

▶ HOME INSPECTION AUTHORIZATION FORM

Property

Address: 37 Gwynne Ave

Inspection Date: June 19/08

TORONTO

Inspection Time: 10:00 AM

Client

Name: LISTING AGENT

Home Phone:

Address:

Business Phone:

Mobile Phone:

Fax:

Email:

Fee

Base Fee: \$

Tax: \$

Total Fee: \$

payable at the time of the inspection.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the **Limitations and Conditions** set out in this Agreement. The report is based on a **visual examination** of the readily accessible features of the building.

The Inspection is performed in accordance with the **Standards of Practice of the American Society of Home Inspectors/Canadian Association of Home and Property Inspectors**. A copy of these Standards is attached for your reference.

The Home Inspector's Report is an opinion of the **present condition** of the property. It is not a guarantee, warranty or an insurance policy with regards to the property.

I have read, understood and accepted the above Limitations and Conditions of this Home Inspection.

Date: June 19/08

Client Signature: LISTING AGENT

On behalf of: (Company) AITKEN HOME INSPECTIONS

Payment Received in Full: (Signature) [Signature]

Inspector: (Print Name) SCOTT AITKEN

Note: The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

▶ **LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION**

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the section of the Home Reference Book text that is referred to in the Report.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Engineering Specialist. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wallpaper, look behind pictures or lift flooring (including carpet) to look underneath.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for, and we do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew, including that which may be present behind walls or under floors. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5. The Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

I have read, understood and accepted the above Limitations and Conditions of this Home Inspection.

Signed NOT PRESENT Dated June 19/08

The inspection report is not complete unless accompanied by the Home Reference Book.

► SIGNIFICANT ITEMS

Potentially significant expenses (greater than \$500/\$1000/\$ _____) over the short term are identified below. This page must not be considered as the complete report. Please read all other forms and appropriate text. Any items marked "0" under time frame should be treated as priority items.

ROOFING	<i>Flat roof suspect</i>
EXTERIOR	<i>Maintenance needed</i>
STRUCTURE	
ELECTRICAL	
HEATING	
COOLING/HEAT PUMPS	
INSULATION	
PLUMBING	<i>See water heater (re chimney)</i>
INTERIOR	<i>Some basement seepage see fireplace (re chimney)</i>

► OVERALL RATING

The following rating reflects both the original quality of construction and the current condition of the home, based on a comparison to similar homes.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Below Average			Typical			Above Average		

Please refer to *Priority Maintenance for Home Buyers* on next page.

Location References:

NOTE: For the purpose of this report, the front of the house is considered to be facing:
 N S E W

OR

NOTE: For the purpose of this report, assume you are standing on the street facing the front door.
 F is the front LH is the left
 R is the rear RH is the right

ROOFING, FLASHINGS AND CHIMNEYS

DESCRIPTION																
REFERENCE	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	1.10	1.11	1.12	1.13	1.14		
Main Slope	<input checked="" type="checkbox"/>															3.0 Chimneys: <input type="checkbox"/> Metal <input type="checkbox"/> Wood over Metal <input type="checkbox"/> Stucco over Metal <input type="checkbox"/> Masonry over Metal <input type="checkbox"/> Cement Asbestos <input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Mutual <input type="checkbox"/> Partially Removed <input type="checkbox"/> Abandoned <input type="checkbox"/> None 4.0 Probability of Leakage: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Second																
Third																
Main Flat								<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>				
Second																
Dormer(s)	<input checked="" type="checkbox"/>															
Bay(s)																
Porch(es)																
Garage																

IMPROVEMENT RECOMMENDATIONS NONE AT PRESENT

Reference	Limitations	Task	Location	Time
	Roof Inspection By: <input type="checkbox"/> Binoculars <input type="checkbox"/> Ladder at Edge <input checked="" type="checkbox"/> Walking on <input type="checkbox"/> _____ Roof Inspection Limited / Prevented By: <input type="checkbox"/> Snow/Ice <input type="checkbox"/> Wet <input type="checkbox"/> Gravel <input checked="" type="checkbox"/> Deck <input type="checkbox"/> Solar Panels <input type="checkbox"/> Another Building <input type="checkbox"/> Trees <input type="checkbox"/> Height <input type="checkbox"/> No Access <input type="checkbox"/> Fragile <input type="checkbox"/> Slope <input type="checkbox"/> _____ Chimney/Flashing Inspection Limited By: _____ <input checked="" type="checkbox"/> Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern. <input checked="" type="checkbox"/> Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.			
1.0	ROOFING - 1.13 Vulnerable Areas, 1.14 Ice Dams, 1.15 Tree Branches Main Slope - old, damage, patched, cracked, curled, missing, rot, loose, leak - <i>re-inspect in 3 years</i> Second - old, damage, patched, cracked, curled, missing, rot, loose, leak Third - old, damage, patched, cracked, curled, missing, rot, loose, leak Main Flat - old, damage, patched, blistered, gravel, ponding, seams, scuppers, drains, leak Second - old, damage, patched, blistered, gravel, ponding, seams, scuppers, drains, leak Dormer(s) - old, damage, patched, cracked, curled, missing, rot, leak - <i>low slope, treat as flat when re-roofing in future</i> Bay(s) - old, damage, patched, cracked, curled, missing, rot, leak Porch(es) - old, damage, patched, cracked, curled, missing, rot, leak Garage - old, damage, patched, cracked, curled, missing, rot, leak			
2.0	FLASHINGS - replace when re-roofing			
2.1	Valley - damage, suspect, rust, patched, holes, leak, overshoots gutter			
2.2	Hip & Ridge - damage, suspect, poor, nail heads, split, leak			
2.3	Sloped/Flat - damage, suspect, rust, patched, leak			
2.4	Roof/Wall - damage, suspect, patched, loose, wood clearance, counter flashing, bay, leak - <i>replace threshold of sliding door to deck @ roof when resurfacing flat roof</i>			
2.5	Chimney - saddle, damage, suspect, loose, poor, rust, patched, counter flashing, leak			
2.6	Parapet Wall - damage, suspect, cap flashing, counter flashing, leak			
2.7	Plumbing Stack/Mast/Flue - damage, suspect, pitch pan, patched, rust, leak			
2.8	Dormer(s) - damage, suspect, wood clearance, counter flashing, leak			
2.9/10	Skylight(s)/Solarium - damage, suspect, curb, counter flashing, caulking, leak			
2.11/12	Drip Edge/Gravel Stop - incomplete, rust, improper, add when re-roofing, loose			
2.13	Roof/Ridge Vent(s) - damage, suspect, patched, loose, nailheads, leak			
3.0	CHIMNEY(S) Main - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust Second - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust Third - mortar, spalling, cracked top, 3.1 cap, 3.2 brace, 3.3 height, 3.4 screens, rust			

COMMENTS

See Supplementary Section Inappropriate Materials or Installation
Flat roof under deck is lousy due for resurfacing as judged by small area visible strip roof before resurfacing. Removal of deck will be necessary to replace roof.

