



CANA-SPEC Ltd.

Home Inspection Service



SCOPE OF THE INSPECTION

FILE NO. _____

The inspection is a reasonable effort to disclose the conditions of the house based on a visual inspection of the accessible features of the building. The goal is to identify major defects requiring a potential expense of approximately \$1 ,500 or more over the short term, and to provide the home buyer with a better understanding of the existing conditions of the house within the scope of the inspection. While some of the less important deficiencies are addressed, an all inclusive list of minor building flaws is not provided. In order to remain in good condition houses have to be maintained. A general rule of thumb is that an average figure of one percent of the value of the house should be set aside for annual maintenance and unforeseen repairs.

The inspection is performed in accordance with the Ontario Association of Home Inspectors (OAH) Systems Inspection Standards enclosed herewith. The responsibility for the inspection resides with the Company performing the inspection. It is not intended to be a Building Code or Municipal Bylaw compliance inspection. The standard inspection does not cover asbestos, radon gas, lead paint, urea formaldehyde, toxic or inflammable chemicals, etc. as these require special tests and/or competent specialists to identify and evaluate. The inspector will not comment on the value of the property, potential use of the property, or the purchase of the property.

Each house has many identical components, such as electrical outlets and windows. A representative sample of these items are checked. The inspection may be limited where areas are not readily accessible, not available for inspection, or pose an unreasonable safety risk to the inspector. Each inspection is different in these regards, as each house is different, and therefore some deficiencies that could be detectable may go un-noted. Without dismantling the house or its systems, inferences are often drawn which cannot be confirmed by direct observation.

It should be understood that the risk of purchasing can be reduced, however, we cannot eliminate it nor assume it. We request that you understand and accept this.

GST# 86724-7389-RT0001

Receipt

Fee:	\$ _____	Report given at times of inspection to Client / Representative
Extra Fees:	\$ _____	Report delivered to Client / Representative
_____ %	\$ _____	Report mailed to Client / Representative
TOTAL	\$ _____	Inspector: _____
Payment Received in Full:	Cash Cheque	OAHI Registration No. _____

Authorization

Property at: _____	Client / Representative: _____
_____	Address: _____
Date: / /	_____
Start: _____ am / pm	Home Tel: _____
Finish: _____ am / pm	Bus Tel: _____
Weather: _____	_____
Front door faces: N S E W	Signature of Client / Representative: _____

Please note that this report is the intellectual property of the author and is prepared for the sole use of the above named client / representative. No use by any other party is intended



ONTARIO ASSOCIATION OF HOME INSPECTORS

SYSTEMS INSPECTIONS STANDARDS

General Conditions and Limitations of the Inspection:

The home inspection is a visual inspection of the existing conditions at the time of inspection and will be conducted in accordance with the **OAHI Systems Inspection Standards**.

The inspector is not expected to perform calculations or analyze any part of the building or component thereof for strength, adequacy, or compliance with any regulatory requirements.

The inspector will require approval from the client when exceeding the **OAHI Systems Inspections Standards**, and can do so for an additional fee. The inspector will not provide any service to the client unless the inspector is qualified by way of a valid license to perform such work.

The inspector will not ensure or warranty any existing conditions. The inspector may only provide a warranty or guaranty for any service that they provide over and above the **OAHI Systems Inspection Standards** as allowed for above.

Inspections are limited to residential buildings, and individual dwelling units in apartment and condominium type buildings. Inspections are also limited to light duty commercial and industrial buildings for inspectors insured for such work.

The inspector will not comment on life expectancy, but may however offer an opinion based solely on the typical life cycle of a system or component.

The inspector is not required to produce cost estimates, quotations, or comment on construction techniques for any repairs, modifications, or improvements.

The inspector will not comment on any system that is mechanically or electrically disconnected, including any equipment that is switched off at the electrical panel.

The inspector will not perform any task, enter any area, or disturb any existing conditions where, in the inspector's judgement, damage could result or the safety of the inspector is endangered.

The company assumes no liability whether in contract or in tort and including the negligence of the company for:

- a) the actual, alleged or threatened inhalation of, ingestion of, contact with, exposure to, existence of, growth or presence of; or
- b) any costs or expense incurred to present, respond to, test for, monitor, abate, mitigate, remove, clean-up, contain, remediate, treat, detoxify, neutralize, assess or otherwise deal with or dispose of; or
- c) the actual or alleged failure to detect, report, test for, monitor, cleanup, remove, contain, dispose of, treat, detoxify, neutralize, or in any way respond to, assess the effects of or advise of the existence of;

Any FUNGI or any spores, mycotoxins, odours, or any other substances, products or by-products produced by, released by, or arising out of the current or post presence of FUNGI.

"FUNGI" means any form of fungus, including but not limited to yeast, mould, mildew, rust, smut or mushroom.

The **OAHI Systems Inspection Standards** does not cover asbestos, radon gas, lead paint, urea formaldehyde, toxic or inflammable chemicals, etc. Where inspectors are qualified to carry out such inspections, they may do so after receiving approval from the client at an additional fee.

Initials