

1. This contract is an agreement between _____, hereafter referred to as the Client, and Aperio Home Inspections, hereafter referred to as the Company, to perform a visual building inspection according to the "Standards of Practice" of the International Association of Home Inspectors (InterNACHI), a copy of which will be provided to you with delivery of your Inspection report and is also available for view on the both the Company's website and InterNACHI's website. The inspection is a reasonable effort to disclose the conditions of the building based on a visual inspection of accessible features. The purpose and scope of this inspection is to provide the Client with a better understanding of the property's condition as observed at the time of the inspection. The Inspection can include: Structure, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, and Ventilation Systems and specified components of each, this is the exhaustive list. The InterNACHI Standards of Practice prescribe that these systems and specified components must be inspected (where able) and reported upon. It also states which systems are not to be inspected and which services the inspector shall not be required to perform.

2. The goal is to identify major defects requiring a potential expense of approximately \$2,000 or more over the short term and to provide the Client with a better understanding of the present conditions of the building. While some deficiencies of lesser importance are addressed an all inclusive list of minor building flaws is not provided.

3. The Company will not operate heating or cooling systems in temperatures that may cause damage. Air conditioning systems will not be operated by the Company in outdoor temperatures below 65° F(18° C) . Furnaces must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). We do not inspect heat exchangers. Plumbing and electrical must be turned "on" for the inspection of these systems and components. Well or spring water systems, their pressure, depth, water level or condition is not part of this inspection. Septic fields and tanks are not inspected and are not part of this contract. This inspection does not include detached buildings or garages unless financial arrangement has been specified ahead of time.

This is not intended to be a Building Code or Municipal Bylaw compliance inspection. The Standard of Practice does not include the inspection of, or any part of testing for, or determining whether or not conditions exist, such as, but not limited to: asbestos; formaldehyde; soil or geological conditions; pools and or equipment related to pools, spas or jacuzzis; pests, vermin, termites or wood eating insects; elevators or elevating devices; solar energy systems; refrigeration units; water filtration or conditioning systems; security, intercom, telephone, cable, satellite or other low voltage systems; window treatments or coverings; central vacuum; or lightning arrestors.

4. The company assumes no liability whether in contract or in tort and including negligence of the company for, but not limited to:
a) the actual, alleged or threatened inhalation of, ingestion of, contact with, exposure to, existence of, growth of or presence of; or
b) any costs or expense incurred to present, respond to, test for, monitor, abate, mitigate, remove, clean-up, contain, remediate, treat, detoxify, neutralize, assess or otherwise deal with or dispose of; or
c) the actual or alleged failure to detect, report, test for, monitor, clean-up, remove, contain, dispose of, treat, detoxify, neutralize, or in any way respond to, assess the affects of, or advise of the existence of;
Any FUNGI or any spores, mycotoxins, odours, or any other substances, products or by-products produced by, released by, or arising out of the current or past presence of FUNGI. 'FUNGI' means any form of fungus, including but not limited to yeast, mould, mildew, rust, smut or mushroom.

5. The inspection report is an opinion of the Company. The Company's purpose is to determine whether or not a system or component is functioning in the manner in which it was intended. The Company is not responsible to determine all that may be wrong with a system or component or to provide cost estimates for repair or replacement. The Company need only determine whether or not a second opinion is required from a licensed professional, such as an electrician, HVAC contractor, engineer, environmental specialist or any other specialist that may be required given the specific concerns which arise during the course of an inspection. It is the responsibility of the Client to seek qualified specialists to investigate further any item or component that is commented on in the inspection report and to do so prior to signing waivers or before closing any transaction. A general rule of thumb is that an average figure of one percent (1%) of the value of the house should be set aside for annual maintenance and repairs.

6. Each building has many identical components, such as electrical outlets and windows. A representative sample of these items will be checked. The inspection may be limited where areas are not readily accessible, not available for inspection, or pose an unreasonable safety risk to the Inspector. Each inspection is different in these regards, as each house is different, and therefore some deficiencies that could be detectable may go un-noted.

7. The inspection is not a guarantee nor does the Company guarantee any items or opinions described on this report. The risk of purchasing a building can be reduced, however, the Company cannot eliminate risk nor will the Company assume any risk. The Company is not a home warranty company nor does it carry insurance for warranty claims.

8. The cost of the home inspection is based upon heated square footage of the home to be inspected as well as other factors. Payments must be made at or before the time of inspection. The Company agrees to provide the client with a report within three business days after the inspection.

9. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all other prior agreements and understandings, both written and oral, between the parties with respect to the subject matter hereof.

10. The Consultant agrees to indemnify clauses and hold harmless the Company of and from any and all claims, demand, losses, causes of action, damage, lawsuits, judgments, including reasonable attorneys' fees and costs, arising out of or relating to any breach by the Consultant of this Agreement.

11. By payment of our fee and the Client's signature, whether digital or wet, the Client acknowledges, understands, and agrees to the statements and terms contained herein, and will hold the Company and InterNACHI harmless to any claims made. The Client assumes all risk for problems noted in this report that may include concealed damage which is revealed during the course of repair or through further investigation by a qualified specialist. The Client's signature below is your acceptance of these terms and conditions.

THE COMPANY MUST RECEIVE ACCEPTANCE OF THIS AGREEMENT BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN.

THE CLIENT MAY REPLY TO THE EMAIL WITH APPROVAL AFTER REVIEWING THIS COPY AS AN ATTACHMENT.

INSPECTION ADDRESS: _____

CLIENT NAME: _____

INSPECTION DATE: _____ TIME: _____

CLIENT ADDRESS: _____

EMAIL ADDRESS: _____

CELL PHONE: _____ ALTERNATE _____

I have read the above contract and the Standards of Practice and agree to the terms as specified.

SIGNATURE _____ DATE _____ TIME _____

ANSWER THE FOLLOWING THREE PERMISSION STATEMENTS.

1. The client's realtor ,YES NO (circle one), has permission to receive a copy of this report. _____ initials

2. The client's realtor or real estate agency has permission to forward a copy of this report to a third party involved in the transaction?
YES NO (circle one) _____ initials

3. I hereby grant permission for this report and associated pictures to be posted on-line at aperiohomeinspections.ca/ and associated media platforms that it be designated as "Public". The inspection address and any street view pictures that would allow identification of the inspection address will be removed before posting. YES NO (circle one) _____ initials

APERIO HOME INSPECTIONS

INSPECTOR'S SIGNATURE _____

Jenn Madden CPI InterNACHI
Member Nachi16082317