

Your peace of mind is worth a second look!



Thermographic Inspection Contract and Receipt

Address of Property _____ Date _____

_____ Time _____

_____ Weather _____

CLIENTS name and Address _____ Home phone _____

_____ Work phone _____

_____ Cell phone _____

_____ E-mail address _____

Building type Commercial Duplex Triplex Two storey Hi-ranch
 Townhouse Bungalow Apart. Condo Semi-detached

Approximate age _____ Garage Detached Attached Integral Other

Inspection fee: \$ _____

Payment received in full

Additional costs: \$ _____

Not paid

S & H: \$ _____

Inspector's Signature _____

Taxes: () \$ _____

Inspector's name _____

Total: \$ _____

(Amount due at time of inspections)

Read this contract carefully!

This Contract includes Limitations and Exclusions, Be sure to read them.

■ All Homes and Condominiums Inspected ■ Thermographic Inspections



RHI
Registered
Home Inspector

National
Certificate
Holder

Thermal imaging is a technology that allows DoubleCheck Inspections Inc. 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 DoubleCheck Inspections Inc. 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 mould, 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 color images can then be included in the inspection report, providing supporting documentation to the report.

This report is based upon the readily accessible features of the Property and reflects its condition today. This report 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 DoubleCheck Inspections Inc.

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.

To maximize the use of this inspection, the preparation of the building is important as the thermographic camera reads only surface temperatures. As a result, removal of paintings from the walls, pulling furniture away from the walls and providing, where practical, easy visible access to all exterior wall surfaces will help in the overall understanding and evaluation of the building envelope.

1. CLIENT requests and authorizes DoubleCheck Inspections Inc. to perform a thermal imaging scan on the building at the Address of Property for the following purposes:

- to attempt to determine if _____.

The fee for this service will be as detailed above, which due prior to delivery of the thermal images.

2. DoubleCheck Inspections Inc.'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.



DoubleCheck Inspections Inc. 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 DoubleCheck Inspections Inc. 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 DoubleCheck Inspections Inc.**

4. Thermal imaging services do NOT include any inspections, examinations, testing or evaluations for harmful, dangerous or toxic substances, materials or environmental hazards, including, but not limited to: mould, 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 DoubleCheck Inspections Inc. 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 Contract.

5. CLIENT agrees to indemnify and hold harmless DoubleCheck Inspections Inc., 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 Contract, 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.

7. This is a thermographic inspection 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, we suggest you have a building inspection carried out.

8. DoubleCheck Inspections Inc. has no insurance coverage for claims which arise out of, result from, are connected to, are aggravated by, are based upon or are attributable to any actual or alleged infiltration of precipitation into the building envelope prior to January 2000 or into the building envelope on a multi-unit residential building constructed prior to January 2000. Accordingly, if this thermographic inspection seeks to have DoubleCheck Inspections Inc. perform an inspection relating to the aforementioned situations, then DoubleCheck Inspections Inc. specifically states, and the CLIENT agrees, that DoubleCheck Inspections Inc. will be unable to provide an opinion to the CLIENT and the CLIENT is encouraged to immediately seek another opinion.

9. 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**.

10. 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 that are not accessible from normal inspection panels.

11. DoubleCheck Inspections Inc. 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 inspection 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 report 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.

12. It is agreed and understood that notification of any errors or omissions alleged to have been made by the inspector, must be made in writing, by registered mail to the inspector's registered office on or before the expiry of the 365th day following the date of the inspection.

13. The liability of the inspector is limited to the fee paid for the inspection (less applicable taxes).

14. Where this 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 conditions this Thermo graphic Inspection Contract, prior to the start of this inspection.

CLIENT signature

(Date)

Others present at inspection: _____

