



INSPECTION SERVICE AGREEMENT OF A CHIEFLY RESIDENTIAL BUILDING

File Number

1. THE PARTIES

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

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

Telephone: _____

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. EXHAUSTIVE INSPECTION

According to the present contract, **THE CLIENT** recognizes having been duly informed of the limits of the present inspection and the advantages of an exhaustive inspection which involves several building professionals, and declares that he understands the difference and **REFUSES** an exhaustive inspection. **THE CLIENT** confirms having received **ANNEX A**.

INITIALS

THE CLIENT accepts the exhaustive inspection. If YES, **ANNEX A** must be signed.

INITIALS

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

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

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 easily 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



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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.

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, where they contain information pertinent to the state of the building, any vendor declaration and any guarantees. **THE CLIENT** agrees specifically to reveal 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 and 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 report or a Court testimony requested by **THE CLIENT**, **THE CLIENT** 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 _____ 20_____.

THE INSPECTOR:

CLIENT 1:

CLIENT 2:



CERTIFICATE OF EXECUTION OF AN INSPECTION OF A MAINLY RESIDENTIAL PROPERTY

File Number

1. THE PARTIES

THE INSPECTOR:

CLIENT 1:

CLIENT 2:

ADDRESS OF THE BUILDING:

2. CLIENT'S AGREEMENT

2.1 **THE CLIENT** confirms the review of 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) Watermarks 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:

Buyer: _____ Seller's broker: _____

Buyer: _____ Buyer'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

ADDRESS OF THE BUILDING:

If required, additional inspections can be carried out by professionals in their respected fields. (The following are not included in an inspection or even in an exhaustive 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, hangar, shed, etc.) \$50.00 and up
- 2. Chimneys, fireplaces, solid fuel stove, etc. by a specialist \$200.00 and up
- 3. Electricity: opening the electrical panel 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. French drain test by camera \$75.00 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. Inspection of wastewater elements (septic tank, septic field) 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. Estimate of repair costs \$120.00/hr and up
- 15. Foundation expert \$1,000.00 and up
- 16. Crack repair expert \$500.00 and up
- 17. Other: _____

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

Signed in _____, this _____ day of _____ 20__

THE INSPECTOR:

CLIENT 1:

CLIENT 2:



[Empty box for File Number]

File Number

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

[Two 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, all common areas that the inspector cannot visit freely.

5- Other conditions: _____

6- Signatures: I UNDERSTAND AND ACCEPT THE CONDITIONS OF THIS ANNEX.

Client 1: _____ Date: _____

Client 2: _____ Date: _____

The Inspector: _____ Date: _____