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PROPERTY INSPECTION CONTRACT AND RECEIPT

MADE IN DUPLICATE AT _____ AM/PM THIS _____ DAY OF _____ 20____

CABIN TO CASTLE PROPERTY INSPECTIONS INC.
FAX 780-487-7198
HOME INSPECTION LICENSE NUMBER 332632
GST REGISTRATION # 80502 3512

AND

THE "CONSUMER"

NAME: _____
ADDRESS: _____
TEL: _____
EMAIL: _____

PLEASE PRINT CLEARLY

WHEREAS the Consumer requests that Cabin to Castle Property Inspections Inc., an incorporated company in the Province of Alberta, with home Inspection License Number 332632, is to complete the home inspection on the following date: _____

Initials _____

PROPERTY ADDRESS: _____

(Hereinafter referred as "the Property")

AND WHEREAS the parties agree that Cabin to Castle Property Inspections Inc., will provide home inspection report to the consumer. This report shall be provided to the consumer by _____

Initials _____

AND WHEREAS the consumer acknowledges this report is an opinion based on visual and non-invasive inspection of the present condition of the Property at the time of the inspection and NOT technically exhaustive or all encompassing.

Initials _____

AND WHEREAS the consumer specifically acknowledges that Cabin to Castle Property Inspections Inc. and any sub-contractors will NOT advise the client whether to purchase the property or not. They shall only present their findings in relation to the building inspection to the consumer so that the consumer can make an informed decision.

Initials _____

AND WHEREAS the consumer acknowledges that Cabin to Castle Property Inspections Inc. makes no warranty or guarantee, express or implied, as to the condition of any system or component, whether reported or not.

Initials _____

AND WHEREAS the consumer acknowledges that the inspection is and will be performed in accordance with the Standards of Practice as set out by the American Society of Home Inspectors (ASHI). The inspection shall NOT cover the inspection of any out buildings, or any other structures not attached to the dwelling other than a garage or carport unless otherwise agreed by both parties.

Initials _____

AND WHEREAS the consumer acknowledges that the home inspectors will be doing a visual inspection of the roof, flashing and chimney from the ground and NOT from the roof, unless otherwise stated in this contract.

Initials _____

AND WHEREAS the consumer acknowledges that the inspection does NOT include the inspection of mould or asbestos.

Initials _____

AND WHEREAS the consumer acknowledges that only a sampling of receptacles and heat runs will be inspected.

Initials _____

AND WHEREAS the consumer acknowledges that the thermal imaging camera is used as a diagnostic tool only.

Initials _____

AND WHEREAS the consumer acknowledges that the inspection does NOT cover, nor include the investigation, evaluation, inspection or analysis of any of the items listed below:

- Indoor air quality
- Title search
- Bylaw compliance
- Encroachments
- Soil/geological analysis
- Fire safety
- Underground fuel tanks
- Electromagnetic field detection
- Area formaldehyde detection
- Lead/lead paint detection
- Radon detection
- Code compliance
- Flood Potential
- Any concealed component/item
- Pilings/sub-grade foundation analysis
- Underground or concealed water/sewer lines
- Well yield/capacity analysis
- Water potability (Bacteriological, chemical or toxin analysis)
- Private water systems
- WETT inspection
- Structural engineering analysis
- Wood destroying insects/organisms
- Swimming pools and their systems
- Spas/hot tubs and their systems and components
- Lawn sprinklers
- Solar equipment
- Earthquake potential
- Central air condition (when outside temp is less than 60 degrees F)

Initials _____

AND WHEREAS the consumer acknowledges that the Home Inspectors, and therefore Cabin to Castle Property Inspections Inc., ability to inspect the structural and/or foundation stability and condition of the property will be limited by the completion of a basement, grading and other factors limiting the inspectors and Cabin to Castle Property Inspections Inc. to visually (as this is ONLY a visual inspection) and the Consumer hereby acknowledges the same.

Initials _____

AND WHEREAS the Consumer acknowledges that if there are cracks in the foundation, that Cabin to Castle Property Inspections Inc. and its subcontractors have noted on their inspection report that it is their recommendation that the Consumer contact a structural engineer to determine the repairs and cost of the repairs that the limitation of a visual report will not allow the Home Inspectors and Cabin to Castle Property Inspections Inc. the ability to determine the extent of the problem.

Initials _____

AND WHEREAS Cabin to Castle Property Inspections Inc. advises and the consumer acknowledges that the following home inspectors, who are sub-contractors will be completing the home inspection:

Home Inspector #1 _____

Fee \$ _____

License # _____

GST \$ _____

Home Inspector #2 _____

TOTAL \$ _____

License # _____

Replacement copies will be subject to a \$25 Fee

AND WHEREAS the parties agree that if there is any controversy or claim between the consumer and Cabin to Castle and subcontractors hereto arising out of this agreement or service performed, that the controversy or claim shall be submitted for binding arbitration before a recognized arbitration association. The parties shall be bound by the arbitrators determination and expressly waive any and all legal remedies.

Initials _____

AND WHEREAS the parties have read, understood and accepted the terms of this agreement and mean to be bound by the same.

Initials _____

SIGNED BY: _____

Cabin to Castle PROPERTY INSPECTIONS INC.

Name of Representative

Consumer Signature