

North Island Inspection Services

CONTRACT

BPCPA License #47106

Date: _____, 20__

Please read the following information carefully:

Our goal is to add significantly to your knowledge of the contracted building within the scope of the inspection. We will not tell you everything about the property, but our report will put you in a much better position to make your purchase decision. While some minor deficiencies may be addressed, **an all-inclusive list of minor building flaws is not provided**. Clients are encouraged to participate in the visual inspection process and accept responsibility for the consequences of electing not to do so, i.e. incomplete information available to the inspector. Your participation shall be at your own risk for injuries, falls, property damage, etc.

Our inspections are performed in accordance with the Standards of Practice of the Canadian Association of Home and Property Inspectors CAHPI (BC). A copy of the Standards and Code of Ethics is included for your perusal. **This is not a Building Code or By-law compliance inspection**. No comment is offered on any environmental concerns including such things as urea formaldehyde foam insulation, asbestos or radon gas. Specialists are best qualified to identify and evaluate these issues. Rather than concentrating on the presence or absence of wood boring insects such as termites or carpenter ants, the intent of the inspection is to discover **visible** damage caused by the insects. We may, however, recommend inspection by a specialist, especially in areas considered prone to termite problems.

This report is a professional opinion based on a **visual** inspection of the major systems, components and equipment of the property (the "Items"). **NO OPINION CAN BE EXPRESSED ON ITEMS WHICH ARE NOT VISIBLE OR ACCESSIBLE TO THE INSPECTOR**. This includes, but is not limited to, items which could not be discovered without dismantling the property, moving furniture or stored items, lifting rugs or removing art from walls.

In addition, the condition of certain items are **randomly** sampled. Examples include electrical receptacles, window and door operation and insulation depth. Please refer to CAHPI's Standards of Practice for a comprehensive overview of inclusions and exclusions. A copy is included with our reports and may be viewed at www.cahpi.bc.ca. A more comprehensive inspection (with evaluations by experts in various fields) can be arranged, but may require several days onsite and will incur substantially higher fees.

We can reduce the risk of purchasing but **we cannot eliminate the risk, nor do we assume it**. The results of this inspection are opinion only. **A HOME INSPECTION IS NOT A GUARANTEE OR WARRANTY AND DOES NOT CONSTITUTE AN INSURANCE POLICY**. An inspection is performed for your exclusive and confidential use, and is not to be relied upon by anyone other than yourself/yourselves. The results of this report are NOT to be relied upon by any third party. The client shall protect and indemnify the inspector from and against any claim against the inspector by any such third party arising from disclosure of the inspection report.

In the event there is a dispute regarding this inspection, the client agrees to provide North Island Inspection Services with three (3) working days to reinspect the component or item before the client repairs or replaces the component or item. This right of reinspection is to protect North Island Inspection Services and our clients from the business practices of some contractors. If the client fails to allow an inspector to reinspect, the client waives any claim against North Island Inspection Services with respect to the component or item or question.

We are not associated with any seller, contractor, lawyer or realtor. Other than the inspection fee, we have no financial interest in the property. You agree that in the event of breach or negligence misperformance of this contract by North Island Inspection Services, its employers, contractors and agents, liability for damages shall be limited to the amount paid for this inspection.

I/we have read, understood, and agreed to the above conditions. I/we have read this contract and I/we understand and accept the limitations for claims as explained above. I/we have read this contract and the Canadian Association of Home and Property Inspector's Standards of Practice and understand and accept the exclusions and limitations of the visual inspection which I/we have contracted North Island Inspection Services to perform on my/our behalf.

Client(s):

Signature(s):