

W.C.C. LIMITED

3570 HICKERSON ROAD, R.R. #1, BALTIMORE, ONT. K0K 1C0
PHONE / FAX 905-342-3933

BUILDING INSPECTION REPORT

Property Inspected _____

Inspection Date _____ Time _____ Inspector _____

SUMMARY (GENERAL COMMENTS)

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In comparison to other homes of similar vintage in the vicinity that we have inspected, the functional condition of this building/dwelling is . . . Below average Average Above average

Recommended improvements or repairs to the building/dwelling have been addressed in the report.

It is suggested that the highlighted concerns be considered priorities.

Please be advised that failure to address concerns promptly may result in additional problems and/or consequential damages.

	MINOR REPAIRS	MAJOR REPAIRS
Roofing	<input type="checkbox"/>	<input type="checkbox"/>
Exteriors	<input type="checkbox"/>	<input type="checkbox"/>
Interiors	<input type="checkbox"/>	<input type="checkbox"/>
Maintenance	<input type="checkbox"/>	<input type="checkbox"/>

	MINOR REPAIRS	MAJOR REPAIRS
Structure	<input type="checkbox"/>	<input type="checkbox"/>
Electrical	<input type="checkbox"/>	<input type="checkbox"/>
Heat/Cool	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

1. The report, issued by the inspector, is prepared with reasonable skill and care. This consulting service is limited to the physical evidence that was visually accessible at the time of the inspection.
2. The required repairs to the building include, but are not limited to, what is reported herein due to the limitations and restrictive nature of the visual inspection. **The client is hereby warned that not all deficiencies will be discovered. 80% of the first year repairs should be revealed; not 100%. Determining the presence of mold, fungi and other indoor air quality contaminants are specifically not included.**
3. The inspector's role is principally educational; to provide you with a better understanding of the building.
4. The inspection is partially designed to reduce your risk of buying an older home, however we cannot eliminate this risk. The inspector/inspection firm will not absorb any of your risk in buying an older property.
5. The client is advised to annually budget at least 1% of the building's value for maintenance and unforeseen repairs.
6. The client is warned that resultant damages may occur to the building systems or components if the recommended repairs in this report are not carried out in a timely manner.
7. Cost estimates, if provided in this report, are minimums and are intended to be a rough guideline only. Estimates are based on the most cost effective solution to address the problem and will not include betterment.
8. The inspection does not cover code compliance issues set by governments or other regulatory authorities.
9. The inspection does not take into account eligibility for mortgage insurance, building or home owners insurance.
10. The inspection process is conducted in a fair and impartial manner. Accordingly, this report is not provided as an aid for negotiation in a real estate transaction.
11. The purchaser is advised to ask the property owner if they are aware of any defects that would not normally be detected by a visual inspection.
12. The client hereby acknowledges they are contractually obliged to contact the inspector immediately, to arrange a site visit at no extra expense, in the event of an unforeseen problem or upon receiving a conflicting opinion.

I have read this report and am aware of the limitations of the inspection process. I accept this 14 page report and supplements according to the conditions as stated herein. I am aware that the fee paid for this inspection is for professional time and is not a guarantee of present or future conditions and is not an insurance policy of any kind.

Name of Client _____ (Bus.) _____ (Res.) _____

Current Address _____ E-mail: _____

Signature of Client _____ Signature of Client Representative _____

Total payment of _____ Received in full _____ TERMS: Payment due upon

_____ G.S.T. Included # 127697506 RT 001

Cheque Cash

receipt of this report.