

Your Inspection Report



1291 Royal York Rd, Suite 6
Toronto, ON M9A 5E6



PREPARED FOR:
ANA SANTOS

INSPECTION DATE:
Friday, January 31, 2020

PREPARED BY:
Philip Falcone, RHI



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report

Carson, Dunlop & Associates Ltd.
120 Carlton Street, Suite 407
Toronto, ON M5A 4K2

416-964-9415
www.carsondunlop.com
inspection@carsondunlop.com



January 31, 2020

Dear Ana Santos,

RE: Report No. 70872
1291 Royal York Rd, 6
Toronto, ON
M9A 5E6

Thank you for choosing us to perform your Condominium Unit Inspection. We hope the experience met your expectations.

There are a series of coloured tabs at the top of each page of the attached report that you can click for easy navigation. The report begins with an Overview and then has one section for every major unit system (Heating, Electrical, etc.). Blue, underlined text indicates a hyperlink. Click on the hyperlink for more information on that subject or condition. There is further reference material at the end.

Please feel free to contact us with questions about the report or the unit itself anytime, for as long as you own your home. Our telephone and e-mail consulting services are available at no cost to you. Please watch for your follow-up e-mail. We hope you will fill out and return our client questionnaire.

Thanks again for choosing Carson Dunlop.

Sincerely,

Philip Falcone, RHI
on behalf of
Carson, Dunlop & Associates Ltd.

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INTRODUCTION

This property is a condominium unit. We inspected the unit itself. A condominium unit inspection does not include an evaluation of the common elements, which typically include the roof, insulation, exterior cladding, doors and windows, common hallways and stairwells, lobbies, recreation facilities, storage areas, parking areas, landscaped areas, central heating and cooling equipment, mechanical, main electrical and fire protection equipment, structural components, etc.

An inspection is a sampling exercise, and all components are not inspected. You may expect to find defects that were observable, but were not among the sampled items during the inspection. Concealed components are not inspected, of course. These items are typically included in a building audit with the results included in a Reserve Fund Study. This document is available through the condominium corporation.

A review of the Reserve Fund Study is important. Major expenses related to common elements should be identified here and condominium unit owners share the expenses related to maintaining, repairing and replacing these common elements. Some of the monthly maintenance fees typically go to a Reserve Fund. There is not always enough money in the Reserve Fund to pay for significant repairs or replacement of common elements. Individual unit owners may be expected to pay a Special Assessment to make up any shortfall. A review of the Reserve Fund Study is outside the scope of a home inspection.

Plumbing

WATER HEATER \ Life expectancy

Condition: • [Near end of life expectancy](#)

Some insurance companies ask that the unit be replaced due to its age and because the basement is finished. The goal is to prevent water damage due to tank failure.

Task: Replace

Time: Unknown, unless insurance company requires that it be replaced immediately

Cost: Depends on approach

CONCLUSION

Condominiums are designed to last a very long time, but many of the components are consumable. Heating and air conditioning systems and water heaters, for example, wear out and are replaced from time to time. A building with older systems does not mean a poor quality building. Many elements like kitchens, bathrooms, and flooring are most often changed for lifestyle and decorating reasons. These discretionary improvements are typically planned projects.

Unplanned repairs or replacements are never welcome, but are part of the 'joy of home ownership'. We encourage you to set up maintenance programs to protect your investment, reduce costs, improve comfort and efficiency, and extend life expectancy.

A WORD ABOUT WATER

Uncontrolled water is the enemy of condominiums. It not only damages the replaceable components, it also attacks the permanent elements of a building. Water also promotes mould growth. Water sources include rain, snow, leaks from plumbing and heating systems and condensation. Again, preventative maintenance is the key to protecting your

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investment and avoiding water damage.

Annual maintenance heating and cooling systems help minimize water damage.

ASBESTOS, MOULD AND OTHER ENVIRONMENTAL ISSUES

Environmental issues are outside the scope of a condominiums inspection. Inspectors do not identify or evaluate issues such as asbestos, mould and indoor air quality. Many building materials contain asbestos, and moisture problems may result in visible or concealed mould. An Environmental Consultant can assist with these types of issues. If you need help, call us at 416-964-9415.

NOTE: BALLPARK COSTS AND TIME FRAMES

Any ballpark costs and time estimates provided are a courtesy and should not be relied on for budgeting or decision-making. Quotations from specialists should be obtained. The word 'Minor' describes any cost up to roughly \$1,000.

END OF OVERVIEW

Description

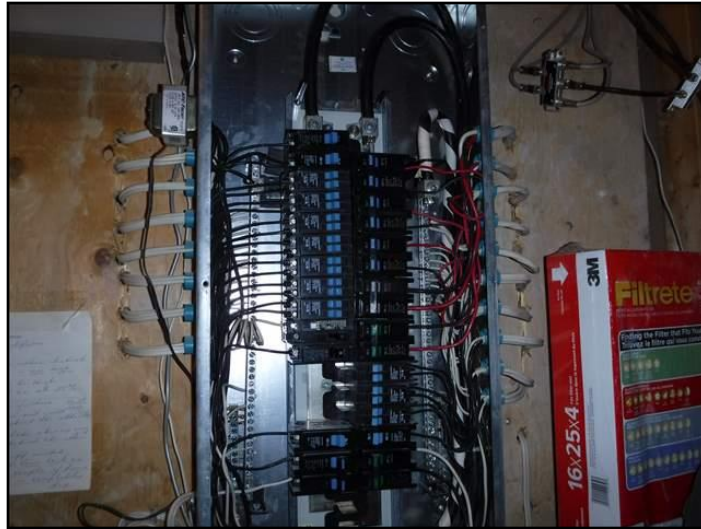
Service entrance cable and location: • [Underground aluminum](#)

System grounding material and type: • Bonding (for Gas Piping) present

System grounding material and type: • [Not visible](#)

Distribution panel type and location:

• [Breakers - utility room](#)



Breakers - utility room

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#) • [Copper - metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - exterior](#) • [GFCI - panel](#) • No AFCI

Observations and Recommendations

General

• All electrical recommendations are safety issues. Treat them as high priority items, and consider the Time frame as Immediate, unless otherwise noted.

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • Not visible

*Alternate grounding of the electrical system is possible (ie. ground rods or buried in footings- also known as UFER).

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

*Did not trip when checked with a hand-held tester.

Location: North Deck

Task: Repair



Test faulty on GFCI/GFI (Ground Fault...

Inspection Methods and Limitations

General: • The following low voltage systems are not included in a home inspection: intercom, alarm/security, doorbells, low voltage light control, central vacuum, telephone, television, Internet, and Smart Home wiring systems.

Sampling - A professional home inspection includes the inspection of a representative sample of wiring, lights, receptacles, etc.

System ground: • Not accessible

Description

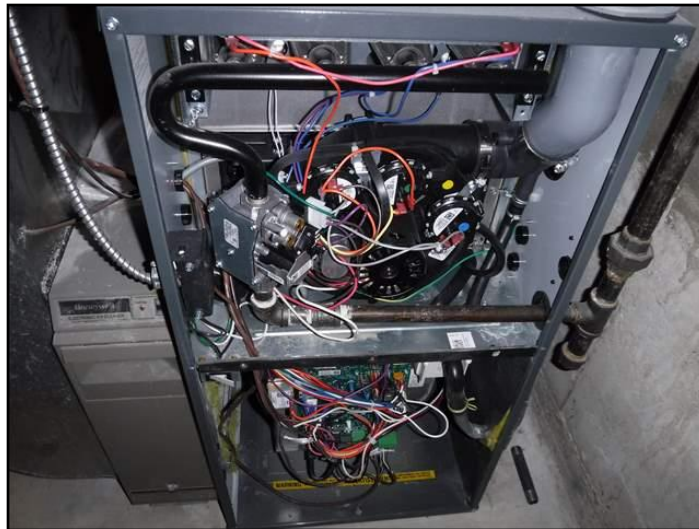
System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency:

• [High-efficiency](#)



High-efficiency

Exhaust venting method: • [Induced draft](#)

Approximate age: • [1 year](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Meter

Fireplace/stove: • [Gas fireplace](#)

Chimney/vent: • Sidewall venting

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

Observations and Recommendations

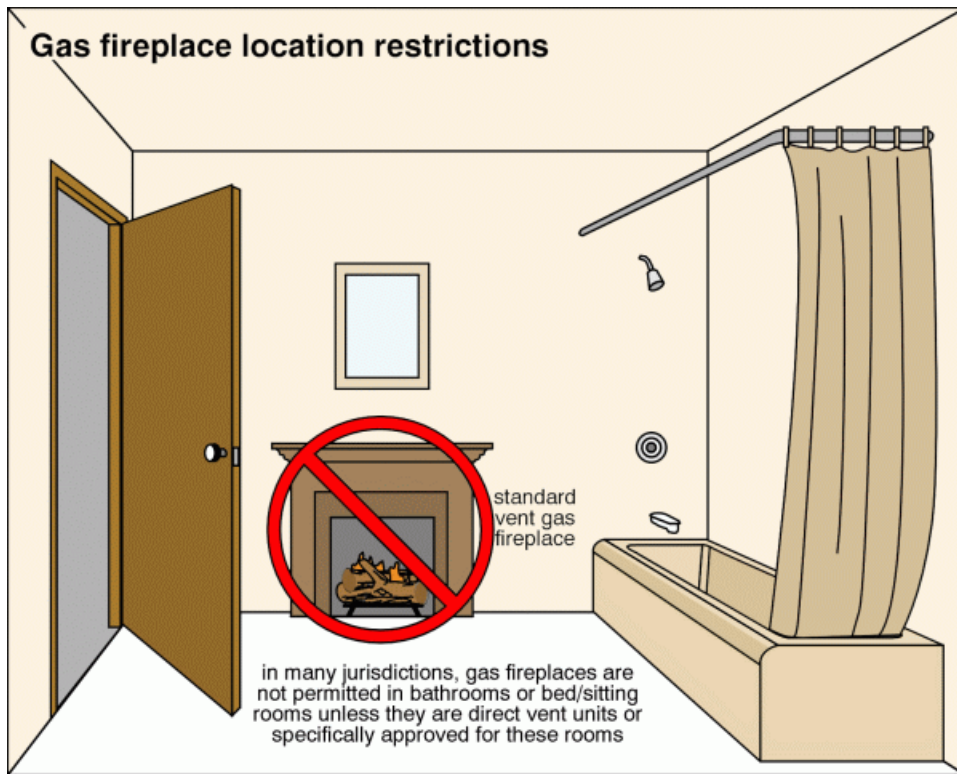
FIREPLACE \ Gas fireplace

Condition: • A specialist should be engaged to inspect the gas fireplace prior to using the appliance. There are many manufacturers and many models of these units, with many different installation rules. We also recommend the gas fireplace be covered under a maintenance contract that includes regular service.

Condition: • [Not suitable for use in a bedroom or bathroom](#)

*Fireplaces in bedrooms need to be specially designated for that use. A data plate that reads "Approved for use in bedrooms" - or similar was not found/visible.

Location: Second Floor Bedroom



Fireplaces in bedrooms need...

Inspection Methods and Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Description

Air conditioning type:

- [Air cooled](#)



Air cooled

Cooling capacity: • [30,000 BTU/hr](#)

Compressor approximate age: • 7 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • The home is equipped with a 7-year old air conditioner. These systems are complex with life expectancies of 10 to 15 years, if well maintained and serviced regularly. An annual maintenance contract is strongly recommended to improve comfort, reduce energy costs and prolong the life of the equipment. See Appendix for more information.

Inspection Methods and Limitations

Inspection limited/prevented by: • Low outdoor temperatures prevented testing in the cooling mode.

Description

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

- Utility room



Main water shut-off valve

Water heater type:

- [Conventional](#)



Conventional

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Natural draft

Water heater tank capacity: • 189 liters/50 US gallons

Water heater approximate age: • 23 years

Waste and vent piping in building: • Not visible in some areas.

Waste and vent piping in building: • [Plastic](#)

Floor drain location: • Near heating system

Backwater valve:

• None noted

*These valves help prevent sewer backup. Many insurance companies insist these be installed before they will offer a sewer backup endorsement.

Observations and Recommendations

WATER HEATER \ Life expectancy

Condition: • [Near end of life expectancy](#)

Some insurance companies ask that the unit be replaced due to its age and because the basement is finished. The goal is to prevent water damage due to tank failure.

Task: Replace

Time: Unknown, unless insurance company requires that it be replaced immediately

Cost: Depends on approach

WASTE PLUMBING \ Traps - installation

Condition: • [Not visible](#)

'P'-Trap not visible at sink. Typically, traps may be located beneath cabinet or floor. No venting issues noted when testing sink.

Location: Kitchen

WASTE PLUMBING \ Floor drain

Condition: • Not visible

*A floor drain would be ideal here.

Location: Second Floor Laundry Area

Task: Further evaluation/Provide

Time: If necessary

Cost: Depends on work needed

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

Condition: • [Not Frost Free](#)

*Ensure hose bibbs are properly winterized by the time cold weather arrives. This is done by disconnecting any attached hoses, shutting off the supply from the interior, opening the faucet at the exterior (leave open to allow for expansion of any water left in the pipe), drain any water left in the pipe by opening up bleeder valve- don't forget to re-close this.

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment) pump

Condition: • [No pump access](#)

Location: Second Floor

Task: Provide

Time: If necessary

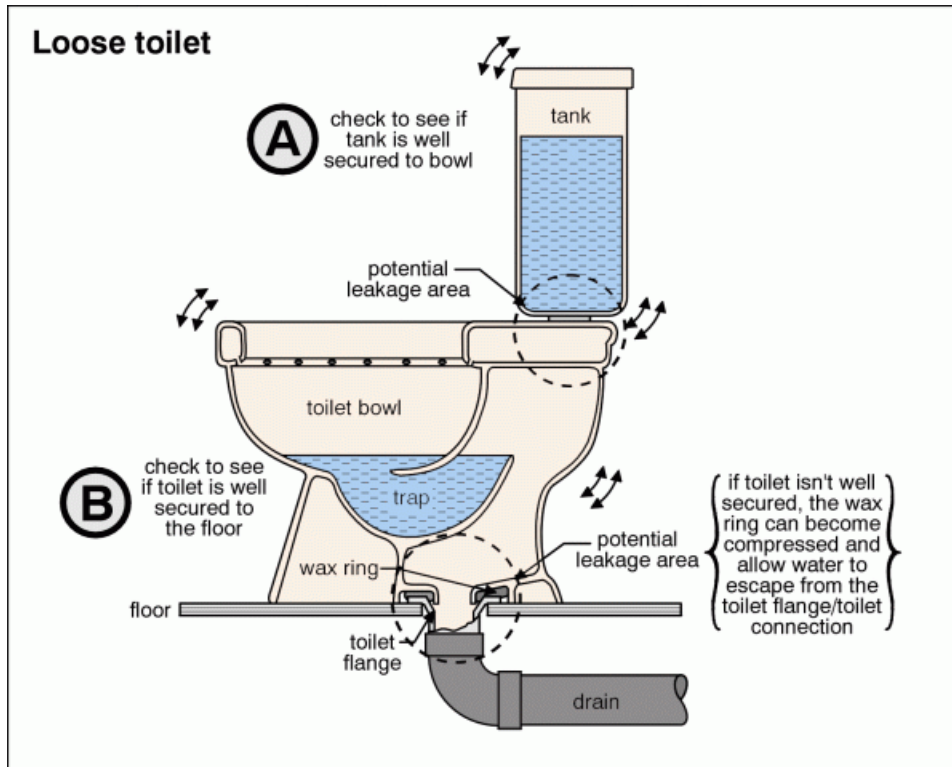
FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

Location: Third Floor Bathroom

Task: Secure

Time: As soon as possible



Inspection Methods and Limitations

Fixtures not tested/not in service:

- Bathtub

Third floor bathtub not tested - water off.



Bathtub not tested

PLUMBING

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Items excluded from a building inspection: • An evaluation of fire protection sprinkler systems is not included as part of a home inspection.

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows

Description

General: • Party wall: Masonry

Windows: • [Fixed](#) • [Casement](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Observations and Recommendations

General

- Testing of Elevator equipment is beyond the scope of a home inspection. Consult with manufacturer for servicing schedule.
- Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear.

WINDOWS \ General

Condition: • Note that modern regulations require safety stops on all windows that prevent an opening of more than 100mm. Windows are typically the responsibility of the condo building; contact property management office for further action.

WINDOWS \ Storms and screens

Condition: • [Missing](#)

*Possibly in storage? Ask Seller for details.

Location: Various

EXHAUST FANS \ General

Condition: • Work light inoperative.

Location: Kitchen Range Hood



Work light inoperative

Condition: • [Noisy](#)

Fans may be near the end of their normal life expectancies.

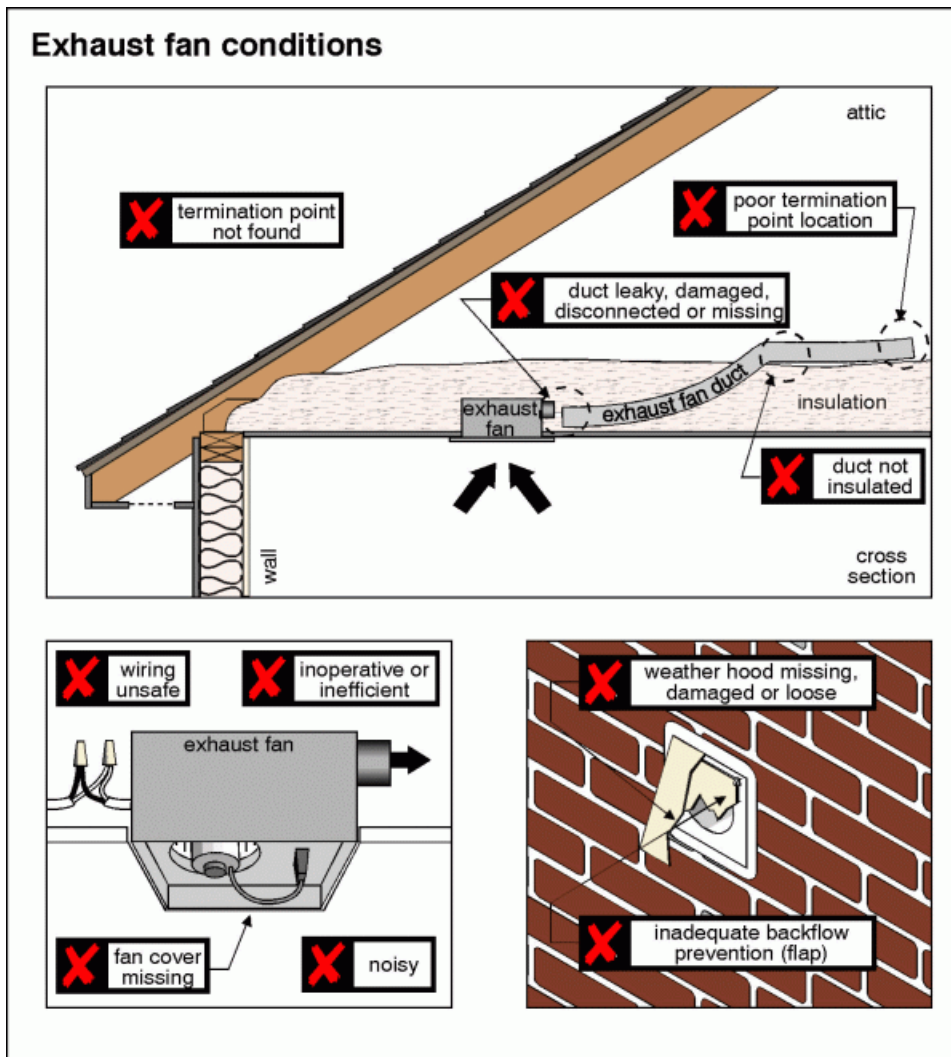
*Some repairs/maintenance may be the responsibility of the Condominium Corporation. Please refer to the Status Certificate for further information.

Location: For example, Second Floor Ensuite Bathroom, Third Floor Bathroom

Task: Replace

Time: When necessary

Cost: Minor (each)



BASEMENT \ Leakage

Condition: • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. Please read Section 10.0 in the Interior section of the Home Reference Book before taking any action. You can find this in the Reference tab at the end of the report.

To summarize, wet basement issues can be addressed in 4 steps:

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)

2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)

3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$300 to \$600 per crack or hole.)

4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

*Some repairs/maintenance may be the responsibility of the Condominium Corporation. Please refer to the Status Certificate for further information.

Condition: • Basement leakage frequency or severity cannot be predicted during a home inspection

GARAGE \ Walls and ceilings

Condition: • Water stains beside vehicle door. Higher than average moisture readings noted.

*Some repairs/maintenance may be the responsibility of the Condominium Corporation. Please refer to the Status Certificate for further information.

Task: Further evaluation / Repair

Time: If necessary



Water stains beside vehicle door...

Inspection Methods and Limitations

Inspection limited/prevented by: • Limited access to cabinets and closets

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint

Not included as part of a building inspection: • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Smoke detectors and carbon monoxide detectors are not tested as part of a home inspection. • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

INTERIOR

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Not included as part of a building inspection: • Cosmetic issues

Percent of foundation not visible: • 80 %

END OF REPORT

IMPORTANT ADVICE FOR LOOKING AFTER YOUR CONDOMINIUM

Condos are great, but they do need some care. You don't need to worry about the common elements, but you are responsible for your unit. The following helps you improve safety and comfort, reduce expenses, extend life expectancy and protect your investment. (Schedule 'C' in your Condominium Declaration defines the unit boundaries.)

When You Move In:

Change your door lock for security reasons. Coordinate with your property manager since they will probably need a copy of the key.

GENERAL MAINTENANCE

Maintenance and Repairs

There are two types of repairs that may be performed in a condo – repairs to an individual condo unit and repairs to common elements. Common elements are set out in the Condominium Declaration and will differ from one building to another. If repairs must be made inside your unit, you are responsible for making the repairs at your own expense. You are also responsible for the ongoing maintenance of your unit. The condominium corporation's board of directors is responsible for maintenance and repair of the common elements. Exclusive-use common elements, such as parking spaces or balconies are generally maintained by the condominium board.

Bathtub and Shower Maintenance

Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Washing Machine Hoses

We suggest braided steel hoses rather than rubber hoses for connecting washing machines to supply piping in the home. A ruptured hose can result in serious water damage in a short time, especially if the laundry area is in or above a finished area of the home.

Clothes Dryer Vents

The vent material for clothes dryers should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces drying time, energy consumption and cost; and minimizes the risk of a lint fire inside the vent. Clean the lint trap in the dryer every time you use the dryer. Most condos also have a secondary lint trap in the duct that should be cleaned after every three loads typically, to reduce the risk of fire, energy consumption and drying time for clothes. There may also be a duct fan controlled by a wall switch. Turn the fan ON whenever you use the dryer.

Heating and Cooling System - Annual Maintenance

An annual maintenance agreement that covers parts and labour is recommended for all heating and cooling equipment where this equipment is the responsibility of the condominium unit owner. Humidifiers and electronic air cleaners should be included in the service agreement. The first service visit should be arranged as soon as possible, preferably before equipment is used.

Filters for heating systems and air conditioners should be checked monthly during the operating season and changed or cleaned as needed. Check with the property manager to find out if there is an annual maintenance program for heating and cooling equipment. If not, you should arrange your own. Some condos take care of maintaining and replacing the heating/cooling equipment in units; others do not. Gas fireplaces should be included in annual service plans.

Appliance Maintenance

Vacuum refrigerator coils quarterly, if applicable. Leave washing machine and dishwasher doors open slightly to help things dry and to avoid mould.

Doors and Windows

Clean and vacuum door and window tracks as needed to avoid water damage and ensure smooth operation.

Electrical System

Label the Panel

The electrical panel should be labeled to indicate what is controlled by each fuse or breaker. Where the panel is already labeled, please verify the labeling is correct. Do not rely on the labeling being accurate.

Ground Fault Interrupters and Arc Fault Circuit Interrupters

Test these monthly using the test buttons on the receptacles or on the breakers in the electrical panel.

Smoke and Carbon Monoxide (CO) Detectors

Smoke and carbon monoxide detectors should be provided at every floor level. Even if they are present during the inspection, we recommend replacing detectors if permitted by the condominium organization. We strongly recommend photoelectric smoke detectors rather than ionization type detectors. Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

WATER ISSUES

Moisture Control

Manage moisture in condos to avoid damage and mould. Run exhaust fans in kitchens and bathrooms as needed and clean fans and filters regularly. Fans with timers allow the fan to run for some time after leaving the room. Watch for condensation on windows and doors. Opening windows is an effective way to reduce humidity. Use portable humidifiers sparingly. Correct small leaks and dripping faucets promptly.

Washing Machine Hoses

Braided steel hoses are safer than rubber hoses for connecting washing machines to supply piping. A ruptured hose can quickly result in serious water damage to your home and to those below. It is good practice to turn the hot and cold valves off after each use, especially if you will be away for a few days. Note: Old valves may leak if operated infrequently.

Be Ready for Emergencies

Be sure you know where to shut off the water. Some condos have more than one shut off, and others need a special tool (key) to turn off water. Label each circuit on the electrical panel, and make sure you should know how to turn off the power.

Keep a fire extinguisher suitable for grease fires near the kitchen.

Property Manager and Concierge/Security

Keep the contact information for these folks handy (perhaps on your phone) wherever you are.



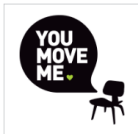
As a Carson Dunlop client, you receive complimentary membership in the Carson Dunlop Homeowners Association.



\$200 in Free Home Repair and Maintenance from Setter Home Services

(where available)

<https://invite.setter.com/carsondunlop>



\$100 Gift Card from You Move Me (Moving Company)

<https://www.youmoveme.com/ca/save-100-off-moving-services>



\$70 Gift Card from 1-800-GOT-JUNK?

https://www.1800gotjunk.com/ca_en/carson-dunlop



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Call **800-971-1363** to speak with Dave Slack.

Questions? Call us at 800-268-7070

This is a copy of our home inspection contract and outlines the terms, limitations and conditions of the home inspection

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.

PLEASE READ CAREFULLY BEFORE SIGNING.

The term Home Inspector in this document means the Home Inspector and the Home Inspection Company. The inspection is performed in accordance with the **STANDARDS OF PRACTICE** of the Ontario Association of Home Inspectors. To review the **STANDARDS OF PRACTICE**, click [here](#).

The Home Inspector's report is an opinion of the present condition of the property, based on a visual examination of the readily accessible features of the condominium unit. For more information on what a home inspection includes, click [here](#).

In a condominium unit inspection, the following sections of the **STANDARDS OF PRACTICE** are outside the scope of the inspection and will not be inspected:

- Section 3) Structural,
 - Section 4) Exterior,
 - Section 5) Roofing,
 - Section 11) Insulation and Ventilation, and
- All common areas as outlined in the Condominium's by-laws and status certificate.

The inspection report is an opinion of the present condition of the unit being inspected, based on a visual examination of the readily accessible features of the individual unit. Common elements, such as exterior elements, parking, hallways, common mechanical and electrical systems and structures, are not inspected.

In addition to the limitations in the STANDARDS, the Inspection of this property is subject to Limitations and Conditions set out in this Agreement.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the significant repairs that may be needed. The focus of the inspection is on major issues that may affect a reasonable person's decision to buy a condominium unit.

A Home Inspector is a generalist, rather than a specialist. The home inspection is a non-invasive performance review, rather than a design review. Home Inspectors do not perform calculations to determine whether mechanical, electrical and structural systems for example, are properly sized.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Inspection is a sampling exercise and is not technically exhaustive. The focus is on major issues, and while looking for major issues, we typically come across some smaller issues. These are included in the report as a courtesy, but it should be understood that not all issues will be identified.

You also acknowledge that you have been offered and have declined a thermal imaging inspection to help identify hidden water problems.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified specialist to provide a more detailed analysis.

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

A Condominium Inspection does not include identifying defects that are hidden behind walls, floors or ceilings, storage or furniture. This includes inaccessible elements such as wiring, heating, cooling, structure, plumbing and insulation.

Intermittent problems may not be visible on a Home Inspection because they only happen under certain circumstances. For example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that are concealed by finishes, storage or furnishings. Inspectors do not remove wall coverings (including wallpaper), lift flooring (including carpet) or move storage or furniture.

Representative sampling is used for components where there are several similar items. The list includes but is not limited to – windows, interior doors, electrical wiring, receptacles and switches, plumbing pipes, heating ducts and pipes, and floor, wall and ceiling surfaces.

3) THIS IS NOT A CODE-COMPLIANCE INSPECTION

Home Inspectors do NOT determine whether or not any aspect of the property complies with past or present codes (such as building codes, electrical codes, fuel codes, fire codes, etc.), regulations, laws, by-laws, ordinances or other regulatory requirements. Codes change regularly, and most homes will not comply with current codes.

4) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. Inspectors do NOT identify asbestos in roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. Inspectors do NOT look for lead or other toxic metals in such things as pipes, paint or window coverings. Health scientists can help in these areas.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. Home Inspectors do NOT look for, or comment on, the past use of chemical termite treatments in or around the property.

5) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mould or mildew. You should note that whenever there is water damage noted in the report, there is a possibility that mould or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mould and allergens at additional cost.

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6) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the fee will apply.

7) REPORT IS FOR OUR CLIENT ONLY.

The inspection report is for the exclusive use of the Client named herein, and will not be released to others without the Client's consent. No use of the information by any other party is intended.

8) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection and report are not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

9) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

10) LIMIT OF LIABILITY

THE LIABILITY OF THE HOME INSPECTOR AND THE HOME INSPECTION COMPANY ARISING OUT OF THIS INSPECTION AND REPORT, FOR ANY CAUSE OF ACTION WHATSOEVER, WHETHER IN CONTRACT OR IN NEGLIGENCE, IS LIMITED TO A REFUND OF THE FEES THAT YOU HAVE BEEN CHARGED FOR THIS INSPECTION OR \$1,000, WHICHEVER IS GREATER.

The client agrees that any claim, for negligence, breach of contract or otherwise, be made in writing and reported to Carson Dunlop within 10 business days of discovery. Further, the client agrees to allow Carson Dunlop the opportunity to re-inspect the claimed discrepancy except for an emergency condition, before the client or client's agent, employees or independent contractor repairs, replaces, alters or modifies the claimed discrepancy. The client understands and agrees that any failure to notify Carson Dunlop as stated above shall constitute a waiver of any and all claims the client may have against the inspector and/or Carson Dunlop.

11) TIME PERIOD

The Client acknowledges and agrees that the timeframe for commencement of legal proceedings by the Client against the Inspector for damages suffered by the Client as a result of alleged errors, omissions, breaches of contract and/or negligence by the Inspector shall not be later than two (2) years from the date of the inspection.

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12) LEGAL ADVICE

The Client has had such legal advice as the Client desires in relation to the effect of this Contract on the Client's legal rights.

13) CLIENT'S AGREEMENT

The Client understands and agrees to be bound by each and every provision of this contract. The Client has the authority to bind any other family members or other interested parties to this Contract.

X

Name (Print)
Signature