



# INSPECTION SERVICE AGREEMENT OF A CHIEFLY RESIDENTIAL BUILDING

File Number

## 1. THE PARTIES

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Represented by: \_\_\_\_\_  
(Hereinafter referred to as **THE INSPECTOR**)

(Hereinafter referred to as **THE CLIENT**)

Telephone: \_\_\_\_\_

AIICQ membership#: \_\_\_\_\_

Email: \_\_\_\_\_

## 2. CONTRACTUAL OBJECTIVE

**THE INSPECTOR'S** services are hereby retained by the purchaser (**THE CLIENT**) to perform a **PRE-PURCHASE** inspection of the building covered by this Inspection Service Agreement.

## 3. LIMITS OF THE INSPECTION

**THE CLIENT** hereby acknowledges having been duly informed of the limits of the visual inspection in relation to an exhaustive inspection of a building involving several building professionals, declares to understand the difference between the visual inspection and the exhaustive inspection and accepts the visual inspection. **THE CLIENT** confirms having understood and received **APPENDIX A**.

INITIALS

## 4. ADDRESS OF THE BUILDING TO BE INSPECTED AND DESCRIPTION OF THE BUILDING

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4.1 **DESCRIPTION OF THE BUILDING:**  single family,  duplex,  triplex,  multiplex \_\_\_\_,  condominium

4.2 The building is held in **DIVIDED CO-OWNERSHIP** and the present inspection is subject to the terms and conditions contained in **Annex B** of this contract:

YES NO

## 5. DATE AND TIME OF THE INSPECTION

The building inspection will take place on: \_\_\_\_\_ at \_\_\_\_\_

## 6. PRODUCTION OF THE REPORT

The inspection report will be available within \_\_\_\_\_ days following the date of the inspection.

With regard to **THE INSPECTOR**, **THE CLIENT** agrees not to take a decision concerning the BUILDING before receiving the written inspection report, a careful reading of it and if necessary a further talk with **THE INSPECTOR** to ensure a clear understanding of the report.

INITIALS

## 7. CONTENT OF THE INSPECTION

The inspection includes one (1) BUILDING visit and the production of one (1) inspection report.

## 8. OBJECTIVES AND LIMITATIONS OF THE VISUAL INSPECTION

- 8.1 The inspection consists of a visual examination of the building's systems and components which are readily accessible as listed in the InterNACHI-Quebec Standard of Practice and will be carried out in accordance with the Standard that is an integral part of this contract.
- 8.2 The InterNACHI-Quebec Standard of Practice determines the requirements and limitations of the inspection.
- 8.3 The inspection does not target nor can it uncover hidden defects which can affect the building but aims to uncover apparent defects and indicators of potential defects which could affect the integrity and usefulness of the building.

INSPECTOR

CLIENT 1

CLIENT 2



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## 9. BUILDING INSPECTION STANDARD OF PRACTICE USED BY THE INSPECTOR

**THE CLIENT** declares having received a copy of the Standard of Practice prior to the signing of this contract and has had sufficient time to acquaint himself with its content and ask any question necessary for its total understanding.

INITIALS

## 10. INSPECTOR'S OBLIGATIONS

- 10.1 **The INSPECTOR** declares he has no financial interest in the building concerned.
- 10.2 The present contract respects the laws in force in Quebec and if a clause contravenes a law, that clause alone will be excluded.
- 10.3 **The INSPECTOR** has valid errors and omissions insurance coverage.
- 10.4 **THE INSPECTOR** assumes an obligation of means and not of result.

## 11. CLIENT'S OBLIGATIONS

- 11.1 **THE CLIENT** agrees to provide all documents and information necessary to the execution of **THE INSPECTOR's** services, the promise to purchase and its attachments, when containing information pertinent to the state of the building, any vendor declaration and any guarantees. **THE CLIENT** agrees specifically to disclose to **THE INSPECTOR** any defect, apparent or not, and any problem that could affect the integrity or the usefulness of the building of which he is aware.
- 11.2 At the end of the inspection, **THE CLIENT** agrees to sign the document "**CERTIFICATE OF EXECUTION OF AN INSPECTION OF A MAINLY RESIDENTIAL PROPERTY**" included in the present contract.
- 11.3 **THE CLIENT** agrees to pay the fees of the inspection at the end of the inspection. These fees only cover a single visit of the premises.
- 11.4 The inspection report is exclusively for **THE CLIENT's** use and cannot be used by a third party.
- 11.5 **THE CLIENT** was informed that **THE INSPECTOR** is an independent and authorized inspector / franchisee.

INITIALS

## 12. ADDITIONS OR MODIFICATIONS TO THIS INSPECTION SERVICE AGREEMENT

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## 13. FEES

Sum received: _____	Fees: _____
By: _____	GST: _____
GST#: _____	PST: _____
PST#: _____	TOTAL: _____

If an additional service such as another visit or a report or a Court testimony, is requested by **THE CLIENT**, the latter will pay **THE INSPECTOR** additional fees at an hourly rate of  for a minimum of four (4) hours plus all applicable taxes.

## 14. SIGNATURE

In witness whereof, the parties have signed:

\_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

THE INSPECTOR:

CLIENT 1:

CLIENT 2:



# CERTIFICATE OF EXECUTION OF AN INSPECTION OF A CHIEFLY RESIDENTIAL PROPERTY

File Number

## 1. THE PARTIES

\_\_\_\_\_

THE INSPECTOR: \_\_\_\_\_ CLIENT 1: \_\_\_\_\_ CLIENT 2: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BUILDING ADDRESS

## 2. CLIENT'S AGREEMENT

- 2.1 **THE CLIENT** confirms he reviewed with **THE INSPECTOR** the document *SELLER'S DECLARATION* with **THE INSPECTOR**.  
 YES  NO for the following reason(s): \_\_\_\_\_
- 2.2 **THE INSPECTOR** and **THE CLIENT** visually observed the entire exterior of the building according to the Standard of Practice. Except: \_\_\_\_\_
- 2.3 During the inspection, **THE INSPECTOR** and **THE CLIENT** observed \_\_\_\_\_ cracks in the exterior foundation.
- 2.4 **THE INSPECTOR** and **THE CLIENT** visually inspected the entire interior of the building in accordance with the Standard of Practice. Except: \_\_\_\_\_

### BUILDING'S INTERIOR

- 2.5 **THE INSPECTOR** and **THE CLIENT** observed:
- a) Water infiltration was visible:  
 NO  YES Location(s): \_\_\_\_\_
  - b) Stains were visible:  
 NO  YES Location(s): \_\_\_\_\_
  - c) Elements of the appearance of mold were visible:  
 NO  YES Location(s): \_\_\_\_\_
  - d) Odors were noticeable:  
 NO  YES Location(s): \_\_\_\_\_
  - e) \_\_\_\_\_ interior foundation cracks were visible .  
 Location(s): \_\_\_\_\_
  - f) Other: \_\_\_\_\_

2.6 **THE CLIENT** confirms having received and understood the Inspection Service Agreement, the Standard of Practice and Annex A during the inspection , by email , \_\_\_\_\_ days before the inspection.

2.7 People present during the inspection:

Client: _____	Seller's broker: _____
Client: _____	Client's broker: _____
Seller: _____	Other: _____
Seller: _____	Other: _____

## 3. CLIENT'S SIGNATURE

**THE CLIENT** declares he followed **THE INSPECTOR** during the inspection and saw the different elements listed above with **THE INSPECTOR**.

SIGNED IN: \_\_\_\_\_ DATE: \_\_\_\_\_

\_\_\_\_\_

THE INSPECTOR: \_\_\_\_\_ CLIENT 1: \_\_\_\_\_ CLIENT 2: \_\_\_\_\_