



PROFESSIONAL INSPECTION SERVICES LTD.

PO Box 902, Yellowknife, NT, X1A 2N7

Bus: (867) 873-6492 Fax: (867) 765-0185

File # _____

INSPECTION AGREEMENT

**THIS AGREEMENT LIMITS OUR LIABILITY.
PLEASE READ IT CAREFULLY**

I/we (the client) _____

request an inspection of the primary buildings (the property) at the following address:

HOUSECHECK (the inspector) agrees to conduct an inspection for the purposes of informing the client of major deficiencies in the condition of the property

SCOPE OF INSPECTION

The scope of the inspection is to report the general condition of primary building (s) on the Property and to inform the client of major visible deficiencies, as they exist on the date of the inspection. A written report will be prepared that describes and identifies any material defects in need of immediate repair and any recommendations regarding the conditions observed or recommendations for further evaluation by appropriate persons.

The inspection is limited to a visual examination of the exposed and readily accessible surfaces of the building(s), including the following major components:

- Site drainage and grading
- Foundation and structural condition
- Basement and crawlspace
- Roof and attic space
- General exterior including siding, eaves troughs, windows and doors
- General interior including ceilings, walls, floors, insulation and ventilation
- Electrical, plumbing, hot water heater, heating, fireplaces/woodstoves

As this is a visual inspection, of accessible areas, this inspection will not include any area not readily visible or concealed because of, but not limited to, flooring, carpets, furniture, personal belongings, vegetation, ice or snow. The inspector does not remove floor coverings or furniture, open walls or perform any type of destructive testing of systems or exposed surfaces.

THE INSPECTION AND THE REPORT ARE NOT A WARRANTY, GUARANTEE, INSURANCE POLICY OR SUBSTITUTE FOR ANY DISCLOSURE STATEMENT WHICH MAY BE REQUIRED BY LAW.

No representation is made as to how long any equipment will continue to function. Maintenance or other items may be discussed, but they are not part of the inspection.

THE FOLLOWING ARE OUTSIDE THE SCOPE OF THE INSPECTION

- Detached ancillary buildings.
- Structural, geological, soil conditions, any form of engineering analysis.
- Easements, right of way, condition of title, zoning; verification that existing structures were completed in accordance with local code requirements or that they were completed with required permits.
- Private water and sewer tanks and related equipment such as pumps, water purification systems, water softeners.
- Environmental hazards including but not limited to asbestos, lead, radon, formaldehyde, underground storage tanks, termites, and carpenter ants.
- Low voltage electrical systems, including but not limited to TV dishes, telephones, security systems.
- Unique systems with which the inspector is not familiar that are specifically listed on the report as not inspected.

CONFIDENTIALITY OF REPORT

The inspection report is for the exclusive private use of the client. Additional copies can be issued for distribution to the client's agent and to the property owner. The report is confidential and is not to be copied, sold or distributed to any other party without the express consent of the inspector. The report is not intended for use as a guide in re-negotiating the sale price of the property. Use of or reliance upon the report by other parties, or for any other transaction, is not permitted.

GENERALIST VISUAL INSPECTION

The client understands that the inspector is a qualified building generalist and that the inspector is not an expert in every craft or profession. The client agrees to assume all the risk for conditions, which are concealed from view or inaccessible by the inspector at the time of the inspection.

DISAGREEMENT RESOLUTION

In the event the client discovers a material defect or other deficiency that was not identified and reported by the inspector, the client shall so notify the inspector in writing and allow the inspector to re-inspect and document the condition(s) of the material defect or deficiency prior to making any repair, alteration or replacement to said material defect or deficiency. The client understands and agrees that any failure to notify the inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

INSPECTION FEE

The fee for this inspection is due at the time of the inspection. If the client does not attend the inspection, the fee is due upon receipt of the report. If the client has not signed this agreement, the acceptance of the report shows agreement with all of the terms of this contract.

TOTAL INSPECTION FEE (GST included) _____

It is understood and agreed that should HOUSECHECK be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract, or otherwise, that the liability of the inspector shall be limited to a sum equal to the amount of the fee paid by the client for the inspection and report.

I/WE HAVE READ, UNDERSTAND AND AGREE TO ALL OF THE ABOVE TERMS AND CONDITIONS.

DATED: _____

CLIENT(S): _____

HOUSECHECK: _____

Didier (Dee) Bourgois