

ABA Home Inspection Services

Thornhill, ON L4J 8R4

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www.aba46@yahoo.com

Authorization Form and Receipt

Property Address: _____ Date: _____
_____ Time: _____

Client Name and Current Address:

_____ Home Tel: (____) _____
_____ Cell: (____) _____
_____ Other Tel. (____) _____

E-mail: _____@_____

Weather Conditions: _____

Bangalo Two Storey Townhouse Semi-Detached Back-split
 Condominium Duplex Other: _____

Approximate age of building: _____ Years Assume Building Faces: N S E W
Agents Present: Vendor Buyer

Inspection Fee: \$ _____ Paid by: Cash Cheque # _____

Additional Fees: \$ _____ Inspector: _____

Aba Toker

5% GST # \$ _____

Total \$ _____

You should know this:

This report is based upon a visual examination of the accessible features of the property and reflects their condition on the day of the inspection.

It is not a guarantee, warranty or insurance against future defects.

It is carried out in accordance with the Standards of Practice of the Ontario Association of Home Inspectors, which is are enclosed.

It is not a building code, insurance or by-law inspection.

The client request an inspection of the above named property, subject to the terms and limitation as shown on pages 1 (one) through 5 (five).

Client's Signature: _____

Date: _____

Or Client's Representative Signature: _____

Date: _____

Inspection Support Services Inc.

A message from the authors.....

The text in this reporting system and its inferred meanings are accurate to the best of our knowledge and belief, at the time of press.

It is not a code reference manual nor a transcript of code, although some references may be made to current legislation.

The changing nature of good building practice, building, electrical and plumbing codes ensure that this book is constantly evolving. We invite you to be part of that process.

Please send your comments, suggestions or observations to:

info@inspectsupport.com

Fax (905) 868-9640

or to speak to us toll free at

1 - 800 -659-9053

Inspection Support Services Inc. accepts no responsibility for any matters arising from the use of this reporting system by others.

To the Home Buyer

Inspection Support Services Inc. are suppliers of high quality reporting systems, training and other related documentation. **We have no input into the on site home inspection process.** Please direct any questions you may have about the report and its contents, to your home inspector or the company.

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What happens if there's a problem?

Inevitably, there are times when things go wrong. Some defects may have been hidden (by storage or furniture for instance) at the time of the inspection or may not reveal themselves until you have lived in the house for a while. A shower for instance, may leak only after the water has been running for ten minutes, or a basement may only let water in during certain weather conditions, such as a heavy downpour or at specific times of the year.

Often there are historical clues to previous or potential problems, such as stains on walls and ceilings, rotting cabinets, poor drainage etc.. However, in the absence of such visible clues or where they are hidden in some way - by decorations, storage or paneling for instance - future or even existing problems may be impossible to identify or predict if they are concealed.

It is company policy to re-inspect and discuss with you, all significant problems. Please feel free to call at any time.

We do not quote prices with repairs. Some may argue that the buyer needs this sort of information to make an informed decision and balanced judgement, impact of the cost. Precisely for that reason our policy exists. Most home inspectors can quote a price range for repairs however, when the range spans several thousand dollars and generally includes a number of unknown variables it creates an opportunity for argument and conflict, by possibly offering misleading information.

In any circumstances where the repairs required are significant enough for buyer and seller to be concerned, we recommend that you **obtain at least two written quotes** from qualified contractors. In that way, both parties will know the reality of the situation and can proceed from there.

Some times a Contractors' advice and that of your home inspector may be in conflict. Remember that the home inspector works for your best interest. When suggesting that basement leakage may be resolved by attention to eavestrough, grading and window wells, the inspector has both the problem and the balance of your checking account in mind. A contractor called to view the same scenario, may suggest a ten thousand dollar approach. Both will work. You must choose which remedy you prefer.

In this text, references to "further investigation by qualified personnel" are not discipline specific. It is the buyer's responsibility to contact - say - an appropriately qualified electrician for electrical faults or a structural engineer for structural defects, before continuing further with the transaction.



Be sure to read this report thoroughly.



If you have any questions about this report or its contents, or you are in any way unsure of its meaning, you must contact us before proceeding.

When viewing the property and reading this report, the conventions front, rear, left and right, assume that the reader is standing on the street looking at the front of the building. In any other circumstance, compass points apply.

General Exclusions and Limit of Liability

The following items are excluded from the inspection: Appliances, including window or portable air conditioning units, furnace or heat pump heat exchangers or heat shields that are concealed, buried oil tanks, interior flue liners, outbuildings, alarms and intercom's, septic, well and irrigation systems, other below grade sewage and water pipes, environmental tests (including but not limited to, radon, UFFI, lead or asbestos, vermiculite), swimming pools, spas, hot tubs and related equipment, termites, carpenter ants and other insects.

Specifically excluded are any problems whatsoever relating in any way to the presence of fungus, moulds, toxins or other similar or related materials including health problems, flammable chemicals, clean up costs, abatements or other expenses.

We do not dismantle heating or air conditioning equipment. We do not carry out any destructive testing.

Roof and basement leakage and sewer back ups are often unpredictable and generally unexpected. We are therefore not able to provide any guarantee that these items will not leak, back up or significantly deteriorate, before the expiry of any estimated lifespan that may be shown elsewhere in this report.

Indications of particular deficiencies may require an assumption. The report may show for instance, "Rot" in the window section. This means one **or more** windows may be affected.

This inspection is intended to essentially increase your knowledge of the features of your new home and to point out the significant deficiencies that may adversely affect its performance.

Your attendance at the inspection is a major factor in that input.

We appreciate that circumstances can occasionally make it impossible for the buyer to be on site at the time of the inspection. This written report however, will never replace the understanding achieved from a one-on-one interaction with your inspector.

Existing buildings are not required to comply with today's building codes. Therefore this report makes no claims as to compliance (or otherwise) with any building, construction related codes (including, but not limited to, fire codes, & zoning) of any discipline or specific Insurance Company requirements, currently in force.

General Exclusions and Limit of Liability 2

It is agreed and understood that any notification of defects, omissions or errors alleged to have been made by the home inspector, the company or agents, must be notified in writing, by the purchaser, to the said inspector, inspection company their agents within 365 days from the date of the original inspection.

Such notification must be made in writing. By registered or recorded mail to the registered offices of the inspector, the company or the agent

Facsimile (fax) or e-mail notifications are not acceptable, nor will they be accepted.

It is further agreed and understood that in the discretion of the home inspector, the company or the agent, any matters in dispute must be sent to mediation or binding arbitration and that no court or other litigation proceedings will be established prior to that mediation or arbitration.

The liability of the inspector, the company or agents, in any dispute, is limited to the fee paid for the inspection.

It is further understood that the Ontario Association of Home Inspectors (OAH) does not require its members to carry any liability or error insurance, and as such the liability of the inspector and his employer would be limited to the sum paid for the home inspection itself.

Hantavirus is a growing concern in some areas. Most properties have mice living in some parts of the building. The inspection cannot determine the level of infestation (if any). You must contact your local rodent control officer or health department for further information on the subject.

NOTE:

Where this report indicates the need for any further investigation or review by additional, qualified personnel, you must make that arrangement and review the supplementary report from those personnel, **prior to proceeding any further with your transaction.**

We make no charge to discuss reports with you. You must further contact us, before proceeding with your transaction if you are in any way unsure of the meaning, significance of any part of the text.

Read This...

This optional summary page details the most significant problems deficiencies found during today's inspection. It is not a comprehensive list of all defects and must not be relied upon in isolation.

ROOF SYSTEM not inspected check with vendor/recommend further investigation
 major repairs no immediate concerns budget to replace roof covering
 recommended replace roof covering immediately

Inspect and service yearly!

EXTERIOR not inspected check with vendor/recommend further investigation
 safety concerns no immediate concerns caulking/painting/grading
 major repairs extensive maintenance required

STRUCTURE not inspected check with vendor/recommend further investigation
 Safety concerns no immediate concerns attic not inspected major repairs
 extensive maintenance required

ELECTRICAL not inspected check with vendor/recommend further investigation
 safety concerns no immediate concerns check with your insurer
 extensive suspect work/hidden problems?

HEATING HEAT EXCHANGER NOT INSPECTED! UNDERGROUND TANKS NOT INSPECTED!

not inspected budget to replace safety concerns GAS ODOUR!
 check with vendor at end of life cycle excessive rust, recommend heat exchange be inspected
 no immediate concerns condensate leak check with your insurer service required

Inspect and service yearly

PLUMBING UNDERGROUND DRAINS NOT INSPECTED not inspected main water shutoff
 No immediate concerns tile problem check with vendor/recommend further investigation! Safety concerns

COOLING/HEATINGPUMP not inspected check with vendor/recommend further investigation!
 No immediate concerns budget to replace at end of lifecycle A/C not tested not applicable

INTERIOR not inspected check with vendor/recommend further investigation Safety concerns
 no immediate concerns extensive repairs recommended GAS ODOUR!

VENTILATION/INSULATION not inspected check with vendor/recommend further investigation!
 no immediate concerns attic not inspected extensive maintenance required

BSMT/DAMPNESS not inspected check with vendor/recommend further investigation! Safety concerns
 no immediate concerns typical-monitor cracks leak see roof section see exterior section
 inconclusive

VENDOR STATES:
