

HOME INSPECTION CONTRACT / RECEIPT

File #: _____

Address to be Inspected: _____

Inspection Date: _____ Time Start: _____ Time Finished: _____

Weather conditions at time of inspection: _____

Type of house/residence: _____ Approx. Age: _____

Client(s) Name(s): _____

Mailing Address: _____ City/Town: _____

Postal Code _____ Phone #: _____ Client E-mail Address: _____

Date that Inspection report will be provided to Client: _____

The home inspection business shall provide the client with a copy of this contract at the time the contract is signed.

*I/we, the above named client(s) request an inspection of the inspection address noted above. The inspection is to be performed by the b
company (firm) in accordance with the CanNACHI Standards of Practice which includes roofing, flashings or chimney; exterior, in
walkways, driveways, retaining walls, patios and decks; structure; electrical; heating; heat pumps and cooling; insulation; ventilation; pl*

*It is important for the client(s) to understand that the inspection is based on the limited visual inspection of the readily accessible aspect
report is representative of the inspector's opinion of the observable conditions on the day of the inspection. While this inspection may
home ownership, it is not an insurance policy, warranty or guarantee on the home. This report is for the exclusive use of the contractor
be used by third parties without the prior written permission from the inspector/inspection firm. Also, this inspection does not include
outbuildings or other structure not attached to the dwelling other than a garage or carport. **Client initials:** _____.*

*I/we have read, understand and accept the terms & conditions as outlined here and on the page entitled "What To Expect From Your
please initial here: _____.*

Inspection Company:(name, address, phone & fax numbers)

_____ License

Subcontracted Inspection Company: **if applicable** (name, address, phone & fax numbers)

_____ License

Inspectors Name(who will be conducting the inspection): _____ Inspectors License # _____

If applicable, CLIENT agrees that all or a portion of the inspection will be performed by the above named

Subcontracted Inspector / Inspection Business. Client initials: _____

The Client(s) and Inspector(s), by signing below, agree to have read, understand and accept the terms of this contract.

Client(s)/Representative Signature

Date

Print Name

Inspector/Contracted Inspector Signature

Date

Print Name

RECEIPT

Base Fee:		Payment Form:	
Other:		Received By:	
Tax:		Date Received:	
Total Fee:			

WHAT TO EXPECT FROM YOUR INSPECTION

- 1. Purpose:** The purpose of the inspection is to attempt to detect the presence of home defects by performing a visual inspection of the property to provide a snapshot of the condition of the home today at the time of inspection. This report will not address environmental concerns or provide commentary on the condition of the home.
- 2. Scope:** The scope of the inspection is limited to the readily accessible areas of the property and is based on the condition of the property at the time and date of the inspection. Things can and do change and a home inspection will not stop these changes from occurring. Further, this report is not a guarantee or warranty that hidden defects do or do not exist. As a courtesy the INSPECTION COMPANY may point out possible home problems/defects but such comments may not be part of the final report.
- 3. Report:** The CLIENT will be provided with a written report of the INSPECTION COMPANY'S visual observations. The INSPECTION COMPANY is not able to determine all deficiencies from visual observations alone. Some deficiencies may go unnoted in the report and the client accepts that the report is not intended to comply with any legal obligations to disclosure. The **Home Inspector** is a Generalist, not a specialist in all disciplines.
- 4. Exclusivity:** The report is intended for the sole, confidential and exclusive use and benefit of the CLIENT and the INSPECTION COMPANY. The INSPECTION COMPANY has no obligation or duty to any other party. The INSPECTION COMPANY accepts no responsibility for use by third parties. There are no third party claims related to this agreement. This Agreement is not transferable or assignable. Notwithstanding the foregoing, the CLIENT understands that the INSPECTION COMPANY may notify the homeowner, occupant, or appropriate public agency of any condition(s) discovered that may pose a safety hazard. The Inspection is not Building code or By-Law compliance.
- 5. Not an Insurance policy, guarantee or warranty:** It is understood the INSPECTION COMPANY and its associates are not providing an insurance policy, guarantee or warranty. The inspection report shall not be construed as a guarantee or warranty of any kind.

6. **Major Problems:** The purpose of the Home Inspection is to find and identify visible existing major problems apparent on the visual inspection. Home Inspectors can greatly reduce the risk of a home purchase but it is impossible to totally **Eliminate** the **Risk**.

7. **Litigation:** The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the state where the INSPECTION COMPANY has its principal place of business. If the INSPECTION COMPANY is the substantially prevailing party in the litigation, the CLIENT shall pay all legal costs, expenses and attorney's fees of the INSPECTION COMPANY in defending said claims.

8. **Environmental Concerns:** The inspection will NOT address environmental concerns including, but not limited to: air quality, water quality, sealed/underground fuel storage tanks, UFFI, asbestos, radon gas, molds, toxins, etc. The inspection report will also NOT address infestations of insects, rodents or other vermin. The CLIENT understands and acknowledges that it may be necessary to call on specialists in these areas to evaluate these risks. **Client please initial here:** _____.

9. **Entire Agreement:** This Agreement represents the entire agreement between the PARTIES. No statement or promise made by the INSPECTION COMPANY or its respective officers, agents or employees shall be binding.

10. **Standards of Practice:** The inspection shall be completed in accordance within a CanNACHI Standards of Practice and Code of Ethics, www.cannachi.org and the Alberta Home Inspection Business Regulations.

The client is strongly advised to clarify anything that they don't understand.