

Clearview Home Inspection



Sample Street
Emsdale, Ontario L0K2C0

Prepared for: Buyer

Prepared by: Clearview Home Inspection
21 Worsley Lane
Nobel, Ontario P0G1G0
HST# 84475 6890 RT0001



11:53 February 14, 2022

Table of Contents

Definitions	2
Invoice	2
General Information	3
Exterior	7
Bathroom	9
Bedroom	10
Living Space	12
Final Comments	14



11:53 February 14, 2022

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
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Invoice

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Company Name: Clearview Home Inspection



Inspector Name: Roly & Sue Wight
Address: 21 Worsley Lane Nobel ON. P0G1G0
Address: info@clearviewhome.ca

Address: 705 790 4999
HST#: 844756890 RT0001
Client Name: MR Smith
Email Address: mrsmith@bmail.com
Property Address: Sample Street

Services Performed	Amount Due
Infrared	TBD
HST (13%)	TBD
Total	TBD

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision. If you have any questions about your home inspection, please call us at 705 790 4999 or info@clearviewhome.ca.

Etransfers can be sent to info@clearviewhome.ca as well no password is required. Thanks again , Roly & Sue Wight



11:53 February 14, 2022

General Information

Inspector Name: Roly & Sue Wight

Client Name: Mr Smith

Property Address: Sample Street

Clearview Home Inspection Service Agreement

* We do not look up the existence of building permits!

I have read and understand the description of a WETT level 1 site inspection (see link).

<http://clearviewhome.ca/index.php/services/wett-certification>

1. INSPECTOR agrees to perform a visual non invasive inspection of the home/building and to provide CLIENT with a computer generated (Palm-Tech)report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not be part of the bargained for report.

The report is only supplementary to the sellers disclosure.

2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI) posted at <http://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain limitations, exceptions, and exclusions. CLIENT understands that InterNACHI is not a party to this Agreement and has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of radon a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in a separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.

3. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. INSPECTOR shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. Any third parties who rely on the report in any way also agree to all provisions in this Agreement. INSPECTOR'S inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected is a log home, log structure or includes similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either



11:53 February 14, 2022

General Information (Continued)

current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for claims or damages, costs of defense or suit, attorneys fees and expenses arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) written notification of adverse conditions within 14 days of discovery; and (2) access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado. No such action may be filed unless the plaintiff has first provided InterNACHI with 30 days written notice of the nature of the claim. In any action against INSPECTOR and/or InterNACHI, CLIENT waives trial by jury.

8. If any court declares any provision of this Agreement invalid, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorneys fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

11. This Agreement is not transferable or assignable.



11:53 February 14, 2022

General Information (Continued)

12. Should any provision of this Agreement require judicial interpretation, the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.

If unable to attend the inspection in person by opening the inspection you agree to the terms as they are pointed out in the email attached to the report.

Submitted by 108.162.112.168

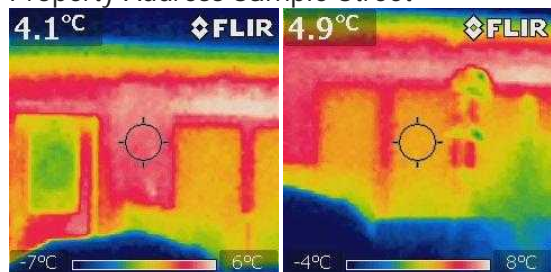


11:53 February 14, 2022

General Information (Continued)

Property Information

Property Address Sample Street



City Emsdale State Ontario Zip L0K2C0

Client Information

Client Name Buyer

Client Address 1 Sample Street

City Parry Sound State Ontario Zip P2A2W9

Phone 111 222 3333

E-Mail info@clearviewhome.ca

Inspection Company

Inspector Name Roly Wight

Company Name Clearview Home Inspection

Address 21 Worsley Lane

City Nobel Province Ontario Postal Code P0G1G0

Phone 705 790 4999

E-Mail info@clearviewhome.ca

HST # 844756890 RT0001

File Number 1801

Amount Received TBD

Conditions

Others Present Owner Property Occupied Yes

Estimated Age -10 Entrance Faces South

Inspection Date 2022-02-02

Start Time 1 PM End Time 3 PM

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 0

Weather Partly sunny Soil Conditions Snow covered & Frozen

Space Below Grade Basement/Living space

Building Type Single family Garage Attached



11:53 February 14, 2022

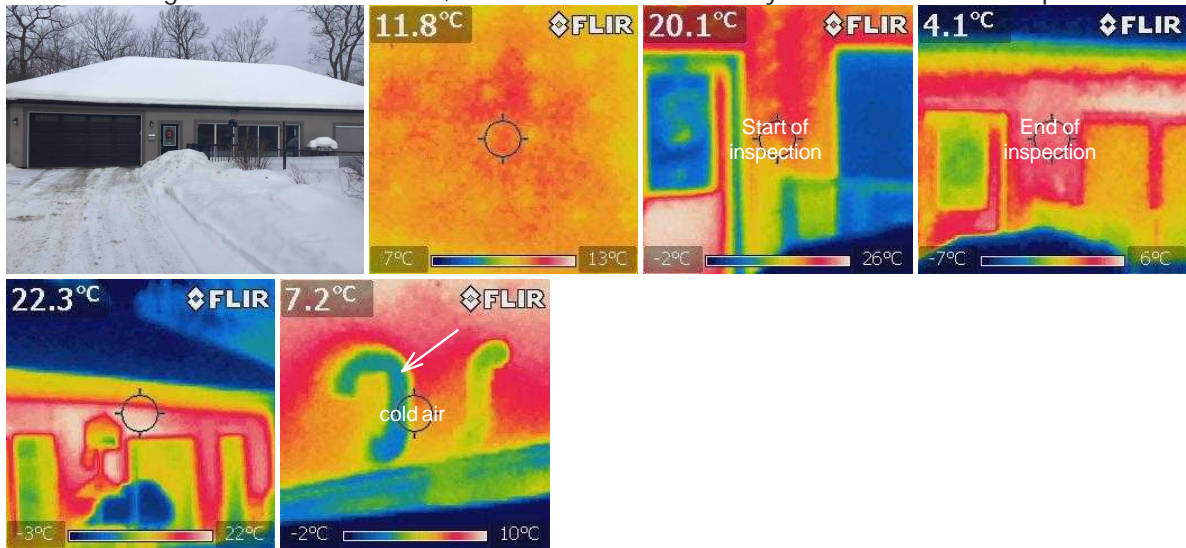
Exterior

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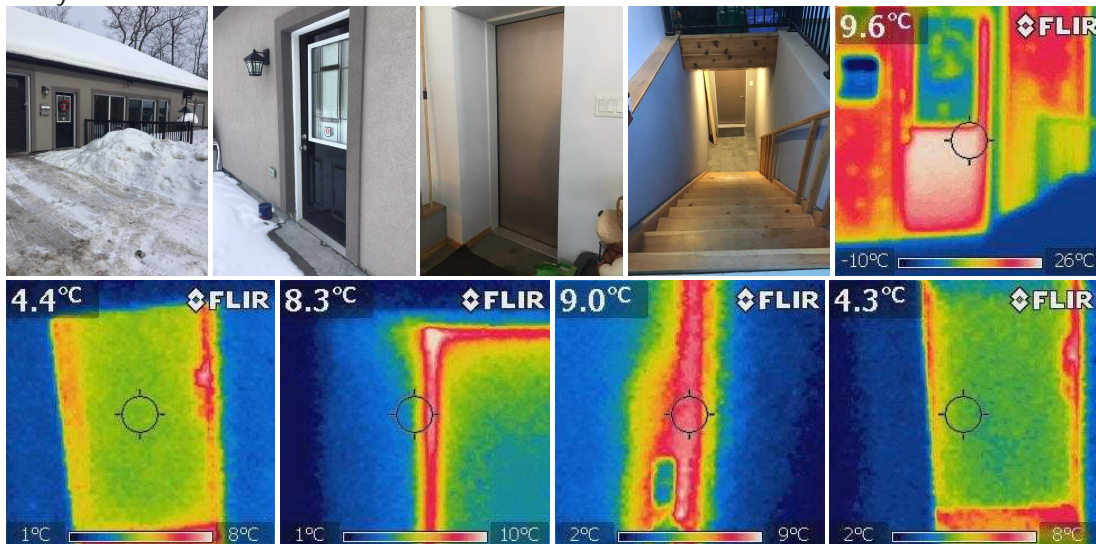
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Main Exterior Surface

1. Acceptable Type: Front - noted when sun was out and shining (for a short time only) on the home the exterior temperature was around 21 degrees and after awhile when sun went away the exterior home temperature went to around 4 degrees, the substantial temperature difference is an indicator of the home holding in heat from the sun, this was discussed briefly at the end of the inspection



2. Acceptable Entry Doors: Metal

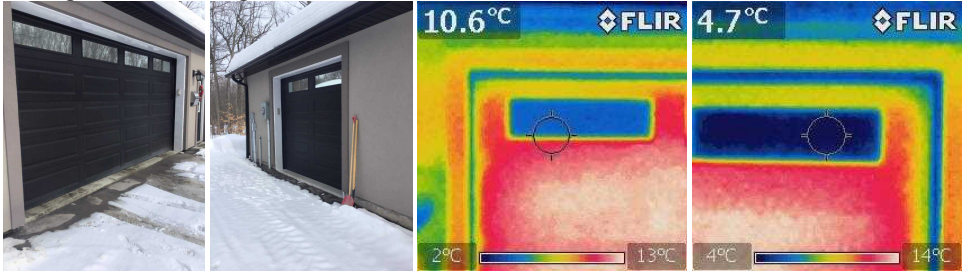




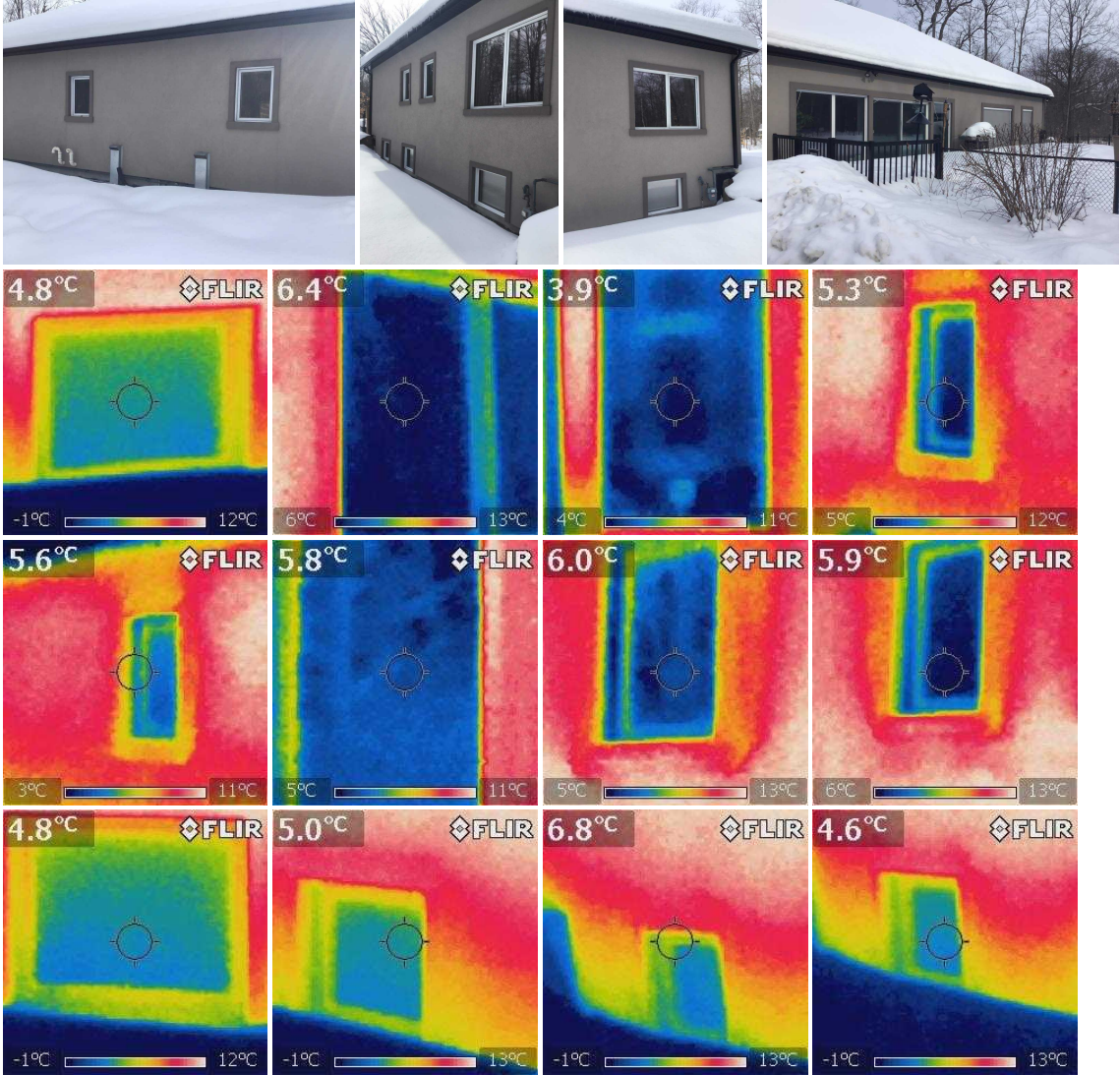
11:53 February 14, 2022

Exterior (Continued)

3. Acceptable Garage Door: Garage doors



4. Acceptable Windows: Vinyl





11:53 February 14, 2022

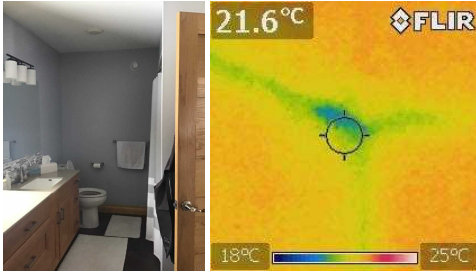
Bathroom

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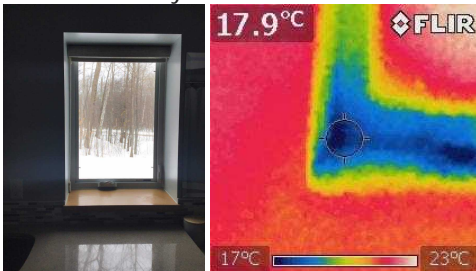
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Laundry room Bathroom

1. Acceptable Walls: Paint

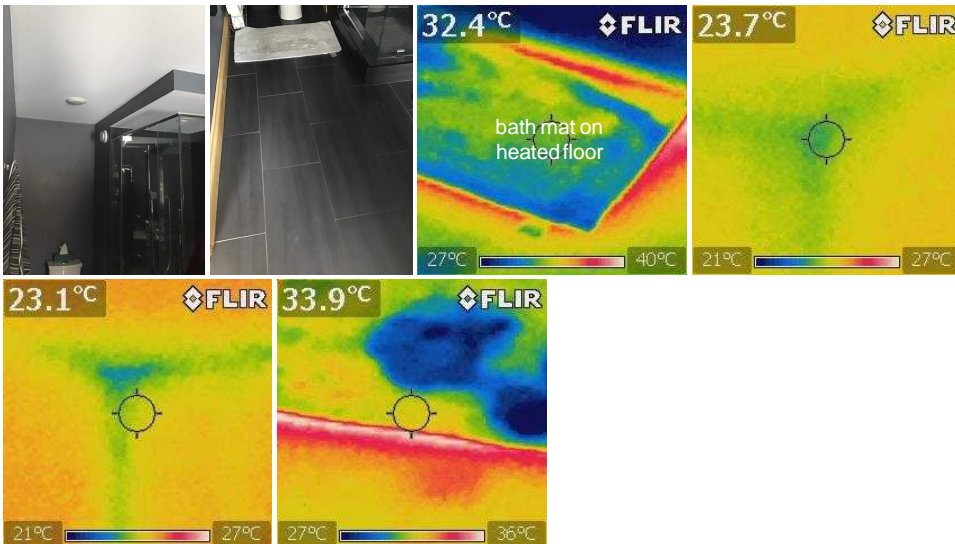


2. Acceptable Windows: Vinyl casement



Master Bathroom

3. Acceptable Walls: Paint

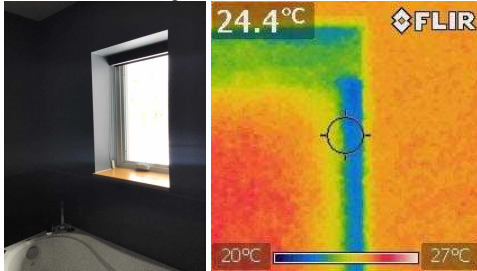




11:53 February 14, 2022

Bathroom (Continued)

4. Acceptable Windows: Vinyl casement



Bedroom

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Acceptable Functional with no obvious signs of defect.

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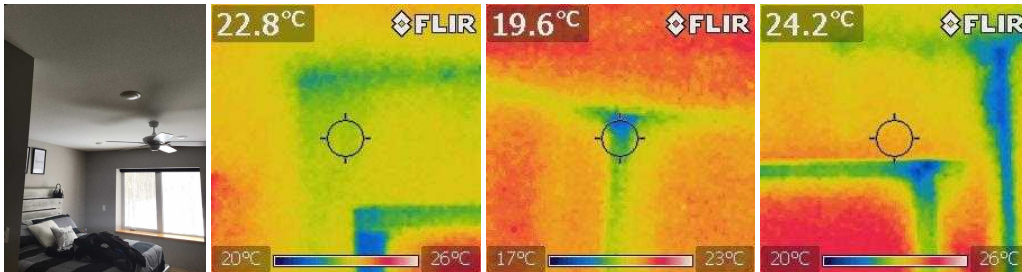
Marginal Item is not fully functional and requires repair or servicing.

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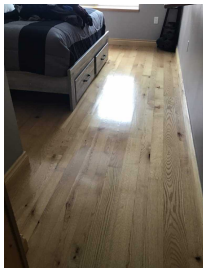
Upstairs Bedroom

1. Acceptable Ceiling: Paint

2. Acceptable Walls: Paint



3. Acceptable Floor: Manufactured flooring



4. Acceptable Doors: Interior



11:53 February 14, 2022

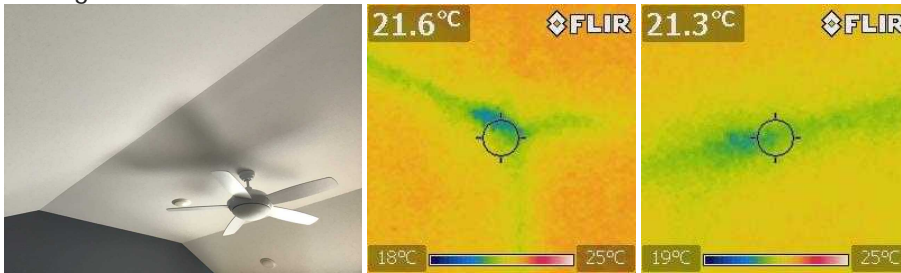
Bedroom (Continued)

5. Acceptable Windows: Vinyl casement



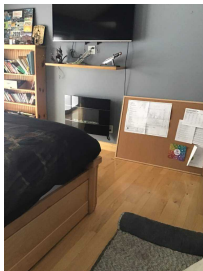
Master Bedroom

6. Acceptable Ceiling: Paint



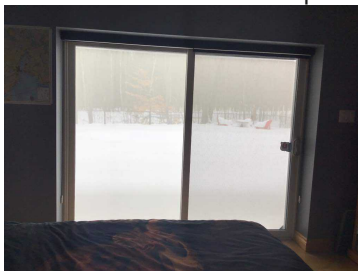
7. Acceptable Walls: Paint

8. Acceptable Floor: Manufactured flooring



9. Acceptable

Doors: Patio - difficult to get a picture of the door with infrared camera due to reflection, this was discussed at time of inspection

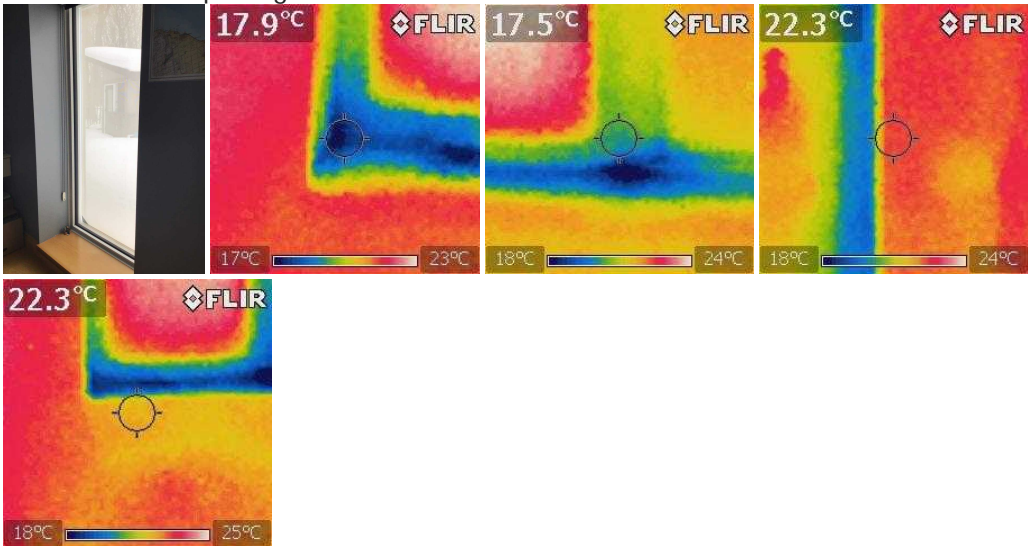




11:53 February 14, 2022

Bedroom (Continued)

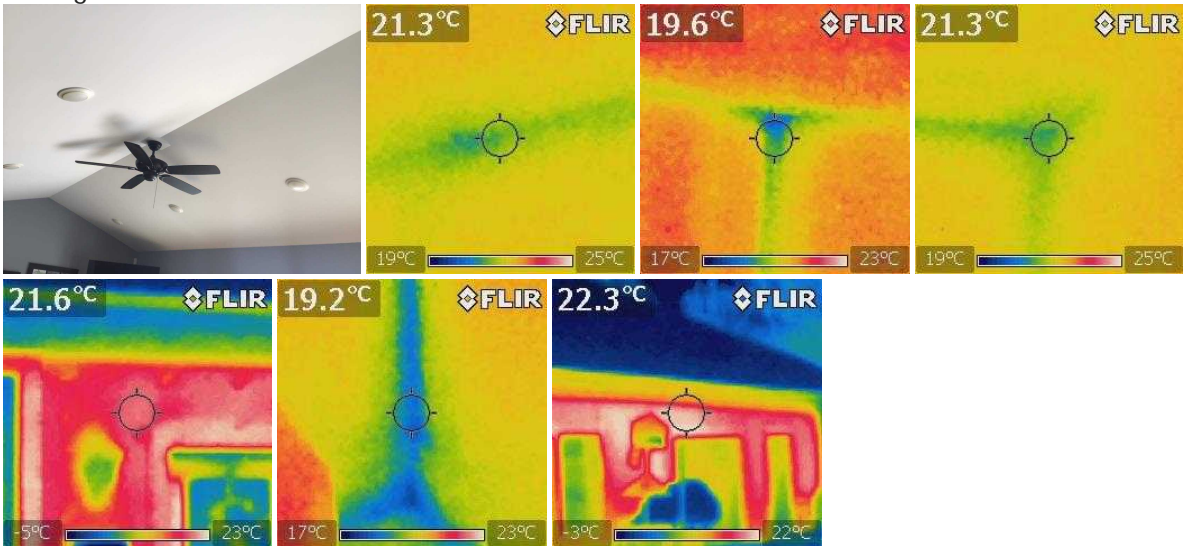
10. Acceptable Windows: non opening



Living Space

Off kitchen Living Space

1. Acceptable Ceiling: Paint

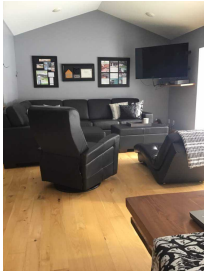


2. Acceptable Walls: Paint

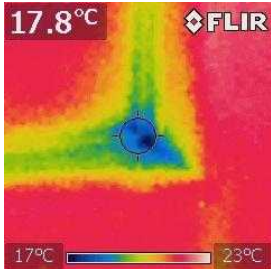
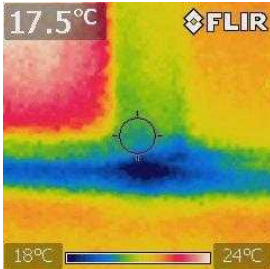
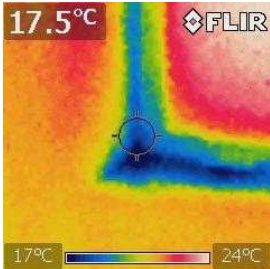


Living Space (Continued)

3. Acceptable Floor: Manufactured flooring



4. Acceptable Door and windows See picture

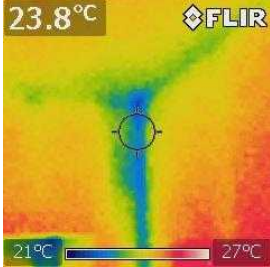


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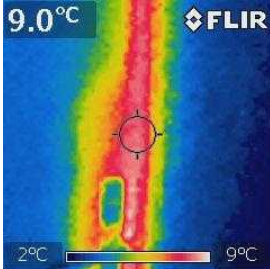
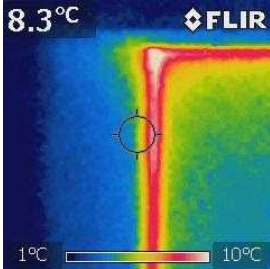
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Back entry Living Space

5. Acceptable Ceiling: Paint



6. Acceptable Walls: Paint



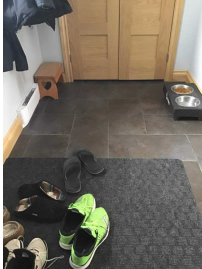


11:53 February 14, 2022

Living Space (Continued)

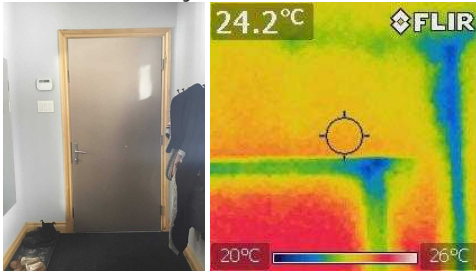
7. Acceptable

Floor: Tile



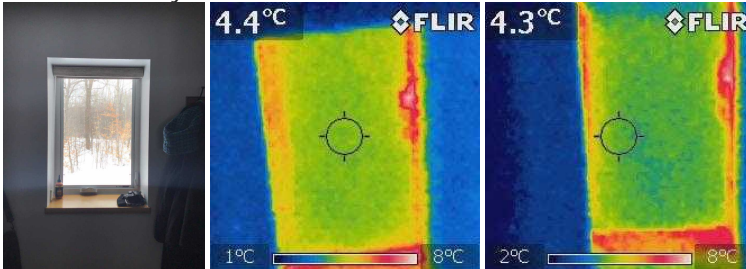
8. Acceptable

Doors: Metal - ensure the door from home to garage gets closed properly as heat loss is noted if the door is not fully closed



9. Acceptable

Windows: Vinyl casement



Final Comments

We were asked to do an infrared camera assessment of any heat loss in the home. The camera operation, temperature differences and limitations of use were discussed at time of inspection.

Only the upper level of the home was assessed. We did not inspect any part of the lower level of the home from the inside(below grade).

Based on pictures the home appears to have very few areas of heat loss. Heat loss was noted around the plastic edges of window frame which is very common (as discussed). Some loss was noted around door areas. Ensure all doors are properly closed to help minimize any heat loss. Some heat loss was noted in areas of thermal break (corners) where two pieces of wood meet where is almost impossible to fully insulate as discussed at time of inspection.

If you have any questions or need clarification of anything please do not hesitate to call or email.