CARMICHAEL HOME INSPECTIONS INC.

Limit of Liability

If we , or our employees, inspectors, are careless or negligent in making the inspection and/or preparing the report, our liability to you is limited to the fee paid for the inspection services, and releases us from any additional liability. There will be no recovery for secondary or consequential damages by any person. By signing this contract, you agree to this limitation on our liability.

Inspection Contract

The primary purpose of the inspection and the report is to educate the prospective client about the general condition of the building. In addition, maintenance, repair and cost effective improvement advice is provided to increase this understanding. It is not a contractual obligation, nor is it possible, for the inspector to identify all potential problems solely on the basis of a visual examination. Every effort will be made to provide the client with the most accurate and practical information for the purpose intended.

The inspection process is a two-part system – the verbal survey and the written report. Your attendance at the inspection is strongly recommended, as non-attendance will limit your understanding of the property condition. This report is not transferable to third parties for the same reason; it will not clearly convey the information without the verbal survey.

1. The report issued by the inspector is prepared with reasonable skill and care within the limitations of a visual inspection on the inspection date.
2. The required repairs to the building include, but are not limited to what is reported, due to the limitation and restrictive nature of a visual inspection. The client is hereby advised that not all deficiencies will be discovered. 80% of the first year repairs should be revealed; not 100%. Determining the presence of mold, fungi, and other indoor air quality contaminants are specifically not included.
3. The inspector's role is principally educational; its purpose is to provide you with a better understanding of the building.
4. The inspection is partially designed to reduce your risk; however we cannot eliminate this risk. The inspector/inspection firm will not absorb any of your risk in buying a property.
5. The inspection does not cover code compliance issues set by governments or other regulatory authorities.
6. The inspection does not take into account eligibility for mortgage insurance, building or homeowners insurance.
7. The client hereby acknowledges they are contractually obliged to contact the inspector immediately to arrange a site visit at no extra expense, in the event of an unforeseen problem or upon receiving a conflicting opinion.

I have read this contract and am aware of the limitations of the inspection process. I accept the report and supplements according to the conditions as stated herein. I am aware that the fee paid for this inspection is for professional time and is not a guarantee of present or future conditions and is not an insurance policy of any kind.

_____ _____ _____

Name of Client (please print) Home Phone Date

Inspection Address _____

_____ _____ _____

Signature of Client Signature of Inspector Date

Note: Appliances, central vacuum systems, trees, heat exchangers, flue interiors, outbuildings, swimming pools, spas, security systems, intercom, wood destroying insects, vermin, and animals, underground storage tanks, sub-grade plumbing drains, environmental testing, UFFI, mold and other indoor air quality contaminants, window air conditioners, asbestos containing materials, septic tanks, wells, marine structures and other items not specifically mentioned in the report are not included within the scope in this inspection. We do not disassemble equipment, bore holes into walls, floors and ceilings, move furniture and boxes, lift up carpet and rugs etc.