

PROPERTY INSPECTION AGREEMENT

PLEASE READ CAREFULLY

Advance Notification and Contract Review:

- I acknowledge that I have been provided with advance notice to review this contract prior to authorizing Irongate Inspections to proceed with the inspection. The contract was sent to me via email and is also available for review on the website iginspections.ca.

Agreement and Acceptance:

- By agreeing to proceed with the inspection of the property, I affirm that I have thoroughly read, understood, and accepted the terms of this Contract, including the section entitled "SCOPE OF INSPECTION".

Payment Terms:

- I agree to remit payment for the inspection fee as specified in the "Receipt" section of this Report prior to the commencement of the inspection.

Inspection Schedule:

- I acknowledge that the inspection is scheduled to begin on the agreed upon date.

Confidentiality of the Report:

- The Inspection Report is intended solely for the confidential use of the Client and shall not be disclosed to any third parties without the express written consent of both the Inspector and the Client.



Inspection Terms and Conditions:

- The inspection of the property referenced above shall be governed by the following Terms and Conditions:
 - I. The inspection will be conducted by Irongate Inspections in accordance with the Standards of Practice established by the Ontario Association of Home Inspectors (OAH) and the Canadian Association of Home & Property Inspectors (CAHPI).
 - II. The inspection will be performed under the direction of a Candidate Home Inspector who holds membership in both the Ontario Association of Home Inspectors (OAH) and in accordance with the Canadian Association of Home & Property Inspectors (CAHPI).
 - III. A report will be issued upon completion of the inspection. This report will be based on a limited visual examination of the readily accessible components of the property. The report represents the Inspector's professional opinion regarding the observable conditions present at the time of the inspection.
 - IV. This inspection does not constitute an engineering evaluation and is not intended to provide engineering or architectural services.
 - V. The Inspection Report reflects the condition of the property as observed during the inspection.
 - VI. The Report does not constitute a guarantee, warranty, or insurance policy regarding the property.



SCOPE OF INSPECTION

- **1. VISUAL INSPECTION**

This inspection is a visual inspection only of readily accessible aspects of the property. A home inspection does not include identifying defects that are hidden behind walls, floors, or ceilings. This includes structure, wiring, plumbing, ducting, and insulation that are hidden or inaccessible. The inspector will not conduct any invasive or destructive testing of the property. Safety, accessibility, or other considerations may present the inspector with restrictions in examining specific home elements or components.

- **2. LIMITED ASSESSMENT**

The home inspection will provide you with a basic overview of the condition of the property. This inspection is not technically exhaustive or all encompassing, as your inspector has only a limited amount of time, as well as constraints in methodology, to complete the inspection. The inspector is a generalist, not a specialist in all disciplines, and may refer the homeowner to specialists for further investigation of certain items.

- **3. CONTEXT OF INSPECTION**

This inspection should also be considered in the context of a "snapshot in time", reflecting the conditions of the home at the date of inspection. Future performance of components and elements of the home is outside the context of this inspection. For example, your inspector may not discover leaks that occur only under certain weather conditions. Some conditions noted, such as cracks in foundations, may be either cosmetic in nature or indicators of settlement; however predicting whether an individual condition will present future problems is beyond the scope of the inspection.

- **4. NOT BUILDING CODE OR BY-LAW COMPLIANCE INSPECTION**

Jurisdiction for Building Code, Electrical Code, Gas Code, Fire Code, Plumbing Code, or other statutory or by-law compliance inspections resides with the appropriate authorities. The services provided by your home inspector are not conducted in the context of Code or By-Law compliance inspections.

- **5. ENVIRONMENTAL AND AIR QUALITY CONCERNS**

This inspection will not assess environmental or air quality concerns. The scope of inspection does not include examination for hazardous materials that may be on the property, in or behind surfaces, or are constituent to building materials. The inspection does not include determination for irritants, pollutants, toxic materials, or contaminants; presence of mold, spores, or fungus; asbestos, radon gas, or carcinogens; etc. As well, the inspection does not include the determination of presence of insect, bird, rodent, or other infestations.





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Acknowledgment and Liability Limitation:

- By signing below, I confirm that I have reviewed, understood, and accepted the Terms and Conditions and the SCOPE OF INSPECTION outlined above. I further acknowledge that the legal and financial liability of the Inspector and Irongate Inspections for any damages arising from their actions or omissions, regardless of the cause, is limited to the amount of the fee paid for this inspection. Additionally, my signature below acknowledges receipt of payment in full to Irongate Inspections on the date specified and prior to the commencement of the inspection. Failure to remit the payment as required may result in the cancellation of the inspection by the Inspector.

Civic Address of Inspection:	Received By: Irongate Inspections Inc.
Date of Inspection:	Inspector Name: Noel McCleery
Inspection Fee(s) Subtotal:	Inspector Signature:
HST Tax:	Client Name (Print):
Total Inspection Fee:	Client Signature:

A formal receipt of payment will be issued separately.

