



Professional Home Inspections Inc.

Building Inspection Report

Address of Building Inspected _____

Date of Inspection _____ Time _____

Inspector's Name _____

INSPECTION CONTRACT

Type of service requested by the Client: The undersigned client acknowledges having scheduled this inspection prior to the inspection date. The appointment having been made by telephone, email or by his/her agent.

Standard Inspection Accepted Declined

Air Sampling Accepted Declined

ITEMS ENCLOSED WITH THIS REPORT:

The client confirms and acknowledges that he/she has received from the Inspector, Mr. Ralph Edwards, the following information and material documents:

- A multi-page document containing a detailed check list report prepared by the inspector, providing an opinion of condition of the subject home.
- A digital copy of the photos taken by the inspector while on site.
- Digital copies of drawings and handouts related to construction and maintenance.
- A selected range of printed photos with written comments.
- A Home Owners Handbook (digital and/or hard copy format).
- A budgeting guide related to home repairs and renovations.
- A questionnaire for the client to complete with a stamped self addressed envelope.

The client further confirms that the inspector has reviewed the inspection report with the client and provided a summary within the report detailing the major defects (if any) and other comments or recommendations made with respect to the condition of the home. The client acknowledges that he/she is instructed to read all of the

report and not to rely solely on the verbal communication and/or the summary section of the report.

Should the report identify major defects with respect to the home, or collectively a significant cost for minor defect remedy, the client is hereby advised by the inspector to not purchase the home if the client is not willing to accept these defects and the potential cost related to remedy such defects.

I have read this report and am aware of the limitations of the inspection process. I accept this multiple page report, supplements and photos if provided, 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 of future conditions and is not an insurance policy of any kind.

Client Signature _____

Name of Client _____

Telephone (Bus) _____

Telephone (Res) _____

Current Address _____

Email Address _____

Terms: Payment is due upon receipt of this report.

Total Amount Due (including taxes): _____

Payment Received in Full Paid by CHQ CASH

1. The report, issued by the inspector is prepared with reasonable skill and care. The report is limited to the physical evidence that was visually accessible at the time of the inspection.
2. The required repairs include, but are not limited to, what is reported herein due to the limitations and restrictive nature of a visual inspection. The client is hereby warned that not all deficiencies will be discovered. The client can expect 80% of the first year repairs to be revealed, not 100%. Confirming the presence of mould requires air analysis which is not a part of this inspection.
3. The inspector's role is principally educational, intended to provide you, the client, with a better understanding of the building.
4. The inspection is partially designed to reduce your risk of buying a building either new or old. We cannot eliminate this risk. Neither the inspector or the inspection firm will absorb any of your risk in buying either a new or older property.
5. The client is advised to annually budget at least 1% of the building's value for maintenance and unforeseen repairs.
6. The client is warned that resultant damages may occur to the building systems or components if the recommended repairs in this report are not carried out in a timely manner.
7. Cost estimates, if provided in this report, are minimums and are intended to be a rough guideline only. Estimates are based on the most cost effective solution to address the problem and will not include betterment.
8. The inspection does not cover code compliance issues set by governments or other regulatory authorities.
9. The inspection does not take into account eligibility for mortgage insurance, building or property owners insurance.
10. The inspection process is conducted in a fair and impartial manner. Accordingly, this report is not provided as an aid for negotiation in a real estate transaction.
11. The client is advised to ask the seller if they are aware of any defects or components which are not operating satisfactorily.
12. This building inspection is a general review. It is neither an exhaustive audit nor a complete analysis of the building and its systems and components. The inspector/inspection firm does not and cannot assume the risk for any future operational deficiency or performance of the building. This inspection is not presented to you as a warranty of present or future conditions and it is not an insurance policy of any kind. The maximum liability the inspector and/or inspection firm will assume for errors or omissions which might arise from this inspection or are contained in this report is limited to the amount of the fee paid for the inspection. This provision may be pleaded and shall be a bar to any other claim or claims.

Summary of Inspection



Building Inspection Report

Budgeting Maintenance & Repairs

To help you prepare for future work and to budget accordingly, we have included this summary. Please be cautioned that the following noted items represent the minimum amount of work that you should address in the future. You must also anticipate and budget for the 20% unforeseen deficiencies that cannot be discovered by a visual inspection. In addition, be aware that you may receive opinions from contractors that can vary significantly from our own.

The average annual repair and maintenance budget for a building of similar size and vintage to this property is:

- \$1,500 - \$2,500
- \$2,500 - \$5,000
- \$10,000 - \$20,000
- over \$20,000

The **MINIMUM BUDGET ALLOWANCE** you should plan for this building is:

- over the first 0-2 years
- over the first 0-5 years
- over the course of _____
- \$2,000
- \$5,000
- \$10,000
- \$15,000
- \$20,000
- \$25,000
- \$30,000
- over \$30,000

Areas requiring consideration, repairs, upgrading and/or replacement.

Roofing Systems:

- roof coverings
- gutters and downspouts
- soffits
- chimneys
- skylights

Exterior:

- brick & sidings
- windows & doors
- lot grading
- decks / porch
- exterior painting
- garage
- drive & walkways
- landscaping
- fencing
- exterior wood

Structures:

- crawl spaces
- beams / columns
- foundations
- crack sealing (injection)

Electrical Systems:

- main panel
- light fixtures & switches
- branch wiring
- receptacles (GFCI)

Heating & Cooling Systems:

- furnace, boiler
- ducting, rads
- AC system
- filter, humidifier

Plumbing Systems:

- main shut off
- distribution piping
- drains / floor
- fixtures, fittings

Interiors:

- kitchen
- bathrooms
- attics / insulation
- fireplaces / stoves
- walls / ceilings
- floor coverings
- stairs / railings
- appliances
- decorating
- General annual and seasonal exterior / interior building maintenance & small repairs.

Summary of Inspection

Objective of the Summary of Inspection

The inspector's objective during the summary portion of the inspection is to discuss the significant aspects of his findings. There is no time limit on these discussions. We encourage you to ask as many questions as you like to ensure we have addressed your concerns. The inspection process is a two-part system: the **verbal communication with a review of the photos** and the **detailed report**. As such, this report is not transferable to third parties as it will not clearly convey the information herein.

In comparison to other buildings of similar type and vintage that we have inspected, the functional condition of this building or dwelling is:

BELOW AVERAGE	2	3	4	5	6	7	8	ABOVE AVERAGE
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Recommended course of immediate action:

This page must not be relied upon in isolation.

Please review this report in its entirety and ask for clarification on any matter.

- Consider all deficiencies related to health & safety issues and uncontrolled water problems as urgent.**
- Further inspection or evaluation is required regarding:**

EXTERIOR

- Improve Grading at _____
- Extend all downspouts
- Adjust eavestrough to drain properly
- Disconnect downspouts from leader to weeping tile
- Extend sump pump discharge line to min of 10 ft.
- Add safety railing to porch, deck