

G.T. Inspections
514-726-6473
www.gtinspections.ca

INSPECTION AUTHORIZATION FORM / RECEIPT / CONTRACT

TO BE READ AND SIGNED PRIOR TO PERFORMING THIS BUILDING INSPECTION

Property Inspected Address: _____
Date: _____ Time: _____
Client: Name: _____
Telephone # Home _____ Other: _____
Inspector: Name: _____ Report Number: _____
Weather Conditions: _____

G.T.INSPECTIONS will perform the inspection of the above mentioned property using the 'Home Reference Book®'. We would ask you to turn to the section entitled The Scope" in your "Home Reference Book" which will outline the scope of the Inspection and includes a copy of the recognized and accepted 'Standards of Practice®' of the l'Association des Inspecteurs en Bâtiment de Quebec (AIBQ). Should you have any questions in regard to these 'Standards of Practice' which are applied in all our basic visual residential Inspections, please do not hesitate to ask for clarification from us or call the AIBQ at (514) 234-2104.

Note: 1. The inspection report is for (he exclusive use of the client named in this agreement. No use of the information b any other party is intended or authorized by G.T. INSPECTIONS.
2. The recommendations for suggested improvements, repairs or replacements contained in this report are nc provided in any way for the negotiation of the purchase price of the property inspected and are intended to providi information to the client only.

AUTHORIZATION

I, the Client, or his/her representative request(s) the Basic visual inspection of this property, versus the detailed more extensive professional Inspection and I accept the limitations and objectives of this basic visual inspection which are:

- the primary purpose of this basic visual inspection is to inspect for major defects which could seriously affect the property and buyer;
- that the report is an opinion strictly based on the visual inspection of the accessible features of the building at the time of the inspection; the company G.T. INSPECTIONS and the inspector are not responsible for hidden defects and for deficiencies or defects which become visible after the date of the inspection, which I agree to be considered as hidden defects and which are covered under Quebec Civil Code, Article 1726;
- that this basic visual inspection of this property is not technically exhaustive and it does not involve the use of measurements, instruments, testing, sampling, calculations and any other means to develop scientific or engineering findings, conclusions or recommendations;
- that the subject secondhand property and/or its components which I intend to buy are not new, and consequently I acknowledge that the property may not comply with applicable building codes or bylaws;
- that this basic visual Inspection is not a Building Code or Bylaw compliance inspection and if I so desire to know if the building or any of its components (electrical, plumbing, construction, structure, chimneys, fireplaces, wood stoves installation, etc.) comply with past or present Codes, Standards or Bylaws, I will request from G.T. INSPECTIONS a detailed professional extensive inspection by means of a separate and special contract. Upon demand G.T.INSPECTIONS will provide further information on this service and provide this type of expertise, if requested;
- that the report's objective is not to identify minor and usual repairs resulting from normal wear and tear, nor improvement and normal maintenance and that this secondhand property will normally require spending approximately 3% (as per national statistics) of the total purchase value in repairs, replacements and maintenance in the first year of ownership;
- that this basic visual inspection report is not intended to determine if the chimneys, the fireplaces, or the stoves are built or installed to Code, Standards and Bylaws, or if the chimneys, fireplaces or stoves function adequately. A basic visual inspection of the chimneys, fireplaces and stoves will not determine whether the installation is safe. A specialized exhaustive inspection is required to be done by a specialist (Master Sweep). Also the interiors of the chimneys will not be inspected as per the AIBQ standards and you should immediately contact your insurance company to find out if the wood stove, fireplace or "auxiliary heating device" is correctly installed;
- the report will not determine the seasonal presence or absence of wood-boring animals such as termites or carpenter ants, or animals such as rodents and any other type of insect or animals;
- that the report contains no comments or opinions on any environmental concerns for air quality, soil or water sources or on the presences or absence of toxic substances, including, but not limited to, such things as urea formaldehyde foam insulation, asbestos, mould, radon gas or any other toxic substances. A specialist company should be contacted immediately if you have any concerns regarding testing and analyzing air, soil or water on this property (especially if any members of your household are dust, mould, or chemical sensitive);
- that this basic visual Inspection is not meant to determine the existence of pyrite, expanding shales, sensitive clays, radioactivity or any other non-visual item pertaining to the property (which require either chemical analysis or specialized testing);
- that this basic visual inspection is not for the verifying for the presence or absence of reservoirs, septic tanks or underground oil tanks or traces there of oil on the property. An environmental company is to be contacted if you have any concern in regard to contamination oil tanks, or any other environmental or health concerns;

If you have any concerns regarding any of these above listed items, a specialist company should be contacted immediately to provide the appropriate testing services. If you require experts, G.T. INSPECTIONS, may be able to provide a list for you to choose.

Initials _____

LIMITATIONS

Our Authorization Form states that the report is an opinion based on a visual inspection of the accessible features of the building and using the "Standards of Practice" of the Association de l'Inspecteurs en Batiment de Quebec (AIBQ).

The intent of our contract is to make you aware that an inspection is not technically exhaustive (does not use testing tools or measurements) and is not all encompassing. Without dismantling the house or its systems, there are limitations to such a visual inspection. Throughout any inspection, inferences are often drawn which could not be confirmed by direct observation. Clues and symptoms often do not reveal the extent or severity of problems. Therefore, it should be understood that while we can substantially reduce your risk, we cannot eliminate it, nor do we assume it. This basic visual inspection is not a guarantee or warranty of any kind and it is definitely not an insurance policy against past, present and future repairs, maintenance or Improvements on this property.

Some problems will only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people constantly use the shower, but do not leak when you simply turn on the tap. Some roofs and basements will only leak when specific conditions exist (frozen ground, wind-driven rain etc.) which are not present during the inspection. Some problems will only be discovered when carpets are lifted, furniture is moved, finishes (walls, roofs, floors, etc..) are removed or exhaustive tests or inspections are performed by specialists such as in, French drains, soil analysis, structure, air quality, mould tests, chimneys or others.

YOU SHOULD KNOW...

The primary objective for G.T.INSPECTIONS is to inspect for visual major defects that could seriously affect the property. No comments will be provided on items that are subject to normal wear and tear or on normal maintenance and normal repair costs. An all inclusive list of minor building flaws will not be provided with this report. The report is not complete unless "The Bottom Line", the report forms and the text references are included. Other than the inspection fee, we have no financial interest in this property. All costs suggested during the inspection are intended as ballpark figures to provide an order of magnitude and contractors must be contacted for specific quotations / estimates on work required, before purchasing this property.

ADDITIONAL WORK

Our fees are based on a single visit to the property. If additional visits are required for any reason, additional fees will be charged. Should we be called upon to give testimony or prepare for litigation as a result of hidden defect/s being discovered after our inspection, additional fees will be charged at our current hourly rate for any time spent, including additional inspection time, research, report preparation, consultation, traveling, time spent waiting to testify (in our office or elsewhere) and court appearances. A three hour minimum will apply.

ARBITRATION

Any and disputes, differences or claims arising of or in connection with the present contract shall be referred to and finally settled by arbitration according to the Quebec Civil Code of Procedure, to the exclusion of judiciary courts, and the arbitration decision will be executory, final and without appeal.

Initials _____

Should you have any questions about the content of this report following its receipt, we would be happy to answer these. There is no fee for telephone consulting, (tel. # 514 - 726 - 6473).

If you receive advice, which differs from our report, please contact us before you commit to any expense.

This document is drawn in the English language at the request of the parties hereto.
La présente convention est rédigée en anglais à la demande des parties.

I have read, understood, and accepted the terms of this Inspection Authorization Form / Receipt / Contract;

I am the client or representative of the client.

Client signature: _____

or representative: Name: _____ Signature: _____

Inspection Fee \$ _____ GST \$ _____ QST \$ _____ Total Fee: \$ _____

Mode of payment: Cash Cheque Credit Card _____

Payment in full received by: _____