



Home Inspections by  
Chris Kubassek  
Registered Home Inspector (RHI)  
New Construction Inspector (NCI)  
New Home Builder (TARION)  
519-574-1788

## PRELIMINARY BUILDING INSPECTION AUTHORIZATION FORM

Property Inspected \_\_\_\_\_

Inspection Date: \_\_\_\_\_ Time: \_\_\_\_\_ Inspector: Chris Kubassek

### 1: Type of Inspection:

Pre-Purchase – buyer's inspection _____	<input type="checkbox"/>	Base Fee:	\$ _____
Pre-offer – buyer's inspection _____	<input type="checkbox"/>	Additional Cost:	\$ _____
Seller's Inspection _____	<input type="checkbox"/>	Sub-total:	\$ _____
Homeowner's Inspection _____	<input type="checkbox"/>	H.S.T.83529 8340 RT0001 \$	_____
Thermal Imaging _____	<input type="checkbox"/>	TOTAL	\$ _____
Revisit prior to closing (\$175 + HST) _____	<input type="checkbox"/>	Received by:	_____

### 2. Client's specific concerns about house/special needs/health concerns and expectations:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 3: Contemplated work/change of use over the next two years/five years:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Estimated budget: \$ \_\_\_\_\_

### 4: Seller's representations/seller disclosures:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 5: Authorization:

I have read, understood and agree to the terms, conditions and exclusions contained in this agreement.

Clients Name(s) \_\_\_\_\_ Contact Numbers: \_\_\_\_\_

Client Address: \_\_\_\_\_

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please deliver the electronic version of the full report to: \_\_\_\_\_

In addition please forward the report to: \_\_\_\_\_

## **GENERAL TERMS OF THIS AGREEMENT**

### **The visual inspection has limits:**

The Parties accept that the full scope of the Visual Inspection may not be able to be conducted and problems with the Property may not be identified due to the following factors: seasonal conditions when this Visual Inspection is conducted; the weather conditions in the days preceding and on the day of the Visual Inspection; the interaction of weather conditions and materials used in home construction; the fact that the Client is not the existing owner of the Property; the existence of hidden or latent conditions; and other limitations and exclusions caused by the non-intrusive, visual nature of this Visual Inspection.

### **Mold, pests, environmental hazards not included:**

The Parties accept that the Inspector is not responsible for discovering/or reporting on the presence or absence of mold, mildew and fungi, termites and other wood destroying organisms or any other environmental hazards as it is not within the scope of this Visual Inspection. Furthermore, the Parties accept that the Inspector is not responsible for any damages that arise from or is related to mold or mildew, even if the mold or mildew is a direct consequence of a condition upon which the Inspector is required to report as set forth in this Agreement. The Parties all accept that the Inspector is not carrying out an indoor air quality Inspection and will not report on the indoor air quality of the Property.

### **The visual inspection is not exhaustive:**

The fee charged for this general Visual Inspection is less than that of a technically exhaustive inspection, which would involve a number of professionals, a longer inspection and a significant increase in the cost of the inspection. If the Client wishes a more comprehensive inspection or reporting, which would require more time or a specialized or detailed review, the Client would be required to pay additional fees for such services with the appropriate professional with a separate contact. (Ask your inspector for a specialized inspection service information sheet). The inspector will re-evaluate the subject property for evidence of new water leaks and/or items not previously inspected due to seasonal limitations prior to closing for an additional fee.

### **Waiving conditions:**

At the conclusion of the Visual Inspection, or within the agreed upon time, the Inspector will provide the Client a written report of the Visual Inspection (hereinafter the "Report"). The Client agrees to read the Report in its entirety to put the Visual Inspection, its terminology and its terms, conditions, limitations and exclusions in the proper context prior to taking any further step in deal with the Property or replying on the Report or Visual Inspection, including prior to waiving any conditions in a purchase transaction of the Property and/or proceeding with a purchase transaction of the Property. The client acknowledges that the inspection is preliminary in actual fact. After the inspection, the client is required to consult with their realtor, lawyer, contractor and other consultants. The client is advised that it is common for real estate agreements to be amended, extended or terminated as a result of a preliminary home inspection.

### **Further action and review is necessary:**

If the Inspector and/or the Report recommend(s) further action or investigation, including, but not limited to: (i) termite inspection; (ii) mold/IAQ inspection; (iii) contractor's estimates for major repairs noted; (iv) camera inspection of drains; (v) re-inspection of systems/components not accessible at the initial inspection and (vi) consulting with other specialized expert(s), the Client agrees to do so at his or her expense prior to taking any further step in dealing with or relying on the Report or Visual Inspection, including prior to waiving any conditions in a purchase transaction of the Property and/or proceeding with a purchase transaction of the Property.

**Initials:** \_\_\_\_\_

**Code Compliance/new work:**

With reference to retrofit of multi-purpose buildings, new construction, renovations, extensions and repairs/upgrades of electrical, plumbing, structural, heating/cooling and other components, you should request the seller to produce:

- Copies of work permits and final inspection certificates by the appropriate authority having jurisdiction;
- Code compliance certificate;
- Worker and/or manufacturer's warranties along with contractor's name, license number, telephone number and address;
- Retrofit status, certification for multi-unit residential and commercial occupancies.

**Notice of Claim:**

The Client acknowledges and agrees that any claim(s), refunds or complaint(s) arising out of or related to any alleged act or omission of the Inspector in connection with this Visual Inspection shall be reported to the Inspector upon its discovery. Unless there is an emergency condition, the Client agrees to allow the Inspector a reasonable period of time to investigate the claim(s) or complaint(s) by, among other things, allowing a re-inspection of the Property by the Inspector before the Client, or anyone acting on the Client's behalf, repairs, replaces, alters or modifies the system or component that is the subject matter of the claim or complaint. The Client acknowledges and agrees that any failure to so notify the Inspector and allow the Inspector adequate time to investigate the claim(s) or complaint(s) shall be deemed to have destroyed evidence that would have assisted the Inspector in providing any type of assistance or relief to the client.

**Limitation of liability.**

The Parties accept that the Inspector has not had the opportunity to carry out an exhaustive inspection of the Property and, as a result, the Inspector will not be able to foresee or determine potential problems or damages in the event of an actual or perceived error, omissions, negligence or breach of this Agreement by the Inspector. The liability/liquidated damages of the Home Inspector and Home Inspection Company arising out of this inspection and Report, for any cause or action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection. Parties accept that if this Agreement did not contain this limitation of liability, the inspection would be more technically exhaustive, with a number of specialists and a higher fee for the work. (See Specialized Inspection Services Information Sheet)

Sincerely,

Chris Kubassek  
Inspections Plus Inc.  
Registered Home Inspector (RHI)  
New Construction Inspector (NCI)  
Canadian Association of Home & Property Inspectors (CAHPI)  
Ontario Association of Home Inspectors (OAHI)  
Registered New Home Builder (TARION)  
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