



PRE-INSPECTION AGREEMENT

Client/Representative Name: _____ **Property Address:** _____
Date of Inspection: _____

Inspector: Dan Abbott (ABBOTT SERVICES INCORPORATED)

General Exclusion and Limit of Liability

The client understands that this property inspection and report is based on a visual, non-invasive examination of readily accessible features of the property and reflects their condition on the day of the inspection. This inspection is carried out in accordance with the Standards of Practice of the Canadian Association of Home and Property Inspectors (CAHPI), the International Association of Certified Home Inspectors (InterNACHI & OACHI). No excavation or removal of obstructions is performed. Hidden or obstructed defects may not be observed. Some problems present no clues during the inspection; therefore these problems will not be identified. Clues and symptoms often may not reveal the severity of a problem. In addition, some property components are inspected on a random sampling of like items, e.g., electrical receptacles, windows, doors, etc. Therefore, not every defect may be identified. Emphasis is placed on identifying major problems, which may affect the decision to purchase the home/property. The client understands that this inspection is not technically exhaustive and that it will not identify concealed conditions or latent defects. Cosmetic issues are not inspected, identified and will not be part of the report.

The inspection is performed as a two part process, the verbal assessment and the written report. We encourage the client to be present at the inspection, as non-attendance will limit your understanding of the true property condition. The inspector will point out specific observations during the inspection which helps the client understand the comments provided in the report. This report is intended for the named client only. No third party shall rely on this report, as without the verbal assessment the information cannot be conveyed properly.

The client understands, accepts and agrees that Abbott Home Inspections (o/a ABBOTT SERVICES INCORPORATED) does not impliedly or expressly warrant or guarantee the current or future condition of the subject property, or the Home/Property Inspection or the Inspection Report. Abbott Home Inspections is limited in liability to the fee paid for the inspection service. The inspection is intended to reduce the risk associated with purchasing a home/property; however we cannot eliminate the risk. Abbott home Inspections will NOT assume any risk in connection with the home's condition, deficiencies, performance and lack thereof. Damages or remedies for any claimed deficiency are subject to mandatory arbitration.

In the event that any dispute arises out of, or relates to, the property inspection performed or home/property inspection report issued under this agreement, it is mandatory that such dispute be submitted to arbitration for resolution. Notice of a demand for arbitration submitted in accordance with the provisions of this paragraph shall be given in writing to Abbott Home Inspections within one year of the home/property inspection. The arbitration shall be conducted pursuant to the "Rules & Procedures for the Expedited Arbitration of Home Inspection Disputes". In the event that a dispute is submitted to arbitration pursuant to this paragraph, the decision of the arbitrator shall be final and binding on the parties and judgment on the award of arbitrator be entered in any court of competent jurisdiction. THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

Abbott Home Inspections does not inspect for compliance with building codes or regulations of any governmental body, entity or agency. Existing buildings are not required to comply with today's codes in retrospect, thus this report makes no claims as to compliance (or otherwise) with any building or construction related codes of any discipline or insurance company requirement. The client understands that the following items are excluded from the inspection: appliances, central vacuum systems, window type and portable air conditioners, heat pump and furnace heat exchangers, buried oil tanks, interior flue liners, outbuildings (unless requested), EIFS (Synthetic STUCCO), alarms and intercoms, septic, well and irrigation systems, other below grade sewage and water pipes and cisterns, swimming pools, spas, hot tubs and related equipment. Abbott Home Inspections does not inspect for rodents, termites, carpenter ants or other insects, nor does it address any environmental issues whatsoever, including the existence of hazardous, poisonous or noxious materials or substances including mold, mildew, fungus, soil gases, Asbestos containing materials or UFFI.

The client hereby acknowledges they are obliged to contact Abbott Home Inspections immediately in the event of an unforeseen problem or upon receiving conflicting opinion. Limited time of any claims is ONE year from the inspection date. Abbott Home Inspections expresses no opinion of the subject property beyond what is set forth in its' Home/Property Inspection Report. The client may wish to get other types of inspections which are not addressed in this Home/Property Inspection Report. The client agrees to pay the set fees for this inspection and agrees that the fee paid for inspection is for professional time and is not a warranty or guarantee of present or future conditions and is not an insurance policy of any kind.

Date: _____ **Client/Representative Print Name:** _____

Inspector Signature: _____ **Client/Representative Signature:** _____

(Original signed copy retained on file by Abbott Home Inspections)