



Thank you for choosing Greenbelt Home Inspections Services to perform your home inspection. The inspection and the inspection report comply with the requirements of the Standards of Practice of our national Association (CAHPI). The OAHI acknowledges The American Society of Home Inspectors, Inc. (ASHI) for the use of their Standards of Practice (version January 1, 2000).

To ensure that you understand the areas our home inspection will cover we ask that you read the Standards of Practice that are attached so that you clearly understand what things are included and also what is not included in the home inspection and report.

The report has been prepared for the exclusive use of you, the client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. Should you be using the report as a pre-inspection and wish to share that report with potential consumers,

The inspection report is essentially a view of the house at a specific moment in time. We are unable to predict future, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission. Again, thanks very much for choosing Greenbelt Home Inspections Services to perform your home inspection.

Sincerely,

Aaron Beaver
Home Inspector / Owner
Greenbelt Home Inspection Services
Serving the Niagara and Hamilton Regional Markets

This is an agreement between _____ & _____
(Clients) and Greenbelt Home Inspections Services.

**THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY,
PLEASE READ CAREFULLY BEFORE SIGNING.**

In addition to the limitations exceptions and exclusions in the Ontario Association of Home Inspectors (OAHI) Standards of Practice, which are incorporated herein, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

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 and yours alone. One homeowner may decide that certain conditions require repair or replacement, while another may not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The home inspection provides a basic overview of the condition of the property. Since your home inspector has only a limited amount of time inspect 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.

If there any conditions of concern noted in the home inspection report, it is strongly recommend that you consult a qualified licensed contractor or consulting engineer. These professionals can provide a more detailed analysis of any conditions noted in the report.

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The home inspector's report is an opinion of the present condition of the property and does not cover any latent or concealed defects. It is based on a visual examination of the readily accessible features of the building. A home inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes, but is not limited to wiring, heating, cooling, structure, plumbing, moisture and insulation that are hidden or inaccessible.

Intermittent problems may not be obvious during a home inspection because they only happen under certain circumstances. As an example, the inspector may not discover leaks that occur specifically during certain weather conditions.

Home inspectors will not find conditions that may only be visible when storage or furniture is moved nor do they remove wall coverings or lift flooring.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes, but is not limited to building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do 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 including, but not limited to 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.

4) INSPECTORS 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 including but not limited to, spores, fungus, mold or mildew that may be present. It is possible that whenever there is water damage noted in the report, 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 at additional cost.

5) INSPECTORS DO NOT LOOK FOR BURIED TANKS.

Your 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 the building had its heating system converted from oil, there may be the possibility that a tank may remain buried on the property and you may be responsible for the removal and the safe disposal of any contaminated soil.

If you suspect there is a buried tank, it is strongly recommend that you retain a qualified environmental consultant to determine whether there is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) THIS REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended without permission of Greenbelt Home Inspections.

8) THIS REPORT IS NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

9) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the home inspector and Green Belt Home Inspections arising out of the inspection and inspection report, for any cause of 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 TO THE AGREEMENT

I, _____, (Signature) _____,

(Dated) _____, have read, understood and accepted the terms of this agreement.

I, _____, (Signature) _____,

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