

HOME INSPECTION AUTHORIZATION FORM

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The report is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of the Canadian Association of Home and Property Inspectors. A copy of these Standards is included for your reference. The Home Inspector's Report is an opinion of the present condition of the property. **It is not a guarantee, warranty or an insurance policy with regards to the property, nor any element of or system upon the property.**

Property _____ Inspection Date: _____
Address _____ Inspection Time: _____

Client Name 1: _____ Home Ph: _____
Names Name 2: _____ Business Ph: _____
 Address: _____ Mobile Ph: _____
 _____ Fax: _____
 Email: _____

Fees Fees: \$ _____

 Tax: \$ _____
 Total: \$ _____ payable at the time of the inspection

On behalf of Integra Inspection Services Inc.

Payment Received in Full: (Signature) _____

Inspector: _____

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

1. **The purpose of your Home Inspection is to evaluate the general condition of a property.** This includes determining whether systems are still performing their intended functions. **There are limitations to the scope of this inspection.** It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement while another will not.
2. **The Home Inspection provides you with a basic overview of the condition of the property.** Because your Home Inspector has only a limited amount of time to go through the property, the inspection is not technically exhaustive. Some conditions noted such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the

scope of the Home Inspection. Repair estimates if provided are guidelines only and can vary from actual quotes. If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Engineering Specialist. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost.

3. **A Home 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 on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions. Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wallpaper, look behind pictures or lift flooring (including carpet) to look underneath. Home Inspectors do not dismantle any component of the home or its systems. The Home Inspector does not assume any risk for any defect. The Home Inspector is not responsible for not discovering patent or latent defects in conditions, materials or workmanship. The inspector provides no warranty, express or implied, as to the fitness for use of any element of the home.
4. **The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property.** This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. The inspector does not look for lead or other toxic metals in such things as pipes, paint, or window coverings. **The inspection does not deal with environmental hazards** such as the past use of insecticides, fungicides, herbicides, or pesticides. The Home Inspector does not look for or comment on the past use of chemical termite treatments in or around the property.
5. **We are not responsible for and we do not comment on the quality of air in a building.** The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The inspection does not include spores, fungus, mould, or mildew, including that which may be present behind walls or under floors. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling. If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold, and allergens.
6. **The Home Inspector does not look for and is not responsible for fuel oil, septic, or gasoline tanks that may be buried on the property.** If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.
7. **The Home Inspector's Report is produced for the sole use by the Client** and shall not be disclosed by the client to any third party without the prior written permission of the Home Inspector. The Client hereby expressly agrees to save harmless and indemnify the Home Inspector from any and all claims, actions, costs, liens, losses, and expenses of every kind and nature howsoever arising from any and all third parties and made against the Home Inspector.
8. **Given the nature of the services provided by the Home Inspector,** the Client expressly understands and agrees that any and all liability of the Home Inspector howsoever arising, including without limitation for failure to perform, errors, omissions, negligence or carelessness, shall be limited to the amount of any fee paid for the services under this Agreement and the Client expressly releases the Home Inspector from any and all additional liability that does or may howsoever arise. Claims arising from the inspection report must be initiated within one year from the date of the inspection.

The Client hereby agrees to the foregoing which shall survive this Agreement _____ (Clients Initials)

9. **The Client hereby understands and expressly agrees that the Home Inspector and any Home Inspection Report does not make or contain any guarantee, claim, warranty, representation, compliance inspection, or certification** that the property or any system or element of or on the property complies with any applicable law, regulation, or code of any kind and in addition it is the intentions of the parties that any and all exclusions and limitations of the CAHPI Standards, as amended from time to time, apply to this Agreement.
10. **The Inspection contract and associated inspection report constitute the entire agreement** between the parties and no amendment to the contract is valid unless it is mutually agreed to in writing.

I have read, understood and accepted the above Limitations and Conditions of this Home Inspection.

Signed _____ **Date** _____
Client or their representative

Print Name _____

Signed _____ **Date** _____
Client or their representative

Print Name _____