



## Pre-Inspection Agreement

### Between Lighthouse Inspections (Lighthouse) and Customer:

Name: \_\_\_\_\_

Current Address \_\_\_\_\_ City/ Province/ Postal \_\_\_\_\_

Phone # \_\_\_\_\_ E-Mail: \_\_\_\_\_

Regarding: (Property to be Inspected) DATE \_\_\_\_\_ Time: \_\_\_\_\_

Address: \_\_\_\_\_ Unit # \_\_\_\_\_ City: \_\_\_\_\_

For a Fee of \$\_\_\_\_\_, the Customer agrees to have Lighthouse conduct a home inspection for the purpose of outlining any visual major deficiencies observed by the inspector. Lighthouse will provide the Customer with a 38 page report prepared on-site for the exclusive use and possession of the Customer. The written report will include comments based on observations of the visible and accessible parts of components only. Lighthouse as used in this Pre-Inspection Agreement and Report, means the corporation, its employees, franchisees, agents, the inspector(s) and any other person or company who represent the Lighthouse organization.

The Lighthouse inspection is intended to assist in evaluation of the overall condition of the home / building and not the advisability of the purchase. This will be a limited visual inspection of the exposed elements of major components of the home and substantial deficiencies may exist and not be detected because of the limited nature of such an inspection. **The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection, at the time of the inspection.**

The inspector does not perform invasive procedures nor will equipment, items and systems be dismantled. The inspector only uses normal operating devices. Inspection will be made to see if a component is doing its major function, not minor functions. Maintenance, cosmetics and other things may be discussed, but they are not a part of the inspection and report. The written report will constitute the complete report and no reliance should be made on anything discussed during the inspection. **See Exclusions and Limitations listed below**

**Concerns:** Lighthouse extends to its Customers the invitation to contact the inspector at any time should any concern or question arise in connection with the inspected property. Lighthouse is committed to resolving customer concerns in a timely manner. Should for any reason our customer finds it necessary to file a more formal complaint, please send such notice directly to your inspector, as identified on page 2 of this agreement as each location is independently owned and operated.

**Re-inspection:** We require 10 days written notice of any concerns in order to allow your Lighthouse representative the opportunity to re-inspect that portion of the home in dispute prior to any renovations or repairs relating to the concern in the Report.

**Negotiation:** If the issue is not resolved as a result of the re-inspection, Lighthouse would be pleased to enter into a negotiation with our customer to resolve, in good faith, all issues. At this juncture, it is suggested that a written proposal be submitted to Lighthouse for consideration and to open the negotiation process. At this point a written response will be relayed to the customer for consideration. Upon completion of this process, a meeting should be scheduled to attempt to reach an agreeable resolution.

**Mediation:** If the dispute cannot be resolved through negotiation, Lighthouse encourages further settlement attempts through the mediation process. A mutually agreed upon mediator would then be appointed to review the issues and offer a fair settlement of the matter.

### Exclusions and Limitations

The home inspector is limited to a visual inspection of the building only, any areas that are blocked by finishing materials, storage, furniture, or environmental factors are therefore eliminated from the scope of this inspection. The role of the home inspector is as an educator, to provide you with a significant understanding of the home and its components. Annual maintenance costs run approximately 3 to 5% of the purchase price.

#### The home inspector does not assess:

- Aesthetic or cosmetic concerns (i.e., finishes, odours, cleanliness); Design or adequacy of rooms or the home in general or compliance to UL or CSA standards
- Quality of workmanship or material that does not affect the structural integrity or safety of the home.
- Building codes as these are revised on an ongoing basis and are not standard across municipalities. Local building officials assess code compliance
- Life spans and age of elements and/or components. Indications are estimates only, the inspector cannot guarantee that such items will last for their expected life span, including but not limited to life expectancy and failure of components

Please see Page 2 of this Pre-Inspection Agreement. CUSTOMER INITIALS \_\_\_\_\_

## Lighthouse Pre-Inspection Agreement – Page 2

- Attics will rarely be entered, in most cases, the inspector will perform a general inspection from the access hatch, where accessible
- Ancillary elements including, but not limited to, barbecues, site lighting, solar heating panels, satellite dishes, irrigation systems, security systems, sprinkler systems, central vacuum systems
- Inspect roofs that are not visible from the ground with binoculars or not accessible from a 13-foot ladder. Inspectors do not walk roofs; to do so may cause leaks or other damage at the time or within months of the inspection and could affect the roof warranty.

### The home inspector cannot:

- Move personal belongings, storage or furniture, finishing, carpeting snow, ice, earth, etc., to gain access to hidden areas or to improve visibility of an area
- Determine the presence or absence of environmental or health concerns including, but not limited to: contaminated soil, potable water, radon, lead, air quality, mould, mildew, carcinogens or other such hazard
- Operate components or assess utilities that are shut off, winterized, covered, do not respond to normal operating devices or otherwise restricted
- Light pilot lights that are not in functioning order / Ignite or extinguish solid fuel fires
- Perform invasive procedures to investigate a potential defect in construction, for this reason the inspector will often recommend a specialist be brought in to further evaluate components.
- Enter any area which the inspector feels is unsafe for entry, with headroom of less than 3 feet or areas with standing water
- Inspect or evaluate the operation of any underground drainage pipes, footings, etc.
- Operate air conditioning systems if the temperature has fallen below 16 degrees Celsius in the past 24 hours.
- Inspect or evaluate items not permanently installed
- Project operating costs of any components
- Uniformity or adequacy of heat or cool supply to any rooms
- Report on sizing of heating or air conditioning units
- Operate automatic safety controls
- Report on concealed insulation or vapour barriers
- Operate heat pump in heat mode when temperature has been above 22 degrees Celsius in the past 24 hours
- Perform formal energy audit or evaluation
- Report on property lines or encroachments
- Evaluate or operate digital or computerized thermostats or controls
- Report on conformance or legality of basement apartments or finishings
- Observe the interior of chimney flues, fire chambers, heat exchangers, humidifiers or filters
- Report on the presence or absence of wood destroying insects

### The home inspector is not required to:

- Evaluate fountains, spas, swimming pools etc.,
- Report on the cause of observed damage or recommend repair techniques or contractors
- Evaluate shower pans for leakage
- Report on anything other than output from wells, the inspector shall run the water from inside to determine functional flow
- Determine whether waste lines are municipal or private, and is often required to rely on the homeowner for this information
- Test or operate any over current devices except Ground Fault Circuit Interrupters
- Evaluate geological conditions, soil conditions, recreational facilities, or outbuildings other than primary garages and carports
- Operate trash compactors, individual room and window cooling units or evaluate the effectiveness of anti-siphon devices
- Test carbon monoxide detectors or smoke detectors by any means other than the test button
- Evaluate clearances around heat sources

**Acknowledgement:** Each office is independently owned and operated. Acceptance and understanding of this Pre-Inspection Agreement is acknowledged. Receipt of a copy of the Pre-Inspection Agreement is also acknowledged.

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lighthouse Inspections

\_\_\_\_\_  
Location / Company name

\_\_\_\_\_  
Representative

\_\_\_\_\_  
Signature

### Payment Information / Receipt

Fee, including inspection and report agreed to above and other services, (including GST) \$ \_\_\_\_\_

Payment received by (circle)

Cash

Cheque # \_\_\_\_\_

Visa / MC Auth. # \_\_\_\_\_