

**ADDENDUM - THERMOGRAPHIC SURVEY AGREEMENT**

Thermal imaging (Thermographic Survey) is a technology that allows YG Home Inspection Services to attempt you show you things about a building that can't be shown to you using the normal visual home inspection.

Thermal imaging produces images of invisible heat energy emitted from objects and systems in the building, and allows YG Home Inspection Services to measure it. Thermal imaging helps to diagnose the problem rather than merely identify symptoms, and can sometimes, but not always, identify and document: electrical faults before they cause a fire, overloaded and undersized circuits, circuit breakers in need of immediate replacement, missing, damaged, and/or wet insulation, heat loss and air infiltration in walls, ceilings, floors, windows and doors, water and moisture intrusion that could lead to mold, possible pest infestation, hidden roof leaks before they cause serious damage, air-conditioner compressor leaks, under-fastening and/or missing framing members, structural defects, broken seals in double-pane windows, energy loss and efficiency, dangerous flue leaks, damaged and/or malfunctioning radiant heating systems, unknown plumbing leaks, and overheated equipment. These thermal images can then be included in your inspection report, providing supporting documentation to the report.

This survey is based upon the readily accessible features of the Property and reflects its condition on the day of the survey. The results of this survey for the sole use of the CLIENT shown above and no third party is authorized to rely on this report without having obtained the consent and approval of YG Home Inspection Services.

It is not a warranty, guarantee or insurance against any deficiencies (current or future). It is not a building, fire code, by-law or insurance inspection.

1. CLIENT requests and authorizes YG Home Inspection Services to perform a thermal imaging scan on the building located at:
2. YG Home Inspection Services's liability for any damages allegedly arising out of any aspect of the thermal imaging service shall be limited to the amount paid for the thermal imaging scan.  
 YG Home Inspection Services does not make any representations with respect to the results of the Thermal Imaging inspection. CLIENT voluntarily waives any claim for consequential, exemplary or incidental damages to the fullest extent allowed by law.
3. The thermal imaging scan will be limited in scope to the equipment used by YG Home Inspection Services. The inspection will be a non-invasive and non-destructive examination of the visible, safe and readily accessible portions of the interior and/or exterior of the structure for atypical temperature/thermal variations. NO OTHER WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, WARRANTIES REGARDING FUTURE USE, HABITABILITY, OPERABILITY, SUITABILITY OR MERCHANTABILITY WITH RESPECT TO THE SUBJECT PROPERTY ARE MADE BY YG Home Inspection Services.
4. Thermal imaging survey do NOT include any inspections, examinations, testing or evaluations for harmful, dangerous or toxic substances, materials or environmental hazards, including, but not limited to: mold, bio-aerosols, radon, lead, asbestos, non-biological airborne particulates, contaminants, petroleum products, petrochemicals, radioactive materials, electromagnetic radiation, or plant, animal or insect secretions or excretions. Infrared cameras are not moisture meters but can aid in identifying areas that warrant further investigation. If YG Home Inspection Services offers any information or opinions about any of the foregoing, this information shall be deemed to be informational only and supplied as a courtesy to the CLIENT, and shall not be deemed to be an amendment to this Thermographic Inspection Agreement.
5. CLIENT agrees to indemnify and hold harmless YG Home Inspection Services, its agents, employees and inspectors for the presence of any harmful, dangerous or toxic substances or materials, or environmental hazards, including, but not limited to, those listed in paragraph 4 this Thermographic Inspection Contract, as well as for any and all damages and liability for any mitigation, construction, or any other costs associated with the presence of any such hazards, substances or materials.
6. If CLIENT desires to obtain information regarding the presence of any harmful, dangerous or toxic substances, materials or environmental hazards, including, but not limited to, those listed in paragraph 4 of this Thermographic Inspection Agreement, it is solely the responsibility of the CLIENT to contact and engage the services of qualified individuals or companies that specialize in the areas of specific interest or concern.

FILE NUMBER

7. This is a thermographic survey and is in no way a substitute for a building inspection. It is in addition to a building inspection. To achieve an overall understanding of the condition of the Property.
8. Although Infrared Thermal Imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify Thermal Images, but even with these considerations we do not claim to have x-ray vision. Conditions may change and cause the **apparent temperature** readings revealed in Thermal Images to be **different at any given time**.
9. The following items are excluded from the inspection:
  - Outbuildings including barns, sheds, workshops and cabanas. All appliances including, but not limited to: Stoves, fridges, freezers, dishwashers, washing machines, dryers and window or portable air conditioning units.
  - All low voltage wiring for bells, alarm systems and intercoms. All computer routing system wiring and associated outlets and control boxes. All theatre or surround sound wiring including any satellite or cable TV wires, satellite dishes and associated equipment. Swimming pools, spas, hot tubs, whirlpool or air tubs, saunas and all related controls including plumbing, fencing and safety features.
  - Environmental issues including but not limited to mold, mildew, asbestos, radon, UFFI (urea formaldehyde foam insulation) and lead.
  - Specifically excluded are any matters or problems (health or otherwise) arising from the presence of molds, mildew, fungi, toxins of any type including fuel oils or flammable chemicals and any necessary environmental clean up or abatement costs that may be incurred.
  - Sewer and septic systems of any type, including any hidden, underground or other inaccessible pipes, tanks, pumps or other features.
  - Buried oil tanks and the inaccessible areas of above ground tanks. Furnace or heat pump heat exchangers and any areas of furnaces, air conditioning or other units whose are not accessible from normal inspection panels.
10. YG Home Inspection Services is not permitted to carry out destructive testing (drilling holes in walls for instance, removal of wall finishes or ceiling finishes) and does not dismantle heating or cooling units of any type unless authorized in writing from the building owner.

Hantavirus is a concern in some areas. Droppings from rodents are common in the uninhabited areas of most homes (attics and walls for instance). The inspection cannot determine the level of infestation (if any) and we recommend that you contact the rodent control officer from your local municipality if you are concerned or need further information.

The thermographic survey is intended to substantially increase your knowledge of the condition of the building and its associated systems, and to make you aware of deficiencies that are considered to be safety issues or which may adversely affect its performance.

Existing buildings are not required to comply with current codes or bylaws in retrospect. This survey makes no claims as to the compliance or otherwise of the subject building and its systems, with any building, construction, electrical or plumbing codes nor with any insurance company requirements that may be in force.

11. Where inspection report indicates the need for further investigation or review by qualified personnel (a structural engineer or electrician for instance) you must have the results of that investigation or review to hand before proceeding with transaction.

**I have carefully read the foregoing and I understand, accept and agree with all of the terms and condition this Thermographic Inspection Agreement, prior to the start of this inspection.**

CLIENT 1

CLIENT 2