire codes & zoning), of any discipline or specific insurance company requirements, currently in force, or suitability of the structure for any other specialized use.

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 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. 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.

Indications of particular deficiencies may require an assumption. 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 the significant deficiencies that may adversely affect its performance.

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 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 e-mail notifications are not acceptable, nor will they 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 litigation proceedings will be established prior to that mediation or arbitration.

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

NOTE:

Where this report indicates the need for any 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.**

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 of any part of the text.

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

For the most part, a home inspection is an educational tool requiring your participation. 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.

ONTARIO ASSOCIATION OF HOME INSPECTORS

Established by the Ontario Association of Home Inspectors Act, 1994

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ARTICLE 18 CODE OF CONDUCT

Professional Practice and Conflict of Interest Guidelines

Members Shall:

1. Carry on the practice of Home Inspection in accordance with law, integrity and honesty.
2. Maintain client confidentiality.
3. Not act for or accept payment from more than one party concurrently in connection with the subject property unless fully disclosed to and approved by all parties.
4. Remain independent and at arms length from any other business or personal interest that might affect the quality of the service provided. In particular:
 - a. a member shall not repair for a fee any condition found during an inspection, nor use the inspection as a vehicle to deliberately obtain work in another field;
 - b. a member who sells real estate may not inspect properties located within the jurisdiction of the real estate board or boards where he, or the company with which he is associated, are active;
 - c. a member who provides public sector inspection services may not inspect a property within a jurisdiction where they have public sector authority or responsibility that would affect the subject property.
5. Promptly disclose to the client any relationship to the property or interested party, business or personal interest that might be construed as affecting the member's independence.
6. Not solicit, receive or give referral fees.
7. Refer trades or other specialists only when doing so is in the best interest of the client, and does not detract from the member's independence.
8. Only provide an opinion on conditions and matters within the scope of the member's expertise, education, experience and profession.
9. To ensure fairness to all parties, not knowingly comment on the work of another member without discussing the observations with the member concerned. A member is free to provide an independent opinion of property conditions, but should, if possible, advise the previous inspector.
10. Act in good faith to all. Uphold the integrity and reputation of this profession. Respond promptly to complaints.