

Today's date: _____

This is an Agreement between the consumer,

Name: _____

Current address: _____

and the Inspector representing Zero45 Consulting.

Name of inspector: _____

License number: _____

Pertaining to an inspection of the Property at: _____

Date of the inspection: _____

Date payment is due: _____

Date the report is due: _____

Cost of the inspection: _____

Home Inspection Standards of Practice (SOP)

1) Home Inspection Expectations

A home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector.

- a) The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
- b) The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

- c) A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near or beyond the end of its normal, useful life is not a material defect.
- d) A home inspection report shall identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2) Limitations, Exceptions & Exclusions

a) Limitations:

- i) An inspection is not technically exhaustive.
- ii) An inspection will not identify concealed or latent defects.
- iii) An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
- iv) An inspection will not determine the suitability of the property for any use.
- v) An inspection does not determine the market value of the property or its marketability.
- vi) An inspection does not determine the insurability of the property.
- vii) An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- viii) An inspection does not determine the life expectancy of the property or any components or systems therein.
- ix) An inspection does not include items not permanently installed.
- x) An inspection of any outbuildings or other structures not attached to the dwelling other than a garage or carport.

b) Exclusions. The inspector is not required to determine:

- i) property boundary lines or encroachments.
- ii) the condition of any component or system that is not readily accessible.
- iii) the service life expectancy of any component or system.
- iv) the size, capacity, BTU, performance or efficiency of any component or system.
- v) the cause or reason of any condition.
- vi) the cause for the need of correction, repair or replacement of any system or component.
- vii) future conditions.
- viii) compliance with codes or regulations.
- ix) the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
- x) the presence of mold, mildew, or fungus.
- xi) the presence of airborne hazards, including radon.
- xii) the air quality.
- xiii) the existence of environmental hazards, including lead paint, asbestos, or toxic drywall.
- xiv) the existence of electromagnetic fields.
- xv) any hazardous waste conditions.

- xvi) any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
- xvii) acoustical properties.
- xviii) correction, replacement, or repair cost estimates.
- xix) estimates of the cost to operate any given system.

3) The inspector is not required to operate:

- a) any system that is shut down.
- b) any system that does not function properly.
- c) or evaluate low-voltage electrical systems, such as, but not limited to:
 - i) phone lines.
 - ii) cable lines.
 - iii) satellite dishes.
 - iv) antennae.
 - v) Lights
 - vi) remote controls.
- d) any system that does not turn on with the use of normal operating controls.
- e) any shut-off valves or manual stop valves.
- f) any electrical disconnect or over-current protection devices.
- g) any alarm systems.
- h) moisture meters, gas detectors or similar equipment.

4) The inspector is not required to:

- a) move any personal items or other obstructions, such as, but not limited to throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
- b) dismantle, open, or uncover any system or component.
- c) enter or access any area that may, in the inspector's opinion, be unsafe.
- d) enter crawlspaces or other areas that may be unsafe or not readily accessible.
- e) inspect underground items, such as, but not limited to lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
- f) do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
- g) inspect decorative items.
- h) inspect common elements or areas in multi-unit housing.
- i) inspect intercoms, speaker systems or security systems.
- j) offer guarantees or warranties.
- k) offer or perform any engineering services.
- l) offer or perform any trade or professional service other than a home inspection.
- m) research the history of the property, or report on its potential for alteration, modification, extendibility, or suitability for a specific or proposed use for occupancy.

- n) determine the age of construction or installation of any system, structure, or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations, or replacements.
- o) determine the insurability of a property.
- p) perform or offer Phase 1 or environmental audits.
- q) inspect any system or component that is not included in these Standards.

5) If the following items are to be exclude from the inspection, the client shall initial:

- a) _____ roofing, flashings
- b) _____ chimney
- c) _____ lot gradings, retaining walls, patios.
- d) _____ walkways
- e) _____ driveways
- f) _____ patios
- g) _____ decks
- h) _____ structural
- i) _____ electrical
- j) _____ heating
- k) _____ heat pumps
- l) _____ cooling
- m) _____ insulation
- n) _____ plumbing
- o) _____ interior
- p) _____ mould
- q) _____ asbestos
- r) _____ radon

Client Signature: _____

Client Printed name: _____

Home Inspector Signature: _____

Home inspector Printed Name: _____