



INSPECTION SERVICE AGREEMENT ELECTRONIC FORM

The information filled out in this page will automatically be displayed in the Inspection Service Agreement form. When printing the form, specify page numbers to avoid printing the ones, including Annex A and Annex B, that do not apply to the inspection. You can save your basic information for subsequent use.

File Number: GST #: PST #: Fees:
Inspector's Name: AllCQ membership #:

INSPECTION COMPANY INFORMATION

Company Name:
Address: City: Province: Postal Code:
Telephone: Email:

CLIENT INFORMATION

Client (1) Name: Client (2) Name:
Client's City: Province: Postal Code:
Address:
Client's Telephone: Email:

BUILDING TO BE INSPECTED

Building's City: Province: Postal Code:
Address:

Building Description: single family dwelling, duplex, triplex, multiplex _____, condominium

Annexe B applies Yes No

Inspection day (Monday, Tuesday...): Date (01, 02...): Month (Jan, Feb....): Year:
Time:

Delay for submitting report (section 6): Hourly rate for additional services (section 13):

Documents received by email: days before the inspection

TEXT FOR SECTION 12:

Section 11.5 does not apply



INSPECTION SERVICE AGREEMENT OF A CHIEFLY RESIDENTIAL BUILDING

File Number

1. THE PARTIES

Represented by: _____
(Hereinafter referred to as **THE INSPECTOR**)

(Hereinafter referred to as **THE CLIENT**)

Telephone: _____

AIICQ membership#: _____

Email: _____

2. CONTRACTUAL OBJECTIVE

THE INSPECTOR'S services are hereby retained by the purchaser (**THE CLIENT**) to perform a **PRE-PURCHASE** inspection of the building covered by this Inspection Service Agreement.

3. LIMITS OF THE INSPECTION

THE CLIENT hereby acknowledges having been duly informed of the limits of the visual inspection in relation to an exhaustive inspection of a building involving several building professionals, declares to understand the difference between the visual inspection and the exhaustive inspection and accepts the visual inspection. **THE CLIENT** confirms having understood and received **APPENDIX A**.

INITIALS

4. ADDRESS OF THE BUILDING TO BE INSPECTED AND DESCRIPTION OF THE BUILDING

4.1 **DESCRIPTION OF THE BUILDING:** single family, duplex, triplex, multiplex ____, condominium

4.2 The building is held in **DIVIDED CO-OWNERSHIP** and the present inspection is subject to the terms and conditions contained in **Annex B** of this contract:

YES NO

5. DATE AND TIME OF THE INSPECTION

The building inspection will take place on: _____ at _____

6. PRODUCTION OF THE REPORT

The inspection report will be available within _____ days following the date of the inspection.

With regard to **THE INSPECTOR**, **THE CLIENT** agrees not to take a decision concerning the BUILDING before receiving the written inspection report, a careful reading of it and if necessary a further talk with **THE INSPECTOR** to ensure a clear understanding of the report.

INITIALS

7. CONTENT OF THE INSPECTION

The inspection includes one (1) BUILDING visit and the production of one (1) inspection report.

8. OBJECTIVES AND LIMITATIONS OF THE VISUAL INSPECTION

- 8.1 The inspection consists of a visual examination of the building's systems and components which are readily accessible as listed in the InterNACHI-Quebec Standard of Practice and will be carried out in accordance with the Standard that is an integral part of this contract.
- 8.2 The InterNACHI-Quebec Standard of Practice determines the requirements and limitations of the inspection.
- 8.3 The inspection does not target nor can it uncover hidden defects which can affect the building but aims to uncover apparent defects and indicators of potential defects which could affect the integrity and usefulness of the building.

INSPECTOR CLIENT 1 CLIENT 2



INSPECTION SERVICE AGREEMENT OF A CHIEFLY RESIDENTIAL BUILDING

File Number

9. BUILDING INSPECTION STANDARD OF PRACTICE USED BY THE INSPECTOR

THE CLIENT declares having received a copy of the Standard of Practice prior to the signing of this contract and has had sufficient time to acquaint himself with its content and ask any question necessary for its total understanding.

INITIALS

10. INSPECTOR'S OBLIGATIONS

- 10.1 **The INSPECTOR** declares he has no financial interest in the building concerned.
- 10.2 The present contract respects the laws in force in Quebec and if a clause contravenes a law, that clause alone will be excluded.
- 10.3 **The INSPECTOR** has valid errors and omissions insurance coverage.
- 10.4 **THE INSPECTOR** assumes an obligation of means and not of result.

11. CLIENT'S OBLIGATIONS

- 11.1 **THE CLIENT** agrees to provide all documents and information necessary to the execution of **THE INSPECTOR**'s services, the promise to purchase and its attachments, when containing information pertinent to the state of the building, any vendor declaration and any guarantees. **THE CLIENT** agrees specifically to disclose to **THE INSPECTOR** any defect, apparent or not, and any problem that could affect the integrity or the usefulness of the building of which he is aware.
- 11.2 At the end of the inspection, **THE CLIENT** agrees to sign the document "**CERTIFICATE OF EXECUTION OF AN INSPECTION OF A MAINLY RESIDENTIAL PROPERTY**" included in the present contract.
- 11.3 **THE CLIENT** agrees to pay the fees of the inspection at the end of the inspection. These fees only cover a single visit of the premises.
- 11.4 The inspection report is exclusively for **THE CLIENT**'s use and cannot be used by a third party.
- 11.5 **THE CLIENT** was informed that **THE INSPECTOR** is an independent and authorized inspector / franchisee.

INITIALS

12. ADDITIONS OR MODIFICATIONS TO THIS INSPECTION SERVICE AGREEMENT

13. FEES

| | |
|---------------------|--------------|
| Sum received: _____ | Fees: _____ |
| By: _____ | GST: _____ |
| GST#: _____ | PST: _____ |
| PST#: _____ | TOTAL: _____ |

If an additional service such as another visit or a report or a Court testimony, is requested by **THE CLIENT**, the latter will pay **THE INSPECTOR** additional fees at an hourly rate of for a minimum of four (4) hours plus all applicable taxes.

14. SIGNATURE

In witness whereof, the parties have signed:

_____, this _____ day of _____, _____

THE INSPECTOR:

CLIENT 1:

CLIENT 2:



CERTIFICATE OF EXECUTION OF AN INSPECTION OF A CHIEFLY RESIDENTIAL PROPERTY

File Number

1. THE PARTIES

THE INSPECTOR:

CLIENT 1:

CLIENT 2:

BUILDING ADDRESS

2. CLIENT'S AGREEMENT

2.1 **THE CLIENT** confirms he reviewed the document *SELLER'S DECLARATION* with **THE INSPECTOR**.

YES NO for the following reason(s): _____

2.2 **THE INSPECTOR** and **THE CLIENT** visually observed the entire exterior of the building according to the Standard of Practice. Except: _____

2.3 During the inspection, **THE INSPECTOR** and **THE CLIENT** observed _____ cracks in the exterior foundation.

2.4 **THE INSPECTOR** and **THE CLIENT** visually inspected the entire interior of the building in accordance with the Standard of Practice. Except: _____

BUILDING'S INTERIOR

2.5 **THE INSPECTOR** and **THE CLIENT** observed:

a) Water infiltration was visible:

NO YES Location(s): _____

b) Stains were visible:

NO YES Location(s): _____

c) Elements of the appearance of mold were visible:

NO YES Location(s): _____

d) Odors were noticeable:

NO YES Location(s): _____

e) _____ interior foundation cracks were visible .

Location(s): _____

f) Other: _____

2.6 **THE CLIENT** confirms having received and understood the Inspection Service Agreement, the Standard of Practice and Annex A during the inspection , by email , _____ days before the inspection.

2.7 People present during the inspection:

Client: _____ Seller's broker: _____

Client: _____ Client's broker: _____

Seller: _____ Other: _____

Seller: _____ Other: _____

3. CLIENT'S SIGNATURE

THE CLIENT declares he followed **THE INSPECTOR** during the inspection and saw the different elements listed above with **THE INSPECTOR**.

SIGNED IN: _____ DATE: _____

THE INSPECTOR:

CLIENT 1:

CLIENT 2:



**ANNEX A
INSPECTION SERVICE/EXPERTISE**

File Number

BUILDING ADDRESS

If required, additional inspections can be carried out by professionals in their respected fields. (The following are not included in a visual inspection.) All prices in this document or illustrative quotes can fluctuate and can vary due to different factors. All applicable fees and taxes are extra.

| | APPROXIMATE COST |
|--|-------------------------|
| 1. Any building detached from the main building (i.e.: garage, shed, etc.) | \$50.00 and up |
| 2. Chimneys, fireplaces, solid fuel stove, etc. by a specialist | \$200.00 and up |
| 3. Electricity: electrical panel opening and complete technical verification by a master electrician | \$250.00 and up |
| 4. Plumbing: full technical inspection by a master plumber. | \$250.00 and up |
| 5. Technical inspection: heating, air conditioning, ventilation, oil tank. | \$175.00 and up |
| 6. Air quality test: mold, radon or other | \$300.00 and up |
| 7. Infrared thermography. | \$300.00 and up |
| 8. Foundation drain camera test | \$300.00 and up |
| 9. Inspection in compliance with the codes governing the construction industry | \$1,500.00 and up |
| 10. Security inspection | \$1,000.00 and up |
| 11. Wastewater elements (septic tank, septic field) inspection | to be determined |
| 12. Surface well or artesian inspection | to be determined |
| 13. Swimming pools, whirlpools, saunas or other similar equipment | \$300.00 and up |
| 14. Repair cost estimate | \$120.00/hr and up |
| 15. Foundation waterproofing and structural defect inspection | \$1,000.00 and up |
| 16. Foundation cracks repair evaluation | \$500.00 and up |
| 17. Pyrite test | \$450.00 and up |
| 18. Other: _____ | |

THE CLIENT understands and accepts the conditions of this Annex: _____

Signed in _____, this _____ day of _____, _____

THE INSPECTOR:

CLIENT 1:

CLIENT 2:



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File Number

BUILDING ADDRESS:

1. The present inspection deals exclusively with the inspection of systems and components installed inside the private residential unit.

Two empty boxes for initials

INITIALS

2. The indoor and outdoor common areas are not included in this inspection. In this case, you must communicate with the Syndicate of co-ownership to learn about the defects, faults, known problems maintenance and upcoming work.

3. The inspection of a divided co-ownership building can include the common areas. In such a case, a written permission must be given to the inspector by the Syndicate of co-ownership.

- Exterior Yes No
- Structure, Foundations Yes No
- Roofing, Flashing, Chimneys Yes No
- Attic space Yes No
- Staircases, Hallways Yes No

4- The present inspection completely and totally excludes all other private areas other than the private residential unit which is the subject of the present inspection, all common areas of restricted use, and all common areas that the inspector cannot visit freely.

5- Other conditions: _____

6- Signatures: **THE CLIENT UNDERSTANDS AND ACCEPT THE CONDITIONS OF THIS ANNEX.**

Signed in _____, this _____ day of _____,

THE INSPECTOR:

CLIENT 1:

CLIENT 2: