

General Exclusions and Limit of Liability

The following items are excluded from the inspection: Appliances, including window or portable air conditioning units, furnace or heat pump heat exchangers or heat shields that are concealed, buried oil tanks, interior flue liners, outbuildings, alarms and intercoms, septic, well and irrigation systems, other below grade sewage and water pipes, environmental tests (including but not limited to, radon, UFFI, lead or asbestos, vermiculite), swimming pools, spas, hot tubs and related equipment, termites, carpenter ants and other insects.

Specifically excluded are any problems whatsoever relating in any way to the presence of fungus, moulds, toxins or other similar or related materials including health problems, flammable chemicals, clean-up costs, abatements or other expenses.

We do not dismantle heating or air conditioning equipment. We do not carry out any destructive testing.

Roof and basement leakage and sewer back ups are often unpredictable and generally unexpected. We are therefore not able to provide any guarantee that these items will not leak, back up or significantly deteriorate, before the expiry of any estimated lifespan that may be shown elsewhere in this report.

Indications of particular deficiencies may require an assumption. The report may show for instance, "Rot" in the window section. This means one **or more** windows may be affected.

This inspection is intended to essentially increase your knowledge of the features of your new home and to point out the significant deficiencies that may adversely affect its performance.

Your attendance at the inspection is a major factor in that input.

We appreciate that circumstances can occasionally make it impossible for the buyer to be on site at the time of the inspection. This written report however, will never replace the understanding achieved from a one-on-one interaction with your inspector.

Existing buildings are not required to comply with today's building codes. Therefore this report makes no claims as to compliance (or otherwise) with any building, construction related codes (including, but not limited to fire codes & zoning) of any discipline or specific Insurance Company requirements, currently in force.

It is agreed and understood that any notification of defects, omissions or errors alleged to have been made by the home inspector, the company or agents, must be notified in writing (by the purchaser or the agent) to the said inspector, inspection company or agent within 365 days from the date of the original inspection.

Such notification must be made in writing by registered or recorded mail to the registered offices of the inspector, the company or the agent.

Facsimile (fax) or e-mail notifications are not acceptable, nor will they be accepted.

It is further agreed and understood that in the sole discretion of the home inspector, the company or the agent, any matters in dispute must first be sent to mediation or binding arbitration and that no court or other litigation proceedings will be established prior to that mediation or arbitration.

The liability of the inspector, the company or agents, in any dispute, is limited to the fee paid for the inspection.

Hantavirus is a growing concern in some areas. Most properties have mice living in some parts of the building. The inspection cannot determine the level of infestation (if any). You must contact your local rodent control officer or health department for further information on this subject.

NOTE:

Where this report indicates the need for any further investigation or review by additional qualified personnel, you must make that arrangement and review the supplementary report from those personnel **prior to proceeding any further with your transaction.**

We make no charge to discuss reports with you. You must further contact us, before proceeding with your transaction if you are in any way unsure of the meaning, significance of any part of the text.