



INSPECTION AUTHORIZATION

Authorization to Proceed

The **Client** requests the inspection of the **Property** by ASSOCIATED GROUP OF HOME INSPECTORS CANADA INC., subject to the limitations and conditions stated in this contract:

1. The inspection is performed in accordance with the Standards of Practice of the Ontario Association of Home Inspectors enclosed herewith.
2. The report is an opinion of the present condition of the **Property**, based on a visual inspection of the readily accessible features of the building.
3. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the **Client**. The Report is non-transferable and shall not be copied or distributed without the express written consent of ASSOCIATED GROUP OF HOME INSPECTORS INC.
4. The inspection is not a guarantee, warranty or an insurance policy.
5. The **Client** agrees and understands the liability of ASSOCIATED GROUP OF HOME INSPECTORS CANADA INC., its employees and agents is limited to the inspection fee.
6. In the event that a dispute arises out of the inspection and/or the report, the **Client** prior to any alteration, repair or replacement shall provide reasonable written notice to, and permit an inspection of the conditions, which gave rise to the complaint, by the inspector and/or appointee thereof. The **Client** agrees to hold ASSOCIATED GROUP OF HOME INSPECTORS CANADA INC., its employees and agents harmless for any and all claims relating to conditions that are altered or repaired without said written notice and inspection. In the event that resolution satisfactory to both parties cannot be reached after re-inspection of said conditions, an independent qualified arbitrator, pursuant to the Arbitrations Act (Ontario), shall be appointed by the parties to determine final resolution with the arbitration to be held in the City of Newmarket and the law applicable thereto shall be the law of the Province of Ontario. The arbitrators ruling is final.

The **Client (s)** acknowledges that they have read (*back page included*), understood and accepted the terms of this agreement.

The **Client (s)** acknowledges that they have been given the opportunity and sufficient time prior to the scheduled inspection start time to review, understand and accept the terms and conditions of this agreement and have had any questions or concerns answered by the Inspector or Associated Group of Home Inspectors Canada Inc. to the **Client 's** satisfaction.

The **Client (s)** acknowledges and understands that they were given the opportunity to cancel or reschedule this inspection time/day to a later time/day until such time as they were satisfied with the terms and conditions of the agreement and had any questions or concerns answered by the Inspector or Associated Group of Home Inspectors Canada Inc. to the **Client 's** satisfaction.

The **Client (s)** acknowledges that they had no specific concerns or issues prior to the start of this inspection.

The Client (s) / Representative / Agent acknowledges that by signing this agreement they assume responsibility and acceptance of the terms and conditions herein on behalf of any and all parties involved in the inspection and/or purchasing of this property.

SCOPE & LIMITATIONS

The report is intended only as a general guide to help the **Client** make their own evaluation of the overall condition of the home based on their own personal preferences and expectations. It is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. Discussion during the inspection will focus on **major** deficiencies, however, the inspector will attempt to record minor deficiencies for the benefit of the client if time permits.

In order to prevent potential property damage on the premises and personal injury to the inspector, the inspection will not include turning power and gas on or off, disassembly equipment, moving furniture, appliances and stored items, or excavating the grounds. The inspector will not endeavor to gain access to any area of the building or **Property** that is deemed to be unsafe or hazardous to the inspector. All components and conditions which by the nature of their location are concealed, such as behind walls, camouflaged or difficult to inspect are excluded from the report. Some problems can only be discovered by living in a house and cannot be detected during a few hours of a home inspection. A roof, foundation or shower enclosure leak, for example, may only occur during specific conditions (water running for at least 5 minutes, wind driven/heavy rain, etc.) For these reasons, the **Client** or their representative must obtain prior to completing the purchase agreement a legal disclosure from the vendor regarding their knowledge of any history of leakage or major structural and electrical modifications during or prior to their possession of the inspected **Property**.

Clues and symptoms often do not reveal the extent or severity of problems. Therefore, it should be understood that while we can substantially reduce the risk of existing defects being undetected at the time of inspection, we cannot eliminate it, nor do we assume it. The inspection is **not a warranty or guarantee** of the present or future adequacy or performance of the structure, its systems, or their component parts. The inspection report should not be construed as a compliance inspection of any governmental, non governmental or municipal code or regulation.

Due to an increased public awareness of indoor and outdoor environmental hazards in the home, we feel it is important to emphasize the fact that identifying conditions observed as environmental hazards is beyond the expertise and scope of a professional home inspection. Some of these conditions include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, soil contamination, mould or mildew, radon and underground fuel oil storage tanks. If, while inspecting the home, a condition is observed which is suspected to be an environmental hazard, we will make every effort to bring this to your attention as a courtesy to you. We therefore will not accept responsibility or liability for any environmental hazards or issues that are discovered during or after the inspection, whether they are concealed or in plain view. If your inspector identifies any concerns or if you have any concerns yourself about potential environmental hazards, we strongly recommend the **Client** engage the services of a qualified environmental specialist to provide a full environmental assessment of the house and property before proceeding with the purchase of the home.

Other systems and conditions which are not within the scope of the building inspection include, but are not limited to: swimming pools; pest infestation; playground equipment; efficiency measurement of insulation or heating and cooling equipment; internal concealed or underground drainage or plumbing; internal concealed or underground electrical; water treatment systems; septic systems; solar heating systems; sprinkler systems; any systems which are shut down or otherwise secured; water well systems; water well quality; quantity or zoning ordinances; determination of property and building setbacks and boundaries; intercoms and security systems; heat sensors; or cosmetics. Any general comments about these systems and conditions are informational only and do not represent an inspection.

OAHI Standards of Practice

1. INTRODUCTION

1.1 The Ontario Association of Home Inspectors (OAHI) is a not-for-profit professional society established in 1987. Membership in OAHI is voluntary and its members include private, fee-paid home inspectors. OAHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home inspectors who are members of the Ontario Association of Home Inspectors. Home Inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the Home Inspection.

2.2 Inspectors shall:

A. inspect :

1. readily accessible systems and components of homes listed in these Standards of Practice. 2. installed systems and components of homes listed in these Standards of Practice.

B. report : 1. on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives. 2. a reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life. 3. the inspector's recommendations to correct or monitor the reported deficiency. 4. on any systems and components designated for

inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and a reason they were not inspected.

2.3 These Standards of Practice are not intended to limit inspectors from:

A. including other inspection services, systems or components in addition to those required by these Standards of Practice. **B.** specifying repairs, provided the inspector is appropriately qualified and willing to do so. **C.** excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The inspector shall

A. inspect 1. the structural components including foundation and framing. 2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

B. describe 1. the foundation and report the methods used to inspect the under-floor crawl space 2. the floor structure 3. the wall structure 4, the ceiling structure 5. the roof structure and report the methods used to inspect the attic.

3.2 The inspector is NOT required to

A. provide any engineering service or architectural service **B.** offer an opinion as to the adequacy of any structural system or component

4. EXTERIOR

4.1 The inspector shall:

A. inspect : 1. the exterior wall covering, flashing and trim. 2. all exterior doors. 3. attached decks, balconies, stoops, steps, porches, and their associated railings. 4. the eaves, soffits, and fascias where accessible from the ground level. 5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. 6. walkways, patios, and driveways leading to dwelling entrances. describe the exterior wall covering.

4.2 The inspector is NOT required to:

A. inspect : 1. screening, shutters, awnings, and similar seasonal accessories. fences. 2. geological, geotechnical or hydrological conditions. 3. recreational facilities. 4. outbuildings. 5. seawalls, break-walls, and docks. 6. erosion control and earth stabilization measures.

5. ROOF SYSTEM

5.1 The inspector shall:

A. inspect : 1. the roof covering. 2. the roof drainage systems. 3. the flashings. 4. the skylights, chimneys, and roof penetrations. 5. describe the roof covering and report the methods used to inspect the roof.

5.2 The inspector is NOT required to:

A. inspect : 1. antennae. 2. interiors of flues or chimneys which are not readily accessible. 3. other installed accessories.

6. PLUMBING SYSTEM

6.1 The inspector shall:

A. inspect : 1. the interior water supply and distribution systems including all fixtures and faucets. 2. the drain, waste and vent systems including all fixtures. 3. the water heating equipment. 4. the vent systems , flues, and chimneys. 5. the fuel storage and fuel distribution systems. 6. the drainage sumps, sump pumps, and related piping.

B. describe : 1. the water supply, drain, waste, and vent piping materials. 2. the water heating equipment including the energy source. 3. the location of main water and main fuel shut-off valves.

6.2 The inspector is NOT required to:

A. inspect : 1. the clothes washing machine connections. 2. the interiors of flues or chimneys which are not readily accessible. 3. wells, well pumps, or water storage related equipment. 4. water conditioning systems. 5. solar water heating systems. 6. fire and lawn sprinklersystems. 7. private waste disposal systems.

B. determine: 1. whether water supply and waste disposal systems are public or private. 2. the quantity or quality of the water supply.

C. operate safety valves or shut-off valves.

7. ELECTRICAL SYSTEM

7.1 The inspector shall:

A. inspect : 1. the service drop. 2. the service entrance conductors, cables, and raceways. 3. the service equipment and main disconnects. 4. the service grounding. 5. the interior components of service panels and sub panels. 6. the conductors. 7. the overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles.

9. the ground fault circuit interrupters.

B. describe: 1. the amperage and voltage rating of the service. 2. the location of main disconnect(s) and sub panels. 3. the wiring methods.

C. report: 1. on the presence of solid conductor aluminum branch circuit wiring. 2. on the absence of smoke detectors.

7.2 The inspector is NOT required to:

A. inspect : 1. the remote control devices unless the device is the only control device. 2. the alarm systems and components. 3. the low voltage wiring, systems and components. 4. the ancillary wiring, systems and components not a part of the primary electrical power distribution system. 5. measure amperage, voltage, or impedance

8. HEATING SYSTEM

8.1 The inspector shall:

A. inspect : 1. the installed heating equipment. 2. the vent systems, flues, and chimneys.

B. describe: 1. the energy source. 2. the heating method by its distinguishing characteristics.

8.2 The inspector is NOT required to:

A. inspect : 1. the interiors of flues or chimneys which are not readily accessible. 2. the heat exchanger. 3. the humidifier or dehumidifier. 4. the electronic air filter. 5. the solar space heating system. 6. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 The inspector shall:

A. inspect the installed central and through-wall cooling equipment.

B. describe: 1. the energy source 2. the cooling method by its distinguishing characteristics.

9.2 The inspector is NOT required to:

A. inspect electronic air filters. **B. determine** cooling supply adequacy or distribution balance.

10. INTERIOR

10.1 The inspector shall:

A. inspect: 1. the walls, ceilings, and floors. 2. the steps, stairways, and railings. 3. the countertops and a representative number of installed cabinets. 4. a representative number of doors and windows. 5. garage doors and garage door operators.

10.2 The inspector is NOT required to:

A. inspect: 1. the paint, wallpaper, and other finish treatments. 2. the carpeting. 3. the window treatments. 4. the central vacuum systems. 5. the household appliances. 6. recreational facilities.

11. INSULATION & VENTILATION

11.1 The inspector shall:

A. inspect: 1. the insulation and vapor retarders in unfinished spaces. 2. the ventilation of attics and foundation areas. 3. the mechanical ventilation systems.

B. describe: 1. the insulation and vapor retarders in unfinished

spaces. 2. the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to:

A. disturb insulation or vapor retarders. **B.** determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:

A. inspect: 1. the system components. 2. the vent systems, flues, and chimneys.

B. describe: 1. the fireplaces and solid fuel burning appliances. 2. the chimneys.

12.2 The Inspector is NOT required to:

A. inspect: 1. the interiors of flues or chimneys. 2. the firescreens and doors. 3. the seals and gaskets. 4. the automatic fuel feed devices. 5. the mantles and fireplace surrounds. 6. the combustion make-up air devices. 7. the heat distribution assists whether gravity controlled or fan assisted. **B.** ignite or extinguish fires. **C.** determine draft characteristics. **D.** move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

A. Inspections performed in accordance with these Standards of Practice: 1. are not technically exhaustive. 2. will not identify concealed conditions or latent defects.

B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.

B. Inspectors are NOT required to determine:

1. the condition of systems or components which are not readily accessible.
2. the remaining life of any system or component.
3. the strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. the methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of systems and components.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. the market value of the property or its marketability.
10. the advisability of the purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
14. the operating costs of systems or components.
15. the acoustical properties of any system or component.

C. Inspectors are NOT required to offer:

1. or perform any act or service contrary to law.
2. or perform engineering services.
3. or perform work in any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.

D. Inspectors are NOT required to operate:

1. any system or component which is shut down or otherwise inoperable.
2. any system or component which does not respond to normal

operating controls. 3. shut-off valves.

E. Inspectors are NOT required to enter: 1. any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or 2. its systems or components. 3. the under-floor crawl spaces or attics which are not readily accessible.

F. Inspectors are NOT required to inspect: 1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active. 2. systems or components which are not installed. 3. decorative items. 4. systems or components located in areas that are not entered in accordance with these Standards of Practice. 5. detached structures other than garages and carports. 6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. Inspectors are NOT required to: 1. perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components. 2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris. 3. dismantle any system or component, except as explicitly required by these Standards of Practice.



INSPECTION AUTHORIZATION