

## CLIENT NOTICE

In order to properly inform clients, it is important to specify what is a pre-purchase inspection, the professional inspection technologist's role and the limits of an inspection. This inspection is performed in accordance to "Les normes de pratique professionnelle" of the "Ordre des technologues professionnels du Québec" which can be found in "les normes de pratique professionnelle pour l'inspection de bâtiments résidentiels". These norms are the result of a consensus of the three professional orders involved in building inspection: l'Ordre des technologues professionnels du Québec, l'Ordre des architectes and l'Ordre des évaluateurs agréés. They can be downloaded on the following website: [www.inspectionpreachat.org](http://www.inspectionpreachat.org) .

The pre-purchase inspection consists of a thoughtful visual inspection of a building and the production of a report that gives an account of the physical state of the building's systems and components at a set date. Its purpose is to detect and identify major apparent defects, as observed at the time of the inspection. The technologist inspector can, if judged relevant, identify the minor defects and report them. Please note that a pre-purchase inspection is not an expertise that evaluates in depth a particular problem via specific methods.

The inspection covers elements that are easily accessible in the building and is limited to what is visually observable. The technologist inspector must not have to move furniture, equipment or personal objects, lift carpets, remove panels or dismantle equipment parts, move insulation, snow, ice, debris, plants and objects that can block the access or visibility.

He should not activate any system or component that does not seem to function properly or does not have normal operating controls. He will not activate fire or safety alarm systems. He will not activate systems or devices using fossil fuel that could be dangerous.

The professional technologist inspector will provide a general appreciation of the plumbing, electrical, heating, ventilation, air conditioning and additional heating (wood stoves) systems as these systems require professional expertise. In doubt or if problems are found, the technologist inspector will refer the client to a specialist.

The professional technologist inspector is not required to enter places that would be dangerous to the inspector, or any other person, or to carry out any procedure that could, according to his judgment, endanger the property or one of its components. He is not required to evaluate the residual lifespan of a system or one of its components, of methods, materials, or evaluate the cost of the suggested correctives.

A visual inspection as part of a pre-purchase inspection does not aim to identify hidden defects according to the law. The present inspection looks at visible elements at the moment of the inspection or based on visible indications.

The inspection report is not an exhaustive listing of repairs to be done and costs pertaining to them. The professional technologist inspector can, if judged relevant, suggest some corrective measures and it will be to the client to judge their relevance. It is not in the technologist inspector's mandate to evaluate the market value of the property and/or recommend the purchase or not of the property.

The professional technologist inspector does not have to verify or counter-verify the information provided by any person, during the inspection, including, if need be, the owner/vendor. The professional technologist inspector presumes the veracity of the provided information and does not question the good faith of the person from whom he receives this information.

# SERVICE CONTRACT – PRE-PURCHASE BUILDING INSPECTION

SECTION I – NAME OF PROFESSIONAL TECHNOLOGIST : \_\_\_\_\_

ADDRESS : \_\_\_\_\_

BUILDING INSPECTED : \_\_\_\_\_

## SECTION II – INDEPENDENCE

The inspector attests that there is no conflict of interest, commercial connection, privileged relationship, agreement, reference system, secret commission or other link of same nature that is likely to affect the detachment and fairness necessary to the execution of the present mandate.

## SECTION III – THE MANDATE

A – Goal: Proceed with a visual inspection of the property in order to evaluate its present physical condition and underline its deficiencies, its apparent defects, its damaged or non-functional components.

**The pre-purchase inspection is not an expertise and does not aim to find hidden defects.** It does not represent an insurance or guarantee. The pre-purchase inspector assumes an obligation of means, not of results.

The future buyer(s) understand that this present contract follows the *“Professional standards of practice for residential building inspection”* put together by three professional orders including l’Ordre des technologues professionnels du Québec concerning the extent and applicable restrictions to the present mandate and is satisfied with it.

B- The inspector provided the client with a copy of *“Professional standards of practice for residential building inspection”*.

buyer’s initials

C – Written report: the inspector will provide the client with a written report. The client should have received the report before making a decision concerning the acquisition of the building.

buyer’s initials

## SECTION IV – EXCLUSIONS

In compliance with *“Professional standards of practice for residential building inspection”* as described in chapter 5.

## SECTION V – FEES

For the execution of the present mandate : Contract price : \_\_\_\_\_ + taxes

Hourly rate : \_\_\_\_\_ + taxes

## SECTION VI – VENDOR’S DECLARATION

The professional technologist must obtain the vendor’s declaration created by the “Ordre des technologies professionnels du Québec” or obtain a copy of any other similar declaration and join it to his report.

Client’s signature \_\_\_\_\_ Date : \_\_\_\_\_

Professional technologist’s signature : \_\_\_\_\_ Date : \_\_\_\_\_