

## Contingent and Limiting Conditions

1. Sketches incorporated into the report are intended to assist in the visualization of the property; the location and dimensions are not necessarily exact.
2. The report is a professional opinion **based solely on a visual, non-destructive inspection of the accessible features of the subject property**, of the building and associated site that may affect the building in a negative way. Without dismantling the building or its systems, there are limits to such an inspection; therefore, it must be understood that we can reduce the risk of purchasing; however, we cannot eliminate it nor do we assume it.

Additionally, areas of limited visibility due to obstructions can only be inspected based on access. Obstructions are not usually authorized for movement, to gain access, for complete observation.

### **THIS INSPECTION IS NOT A GUARANTEE OR WARRANTY.**

3. Our inspection is the apparent state of repair of the property, at the date and time inspected. Further observations, deteriorations, damage by insects etc, or faults may be revealed upon renovation or repair of a finish or system that was not accessible at the time of the inspection. **No** insurance presently covers properties or individuals against rot, mould, mildew or fungus.
4. The existences of hazardous substances may be present on the property, or other environmental conditions. They were not called to our attention nor become aware of such, during our inspection. We have no knowledge of the existence of such materials on or in the property. However we are not qualified to test such substances or conditions. No responsibility is assumed for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. This inspection does not include procedures, which may cause harm to the inspector, occupants, or home itself, and are **expressly excluded**.

Insulation has varying types of problems: (A) Glass fiber should be covered and protected. (B) Vermiculite **MAY** contain asbestos. We are not responsible for these products, nor can we be held accountable. This is a manufacturer's area of responsibility. We do not have expertise or knowledge in these fields; you are advised to contact field experts for additional information.

5. Possession of this report does not carry the right for publication, either in total or in part, nor is it intended for any other purpose than that for which it was prepared. **Neither** the company's name nor that of the author of the report is to appear in a publication or brochure for, or on behalf of anyone marketing the property, or a space within the property or for any related purpose. (Third party exclusion).
6. **We DO NOT have past, present or contemplated future financial interest in the property** except for our service fees; nor are we associated with those who do. This inspection report is for the **exclusive** use of our client only and use of the information by any other party is not intended.

- 7 The author of the within report is not required to give testimony nor appear before a Court or other Tribunal in connection with it, unless prior arrangements made.
- 8 The Standards of Practice of this inspection are based on the standards utilized by CAHPI (Canadian Association of Home and Property Inspectors). Although utilized as a guideline set forth by CAHPI to provide quality and consistency within the Home Inspection field. These standards have been made available on my web site, CAHPI's web site and enclosed within the reference guide, guiding this non-destructive inspection.

Through recent years, within the industry, it has become evident that the insurance industry has established their own guidelines. These are based on principles that tend to lower the number of causes of insurance claims. A survey of insurance companies indicates that these rules may vary with insurance companies.

9. "As per CAHPI Standards of Practice", appliances were NOT tested or included within this report. Systems such as, (but not excluded to): Hot Tubs, Pools, Septic or Well systems are NOT usually encompassed within the report or inspection. Field experts should be consulted to further investigate and evaluate the competency of specific systems, unique to the home.
10. We do not assume liability beyond the amount of the inspection fee charged and by payment of our total fee is fully and is reasonably understood.
11. A representative number of electrical outlets and systems have been tested (heaters for example, but not exclusive to), as a general observation of the apparent condition of installed equipment. Further investigation beyond this inspection may be warranted.
12. Only written comments (indicated in blue or red) can be attributed to us. All other comments are hearsay only, and do not reflect on the report.

By signing this document, I acknowledge and understand the above limitations. I give my permission for this visual, non-destructive inspection to proceed.

\_\_\_\_\_  
Please Print and Sign

Date: \_\_\_\_\_

Thank you,

Julie Peck  
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