

# PROPERTY INSPECTION REPORT



# CGHI

**CG HOME INSPECTIONS**



Inspector: Carl Gibbons

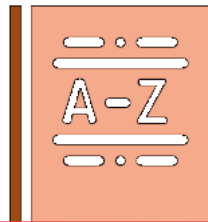


**207 Happy Close SW**

**Date of Inspection: 9/12/2023**

**Year Built: 1999 24 years old Size: 2000sqft**

**Weather: Warm sun cloud possible showers 22c**



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## Inspection Report Summary

Items in Red in the report are items of possible safety concerns, maintenance issues, and areas of concern that are more significant than others and may require immediate or future attention. Although some items in Red are a lesser issue than others, they are there to help you distinguish/review and get a better understanding of the property prior to closing and possible purchase. This is not a "pass or fail", there is no such thing as a perfect property. The summary is not a complete listing of all the findings in the report. Please note: Highly Recommend reading the full report prior to waving conditions. Recommend any and all work be implemented and performed by a qualified contractor.

Property Exterior		
Page 16 Item: 6	Window/Frame Condition	• Indication of a failed seal (Fog/condensation/rusting) observed in the window(s). Recommend review for repair or replacement as necessary.
Page 19 Item: 8	Evestrough Gutter Condition	• Downspout discharges water at foundation. Recommend installation of extension to ensure proper drainage away from foundation to prevent seepage at foundation.
Garage		
Page 38 Item: 11	Fire Wall/Door	• The fire door does not close automatically - Recommend installation/tension adjustment of self-closing hinges for safety. Keeping this door shut stops vehicle fumes entering the homes and creates a barrier in the event of a fire. NEVER keep this door open.
Page 39 Item: 12	Garage Comments	• Indication of possible pest activity observed, recommend further review by a certified pest control if concerned
Living Room		
Page 50 Item: 3	Window Condition	• Fog/condensation observed in thermopane windows. This is an indication of a failed seal. Recommend review by a window contractor for repair or replacement as necessary.
Bathrooms		
Page 61 Item: 5	Electrical Condition	• Main bathroom receptacle did not trip en suite <b>GFCI</b> , recommend review by a certified electrician
Basement/ Mechanical Room/ Crawlspace		
Page 72 Item: 3	Stairs	• Hand/Guardrail is missing. Recommend review for replacement as necessary for safety.
Electrical		
Page 92 Item: 5	Electrical Comments	• Multiple open grounded receptacles observed. Recommend further assessment by a certified electrician. • Recommend full review by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.
Heating		
Page 100 Item: 3	Burner Chamber Comments	• No record of recent service observed. Recommend full clean and service by a qualified HVAC technician on possession annually.



# Inspection Information

## INTRODUCTION:

Thank you for choosing CG Home Inspections, I really appreciate the opportunity to conduct this property inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions that you may have. Remember, when the inspection is completed and the report is delivered, CG Home Inspections are still available to you for any questions you may have, throughout the entire closing process.

During a home inspection my goal is to test and inspect all visual and accessible areas and components of the home. Home inspectors are generalists that are trained to look for problems and issues across an array of different trades. The aim of the inspection is to provide as much information of the condition of the home (at the time of inspection) so you can decide how to proceed moving forward. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as outlined in the InterNachi Standards of Practice), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Properties (homes) being inspected do not "Pass" or "Fail." - This property inspection is not a technically exhaustive inspection of the structure, systems, or components. The inspector is not required to determine compliance with codes or regulations.

The property inspection may not reveal all issues and deficiencies that exists or ever could exist, but only those material defects observed on the date and time of the inspection. A property inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance, due to effects of weather, use or occupancy, etc.

The buyer/client(s) should also attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that the information obtained from these sources is complete or accurate. CG Home Inspections (inspector) recommends obtaining any receipts, permits, or structural engineer reports associated with the work performed.

Property conditions change with time and use. If no water issues, electrical problems, appliance faults etc are found during the inspection that does not mean issues were missed, it means there were no issues during the inspection or we are unable to have discovered issues due to personal items, accessibility, finished areas etc. Unfortunately nothing lasts forever and issues, leaks and faults can present themselves at any time. Roof leaks can occur at any time, regardless of the apparent condition of the roof. As frustrating as this can be, we cannot be held responsible for future issues AFTER the inspection. Homes require constant ongoing monitoring and maintenance going forward.

**Note that this report is a snapshot in time. We recommend that you and/or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property.**

### 1. Inspector

Carl Gibbons - Certified Master Home Inspector - #342212 - Certified Thermographer.

### 2. Type of Inspection

Materials: Buyer(s) Residential Home Inspection

### 3. Person/s in Attendance

Inspection Agreement was emailed to the client(s) Buyer(s) to be review prior to the inspection, Buyer & Buyers Agent

4. Occupancy

The property is occupied by the owner

5. Property Information

Single family home

6. Levels

2 Story plus basement area

## 7. Description of Ratings

**CG Home Inspections is fully qualified, insured and bonded home inspectors regulated by the Alberta Government, and InterNACHI. The purpose of this inspection is to identify deficiencies within the property. Cosmetic areas that are deemed in nature by the inspector will not be reported.**

Ratings Explained.

**INS** Inspected - Normal wear and tear is allowable.

**RR** Items requires Review and/or repair. (Recommend Review from certified Trades, contractors, professionals, subject expert.)

**SC** Safety Concern (Review - Attention) Highly recommend immediate review with a qualified trade.

**NI** Not Inspected. Not inspected for a number of reasons stated in the report.

**NP** Not present. It may not be installed at the property; it may not be visible at the time of the inspection.

**In some cases, we will add more than one rating to cover multiple items, rooms, and areas.**

General Comment.

The inspectors' goal is to test and inspect all visual, accessible areas and components of the home. As home inspectors we are generalists that are trained to look for problems and issues across an array of different area and trade fields. We can only comment on our findings during the time of the visual and non-invasive inspection. All homes/properties require ongoing monitoring and maintenance.

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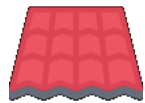
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## Roof

Roof and all visible and accessible areas inspected for issues unless otherwise documented in the report. As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing. Note that walking on a roof voids some manufacturer's warranties. We are unable to give an estimation of life span or determine age, as many factors can contribute to life span of roof coverings (if the roof covering is determined to be of a newer installation, recommend gathering receipts and information from the seller). Comments made on the roof are related to the day of inspection only. In the event a roof is deemed too dangerous to mount but a full inspection is required, we recommend contacting a roofing contractor for assessment prior to close.

### 1. Methods Used to Inspect Roof

How Inspected: Roof was viewed from the ladders edge only as too dangerous to fully mount. • Observed from the ground with an inspection pole and remote camera. Comments made on the roof are of the **VISIBLE** areas only from ground level - all other areas are excluded from the report (damage such as hail is not always visible from ground level). If client would like a full mounted inspection of the roof we recommend contacting a certified roofing contractor. • A roof will only be mounted at the inspectors discretion. If the inspector believes it is unsafe alternative methods will be used. • Visually inspected from ground. Not mounted due to height/pitch making mounting of roof dangerous. • Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

2. Roof Condition

INS	RR	SC	NI	NP
✓	✓		✓	

Materials: Asphalt Shingles • Metal Roofing

Observations:

- Roof appeared in serviceable condition at the time of the inspection. No prediction of future performance or warranties can be offered.
- Alligator/Spider cracking observed. Common wear from weather conditions.
- Observed from the ground with a pole camera. Comments made on the roof are of the VISIBLE areas only from ground level - all other areas are excluded from the report (damage such as hail is not always visible from ground level). If the client would like a full mounted inspection of the roof we recommend contacting a certified roofing contractor.



Metal Roof appeared in serviceable condition at the time of the inspection. No prediction of future performance or warranties can be offered.



Lower Front and Garage Roof



Lower Front Roof



Roof appeared in serviceable condition at the time of the inspection. No prediction of future performance or warranties can be offered.





Lower Front Roof



Front View



Right Side



Observed from the ground with a pole camera. Comments made on the roof are of the **VISIBLE** areas only from ground level - all other areas are excluded from the report (damage such as hail is not always visible from ground level). If the client would like a full mounted inspection of the roof we recommend contacting a certified roofing contractor.



Left Side





Roof appeared in serviceable condition at the time of the inspection. No prediction of future performance or warranties can be offered.



Rear View



Roof appeared in serviceable condition at the time of the inspection. No prediction of future performance or warranties can be offered.

3. Roof Flashing Condition

INS	RR	SC	NI	NP
✓	✓		✓	

Materials: Metal and plastic

Observations:

- Flashing is fitted and appears in serviceable condition where visible.
- Recommend re sealing all flashing to prevent possible moisture penetration.



Recommend re sealing all flashing to prevent possible moisture penetration.



Flashing is fitted and appears in serviceable condition where visible.



Flashing is fitted and appears in serviceable condition where visible.

#### 4. Skylight Condition

INS	RR	SC	NI	NP
				✓

Observations:  
• No skylights in the home

5. Roof Comments

INS	RR	SC	NI	NP
✓	✓		✓	

Observations:

- We do not give an estimation of life span and are unable to determine age as many factors can contribute to life span of roof coverings. Comments made on the roof are related to the day of inspection only - a claim cannot be made for any deficiency occurring after the inspection date. When access to the roof is deemed too dangerous, comments made about the roof are of the visible areas from ground level/ladders edge/interior - all other areas are excluded from the report. In the event a roof is deemed too dangerous to mount but a full inspection is required, we recommend contacting a roofing contractor for assessment prior to close.
- When a roof is deemed too dangerous to mount but a full inspection is required we recommend contacting a roofing contractor to assess prior to close.
- Comments made on the roof are of the visible areas only from ground level and ladders edge, all other areas are excluded from the report
- Recommend review of the roof by a roofing contractor for ongoing maintenance and possible repairs.



Property Exterior

Exterior of the home from Pathways, siding, decks, etc, etc and all visible and accessible areas tested and inspected for issues unless otherwise documented in the report. Condo apartment exteriors are inspected from their units only via patios or balconies if accessible. Hot tubs are not part of the home inspection and are not tested, if staying recommend confirming working condition from the seller. Weather conditions such as heavy snow, personal items, zero lot lines etc may prevent areas from being inspected and as such cannot be commented on. All findings documented in this report are the findings during the time of home inspection only. Please note, we cannot comment on future issues. Issues may present themselves at any time of the inspection. Homes require constant monitoring and maintaining.

1. Driveway Condition

INS	RR	SC	NI	NP
✓	✓			

Materials: Concrete (over salting will damage over time)

Observations: The driveway is in serviceable condition at the time of inspection - settlement cracks and possible salt patching observed



Common cracks and patching noted - over salting can damage concrete.

2. Pathway Conditions

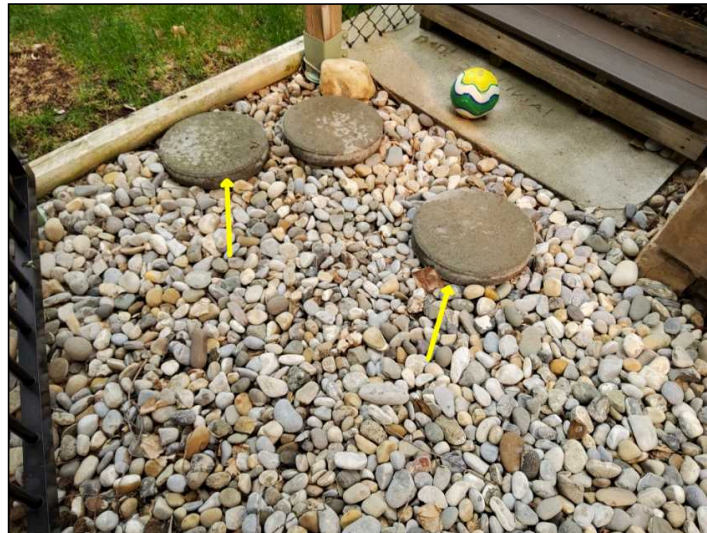
INS	RR	SC	NI	NP
✓	✓			

Materials: Concrete (over salting will damage over time) • Stone • Paver/Tile  
 Observations: Pathway is in serviceable condition at the time of inspection, settlement cracking observed., Uneven areas noted to walkway, recommend monitoring and ongoing maintenance, possible future repairs necessary., Tripping hazard observed. This is a safety concern. Suggest repair/replacement as needed to ensure safety.



Loose paver tiles observed recommend review for repair

Loose paver tiles observed, possible trip or fall hazard, recommend review for repair



Possible trip hazard. This is a safety concern. Suggest repair/replacement as needed to ensure safety.

3. Exterior Siding-Wall Cladding Condition

INS	RR	SC	NI	NP
✓	✓			

Materials: Vinyl Siding/Stone Cladding/ Parging  
 Observations:  
 • Higher levels of wall clad around the home are only visually inspected from the ground level. Suggest sealing/caulking as part of routine maintenance.  
 • Suggest sealing holes/gaps/penetrations in siding to protect the structure.  
 • Suggest sealing/caulking as part of routine maintenance.  
 • Areas of damage observed.



Suggest sealing/caulking as part of routine maintenance.



Suggest sealing/caulking as part of routine maintenance.



Damaged loose stone cladding observed, recommend review for repair or replacement



Suggest sealing/caulking as part of routine maintenance.

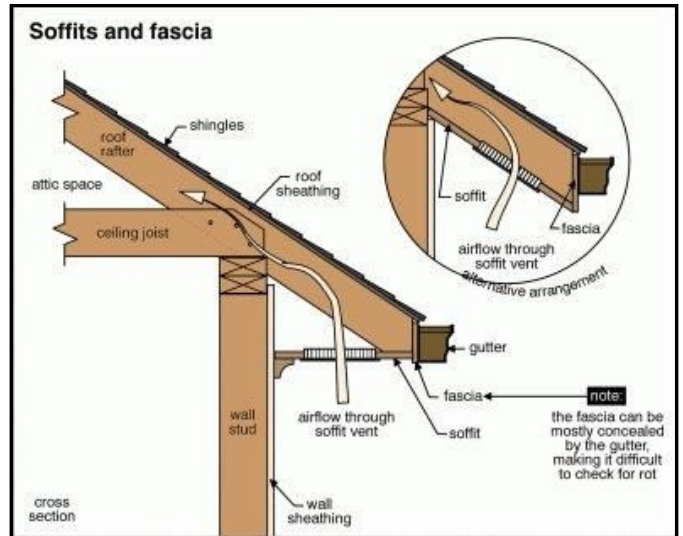
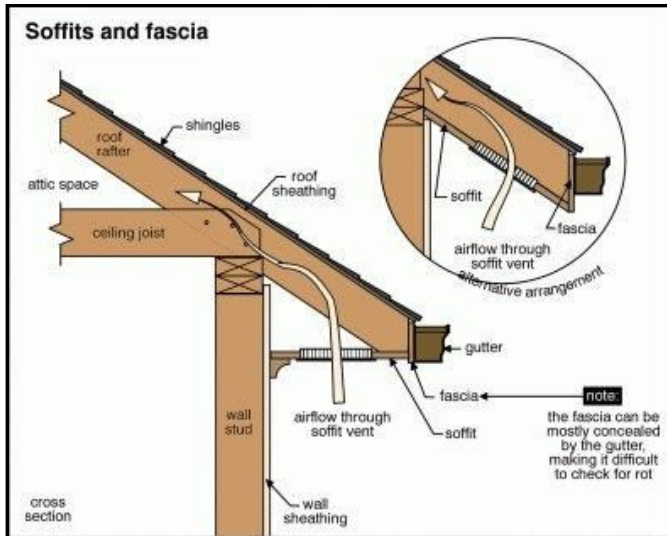
4. Trim/Fascia/Soffit Condition

INS	RR	SC	NI	NP
✓	✓			

Materials: Wood, Metal & Vinyl

Observations:

- Trim relates to exterior areas of decorative surrounds and also eave troughs, soffit and fascia. Recommend sealing/caulking as part of routine maintenance to prevent deterioration.
- Suggest sealing/caulking as part of routine maintenance to prevent deterioration.
- Damage noted to soft metals - cosmetic only and does not effect the performance.
- Peeling paint observed, suggest scraping and painting as necessary, suggest caulking all penetration to prevent moisture entry.



5. Exterior Door Condition

INS	RR	SC	NI	NP
✓	✓			

Materials: Wood/Metal Clad

Observations:

- Recommend replacing all weatherstripping and door sweeps, as part of the ongoing maintenance, to reduce heat loss in the home. Adjusting lock sets at exit doors will allow the door to pull tighter to the weatherstripping reduce heat loss during the winter months. Maintain a good seal at all entry/exit doorways to prevent possible water damage to the sub floor. Unable to comment on condition beneath. Please note this is a visual inspection only, we can not comment on any concealed areas.
- Monitor and maintain entrance/exit areas to prevent water damage to the sub floor. Unable to comment on condition beneath. Please note a home inspection is a visual inspection only. We can not comment on conditions of any concealed areas of the home.
- Missing and split caulking observed, recommend resealing as part of the ongoing maintenance
- Peeling paint observed, suggest scraping and painting as necessary.



Missing and split caulking observed, recommend resealing as part of the ongoing maintenance



## 6. Window/Frame Condition

INS	RR	SC	NI	NP
✓	✓			

Materials: Vinyl Frame • Wood Frame

Observations:

- The inspector is unable to determine if all double/triple glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double/triple glazed windows, consult the seller prior to closing.
- All accessible windows in the home that are not fixed were tested by opening, closing and locking them. Issues with windows will be documented in the appropriate section of the report.

General comment on all windows - Condensation between the panes is common condition as the windows age over time. It is not always possible to observe signs of failing windows at certain times of the year or if the window is dirty. We recommend monitoring window conditions and address as and when seals start to fail.

Highly recommend operating all windows during final walk through.

- Suggest sealing/caulking as part of routine maintenance to prevent deterioration.
- Dirty windows may hide the inspector's ability to identify fogging at the window, which can mean failing window seals. Recommend ongoing monitoring and maintenance.
- Thermopane windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.
- Missing and Split caulking noted maintain a good seal around all windows and doors to prevent water damage
- Wooden frames noted. Basic maintenance will prolong the life of these window frames, replacement may be necessary at some point in the future.
- Window is at/or below grade level - recommend grading away from window or adding a window well to reduce the risk of potential water entry.
- Recommend removing soil and debris at window wells, to aid drainage.
- **Indication of a failed seal (Fog/condensation/rusting) observed in the window(s). Recommend review for repair or replacement as necessary.**



Missing and Split caulking noted maintain a good seal around all windows and doors to prevent water damage



Window is at/or below grade level - recommend grading away from window or adding a window well to reduce the risk of potential water entry.



Suggest sealing/caulking as part of routine maintenance to prevent deterioration.



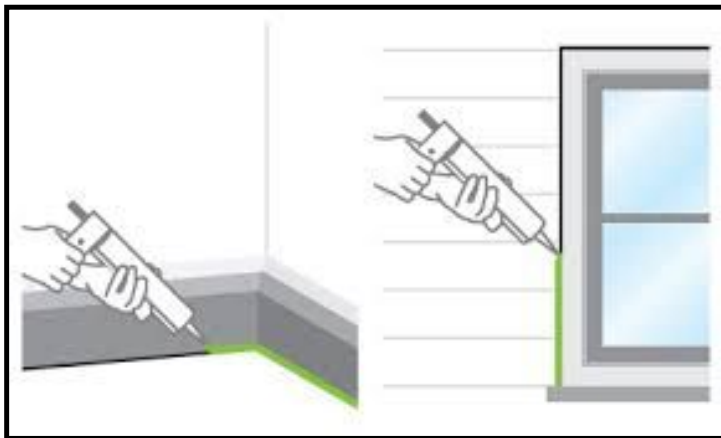
Suggest sealing/caulking as part of routine maintenance to prevent deterioration.



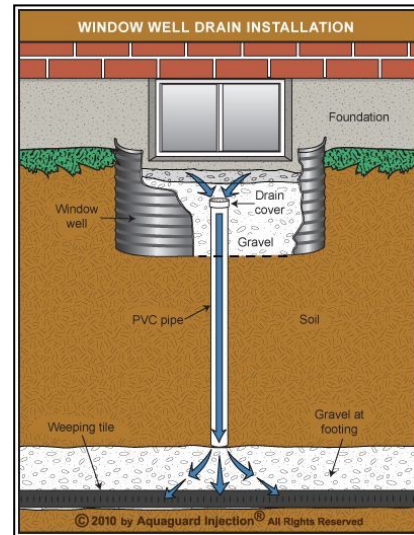
Fog/condensation observed in thermopane windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessary.



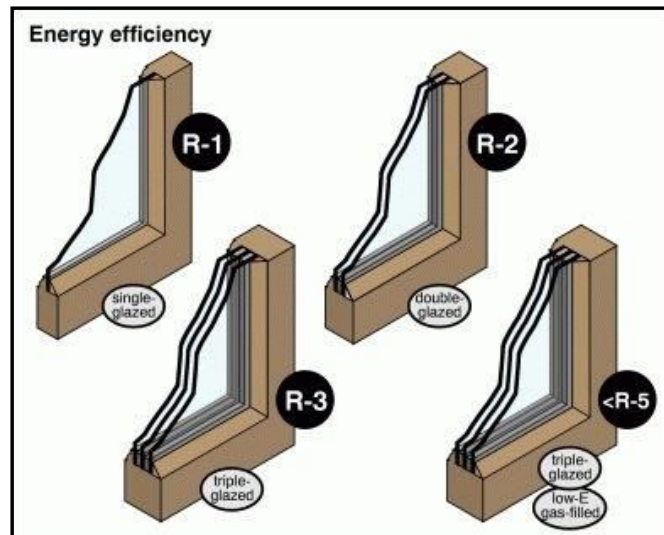
Missing and Split caulking noted maintain a good seal around all windows and doors to prevent water damage



Suggest sealing/caulking as part of routine maintenance to prevent deterioration.



Window is at/or below grade level - recommend grading away from window or adding a window well to reduce the risk of potential water entry.



7. Porch Condition

INS	RR	SC	NI	NP
✓	✓			

Materials: Wood • Stone cladding

Observations:

- Porch is in serviceable condition. Recommend ongoing maintenance.
- Recommend sealing gap at porch base to prevent any possible moisture intrusion and pest entry and grading away from structure.
- Porch is weathered, suggest cleaning, as necessary, and treating with an oil based, water-repellent preservative to protect and extend the life of the wood.
- Suggest staining, painting or sealing porch as necessary to preserve the remaining life of the porch.



Porch is weathered, suggest cleaning, as necessary, and treating with an oil based, water-repellent preservative to protect and extend the life of the wood.



Recommend sealing gap at porch base to prevent any possible moisture intrusion and pest entry and grading away from structure.

8. Evestrough Gutter Condition

INS	RR	SC	NI	NP
✓	✓			

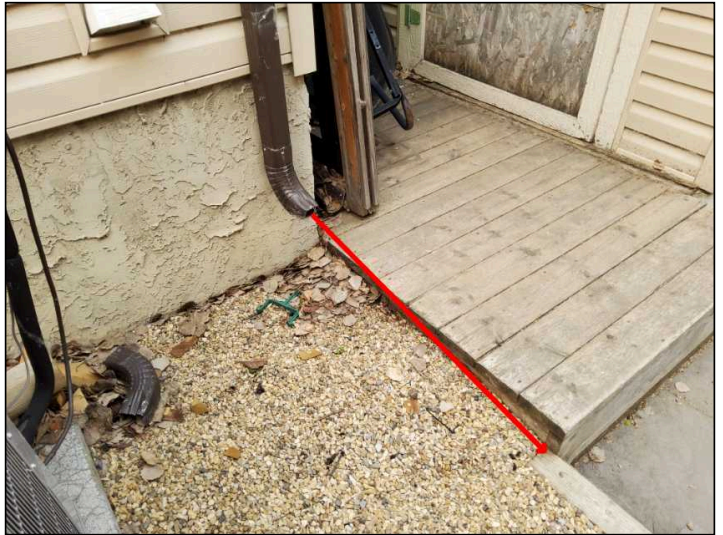
Materials: Metal

Observations:

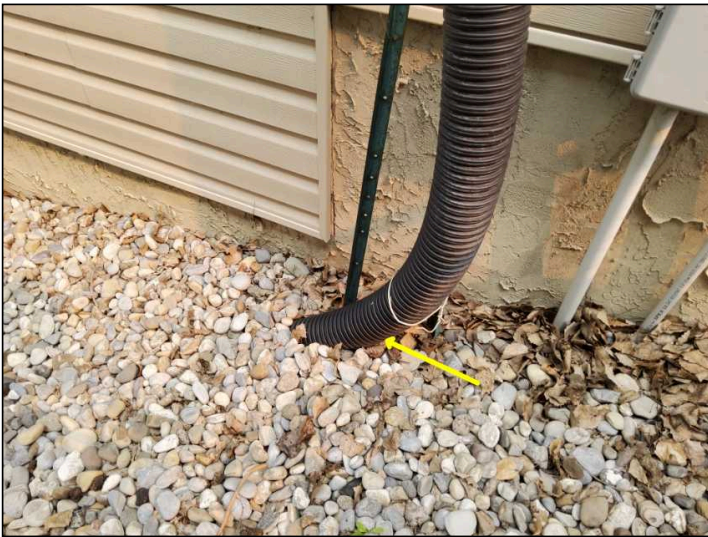
- Correct drainage around the structure is very important to protect the home. Negligence of correct drainage may result in future moisture issues into the home. Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage. Recommend sealing seams at gutters where required to prevent leaking and aiding correct water flow and drainage. In dry periods it is not possible to tell if the gutters are correctly pitched. Keep extension pipes down during wet periods. Leaving extension pipes up will result in water pooling at foundation wall, possibly causing seepage at foundation. Comments made on current drainage are from visible conditions at the time of the inspection only.
- Damage noted to gutters - cosmetic only and does not effect the performance.
- **Downspout discharges water at foundation. Recommend installation of extension to ensure proper drainage away from foundation to prevent seepage at foundation.**



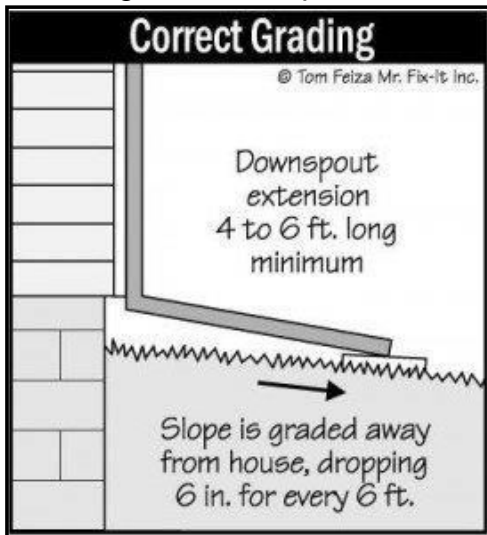
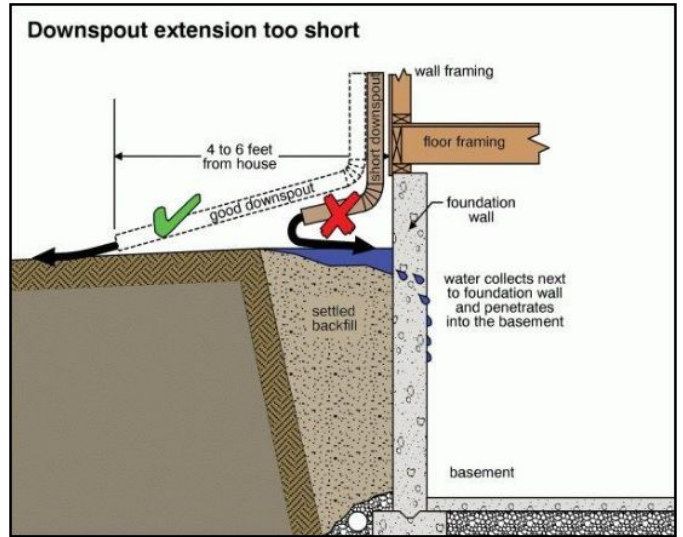
Extend downspouts 5-6 feet from the foundation of the home for effective water flow.



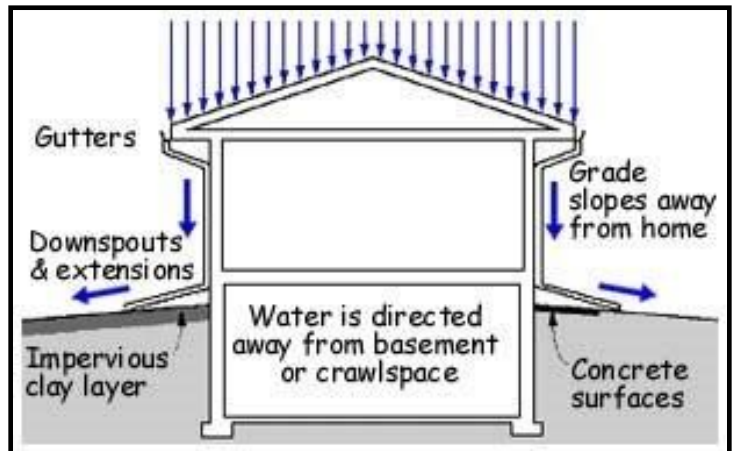
Add missing extension pipe to keep water away from the foundation wall

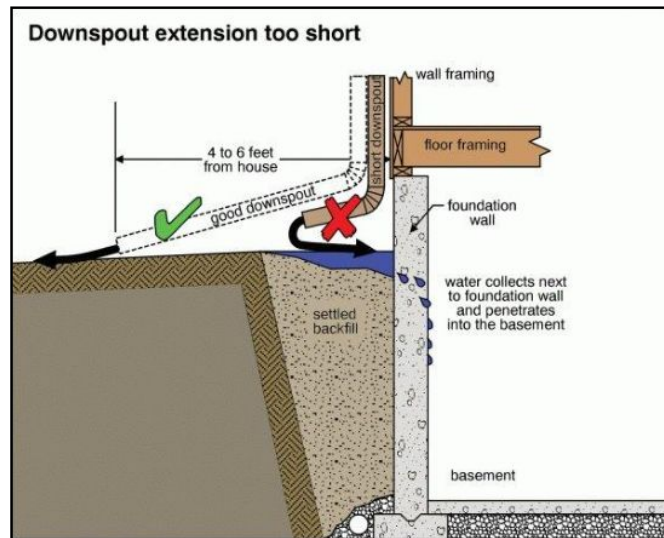


Monitor below grade downspouts for blockages.



Keep extension pipes down to expel water away from the foundation wall





9. Electrical Conditions

INS	RR	SC	NI	NP
✓	✓			

Observations:

- **GFC** in place and operational - Resets at main electrical panel

10. Hose Bib Conditions

INS	RR	SC	NI	NP
✓	✓			

Location: Left Side • Right Side

Observations:

- During the months of Oct/Nov we strongly suggest you winterize all external Hose bibs (faucets), to prevent freezing.
- Winterizing

Step 1 -Locate all outside hose bibs (faucets). There is normally a separate shutoff valve inside for each outside hose bib (faucets)

Step 2: Locate Inside Shutoff Valves- Locate shutoff valves inside for each outside hose bib (faucet). Inside valves have similar handles but may be painted different colors. Inside valves will also have a small cap used for draining excess water from the pipe to the outside hose bib (faucet).

Step 3: Turn Off Water- Turn off water at inside valves by turning the handle clockwise. Next, open outside hose bib (water faucets). Drain excess water inside by opening the drain cap, and holding pail underneath to catch water. When water stops draining, close the drain cap (Do Not Over-tighten!) Recommend leaving the external hose bib (faucet) slightly open in case there is water buildup from a failing shut-off valve at the internal basement area.

It is not the home inspectors' responsibility to locate shut offs for external hose bibs (faucets). Recommend asking the seller for the location of these.

- It is not the home inspectors responsibility to locate shut offs for external hose bib (faucets). Recommend asking the seller for the locations.
- An automatic sprinkler/irrigation system was observed but not inspected or tested. This system is beyond the scope of this inspection. We recommend further review by a qualified professional, if desired.



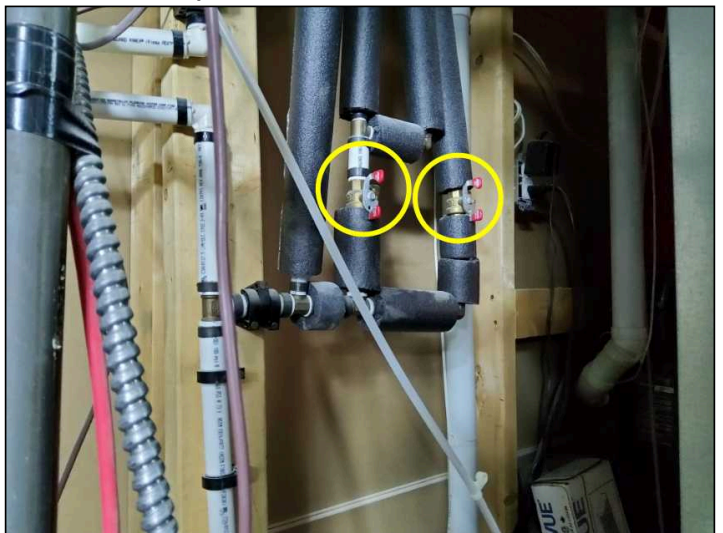
Never leave hoses attached to faucets during the winter.



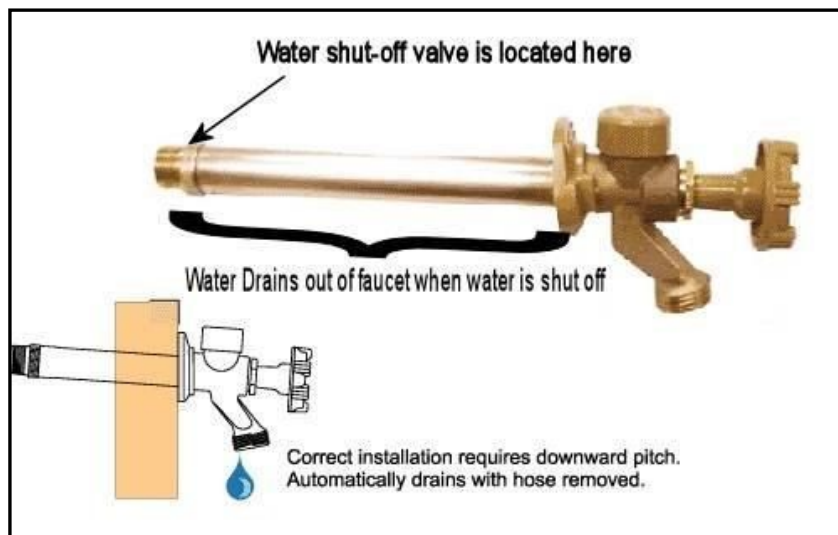
An automatic sprinkler/irrigation system was observed but not inspected or tested. This system is beyond the scope of this inspection. We recommend further review by a qualified professional, if desired.



Never leave hoses attached to faucets during the winter.



External faucet shut off valve circled



## 11. Foundation Conditions

INS	RR	SC	NI	NP
✓	✓		✓	

Type: Concrete/Parged • Slab on grade

Observations:

- The foundation is inspected from accessible points at both the exterior and interior. It is very common for the view of the foundation to be very restricted and or hidden. The view from the exterior restricted or and hidden, due to snow and or stored personal items and the interior due to finish materials, and personal property in the basement. Comments are made of areas visible for inspection only. Recommend further assessment if concerned. Parging is a technique used by masons to finish or coat a wall (usually a foundation or basement wall in your home). It's a mortar usually made up of lime, water, and cement. It protects masonry walls from the elements and provides a final gloss to an unfinished surface.
- Cracking noted - Most vertical cracks in a foundation wall do not seriously damage the structure of your home. Vertical cracks are most often caused by the shrinkage of the concrete as it cures, also tending to occur from settlement and movement at the foundation. There are no visible signs of water penetration but should this cracking appear to worsen, recommend consultation by a qualified contractor for possible future repairs as required. Recommend ongoing monitoring and maintenance, including sealing all penetrations at the exterior and repairing/replacing the parging if installed. Parging is a technique used by masons to finish or coat a wall (usually a foundation or basement wall in your home). It's a mortar usually made up of lime, water, and cement. It protects masonry walls from the elements and provides a final gloss to an unfinished surface.
- Cement parging is flaking/missing/deteriorated, this is extremely common, but suggest review for repair as necessary to protect the foundation wall from premature aging. Parging is a technique used by masons to finish or coat a wall (usually a foundation or basement wall in your home). It's a mortar usually made up of lime, water, and cement. It protects masonry walls from the elements and provides a final gloss to an unfinished surface.
- Limited inspection due to personal property, sheds and vegetation.
- When flower beds are present at foundation walls ensure they are not over watered, which can cause seepage into the basement.



Limited inspection due to personal property, sheds and vegetation.



12. Lot Grade and Drainage Conditions

INS	RR	SC	NI	NP
✓	✓			

Observations:

• At the time of the inspection the performance of lot drainage and water handling systems may appear serviceable, the home inspector is unable to accurately predict the performance as conditions are always changing. Items such as leakage at downspouts/eavestrough guttering systems are very difficult to detect during dry weather. Buyer is advised to request disclosure about drainage issues or failure in the past.

Older structures were often built on flat lots and do not have the same drainage features as newer structures, making them more susceptible to possible seepage at the foundation and slab. Inspection of foundation performance and water handling systems is limited to visible conditions and evidence of past problems only.

Recommend ongoing monitoring and recommend regrading and possible back filling with Loam/topsoil (silt, sand and clay), where required, to ensure water flows/drains away from the foundation and structure. For correct drainage around the home, all lot grading should grade (slope) away from the foundation and structure, as this helps in preventing water from sitting at the structure and foundation wall. Adding soil back-fill to any low-lying areas, located at the foundation is recommended, to ensure correct drainage away from the foundation and structure at all times.

Proper grading is essential in preventing water pooling at foundation. Continued water pooling at foundation can cause settling of footings and structure, recommend monitoring and ongoing maintenance.

- Recommend for correct drainage around the property all areas at foundation should grade (slope) away from the foundation/structure, this helps prevent moisture/water from pooling at the foundation wall and structure.
- Recommend regrading/landscaping the lot grade where needed, to help direct/drain all moisture/water away from the property s foundation at all times.
- Recommend placing Loam/topsoil back fill to low-lying areas located around the foundation and structure, to help improve and ensure correct grade and drainage away from the foundation at all times.



For correct drainage around the home all sides would slope away from the home, this assists in preventing water from sitting at the foundation wall.

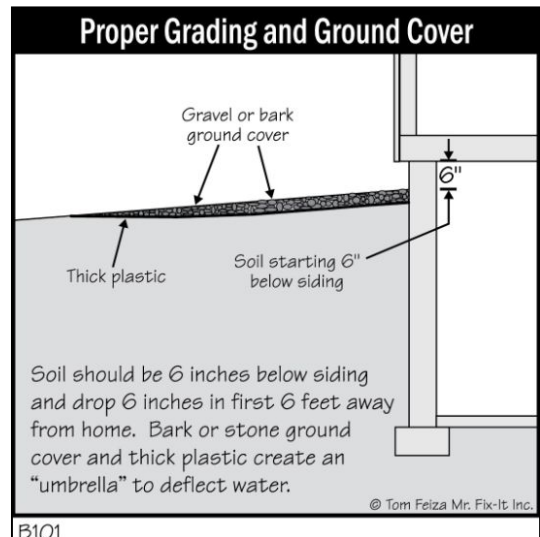
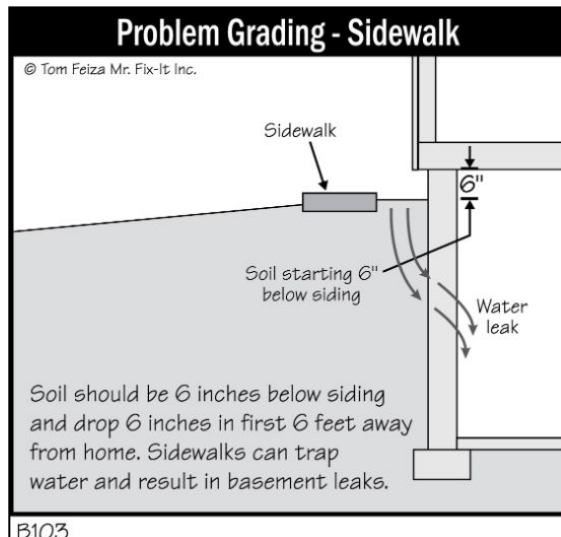


For correct drainage around the home all sides would slope away from the home, this assists in preventing water from sitting at the foundation wall.

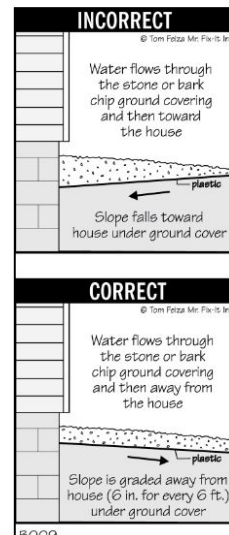
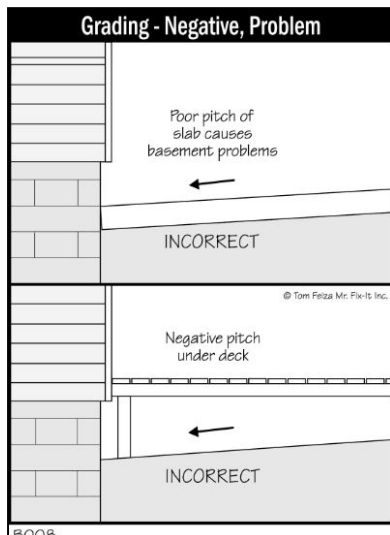


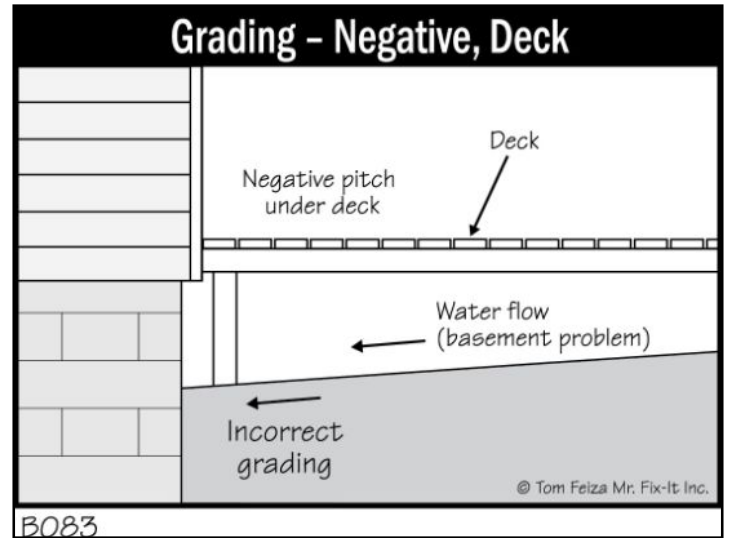
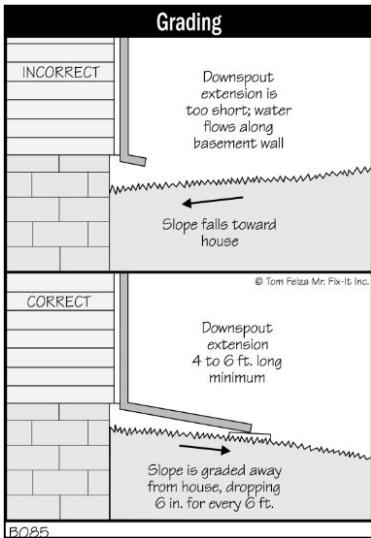
Regrading where needed is recommended to assure all water drains away from the home foundation at all times.

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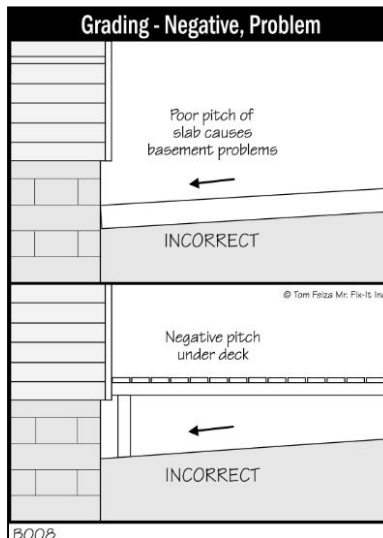
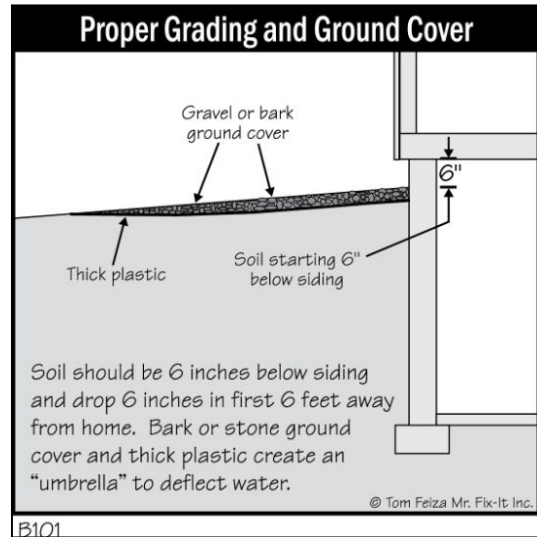
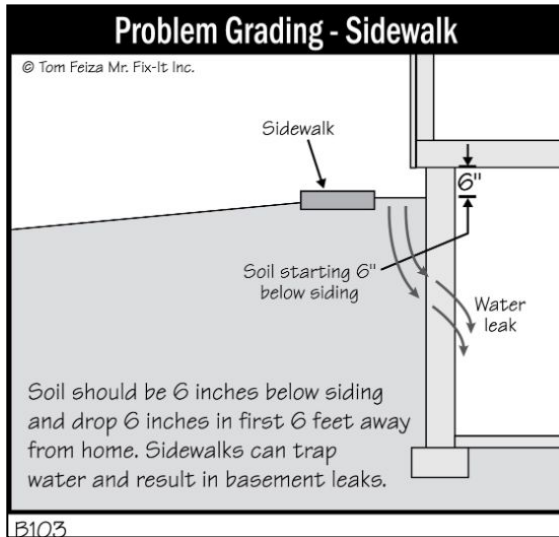


For correct drainage around the home all sides would slope away from the home, this assists in preventing water from sitting at the foundation wall.





For correct drainage around the home all sides would slope away from the home, this assists in preventing water from sitting at the foundation wall.



13. Retaining Wall Conditions

INS	RR	SC	NI	NP
				✓

Materials: No visible retaining wall noted on property.  
 Observations:  
 • No visible retaining wall noted on property.

14. Patio Conditions

INS	RR	SC	NI	NP
✓	✓			

Materials: Concrete  
 Observations:  
 • The patio is in serviceable condition at time of inspection. Recommend monitoring and ongoing maintenance.  
 • Settlement cracking observed. Recommend monitoring, possible future repairs necessary.

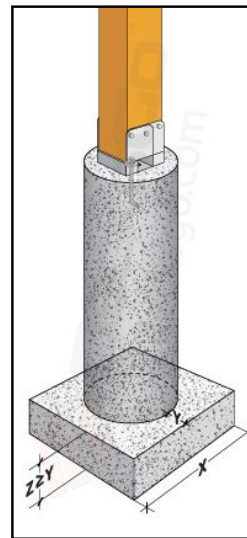
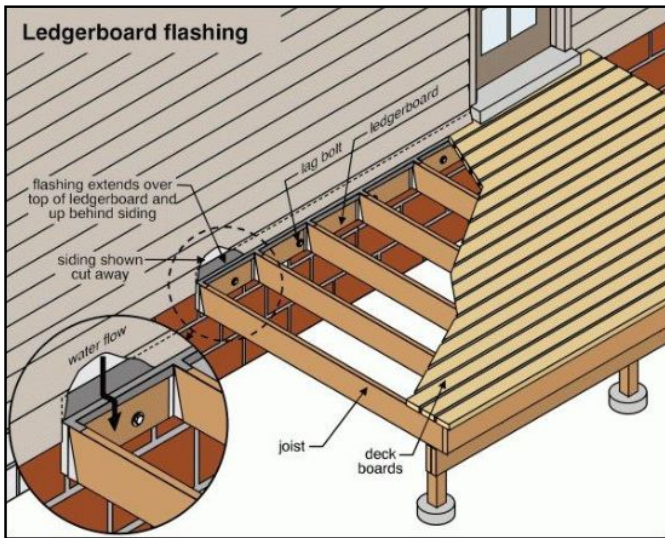
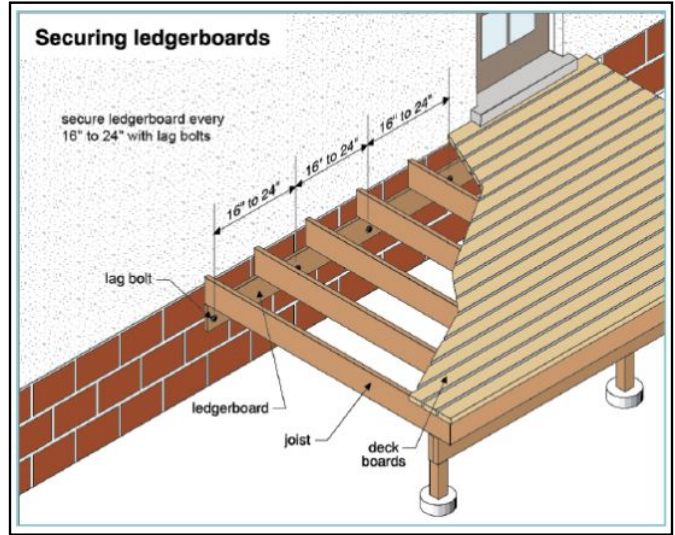
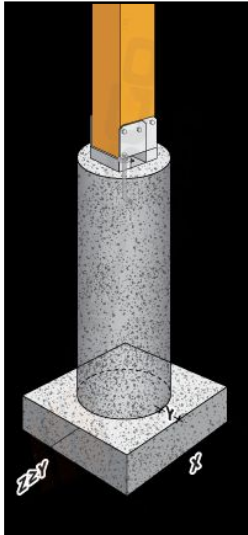


The patio is in serviceable condition at time of inspection. Recommend monitoring and ongoing maintenance.

15. Deck Condition

INS	RR	SC	NI	NP
✓	✓			

Materials: Wood  
 Observations:  
 • Deck is in a serviceable condition at the time of the inspection - recommend ongoing monitoring and maintenance.  
 • No way to determine depth of support posts. Insufficient depth can result in frost heaving at support post(s)  
 • Limited visual inspection only. Unable to fully inspect the structure of the deck, it appears secure and sound at the time of the inspection, but comments are limited due to this.  
 • Ledger board observed attached to the property with nails. Recommend review for upgrading/replacement with bolts or lag screws. Recommend review by a contractor if concerned.  
 • Deck is weathered, suggest cleaning, as necessary, and treating with an oil based, water-repellent preservative to protect and extend the remaining life of the deck.



16. Fence Condition

INS	RR	SC	NI	NP
✓				

Materials: Chain Link

Observations:

- The fence is in serviceable condition at the time of inspection. Recommend ongoing maintenance.

17. Stair Condition

INS	RR	SC	NI	NP
✓	✓			

Observations:

- Stairs in serviceable condition and handrail present.
- Stairs are weathered, suggest cleaning, as necessary, and treating with an oil based, water-repellent preservative to protect and extend the remaining life of the stairs.

18. Balcony Condition

INS	RR	SC	NI	NP
				✓

Observations:

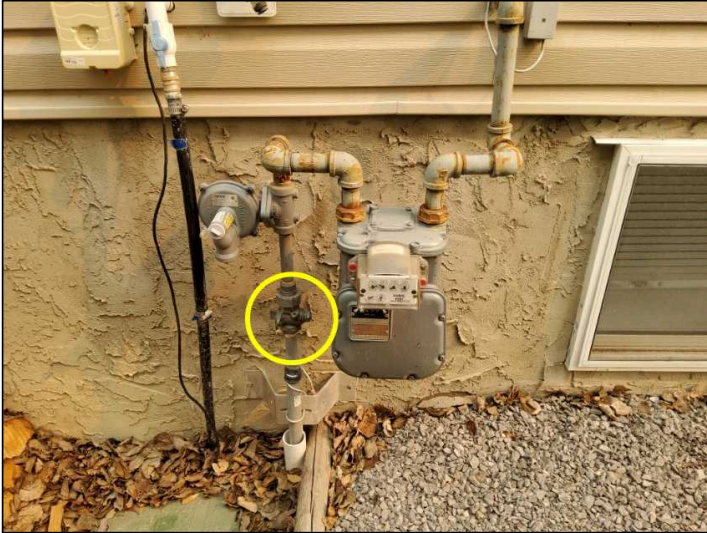
- No Balcony on the property

19. Gas meter

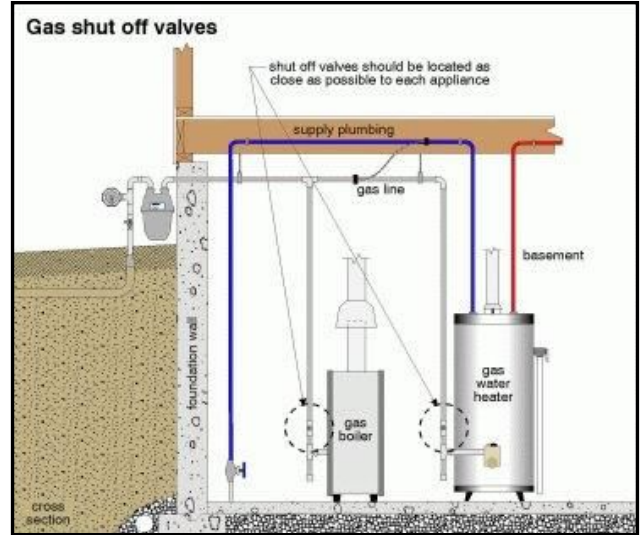
INS	RR	SC	NI	NP
✓	✓			

Observations:

- Gas meter is on the right side of the home - this is the main gas shut off to the home
- Rust and peeling paint observed



Main gas shut off to the home



## 20. General Exterior Comments

INS	RR	SC	NI	NP
✓	✓		✓	

## Observations:

• Please note and reminded this is not a code compliance inspection. The inspector is not required to have an exhaustive knowledge of and will not quote code in any part of this report. It is not the inspector's responsibility to determine compliance of permits or boundaries for the home. It is strongly recommended that buyer ensures all correct permits are in place, and that a compliant Real Property Report (RPR) is available.

Irrigation systems are not inspected or tested. These systems are beyond the scope of this inspection due to their complexity and seasonal application. We recommend confirming proper winter maintenance including system blow out was completed prior to freezing temperatures, and further review by a qualified irrigation contractor, if concerned.

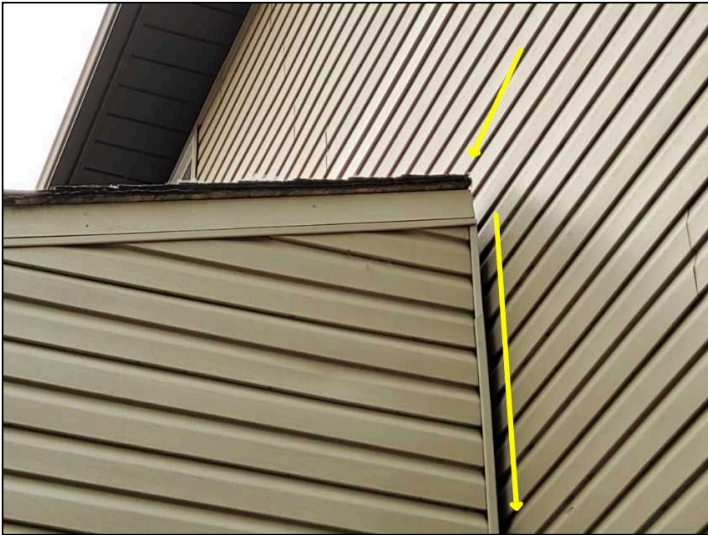
An effective water management program is required for all homes. This includes maintenance of all wooden components, caulking of all openings/penetrations, and ongoing vigilance of water management/handling systems, roof, and flashing. Buyer is advised that while there may not be evidence of water intrusion into structure at time of inspection, NO STATEMENT referring to future performance can be made due to changing weather and structure conditions.

Suggest trimming back vegetation around the structure when required. Trees within the property lines can cause issues with roots, damaging foundation, or underground pipes, as a visible inspection only we can not be held responsible for present or future issues. If concerned, it is recommended that a sewer scope inspection is performed by a qualified contractor to confirm condition of underground pipes. Monitor all wood to soil contact for deterioration and address as and when required.

Personal property items, garden sheds (vegetation) stored around the exterior of the home can often limit the inspection. Recommend a thorough inspection of exterior, prior to close and or on final walk through.

The inspector is not required, to identify asbestos, mold, environmental concerns or defective materials, including China made drywall.

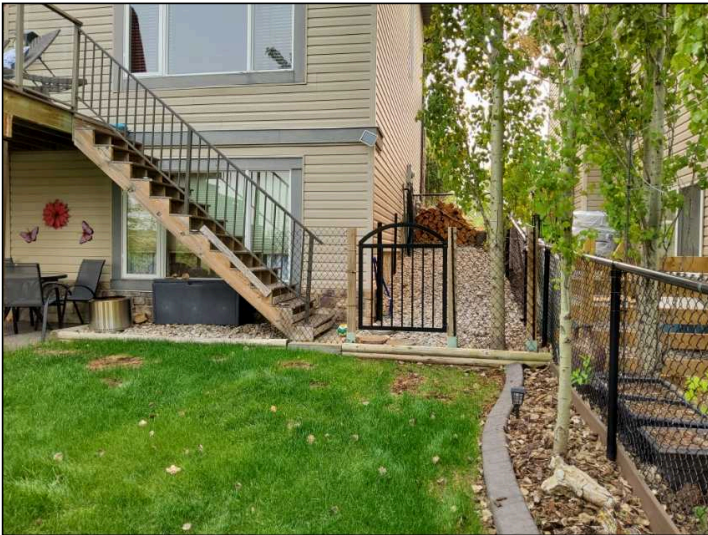
- Recommend monitoring all grade around property, grading away from foundation and structure.
- Personal items around the exterior of the home sometimes limit inspection, suggest thorough inspection on final walk through.
- Hot tubs are not part of the home inspection as per the standards of practice. Suggest confirming proper working order with seller prior to close.
- Automatic sprinkler systems are not inspected or tested. These systems are beyond the scope of this inspection. We recommend further review by a qualified professional, if desired.
- Monitor all wood to soil contact for deterioration and address as and when required
- All external wood requires regular maintenance
- Pergola observed installed over deck, recommend monitoring and ongoing maintenance.
- Suggest trimming back vegetation around the structure when required. Trees within the property lines can cause issues with roots, damaging foundation, or underground pipes, as a visible inspection only we can not be held responsible for present or future issues. If concerned, it is recommended that a sewer scope inspection is performed by a qualified contractor to confirm condition of underground pipes.



Recommend installing a flashing at side shed to siding, to help prevent moisture seepage down to foundation and moisture intrusion into shed.  
Limited inspection recommend further review



Keep swale free from debris.



Recommend monitoring all grade around property, grading away from foundation and structure.

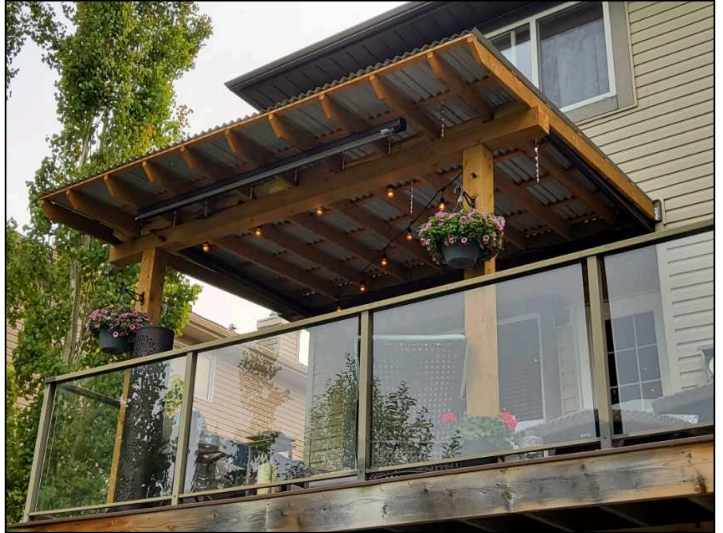


All external wood requires regular maintenance

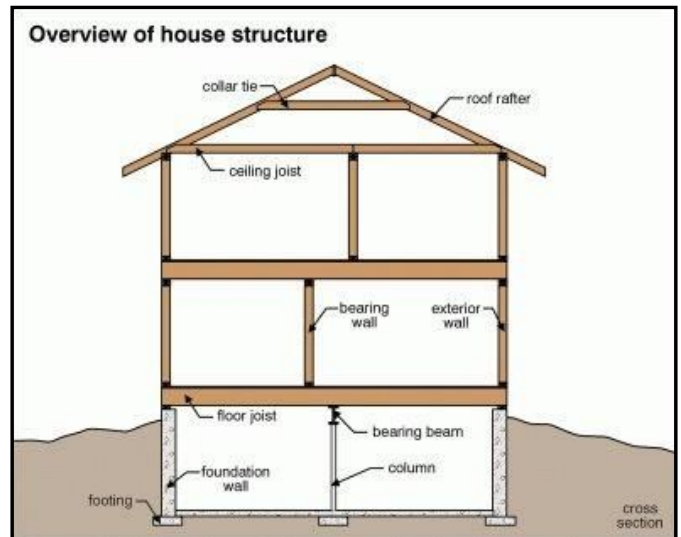
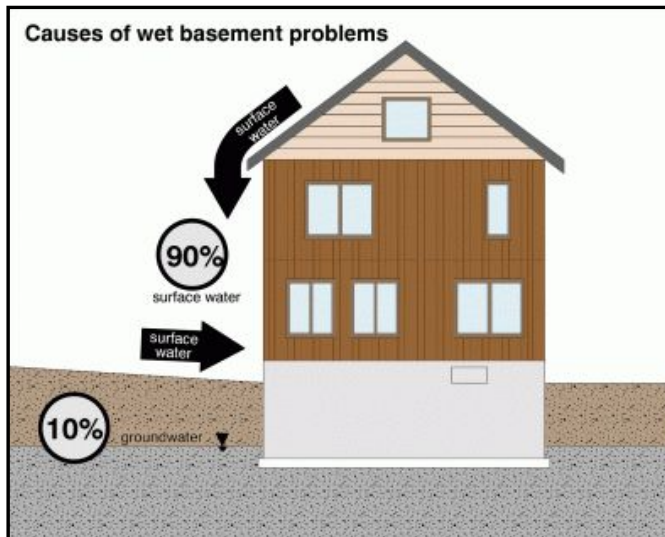




Recommend monitoring all grade around property, grading away from foundation and structure.



Pergola observed installed over deck, recommend monitoring and ongoing maintenance.



## Chimney

### 1. Condition/Comments

INS	RR	SC	NI	NP
✓	✓		✓	

Materials: Vinyl Siding Covered • Metal flashing in place and appear serviceable. • Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of re-sealing gaps to prevent leaking. • Unable to fully inspect chimney flashing due to the roof not being mounted. Very limited view from the ground only.

Materials: Metal

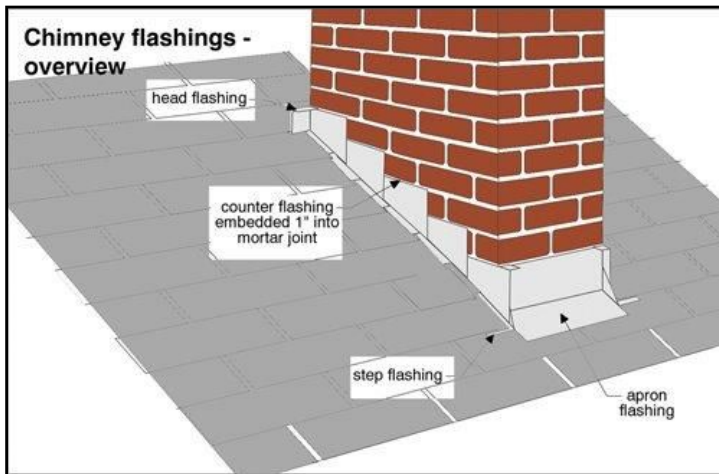
• Unable to determine condition or presence of liner due to accessibility.

Observations:

• Chimney is in serviceable condition where visible - Ongoing monitoring and maintenance required.

• Peeling paint observed, recommend resealing to prevent moisture intrusion

• Limited review, chimney was viewed from the ground only. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.



Chimney is in serviceable condition where visible - Ongoing monitoring and maintenance required.



Peeling paint observed, recommend resealing to prevent moisture intrusion



## Fireplace

There is a range of different types of fireplaces and manufacturers, each with their own installation guidelines. Sometimes approval is only granted when all components, including the flue, are from the same manufacturer. We are unable to confirm this is the case. We recommend verifying that appropriate permits and approvals have taken place. Wood burning fireplaces/stoves are considered specialty items requiring strict permitting when installed due to fire safety concerns. Correct installation of these units is beyond the scope of this inspection. It is recommended to have a W.E.T.T Inspection, (Wood, Energy, Technology, Transfer) prior to use. A W.E.T.T Inspection may also be required by your insurance company, recommend confirming. Recommend servicing and maintenance for all fireplaces, as part of the ongoing maintenance schedule.

### 1. Fireplace location

Materials: The fireplace is located in the Living Room.

### 2. Fireplace Style

Style: Gas Direct vent - It can only be assumed that this appliance was installed to manufacturer's specifications.

3. Fire place Comments

INS	RR	SC	NI	NP
✓	✓			

Observations:

- The fireplace was tested and was serviceable at time of inspection
- Living Room - Fireplace tested and worked as required
- Recommend servicing and cleaning by a HVAC or Fireplace contractor.



Living Room - Fireplace tested and worked as required



Recommend servicing and cleaning by a contractor.



Garage

Garages, workshops, and all visible and accessible areas within are tested and inspected for issues unless otherwise documented in the report. We are unable to test the pressure reverse on garage/shop door units, testing these can cause damage to the unit. Ensure the pressure reverse works to your satisfaction on possession. Garages and workshops were thermal scanned for unseen issues such as water leaks, over heating electrical and missing insulation. All findings documented in this report are the findings during the time of the home inspection only.

1. Garage Roof Condition

INS	RR	SC	NI	NP
✓	✓		✓	

Materials: Asphalt Shingles

Observations:

- Roof appeared in serviceable condition at the time of the inspection. No prediction of future performance or warranties can be offered.
- Roof shows normal wear for its age and type.
- Suggest trimming all trees and branches away from roof to prevent damage to roofing materials and blockages at the guttering.



Suggest trimming all trees and branches away from roof to prevent damage to roofing materials and blockages at the guttering.

### 2. Garage Exterior Conditions

INS	RR	SC	NI	NP
✓	✓			

Materials: Same as House

Observations:

- Suggest sealing/caulking as part of routine maintenance to prevent deterioration.
- Exterior in serviceable condition - keep well sealed.
- Wood deterioration observed. Suggest repairs/replacement as needed.
- Peeling paint observed, suggest scraping and painting as necessary.
- Areas of minor damage noted.

### 3. Gutter Condition

INS	RR	SC	NI	NP
✓	✓			

Materials: Metal • Plastic

Observations:

• A gutter is a channel installed at or just below the roof line at the edges of the home where the roof slopes downward. It is usually made of plastic, vinyl, aluminum, copper or stainless steel. Gutter systems have a slight downward pitch toward the corners of the home, encouraging rainwater or snow melt to flow "downhill" through the gutters and into the downspouts.

A downspout is a pipe that runs vertically along the side of the home. It is connected at the top to a hole in the gutter channel. The other end bends outward and usually sits several inches above the ground. This allows the water flow away from the home as it exits the pipe.

- Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage.
- Correct drainage around the structure is very important to protect the home. Negligence of correct drainage may result in future moisture issues into the home. Comments made on current drainage are from observable conditions at the time of the inspection only.
- Recommend sealing seams at gutters where required to prevent leaking and aiding correct water flow and drainage.
- In dry periods it is not possible to tell if the gutters are correctly pitched.
- Keep extension pipes down during wet periods, leaving extension pipes up will result in water ponding at foundation wall, possible causing seepage,

4. Overhead Door Condition

INS	RR	SC	NI	NP
✓	✓			

Materials: Wood/metal

Observations:

- Garage door in serviceable condition, over time weatherstripping will require replacing.
- Rust and Peeling paint observed, suggest painting or staining, as necessary, to preserve.



Rust and Peeling paint observed, suggest painting or staining, as necessary, to preserve.

5. Overhead Door Hardware/Opener Condition

INS	RR	SC	NI	NP
✓	✓			

Observations:

- The door is tested to ensure correct operation - All working as required on day of inspection unless otherwise noted. We do not test the pressure reverse on garage door units - testing these can cause damage to the unit. Ensure the pressure reverse works to your satisfaction on possession. We also do not confirm the presence of remote(s) for overhead doors. Recommend confirming existence and proper working order with seller prior to close.
- Suggest lubrication of garage door tracks and moving components for smooth and correct operation.

6. Window Condition

INS	RR	SC	NI	NP
✓	✓			

Observations:

- Fixed window in garage.
- Dirty windows may hide the inspector's ability to identify fogging at the window, which can mean failing window seals. Recommend ongoing monitoring and maintenance.
- Recommend sealing/caulking as part of routine maintenance.

7. Exterior Door Condition

INS	RR	SC	NI	NP
				✓

Materials: No external door in garage.

8. Floor Condition

INS	RR	SC	NI	NP
✓	✓			

Observations:

- Garage floor in serviceable condition - adding parking mats to slab can help prevent concrete damage to floors due to calcium chloride/water causing spalling.
- Cracks and settling observed, suggest sealing cracks as necessary.



Cracks and settling observed, suggest sealing cracks as necessary.

9. Walls/Ceiling Condition

INS	RR	SC	NI	NP
✓	✓			

Observations:

- Dry at the time of the inspection, walls/ceiling in serviceable condition.
- Damaged drywall observed.
- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration and vehicle snow melt off.
- Garage partially insulated, loose insulation noted, Missing vapour barrier observed, recommend review for repair or replacement



Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration and vehicle snow melt off.



Garage partially insulated, loose insulation noted, Missing vapour barrier observed, recommend review for repair or replacement



Garage thermal image



Garage thermal image

10. Garage Electrical Condition

INS	RR	SC	NI	NP
✓	✓			

Observations:

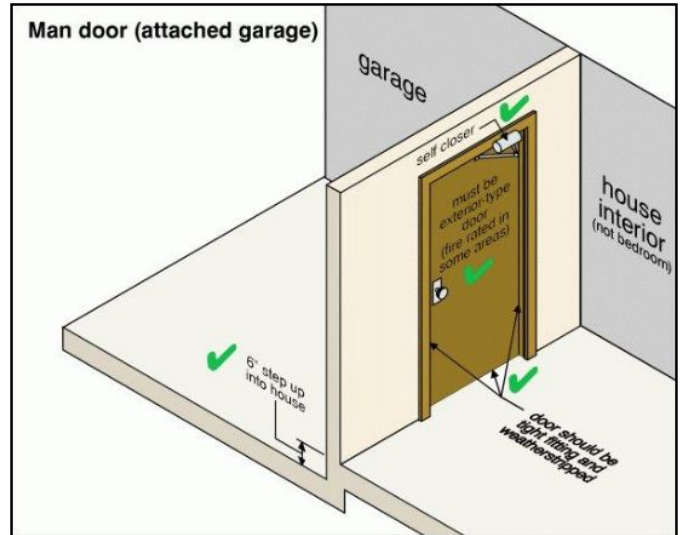
- Accessible electrical outlets were tested for faults - No issues to report.
- Limited review of all receptacles due to personal storage.

11. Fire Wall/Door

INS	RR	SC	NI	NP
✓	✓	✓		

Observations:

- Wall appears to be in serviceable condition - due to the nature of the construction we are unable to confirm if this wall is fire rated or not. It was note code for firewalls to be mudded and taped until 2009. Recommend mudding and taping as required.
- **The fire door does not close automatically - Recommend installation/tension adjustment of self-closing hinges for safety. Keeping this door shut stops vehicle fumes entering the homes and creates a barrier in the event of a fire. NEVER keep this door open.**



The fire door does not close automatically - Recommend installation/tension adjustment of self-closing hinges for safety. Keeping this door shut stops vehicle fumes entering the homes and creates a barrier in the event of a fire. NEVER keep this door open.

12. Garage Comments

INS	RR	SC	NI	NP
✓	✓			

Observations:

• Limited inspection due to storage of personal property, hidden areas excluded from the report.

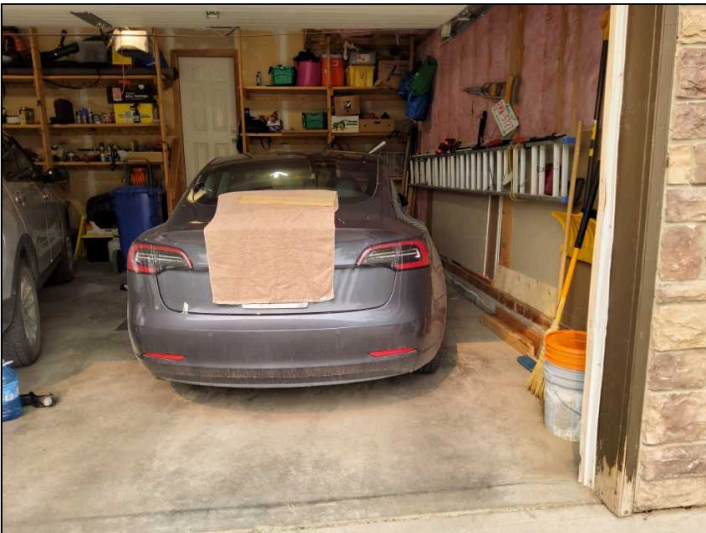
• Indication of possible pest activity observed, recommend further review by a certified pest control if concerned



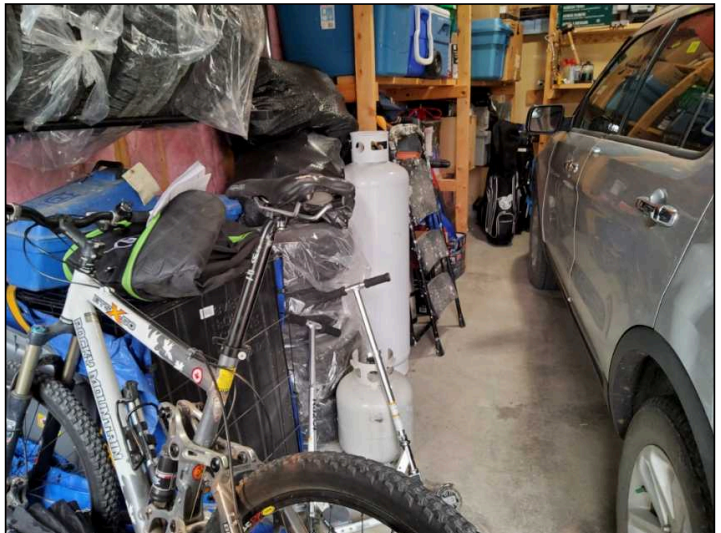
Indication of possible pest activity observed, recommend further review by a certified pest control if concerned



Indication of possible pest activity observed, recommend further review by a certified pest control if concerned



Limited inspection due to storage of personal property, hidden areas excluded from the report.



Limited inspection due to storage of personal property, hidden areas excluded from the report. Recommend review on walk through prior to possession.



Other Interior Areas

Other interior areas in the home and all visible and accessible areas within tested and inspected for issues unless otherwise documented in the report. Regarding the entire home: Any issues obscured by personal storage, furniture, rugs or any other items covering problems are excluded from the inspector's responsibility as this a visual inspection only. All areas in the home are thermal scanned for unseen issues such as water leaks, over



heating electrical and missing insulation. Please note as fantastic as Infrared Thermal Imaging is, there are limitations, certain surfaces will limit what is visible when thermal scanning. Please be reminded that this is a non-invasive visual inspection only. Minor cosmetic issues such as marks, scuffs, normal wear and tear damage are not within the scope of this inspection as it focuses on basic structure and major systems only. Other interior areas are all inspected fully for issues and concerns. All findings documented in this report are the findings during the time of the home inspection only. Please note regarding All areas of the home: we cannot comment on future issues. Issues may present themselves at any time. Homes require constant monitoring and ongoing maintenance.

**1. Floor Condition**

INS	RR	SC	NI	NP
✓	✓			

**Observations:**

- Flooring appears to be in serviceable condition - minor cosmetic wear and scratches observed.
- Squeaky floors noted - If and when floor coverings are removed suggest adding screws to affected areas.



Office/Study



Bonus Room

**2. Walls/Ceiling Condition**

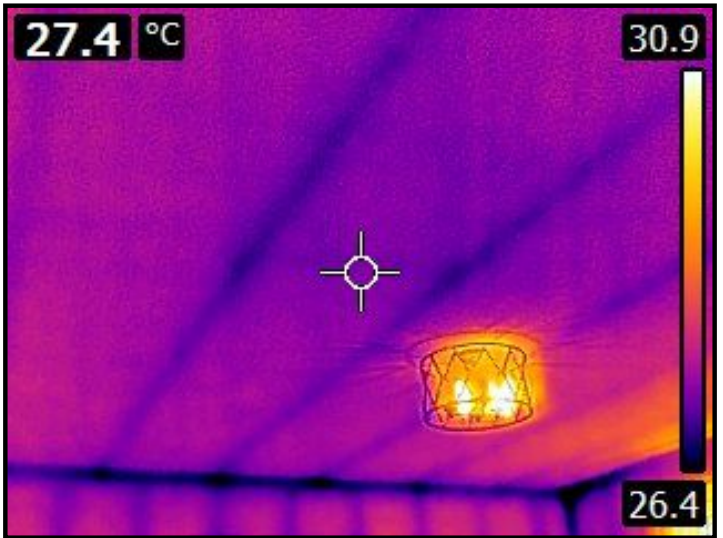
INS	RR	SC	NI	NP
✓				

**Observations:**

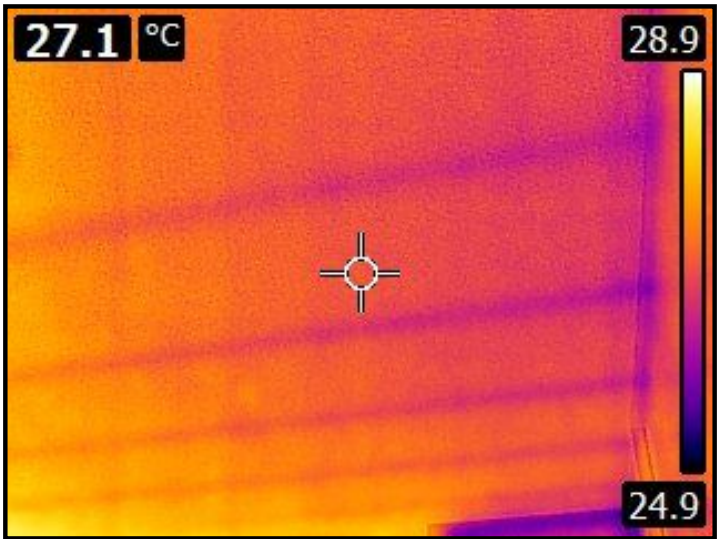
- All walls/ceilings were in serviceable condition and dry at the time of the inspection. Walls and ceilings were also thermal scanned. Any issues will be documented in the appropriate section of the report. Please note, cosmetic issues are not part of the inspection and if included are included as a courtesy only.
- Recently painted walls and ceilings can conceal previous and current water issues.



Bonus Room - Thermal Image



Bonus Room - Thermal Image



Bonus Room Ceiling - Thermal Image

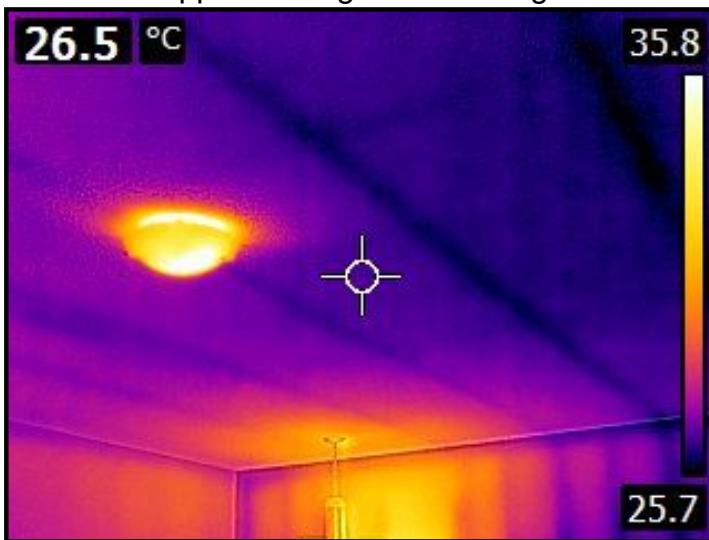


Upper landing thermal image

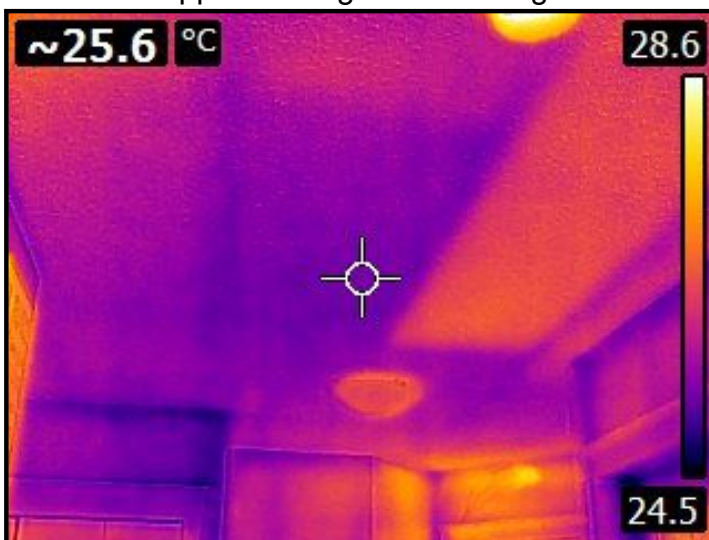




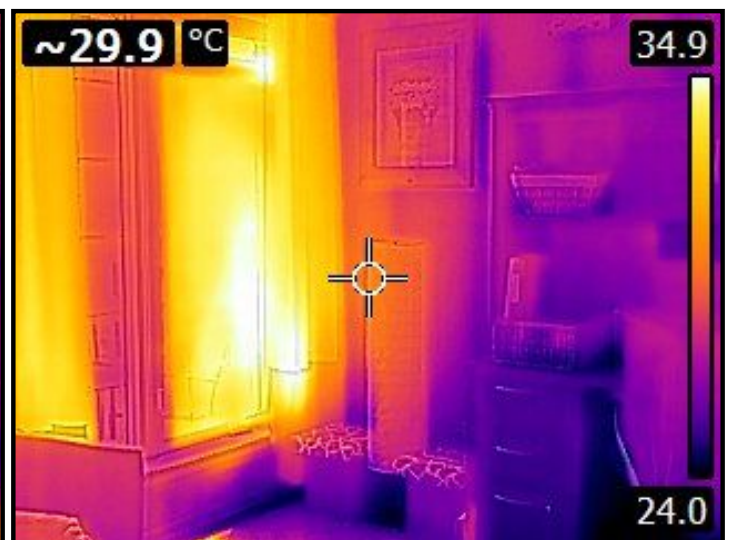
Upper landing thermal image



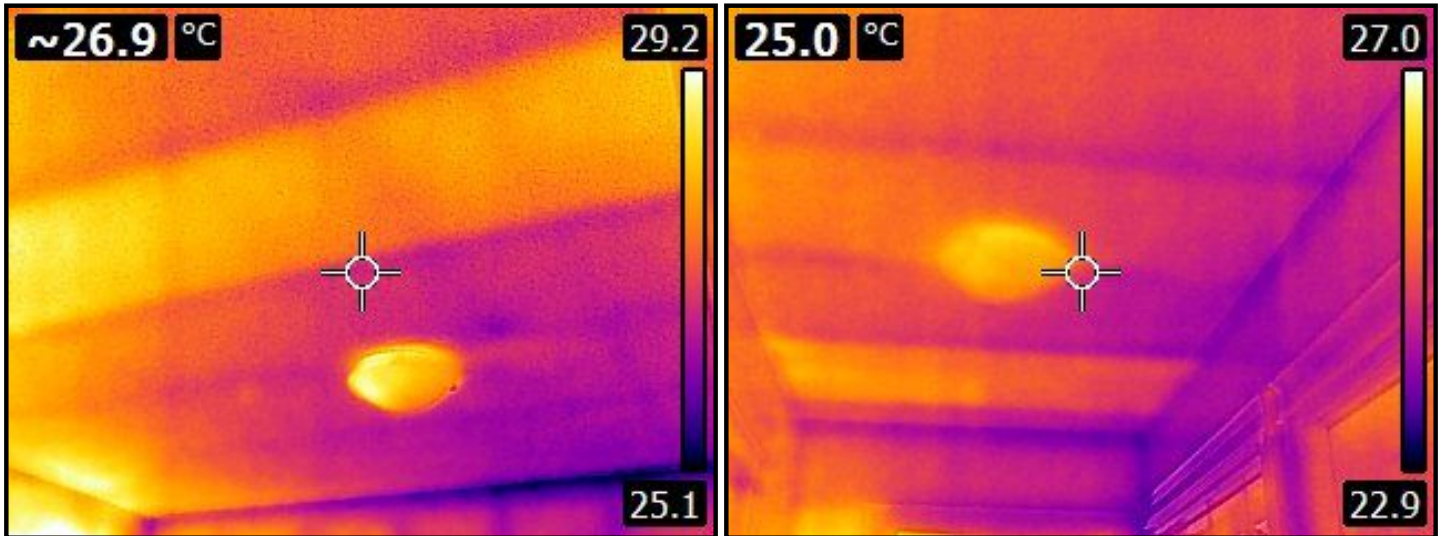
Upper landing thermal image



Entrance hallway thermal image



Office/Study - Thermal Image



Entrance hallway thermal image

### 3. Door Conditions

INS	RR	SC	NI	NP
✓	✓			

**Observations:**

- Doors were tested and in good working order.
- Door sticks, hard to close, needs adjustment.

### 4. Window Condition

INS	RR	SC	NI	NP
✓	✓			

**Observations:**

- All accessible windows were tested (opened, unless fixed) and all worked as required unless otherwise noted. Please note blinds, window coverings and screens are not part of the home inspection. Keep condensation off all sills and trim (especially wood) to reduce the risk of water damage. Please note this is a visual inspection only, we cannot comment beyond finished areas.

General comment on all windows- Condensation between the panes is common condition as the windows age over time. It is not always possible to observe signs of failing windows at certain times of the year or weather conditions. We recommend monitoring window conditions and address as and when seals start to fail.

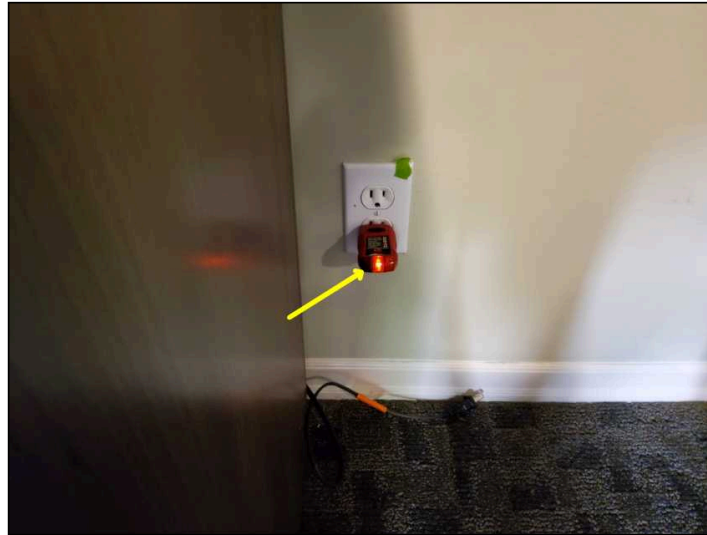
- Dirty windows may hide the inspector's ability to identify fogging at the window, which can mean failing window seals. Recommend ongoing monitoring and maintenance.
- Keep condensation off all sills and trim (especially wood) to reduce the risk of water damage. Please note this is a visual inspection only, we cannot comment beyond finished areas
- Split missing caulking around window trim noted, this is cosmetic, part of the ongoing maintenance

### 5. Electrical Conditions

INS	RR	SC	NI	NP
✓	✓	✓		

**Observations:**

- Open ground noted recommend review by a certified electrician for possible repairs



Open ground noted recommend review by a certified electrician for possible repairs. Indicated by green tape.

6. Stair Conditions

INS	RR	SC	NI	NP
✓				

Observations:

- The stairs to upper level were secure and a hand rail was present.

7. Wet Bar Conditions

INS	RR	SC	NI	NP
				✓

Materials: No wet bar

8. Comments

INS	RR	SC	NI	NP
✓	✓			

Observations:

- This comment is regarding the entire home: Any issues obscured by personal storage, furniture, rugs or any other items covering problems are excluded from the inspectors responsibility as this a visual inspection only. Please note - Infrared Thermal Imaging has its limitations, certain surfaces will limit what is visible to the thermographer. Please be reminded that this is a non-invasive visual inspection. Minor cosmetic issues, marks, scuffs, normal wear and tear are not within the scope of this inspection as it focuses on basic structure and major systems only. Other interior areas are all inspected fully for areas of concern. No major problems found unless otherwise noted. The inspector is not required, to identify asbestos, mold, environmental concerns or defective material, China made drywall.
- Central Vacuum system present, we will try visible outlets to see if they are functional but not test attachments - no warranties of guarantees given, these can fail at anytime.



Laundry Area

Laundry area/s and all visible and accessible areas within tested and inspected for issues unless otherwise documented in the report. Laundry area/s was thermal scanned for unseen issues such as water leaks, over heating electrical and missing insulation. All findings documented in this report are the findings during the time of the home inspection only. All water related items, sinks, appliances and all visible and accessible plumbing tested and inspected accordingly.

1. Flooring

INS	RR	SC	NI	NP
✓	✓			

Observations:

- Flooring appears to be in serviceable condition - cosmetic wear and scratches observed.
- Floor drain not visible, we suggest adding a washer tray in case of leaking.
- Damaged grout observed, suggest re-grouting as necessary to protect sub floor.



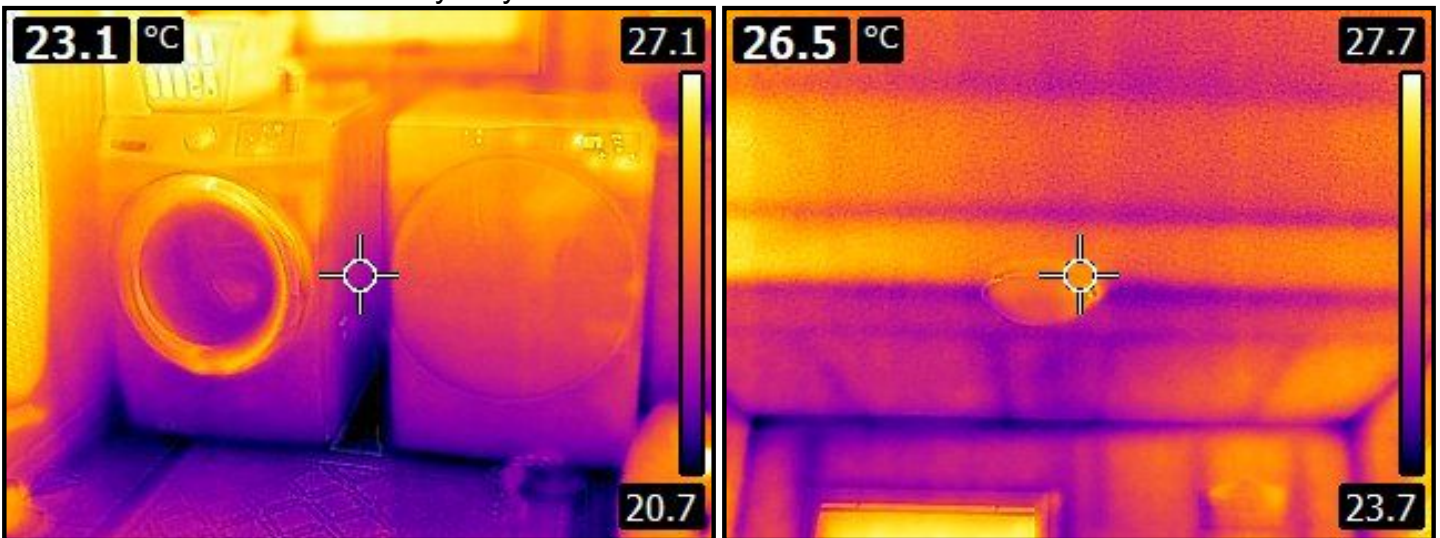
Laundry Area

2. Walls/Ceiling Condition

INS	RR	SC	NI	NP
✓				

Observations:

- All walls/ceilings were in serviceable condition and dry at the time of the inspection. Walls and ceilings were also thermal scanned. Any issues will be documented in the appropriate section of the report. Please note, cosmetic issues are not part of the inspection and if included are included as a courtesy only.



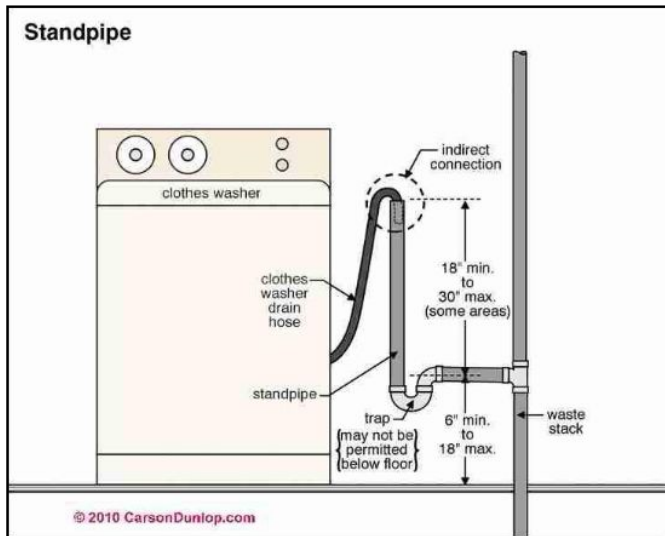
Laundry Area - Thermal Image

### 3. Washing Machine

INS	RR	SC	NI	NP
✓	✓		✓	

**Observations:**

- The washing machine was operated on a short cycle to test for leaks. It worked as required on the day of the inspection. This test does not assess it's performance or ability to wash clothes effectively or to determine if each cycle works.
- Washer hook ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time. Suggest replacing rubber supply hoses with steel braided supply lines to prevent leaks over time due to hose deterioration.
- Performance of appliances cannot be determined or if all cycles function correctly.
- Unable to access the supply and waste plumbing for inspection.



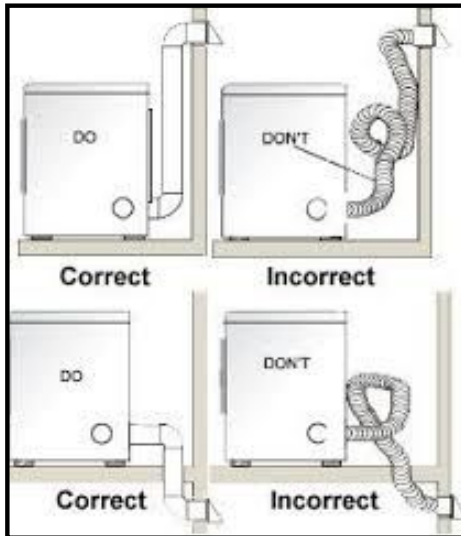
Appliances scanned for leaks - no issues to report

### 4. Clothes Dryer

INS	RR	SC	NI	NP
✓	✓		✓	

**Observations:**

- Dryer vents often clog with lint - The inspector is unable to see inside the line to determine blockages, or exit destination.
- The dryer was tested on a short cycle and worked as required - Suggest dryer vents should be kept clean and clear. Dryer vents often clog with lint - The inspector is unable to see inside the line to determine blockages, or exit destination. This short test does not assess the machine for its performance or if all the cycles work.
- We are unable to confirm if the dryer venting meets current standards. Even some vents that appear to be aluminum on the outside have a plastic liner.
- Unable to determine if dryer is properly vented to the exterior.



We are unable to confirm if the dryer venting meets current standards. Even some vents that appear to be aluminum on the outside have a plastic liner.

5. Laundry Window Condition

INS	RR	SC	NI	NP
✓	✓			

Observations:

- Window tested and working as required.
- Dirty windows may hide the inspector's ability to identify fogging at the window, which can mean failing window seals. Recommend ongoing monitoring and maintenance.
- Split missing caulking around window trim noted, this is cosmetic, part of the ongoing maintenance

6. Laundry Door Condition

INS	RR	SC	NI	NP
✓				

Observations:

- Door tested and worked as required.

7. Laundry Tub/Sink Condition

INS	RR	SC	NI	NP
				✓

Observations:

- No sink in laundry room.

8. Cabinet/Shelving Condition

INS	RR	SC	NI	NP
✓	✓			

Observations:

- Shelves are secure and in serviceable condition.
- Cabinets are secure and in serviceable condition.
- Minor damage noted to cabinet.

9. Laundry Comments

INS	RR	SC	NI	NP
✓	✓			

Observations:

- Appliances were run to test and worked as required, these can fail at anytime, no warranties or guarantees are given on any appliances in the home.
- Open ground noted recommend review by a certified electrician for possible repairs.





Open ground noted recommend review by a certified electrician for possible repairs. Indicated by green tape



## Living Room

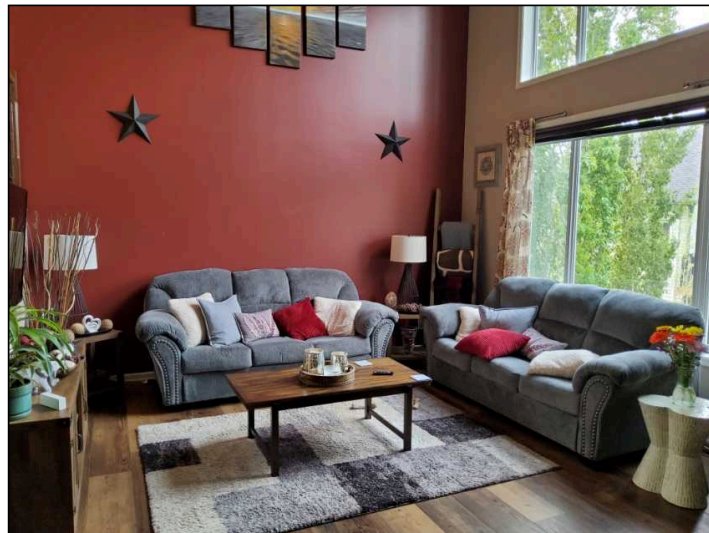
Living room and all visible and accessible areas within tested and inspected for issues unless otherwise documented in the report. Living room are thermal scanned for unseen issues such as water leaks, over heating electrical and missing insulation. All findings documented in this report are the findings during the time of the home inspection only.

### 1. Floor Condition

INS	RR	SC	NI	NP
✓	✓			

#### Observations:

- Flooring appears to be in serviceable condition - minor cosmetic wear and scratches observed.



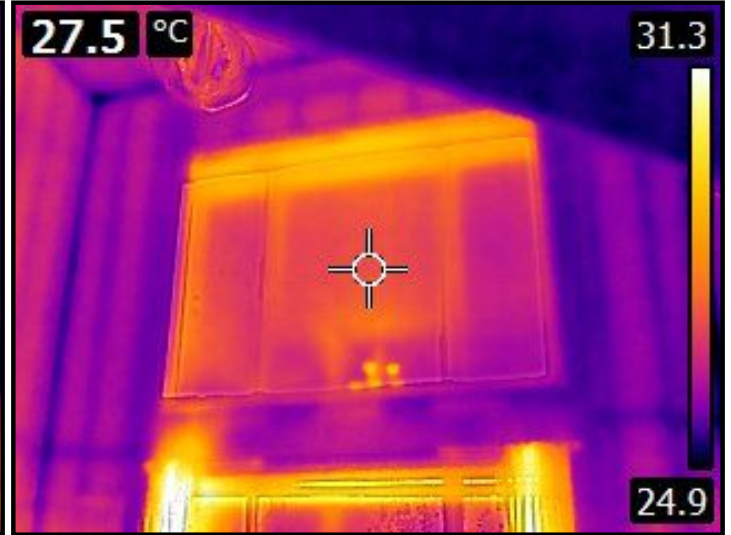
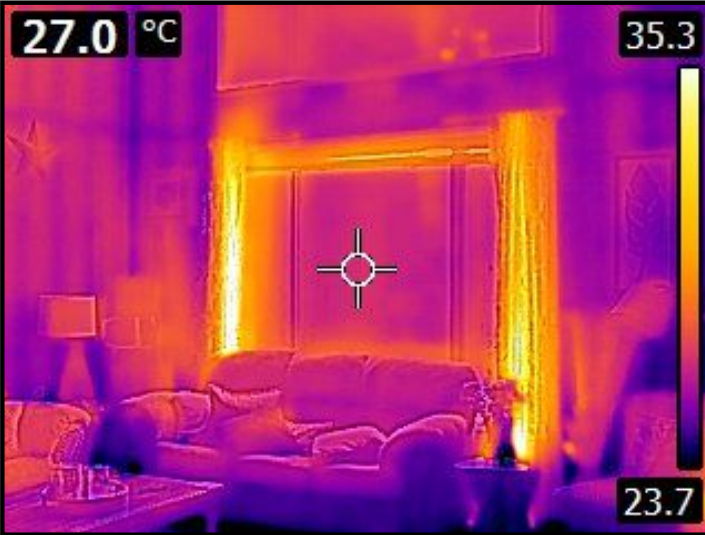
Living Room

### 2. Walls/Ceiling Condition

INS	RR	SC	NI	NP
✓				

#### Observations:

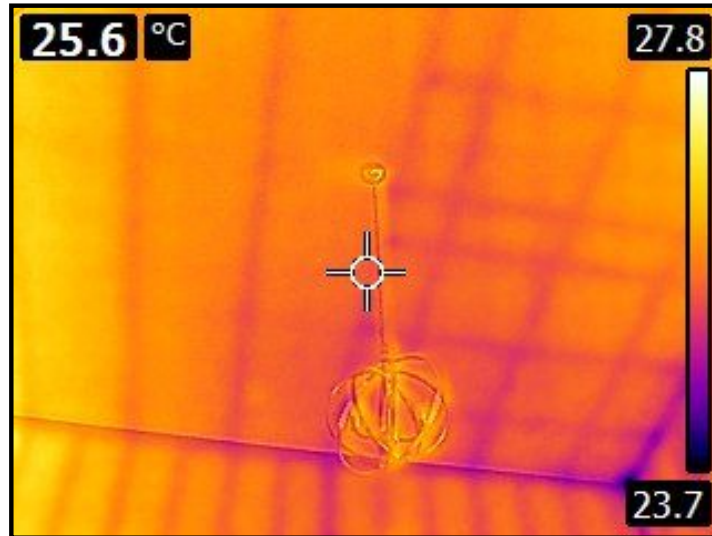
• All walls/ceilings were in serviceable condition and dry at the time of the inspection. Walls and ceilings were also thermal scanned. Any issues will be documented in the appropriate section of the report. Please note, cosmetic issues are not part of the inspection and if included are included as a courtesy only.



Living Room - Thermal Image



Limited thermal scan due to storage of personal property. Recommend further review prior to close or final walk through.



Living Room Ceiling - Thermal Image

3. Window Condition

INS	RR	SC	NI	NP
✓	✓			

Observations:

- All accessible windows were tested (opened, unless fixed) and all worked as required unless otherwise noted. Highly recommend operating all windows during final walkthrough. Please note blinds, window coverings and screens are not part of the home inspection. Keep condensation off all sills and trim (especially wood) to reduce the risk of water damage. Please note this is a visual inspection only, we cannot comment beyond finished areas.
- Please note blinds, window coverings and screens are not part of home inspection.
- Split missing caulking around window trim noted, this is cosmetic, part of the ongoing maintenance
- **Fog/condensation observed in thermopane windows. This is an indication of a failed seal. Recommend review by a window contractor for repair or replacement as necessary.**



Fog/condensation observed in thermopane windows. This is an indication of a failed seal. Recommend review by a window contractor for repair or replacement as necessary.

**4. Electrical Conditions**

INS	RR	SC	NI	NP
✓				

**Observations:**

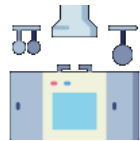
- All accessible receptacles and switches worked as required on the day of the inspection.
- Some outlets not accessible due to furniture and or stored personal items.

**5. Other Interior Area Comments**

INS	RR	SC	NI	NP
✓	✓			

**Observations:**

- The living room was fully inspected and all areas were in serviceable condition unless otherwise noted.



**Kitchen/Dining Area**

The kitchen is used for food preparation and often for entertainment.

The Kitchen is used for food preparation and often entertainment. Kitchen/Dining and all visible and accessible areas within tested and inspected for issues unless otherwise documented in the report. Appliances are test for basic function and for possible leaks as a courtesy to the client(s) only, and as such should be considered outside the scope of the property inspection. Kitchen/Dining areas was thermal scanned for unseen issues such as water leaks, over heating electrical and missing insulation. All findings documented in this report are the findings during the time of the home inspection only. All water related items, sinks, appliances and all visible and accessible plumbing tested and inspected accordingly.

**1. Kitchen Floor Observations**

INS	RR	SC	NI	NP
✓	✓			

**Observations:**

- Flooring appears to be in serviceable condition - minor cosmetic wear and scratches observed.
- Squeaky floors noted - If and when floor coverings are removed suggest adding screws to affected areas.



Kitchen & Dining Area

**2. Kitchen Walls/Ceiling Conditions**

INS	RR	SC	NI	NP
✓				

**Observations:**

- All walls/ceilings were in serviceable condition and dry at the time of the inspection. Walls and ceilings were also thermal scanned. Any issues will be documented in the appropriate section of the report. Please note, cosmetic issues are not part of the inspection and if included are included as a courtesy only.
- Recently painted walls and ceilings can conceal previous and current water issues.



Kitchen & Dining Area - Thermal Image



Dining Area - Thermal Image

### 3. Kitchen Window observations

INS	RR	SC	NI	NP
✓	✓			

**Observations:**

- All accessible windows were tested (opened, unless fixed) and all worked as required unless otherwise noted. Highly recommend operating all windows during final walkthrough. Please note blinds, window coverings and screens are not part of the home inspection. Keep condensation off all sills and trim (especially wood) to reduce the risk of water damage. Please note this is a visual inspection only, we cannot comment beyond finished areas.
- Split missing caulking around window trim noted, this is cosmetic, part of the ongoing maintenance
- Dirty windows may hide the inspector's ability to identify fogging at the window, which can mean failing window seals. Recommend ongoing monitoring and maintenance.
- Keep condensation off all sills and trim (especially wood) to reduce the risk of water damage. Please note this is a visual inspection only, we cannot comment beyond finished areas



Split missing caulking around window trim noted, this is cosmetic, part of the ongoing maintenance

#### 4. Kitchen Cabinet Condition

INS	RR	SC	NI	NP
✓	✓			

**Observations:**

- Cabinets were secure and all doors and drawers tested for damage or problems.
- Hard to fully inspect interior of cabinet under sink due to vast amount of personal storage - Hidden issues not the inspectors responsibility.
- Hardware such as hinges or handles are loose in some areas. Recommend securing for correct operation.
- Cosmetic damage/wear noted at some cabinets.

#### 5. Kitchen Counter Top Condition

INS	RR	SC	NI	NP
✓				

**Observations:**

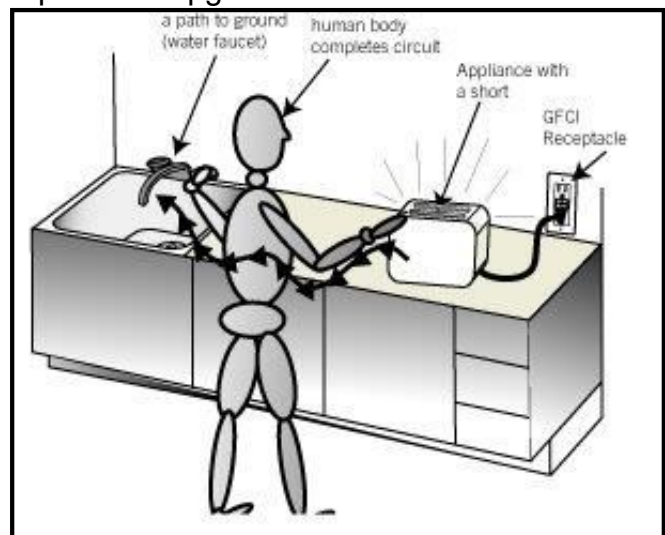
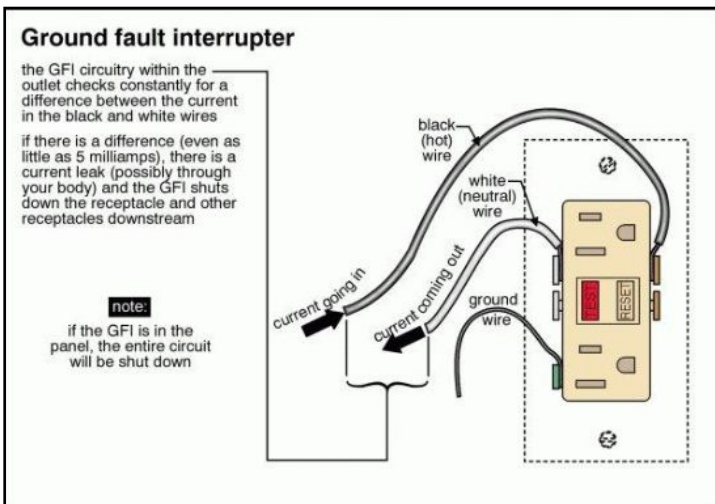
- Counter tops and cabinets are in serviceable condition.

#### 6. Kitchen Electrical Condition

INS	RR	SC	NI	NP
✓	✓	✓		

**Observations:**

- No GFCI protection present. Suggest installing GFCI protected receptacles to enhance safety. All receptacles within 5 feet of a water source - Sometimes panels are not set up for this upgrade.



Recommend upgrading to GFCI for safety

7. Sink/Faucet Condition

INS	RR	SC	NI	NP
✓				

Observations:

- No issues to report water was run to test.
- Keep sink well caulked to reduce the damage to counter tops.

8. Traps/Drains/Supply Condition

INS	RR	SC	NI	NP
✓				

Observations:

- No leaks at traps or drains, water was run for some time to fully test for problems.
- In some cases plumbing venting is not visible as located inside the wall. As not visible this is excluded from as part of the inspection.



No leaks observed at the time of the inspection.

9. Garbage Disposal

INS	RR	SC	NI	NP
				✓

Observations:

- No garburator - Receptacle under sink if required in the future.

10. Stove/Oven Conditions

INS	RR	SC	NI	NP
✓				

Style: Electric

Observations:

- The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.



Appliances tested and worked as required



Broil element working as required.



### 11. Microwave

INS	RR	SC	NI	NP
✓				

#### Observations:

- Microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection, no guarantees can be given.
- Microwave tester is glowing, indicating that it is working and functional at the time of the inspection





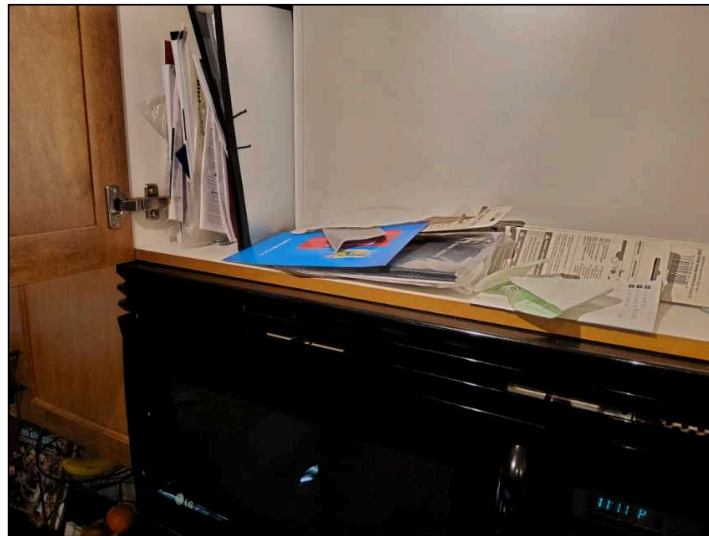
Microwave tester is glowing, indicating that it is working and functional at the time of the inspection

12. Hood Fan Condition

INS	RR	SC	NI	NP
✓	✓			

Exterior Vented  
Observations:

- Tested and working as required - Recommend cleaning filter regularly as part of general maintenance.
- The exit point of the hood fan and how it has been run cannot always be determined with a visual inspection.



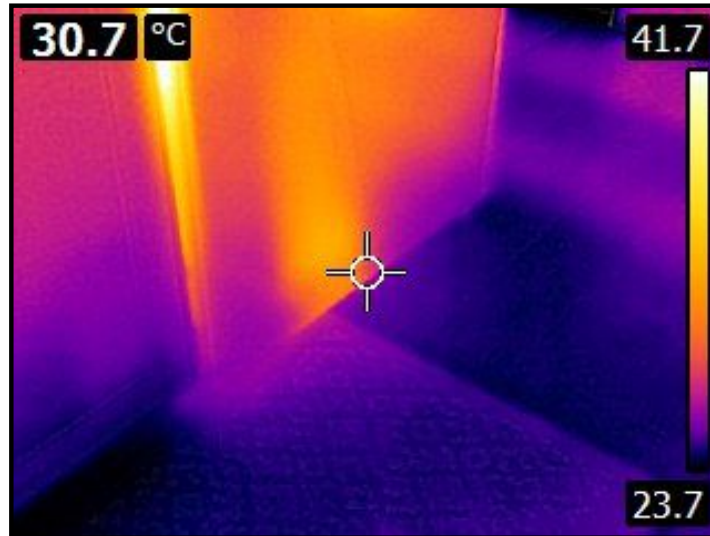
The exit point of the hood fan and how it has been run cannot always be determined with a visual inspection.

13. Dishwasher Condition

INS	RR	SC	NI	NP
✓				

Observations:

- Dishwasher was tested by running on a cycle, it was working well on the day of the inspection, no leaks. Buyer is advised that no warranty is offered on this or any other appliance.



Thermal image showing no leaks after cycle

#### 14. Refrigerator

INS	RR	SC	NI	NP
✓	✓			

#### Observations:

- Refrigerators - Our inspection of this item is purely to see if the internal walls are cold. Please note we do not use any special equipment to test these items. Working at the time of the inspection.
- Cosmetic damage observed
- Water and ice maker were tested and worked on the day of the inspection



Water and ice maker were tested and worked on the day of the inspection

15. Kitchen Comments

INS	RR	SC	NI	NP
✓	✓			

Observations:

- All visual areas of the kitchen were inspected to find potential faults, all notable issues found will be documented. Appliances are all run and tested - these can fail at anytime - future performance is not guaranteed.
- • Appliances - The inspector will operate appliances for basic functionality as a courtesy to the client, but will not evaluate them for cosmetic damage, performance, the efficiency of specific settings, or cycles. Appliance function is noted at time of inspection but can fail at anytime, and as a result any future performance can not be guaranteed. Appliances older than ten years often exhibit decreased efficiency and can fail without notice. As per our Standards of Practice, free-standing appliances are not inspected or tested, and any information provided regarding comments made regarding appliances in the home is as a courtesy to the client only and as such, should be considered outside the scope of the home inspection. We strongly recommend confirming satisfactory operation of each appliance during final walk through prior to close.



Bathrooms

Bathroom/s and all visible and accessible areas within tested and inspected for issues unless otherwise documented in the report. Bathroom/s were thermal scanned for unseen issues such as water leaks, over heating electrical and missing insulation. Moisture and mold cannot be detected behind tiles and other surfaces in wet areas. Recommend all tile edges and tub walls be caulked and sealed to prevent moisture penetration, as part of the property's ongoing maintenance. All findings documented in this report are the findings during the time of the home inspection only. All water related items, sinks, toilets, tubs, showers, and all visible and accessible plumbing tested and inspected accordingly. Bidets and saunas are not part of the home inspection and are not tested, recommend confirming working condition of these items from the seller.

1. Floors Condition

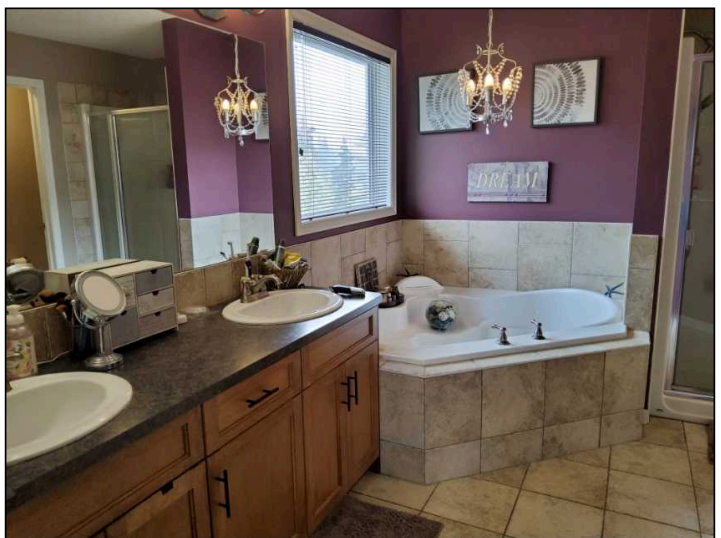
INS	RR	SC	NI	NP
✓	✓			

Observations:

- Flooring appears to be in serviceable condition - minor cosmetic wear and scratches observed.
- Damaged grout observed, suggest re-grouting as necessary to protect sub floor.



Main Level Washroom



En Suite to primary bedroom



Main Bathroom



Basement Shower Room

2. Walls/Ceiling Condition

INS	RR	SC	NI	NP
✓	✓			

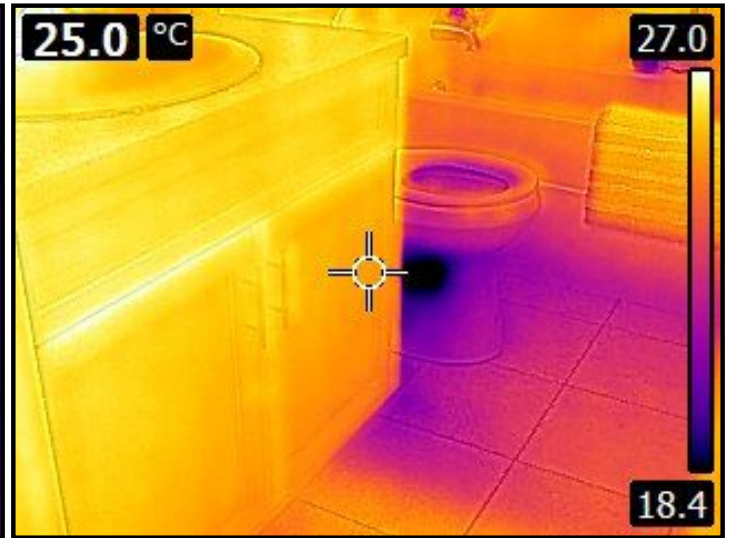
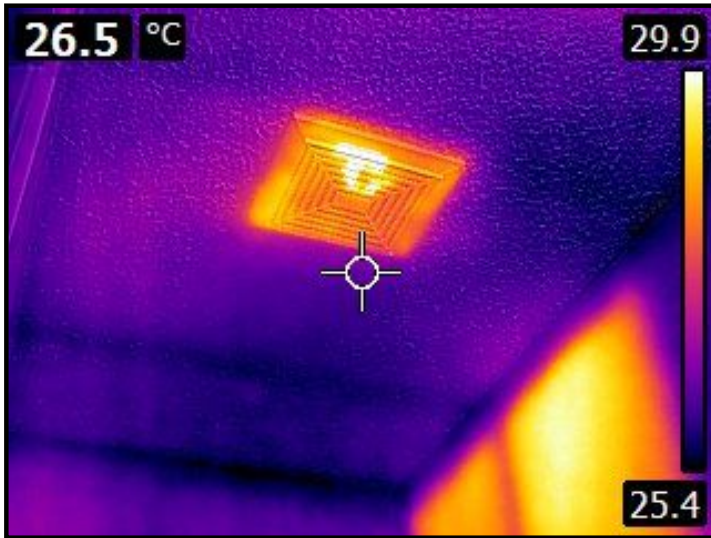
Observations:

- All walls/ceilings were in serviceable condition and dry at the time of the inspection. Walls and ceilings were also thermal scanned. Any issues will be documented in the appropriate section of the report. Please note, cosmetic issues are not part of the inspection and if included are included as a courtesy only.
- Recently painted walls and ceilings can conceal previous and current water issues.
- Stain noted, dry during thermal scan, in some cases the stain can be removed using 10 parts water 1 part bleach and sponging area.

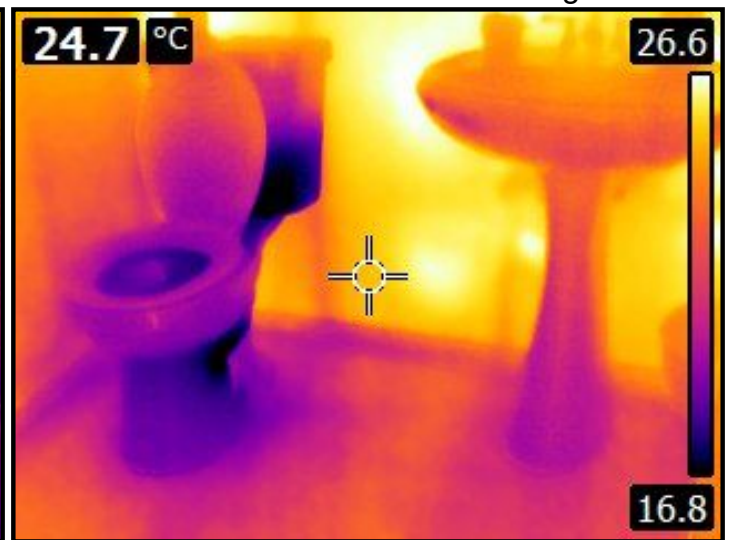
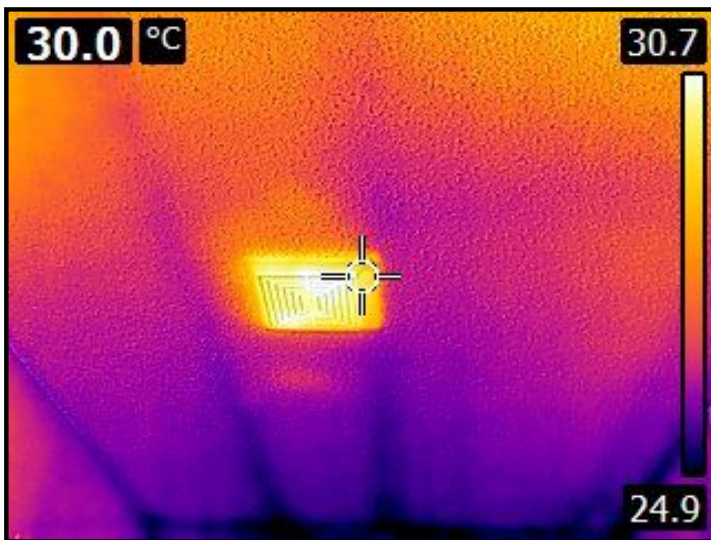


En Suite to Primary Bedroom - Thermal Image

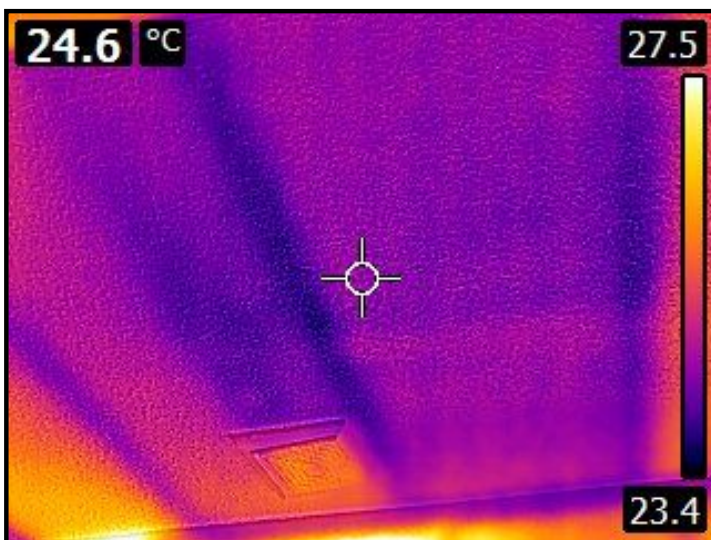




Main Bathroom - Thermal Image



Main Level Bathroom - Thermal Image



Basement Bathroom - Thermal Image



### 3. Window Condition

INS	RR	SC	NI	NP
✓	✓			

**Observations:**

- Bathroom windows were opened and latch/lock tested unless fixed. Working as required unless otherwise noted.
- Window noted in the shower/tub area. This should be kept dry to protect from moisture damage.
- Dirty windows may hide the inspector's ability to identify fogging at the window, which can mean failing window seals. Recommend ongoing monitoring and maintenance.
- Keep condensation off all sills and trim (especially wood) to reduce the risk of water damage. Please note this is a visual inspection only, we can not comment beyond finished areas
- Split missing caulking around window trim noted, this is cosmetic, part of the ongoing maintenance

### 4. Door Condition

INS	RR	SC	NI	NP
✓	✓			

**Observations:**

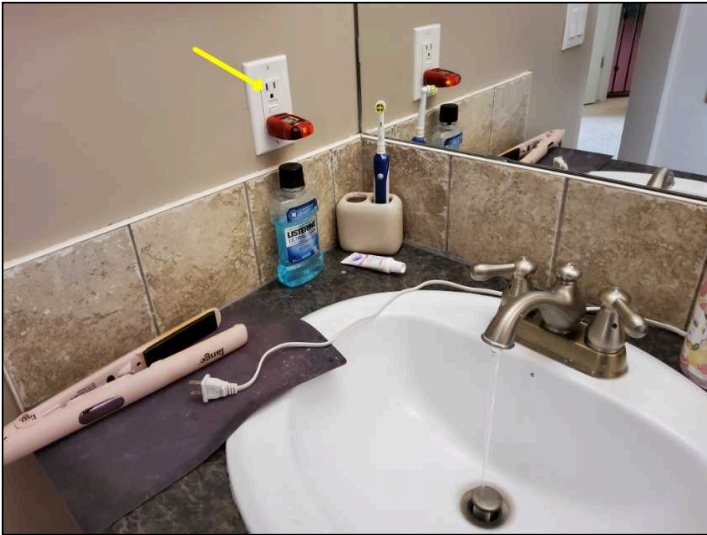
- Doors are in serviceable condition
- Some doors have cosmetic damage.

### 5. Electrical Condition

INS	RR	SC	NI	NP
✓	✓	✓		

**Observations:**

- GFCI in place and operational
- GFCI in place and operational - En Suite To Primary Bedroom resets the others.
- Main bathroom receptacle did not trip en suite GFCI, recommend review by a certified electrician



GFCI in place and operational



Main bathroom receptacle did not trip en suite GFCI, recommend review by a certified electrician

6. Bathroom Exhaust Fan Condition

INS	RR	SC	NI	NP
✓	✓			

Observations:

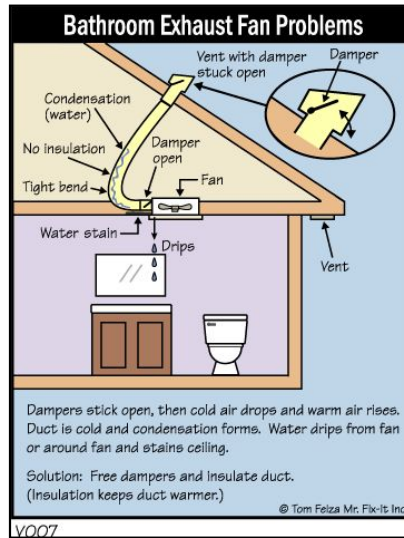
- All vent fans should be kept clean to function correctly. In most cases we are unable to see the vent line, so in some cases exit destination cannot be determined.
- Fans are dirty and requires cleaning
- - Minor staining noted around the vent fan - Water stains on the ceiling around your bath fan may indicate a leak coming from the vent cap on your roof, but condensation is the more likely culprit. If bath fan ducting is not properly insulated or there is not a loop in the line, the moist air from your house will condense inside the duct, and may run back onto the ceiling.



Fans are dirty and requires cleaning



Main Bathroom - Minor staining noted around the vent fan - Water stains on the ceiling around your bath fan may indicate a leak coming from the vent cap on your roof, but condensation is the more likely culprit. If bath fan ducting is not properly insulated or there is not a loop in the line, the moist air from your house will condense inside the duct, and may run back onto the ceiling.



7. Counters/ Cabinets Condition

INS	RR	SC	NI	NP
✓	✓			

Observations:

- Counter tops and cabinets are in serviceable condition where visible.
- Hard to fully inspect interior of cabinet under sink due to vast amount of personal storage - Hidden issues are not the inspectors responsibility.
- Suggest caulking to protect the counter tops from water damage.
- Hardware such as hinges or handles are loose in some areas. Recommend securing for correct operation.
- Minor cosmetic damage noted.

8. Bathroom Sink Condition

INS	RR	SC	NI	NP
✓	✓			

Observations:

- If possible all sinks are ran to test or water is allowed to run to determine if there are any leaks. If there are any issues they we be recorded in the appropriate section of the report.
- - Recommend caulking as necessary.



- Recommend caulking as necessary.



9. Faucet Condition

INS	RR	SC	NI	NP
✓	✓			

Observations:

- Faucets were run for a period of time. No leaks observed.
- - Aerator is slightly blocked, (scaled) suggest cleaning for proper flow.
- - Faucet drips. Repair recommended by a qualified plumber.



Main Bathroom - Sink Faucet drips. Repair recommended by a qualified plumber.

10. Tub and Surround Condition

INS	RR	SC	NI	NP
✓				

Materials: Tub

Observations:

- Tub was ran with water to test. The home was thermally scanned for hidden leaks. The inspector cannot be held responsible for future leaks. The home inspection is non-evasive. Moisture cannot be detected behind tiles and other surfaces in wet areas. As and when required - Suggest all tile edges and tub walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring.

11. Shower and Enclosure Condition

INS	RR	SC	NI	NP
✓				

Materials: Plastic/Fiberglass with tile surround.

Observations:

- As and when required - Suggest all tile edges of the shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. Noninvasive inspection - The inspector cannot be responsible for issues behind tiled areas as these areas are hidden from view. Only an evasive inspection would determine this.
- Shower door was tested and is working as required

12. Traps/Drains/Supply Condition

INS	RR	SC	NI	NP
✓				

Observations:

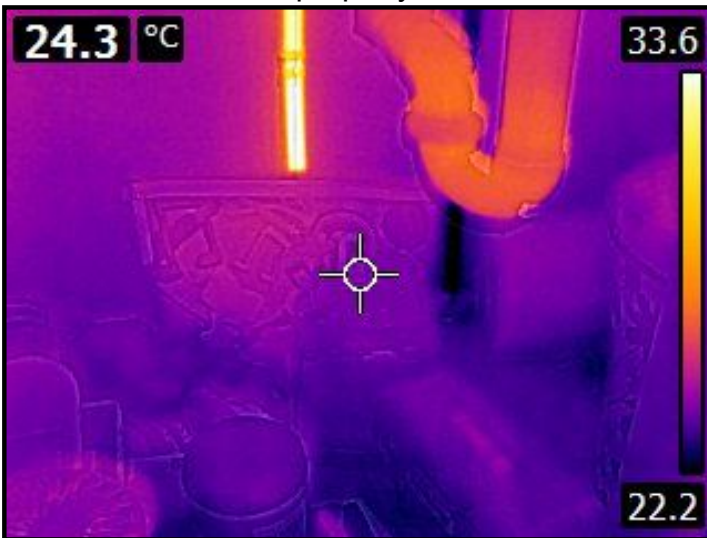
- No leaks at traps, drains or supply lines on day of inspection. In some cases plumbing venting is not visible as located inside the wall. As not visible this is excluded from as part of the inspection.
- - Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.



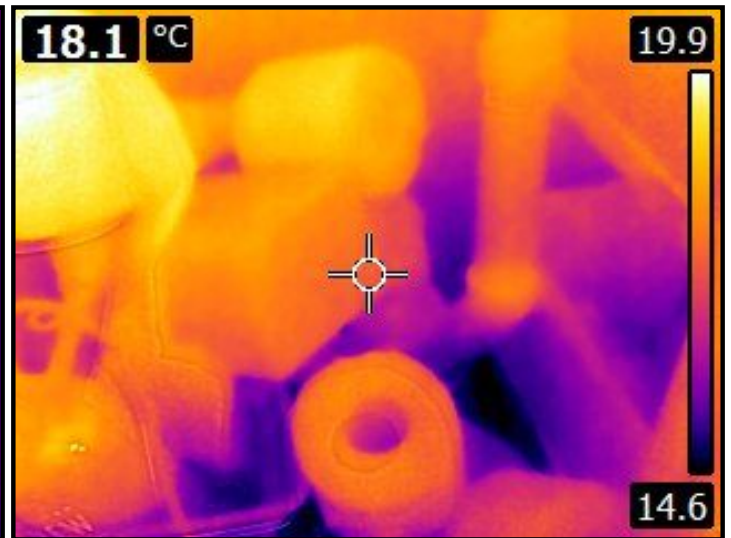
Limited thermal scan due to storage of personal property.



No leaks observed during the inspection.



No leaks observed during the inspection.



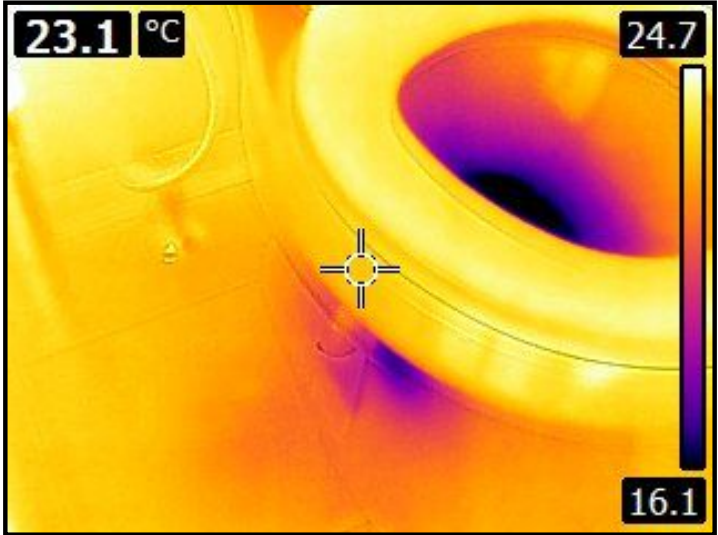
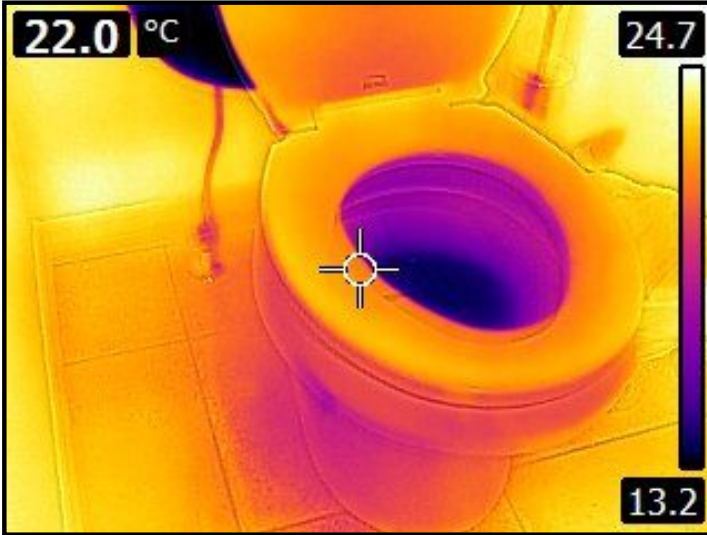
No leaks observed during the inspection.

13. Toilet Condition

INS	RR	SC	NI	NP
✓				

Observations:

- Some floor coverings prevent us from seeing damage to the sub floors. Due to this, hidden areas are excluded from the responsibility of the inspector.



### 14. Bathroom Comments

INS	RR	SC	NI	NP
✓	✓			

#### Observations:

- All the bathrooms were individually inspected and all areas tested for potential problems.



## Bedrooms

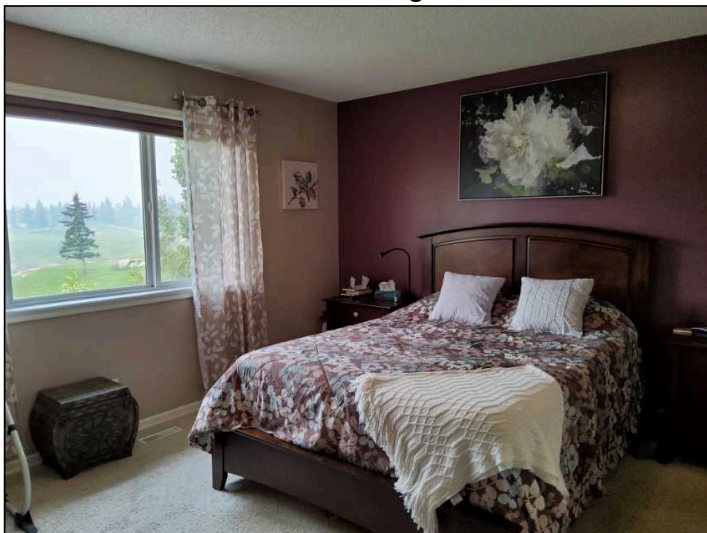
Bedrooms and all visible and accessible areas within tested and inspected for issues unless otherwise documented in the report. Bedrooms are thermal scanned for unseen issues such as water leaks, over heating electrical and missing insulation. Doors and windows will also be investigated for damage and normal operation. All findings documented in this report are the findings during the time of the home inspection only. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

### 1. Floor Condition

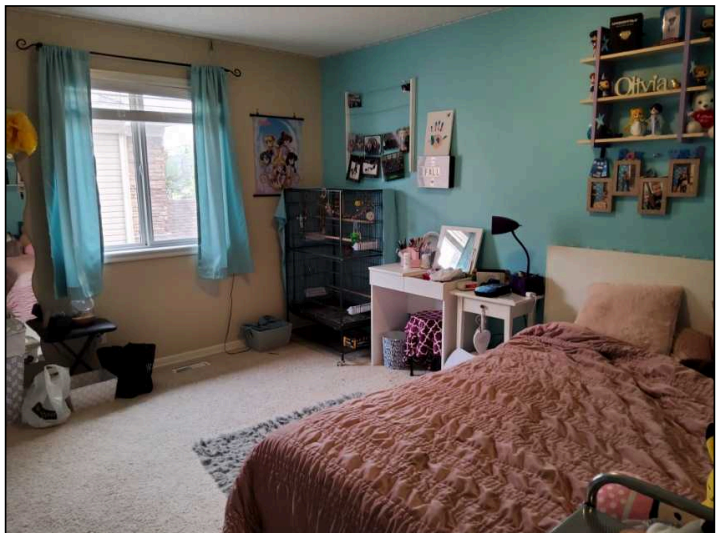
INS	RR	SC	NI	NP
✓	✓			

#### Observations:

- Flooring appears to be in serviceable condition - minor cosmetic wear and scratches observed.
- Squeaky floors noted - If and when floor coverings are removed suggest adding screws to affected areas.



Primary Bedroom



Bedroom 2



Bedroom 3



Basement Bedroom

### 2. Walls/Ceilings Condition

INS	RR	SC	NI	NP
✓				

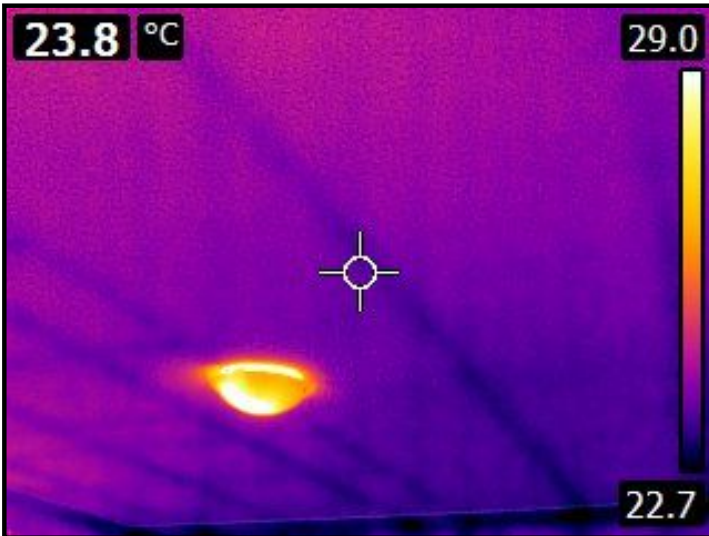
**Observations:**

- All walls/ceilings were in serviceable condition and dry at the time of the inspection. Walls and ceilings were also thermal scanned. Any issues will be documented in the appropriate section of the report. Please note, cosmetic issues are not part of the inspection and if included are included as a courtesy only.
- Recently painted walls and ceilings can conceal previous and current water issues.



Primary Bedroom - Thermal Image





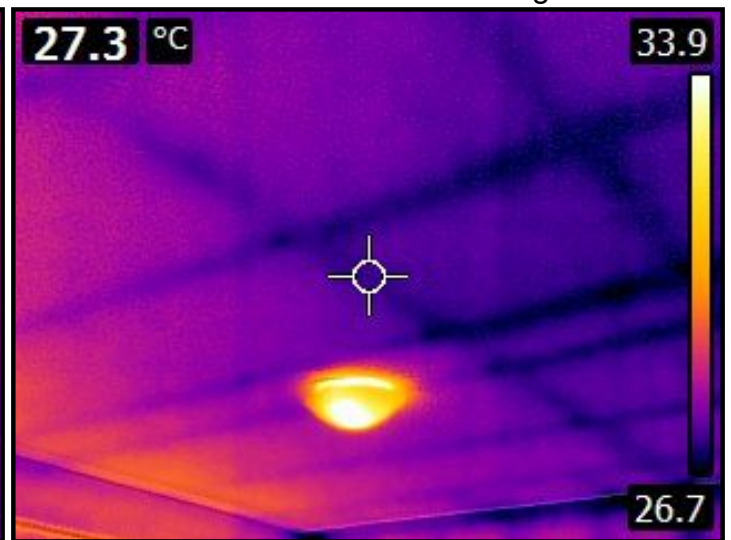
Primary Bedroom Ceiling - Thermal Image



Bedroom 2 - Thermal Image



Bedroom 3 - Thermal Image



Basement Bedroom - Thermal Image



### 3. Window Condition

INS	RR	SC	NI	NP
✓	✓			

**Observations:**

- All accessible bedroom windows were tested (opened, unless fixed) and all worked as required unless otherwise noted. Highly recommend operating all windows during final walkthrough. Please note blinds, window coverings and screens are not part of the home inspection. Keep condensation off all sills and trim (especially wood) to reduce the risk of water damage. Please note this is a visual inspection only, we cannot comment beyond finished areas.

General comment on all windows- Condensation between the panes is common condition as the windows age over time. It is not always possible to observe signs of failing windows at certain times of the year or weather conditions. We recommend monitoring window conditions and address as and when seals start to fail.

- Split missing caulking around window trim noted, this is cosmetic, part of the ongoing maintenance
- Dirty windows may hide the inspector's ability to identify fogging at the window, which can mean failing window seals. Recommend ongoing monitoring and maintenance.



Split missing caulking around window trim noted, this is cosmetic, part of the ongoing maintenance

### 4. Door Conditions

INS	RR	SC	NI	NP
✓	✓			

**Observations:**

- Bedroom doors were all tested and worked as required.
- Some doors have cosmetic damage.

### 5. Electrical Conditions

INS	RR	SC	NI	NP
✓	✓	✓		

**Observations:**

- Some outlets not accessible due to furniture and or stored personal items.
- Open grounded receptacles observed, recommend further assessment by a certified electrician



Open grounded receptacles observed bedroom 3, recommend further assessment by a certified electrician. Indicated by green tape.

6. Other Interior Area Comments

INS	RR	SC	NI	NP
✓	✓			

Observations:

- Bedrooms were inspected. Any issues will be documented in the appropriate section of the report.
- Limited inspection due to personal property, recommend review prior close.



## Basement/ Mechanical Room/ Crawlspace

Basement/crawl space and all visible and accessible areas within are tested and visually inspected for issues unless otherwise documented in the report. Basement/crawl space areas was thermal scanned for unseen issues such as water leaks, over heating electrical and missing insulation. All findings documented in this report are the findings during the time of the home inspection only. All water related items, bathroom/s, sinks, appliances, and all visible and accessible plumbing tested and inspected accordingly. Future conditions cannot be determined as these are changeable with the weather conditions. Recommend obtaining information from seller on any past water/moisture penetration and issues. While there may not be visible evidence of water intrusion at time of inspection, the inspector CANNOT warranty this or any basement against water entry. Inspection of the basement/crawlspace is limited to a visual review of conditions at time of inspection only. Weather conditions, storage of personal property, changing foundation wall conditions, wall finishes etc. All contribute to inconclusive predictions of foundation performance. The presence of mold in concealed areas of the home does NOT fall within the scope of Home Inspection as it is not visibly accessible. If the buyer has concerns about mold due to allergies, or suspects the presence of mold, they are advised to consult with a qualified contractor and with the owner, to agree to carry out an air quality test or a more invasive investigation.

Please note: it is not the inspectors responsibility to confirm/check for permits for renovation/changes in the home. Compliance of secondary suites does not fall within the scope of the home inspection. Recommend contacting appropriate jurisdictional bylaw and permitting agencies for compliance approval and/or licensing requirements.

1. Basement Finish

INS	RR	SC	NI	NP
✓	✓		✓	

Type: Unfinished basement • Finished basement

Observations:

- All unfinished areas - Inaccessible areas behind insulation and vapor barrier are not within the scope of this report - Inspection is limited to visually accessible items only.
- All finished areas - finished areas in basement were observed. Access to the original basement walls, floors, and ceilings was not available due to the additional construction that is present such as framed out walls, covered ceilings, and added floor coverings. As these areas are not visible or accessible to the inspector they are excluded from this inspection.
- Limited view due to storage of personal property. It is not the inspectors responsibility to remove personal items. Suggest covered areas are inspected on final walk through.

2. Floors

INS	RR	SC	NI	NP
✓	✓			

Observations:

- Flooring appears to be in serviceable condition - minor cosmetic wear and scratches observed.
- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.
- Common cracks noted. Recommend consultation with qualified contractor should condition worsen or water intrusion occur. Recommend monitoring.
- A sub floor has been added. Unable to inspect the original slab.



Settlement cracking noted at slab. Recommend consultation with qualified contractor should condition worsen or water intrusion occur. Recommend monitoring.



A sub floor has been added. Unable to inspect the original slab.



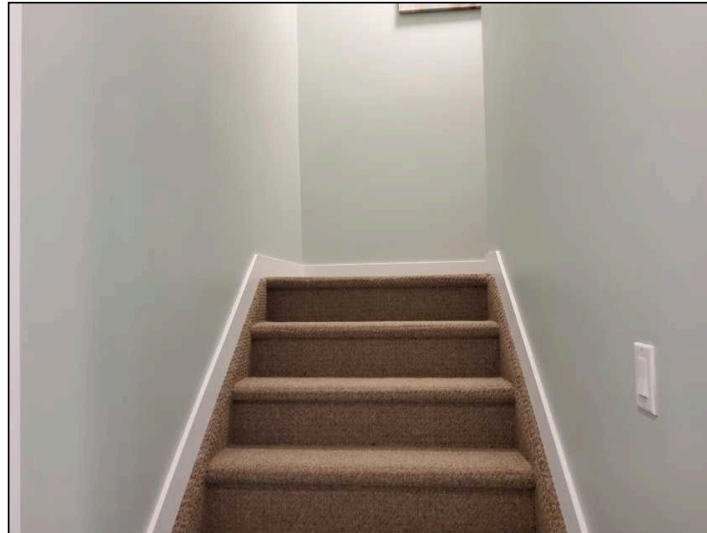


### 3. Stairs

INS	RR	SC	NI	NP
✓	✓	✓		

#### Observations:

- The stairs to basement were secure but no hand rail was present - Recommend fitting a handrail for safety.
- Hand/Guardrail is missing. Recommend review for replacement as necessary for safety.



Hand/Guardrail is missing. Recommend review for replacement as necessary for safety.

#### 4. Walls Condition

INS	RR	SC	NI	NP
✓	✓			

Materials: Unfinished • Drywall • Poured Concrete • Paneled

Observations:

- Dry at the time of the inspection where accessible.
- Unable to access the majority of the exterior foundation walls due to basement finish. Comments made are of visible areas only.
- Limited review due to storage of personal property. Recommend review prior to close or at final walk through.
- Limited review of unfinished area due to insulation cover.
- Damaged drywall observed.
- Recently painted walls and ceilings can conceal previous and current water issues.

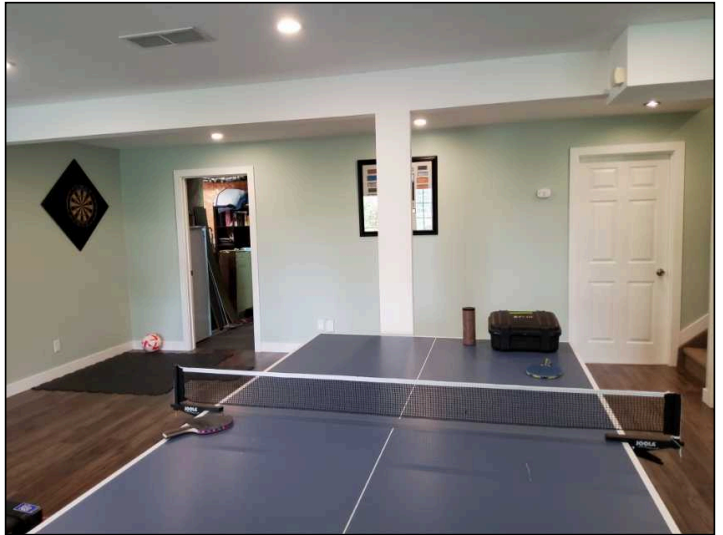


Basement Rec Room

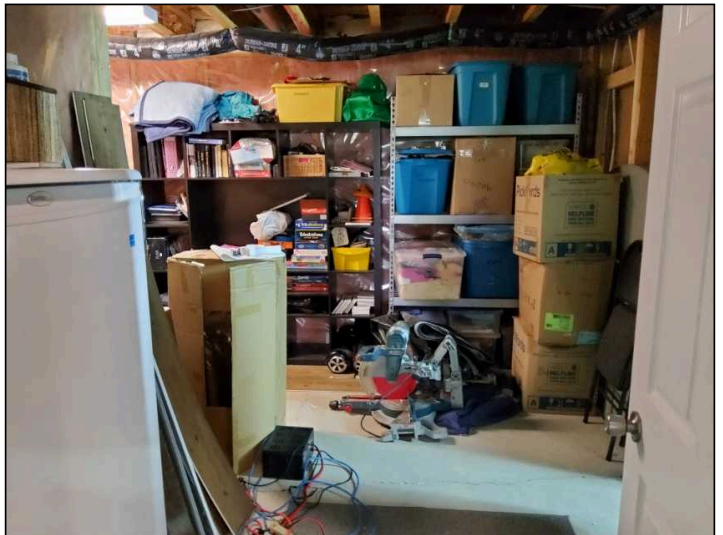




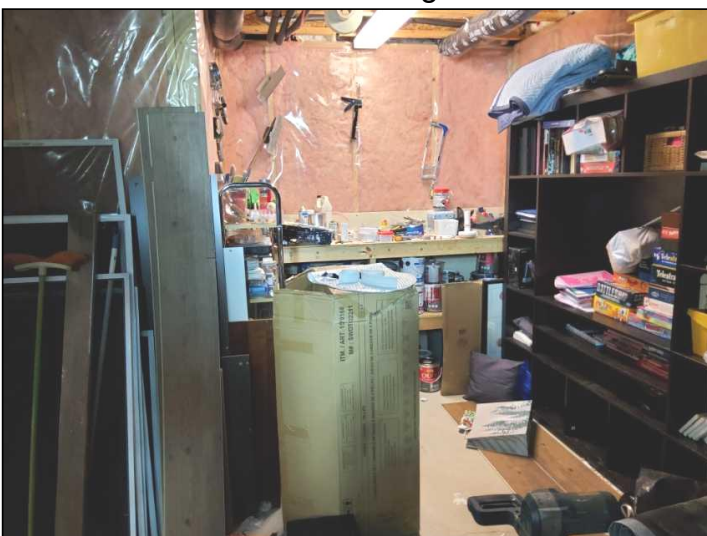
Basement Rec Room



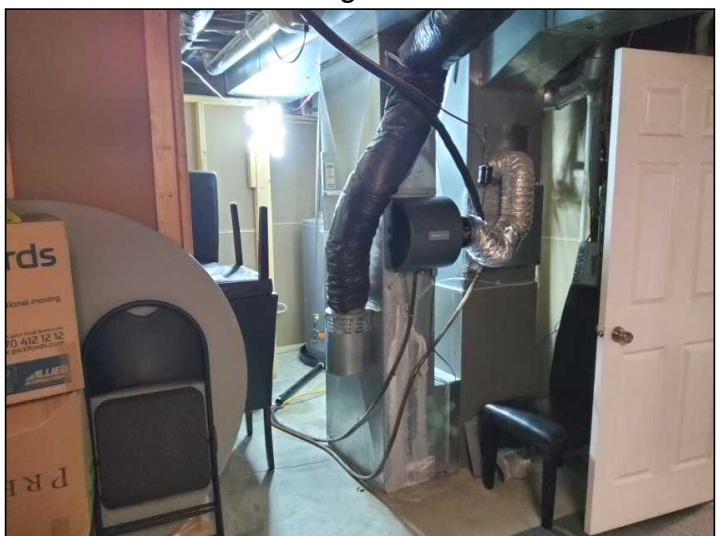
Under stair storage area



Storage room



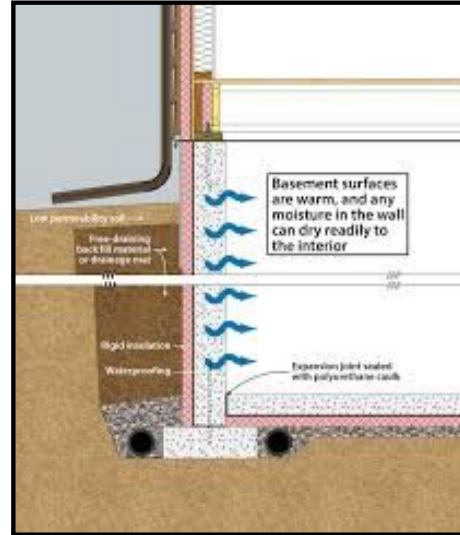
Limited review due to storage of personal property. Recommend review prior to close or at final walk through.



Mechanical room



Mechanical room



Basement Rec Room



Limited thermal scan due to storage of personal property. Recommend further review prior to close or final walk through.



Under stair storage area



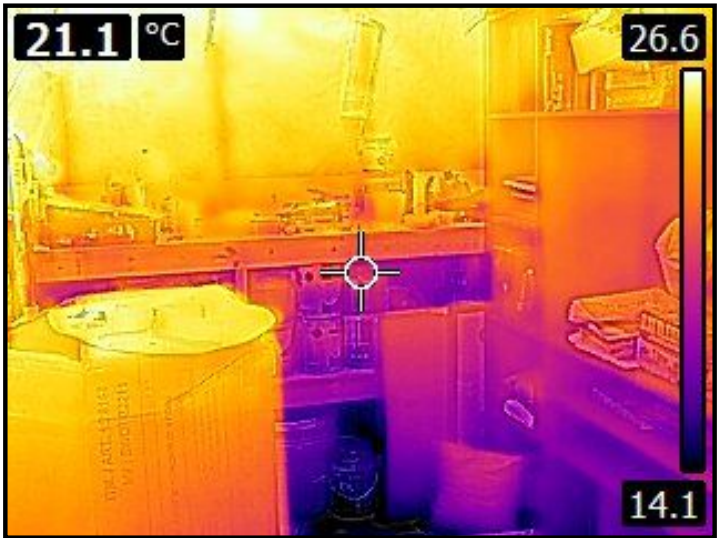
Limited thermal scan due to storage of personal property. Recommend further review prior to close or final walk through.



Basement Rec Room



Limited thermal scan due to storage of personal property. Recommend further review prior to close or final walk through.



Storage room



Mechanical room thermal image



Mechanical room thermal image



Mechanical room thermal image

## 5. Ceiling Condition

INS	RR	SC	NI	NP
✓				

Materials: Unfinished • Drywall

Observations:

- Dry at the time of the inspection.
- Recently painted walls and ceilings can conceal previous and current water issues.

## 6. Electrical Issues

INS	RR	SC	NI	NP
✓				

Materials: No visible electrical issues in basement on day of inspection unless otherwise noted

## 7. Joist Condition

INS	RR	SC	NI	NP
✓			✓	

Materials: Manufactured

Observations:

- Floor joists are an important part of the supportive structure of a floor. They hold up the weight of a building, absorb impacts on the floor, and create structural support so that the floor will be stable and secure. Suggest consulting a professional prior to any modification.
- The majority of the joists could not be fully inspected due to the basement being finished.

## 8. Beams Condition

INS	RR	SC	NI	NP
✓			✓	

Materials: Wood

Observations:

- Support framework should not be altered as it is a vital component of overall structure. No alterations should be made without seeking the advice of a qualified professional.
- Beams are finished in most areas, not able to fully inspect.

## 9. Support Post Comments

INS	RR	SC	NI	NP
✓			✓	

Materials: Screw Jacks • Wood

Observations:

- Never remove support posts without seeking structural advice. Comments made are on visible posts only, if any.
- Inaccessible as finished in most areas, comments made are of the visible ones only.

## 10. Subfloor Condition

INS	RR	SC	NI	NP
✓			✓	

Materials: Plywood/OSB - Plywood and OSB are made differently. Oriented strand board is made from heat-cured adhesives and wood particles that are arranged in layers that cross. Plywood is constructed from thin sheets of veneer, which are thin layers of wood peeled from a log. In plywood, the sheets are cross-laminated and glued together using a hot press. Due to these construction differences, plywood appears much more smooth and consistent than OSB. But the finished products are very similar in strength and performance characteristics.

Observations:

- No visible leaks were observed or damage to materials at the time of the inspection. Comments made are of the visible areas only.
- Limited review due to finished ceilings.

## 11. Window Condition

INS	RR	SC	NI	NP
✓	✓			

Style: Sliding Frame • No windows in furnace room • Vinyl Frame • Wood Frame

## Observations:

- All accessible windows were tested (opened, unless fixed) and all worked as required unless otherwise noted. Highly recommend operating all windows during final walkthrough. Please note blinds, window coverings and screens are not part of the home inspection. Keep condensation off all sills and trim (especially wood) to reduce the risk of water damage. Please note this is a visual inspection only, we cannot comment beyond finished areas.
- Suggest caulking around windows as necessary to reduce heat loss and prevent possible water entry in basement area
- Keep condensation off all sills and trim (especially wood) to reduce the risk of water damage. Please note this is a visual inspection only, we can not comment beyond finished areas
- Dirty windows may hide the inspector's ability to identify fogging at the window, which can mean failing window seals. Recommend ongoing monitoring and maintenance.



Suggest caulking around windows as necessary to reduce heat loss and prevent possible water entry in basement area.

## 12. Insulation Condition

INS	RR	SC	NI	NP
✓	✓		✓	

Materials: Rolled/Batt Insulation • Batt insulation noted at rim joists

## Observations:

- Visible at unfinished area only - No comments can be made on insulation in concealed areas.
- Inaccessible due to basement finish.
- Unable to tell if there is an **air gap** between the insulation and foundation wall, the air gap is to prevent sweating and condensation build up which can be an issue in the spring thaw and freak weather conditions. Monitor basement.
- Reposition insulation above main panel at utility exit point to reduce heat loss.
- Loose insulation observed, suggest securing as necessary.
- Missing vapour barrier in unfinished area. Recommend installation of vapour barrier.



13. Basement Comments

INS	RR	SC	NI	NP
✓	✓		✓	

Observations:

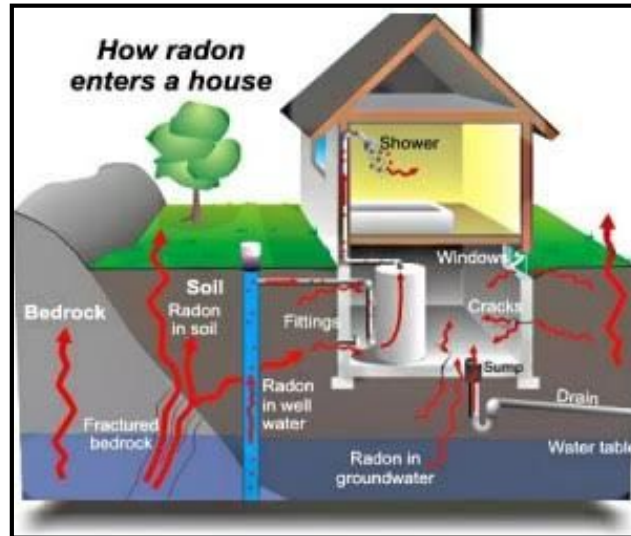
- The basement area was dry on day of the inspection. Future conditions cannot be determined as these are changeable with the weather conditions. Recommend obtaining information from seller on any past water/moisture penetration. Please note it is not the inspectors responsibility to confirm/check for permits for renovation/changes in the home. Limited review due to storage of personal property. The presence of mold in concealed areas of the home does NOT fall within the scope of Home Inspection as it is not visibly accessible. If buyer has concerns about mold due to allergies, or suspects the presence of mold, he/she is advised to consult with a qualified contractor and with vendor to agree to carry out a more invasive investigation. Inspection of the basement/crawlspace is limited to a visual review of conditions at time of inspection only. Weather conditions, storage of personal property, changing foundation wall conditions wall finishes etc. all contribute to inconclusive predictions of foundation performance. While there may not be visible evidence of water intrusion at time of inspection, the inspector CANNOT warranty this or any basement against water entry. Compliance of secondary suites does not fall within the scope of the home inspection. Recommend contacting appropriate jurisdictional bylaw and permitting agencies for compliance approval and/or licensing requirements.
- Please note - Infrared Thermal Imaging has its limitations, certain surfaces will limit what is visible to the thermographer. Please be reminded that this is non-invasive visual inspection.
- Unable to comment on the condition of any concealed plumbing, plumbing clean outs or foundation elements.
- Indication of possible pest activity observed, recommend further review by a certified pest control if concerned
- It should be noted that Health Canada has defined 200Bq/m3 as the action level for any indoor environment. This means that a test reading of 200Bq/m3 and above should be assessed and mitigated and the Radon gas levels reduced.



Indication of possible pest activity observed, recommend further review by a certified pest control if concerned



Indication of possible pest activity observed, recommend further review by a certified pest control if concerned



## Attic Space

Attics with insulation cannot be safely inspected due to limited visibility of the framing members, Due to this it is a limited review of all areas of the attic spaces from ladders edge at the hatch area only with a flashlight and thermal camera. During excessive cold snaps and quick thaws, there is a high risk of attic rain. Attic rain is a freak weather condition that can only be detected when it is actually happening, the inspector cannot tell if it will happen in the future of this home. Recommend monitoring all ceilings/walls directly below the attic for signs of water and/or staining during the winter months. Any previous indications of attic rain such as staining at framing and attic insulation will be documented in the report accordingly.

### 1. Methods Used to Inspect

**How Inspected:** Entering attics that are insulated can be dangerous. Attics with insulation cannot be safely inspected due to limited visibility of the framing members, upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl/walk the attic area when they believe it is a danger to them or that they might damage the attic insulation or cause damage. Due to this it is a limited review of all areas, viewed only from the hatch at attic edge with a flashlight and thermal imaging.

### 2. Framing Condition

INS	RR	SC	NI	NP
✓			✓	

Style: Truss

Observations:

- Unable to determine condition in some areas due to framing and insulation cover.
- Additional support has been added.
- Limited review due to insulation installed between the rafters.
- Visibly inspected in attic area from ladders edge on thermal scan
- Visibly inspected in attic area from ladders edge with flash light



Visibly inspected in attic area from ladders edge with flash light



Unable to determine condition in some areas due to framing and insulation cover.



Limited review due to insulation installed between the rafters.



Unable to determine condition in some areas due to framing and insulation cover.



Limited review due to insulation installed between the rafters.



Visibly inspected in attic area from ladders edge on thermal scan



Unable to determine condition in some areas due to framing and insulation cover.



Unable to determine condition in some areas due to framing and insulation cover.

Limited review due to insulation installed between the rafters.

### 3. Sheathing Condition

INS	RR	SC	NI	NP
✓			✓	

**Observations:**

- The attic space was visually inspected and thermally scanned, it all appeared dry on the day of the inspection. (we can only comment on what is visible and assessable areas from the attic hatch at the ladders edge)

### 4. Insulation Condition

INS	RR	SC	NI	NP
✓	✓		✓	

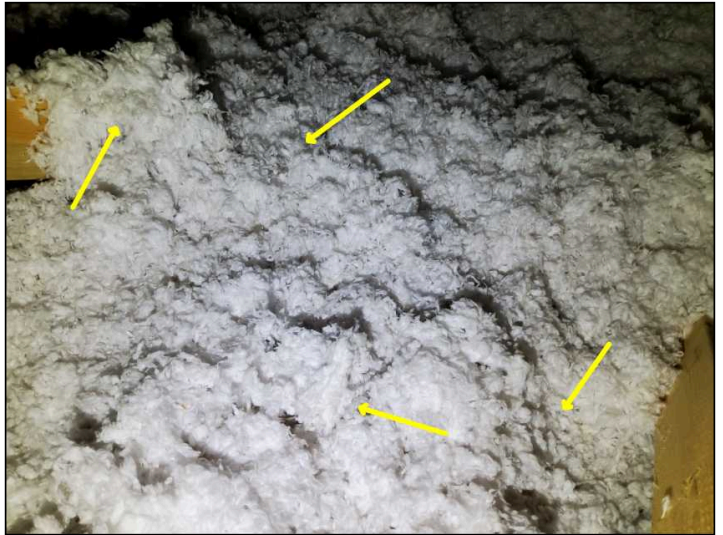
**Materials:** Blown in - Loose fill insulation

**Observations:**

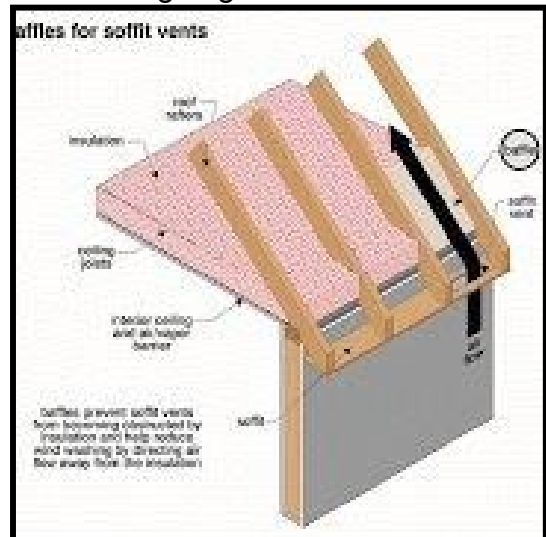
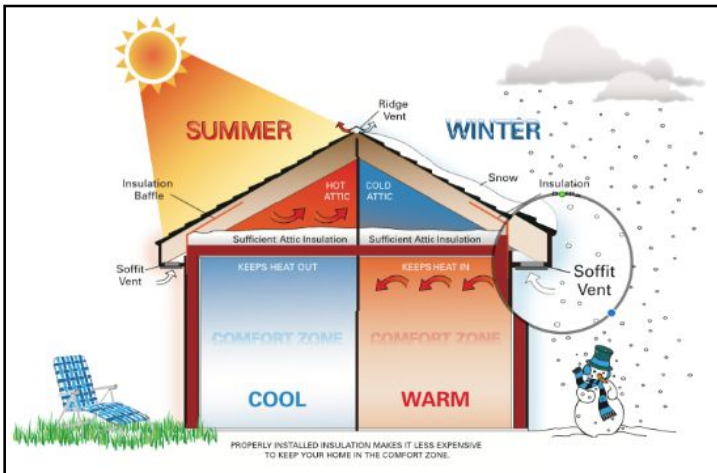
- Approx 8-10 Inches of insulation noted in the attic space - Low compared to today's standards, suggest adding more to reduce heat loss.
- Staining and flatting observed at insulation, this can be from attic rain conditions. Recommend further investigation into attic rain, to prevent these conditions. Recommend monitoring and ongoing maintenance.
- Suggest adding insulation to the back of the attic hatch, to reduce heat loss.
- Suggest adding additional insulation in the attic of the home to reduce the heat loss.

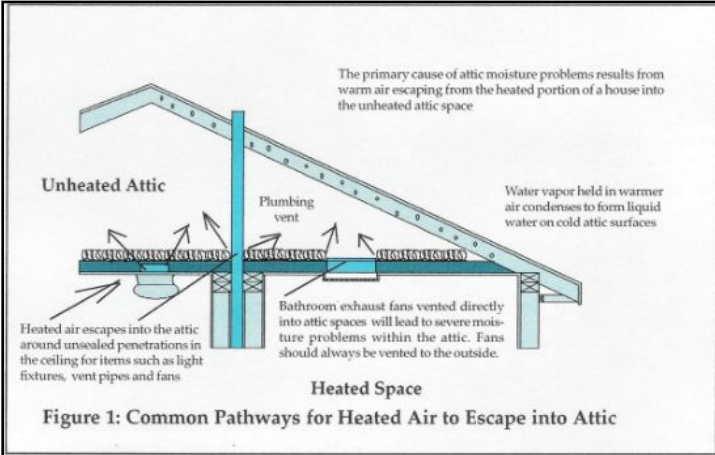


Approx 8-10 Inches of insulation noted in the attic space - Low compared to todays standards, suggest adding more to reduce heat loss.



Staining and flattening observed at insulation, this can be from attic rain conditions. Recommend further investigation into attic rain, to prevent these conditions. Recommend monitoring and ongoing maintenance.





Staining and flatting observed at insulation, this can be from attic rain conditions. Recommend further investigation into attic rain, to prevent these conditions. Recommend monitoring and ongoing maintenance.

Suggest adding insulation to the back of the attic hatch, to reduce heat loss.

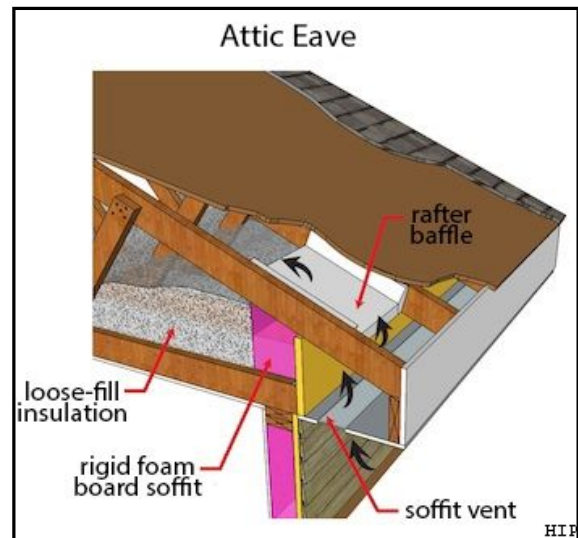
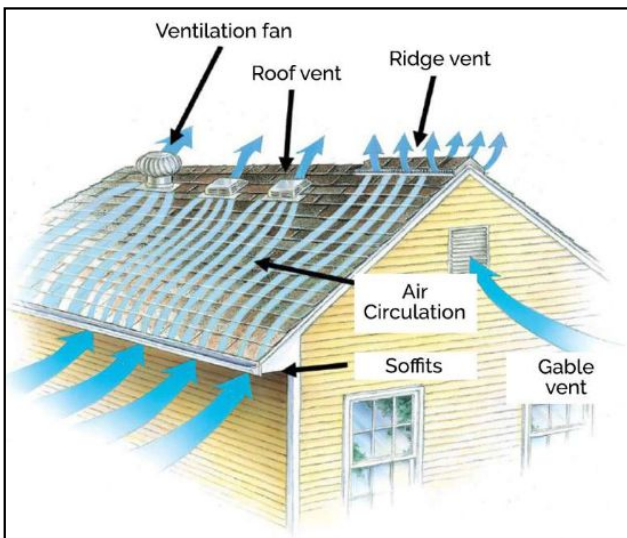
5. Ventilation Conditions

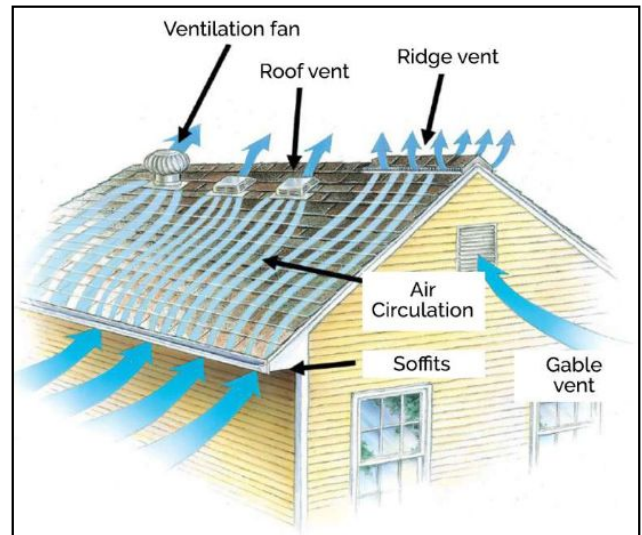
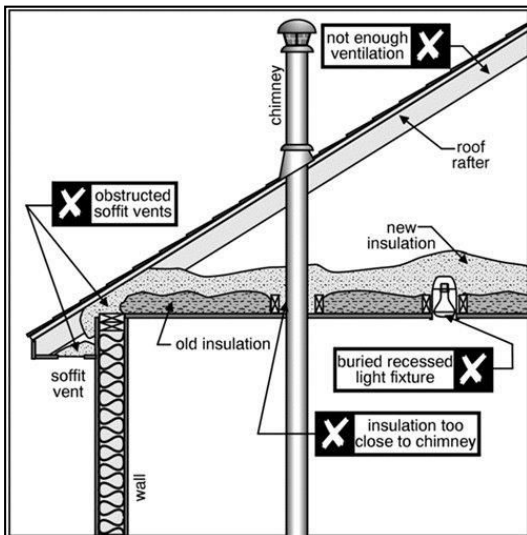
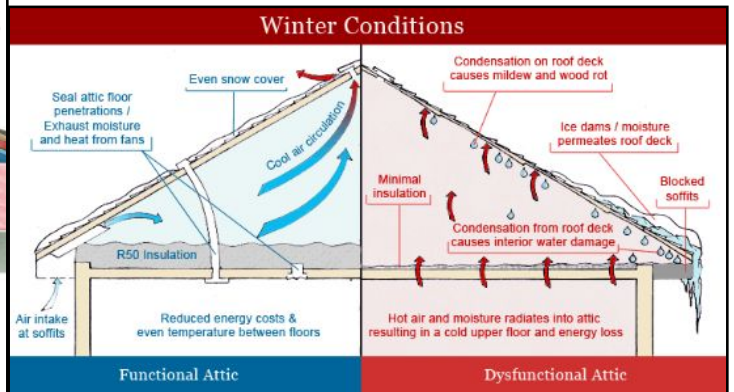
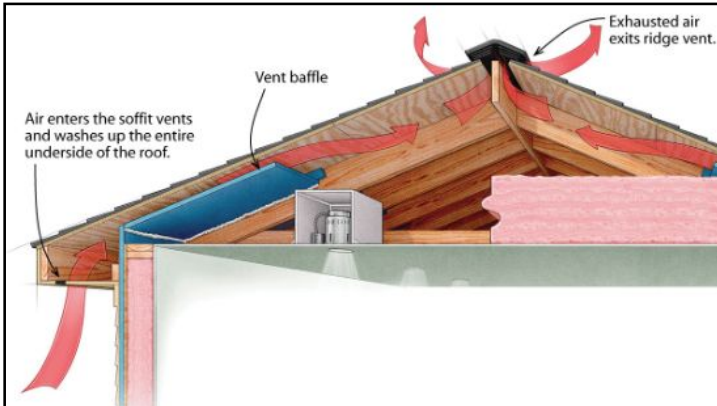
INS	RR	SC	NI	NP
✓	✓		✓	

Style: Hooded Roof Vents • Soffit Vents

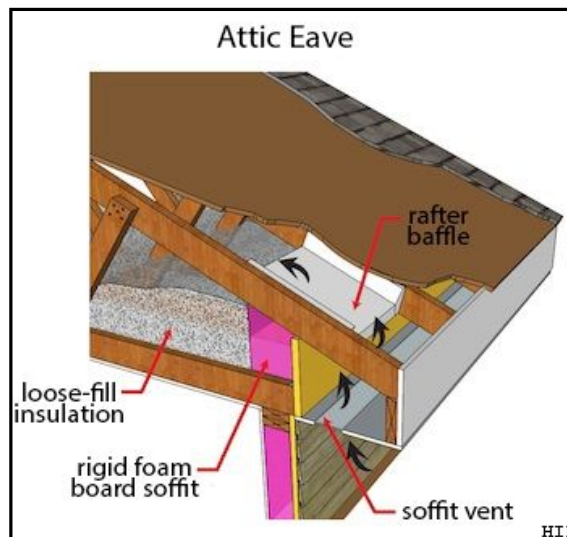
Observations:

- Proper ventilation in your attic or roof space is critical to the performance of your roofing material. Life cycle, cost of roofing material, house structure, home system venting, attic condensation, ice dams, ceiling leaks, R value of insulation, energy costs, health of occupants, and so much more can be affected.
- Attic stops in place where visible from ladders edge
- No daylight observed at some of the soffits from the ladders edge. The soffits maybe blocked by insulation. Ensure the soffits are clear or add additional venting to aid correct venting for the attic space
- Insulation is blocking soffit vents, recommend clearing vents for proper ventilation.





No daylight observed at some of the soffits from the ladders edge. The soffits maybe blocked by insulation. Ensure the soffits are clear or add additional venting to aid correct venting for the attic space



## 6. Attic Comments

INS	RR	SC	NI	NP
✓	✓		✓	

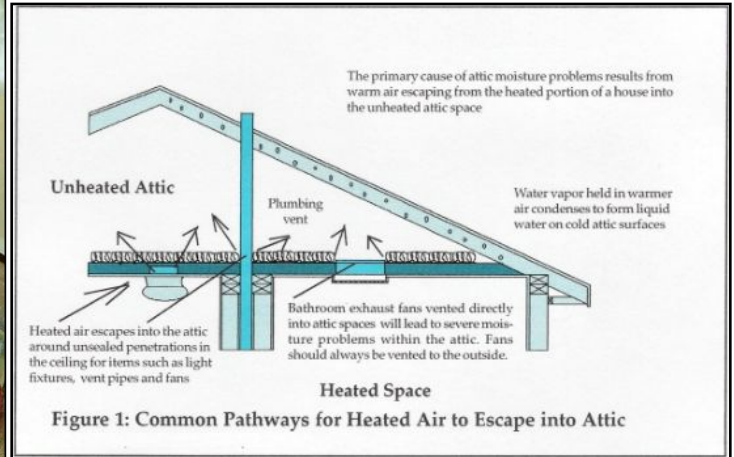
## Observations:

- Comments made on the attic are reflected on recent weather conditions, during long periods of dry spells leaks are not visible, so excluded from being the responsibility of the home inspector, we can only comment on the condition during the home inspection.
- Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mould is kept in check. While there may be very little or no evidence of mould build-up in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mould can be potentially hazardous and will spread when moisture enters the attic cavity and is not vented to the exterior. Any area of suspected mould should be reviewed by a qualified contractor for analysis and removal.
- Recommend monitoring performance of roof through regular attic review - Water intrusion can occur at any time after the inspection, future performance unknown.
- Please note attic rain is only visible when occurring. Can be present during extreme cold weather conditions. The home inspector cannot predict further events and issues. Recommend monitoring and review if concerned.
- During the winter/spring thaw and freak weather conditions it is possible to have moisture issues in the attic space that can penetrate the walls and ceilings of the home. Common causes are frost build up on the sheathing and ice damming. Recommend monitoring attic conditions during these times.
- It is common to see staining around attic hatch entrance and the hatch itself. This happens when heat escapes into attic hatch in winter, hot air hits the cold air and it turns to condensation. This can be helped by replacing weatherstripping. Sometimes the sheathing can also be affected and in extreme cases mould can start to form.
- Attic thermally scanned and no major causes for concern noted.
- Recommend installation of fresh weatherstripping annually at attic hatch to reduce build up of warm moist air which often causes moisture issues.

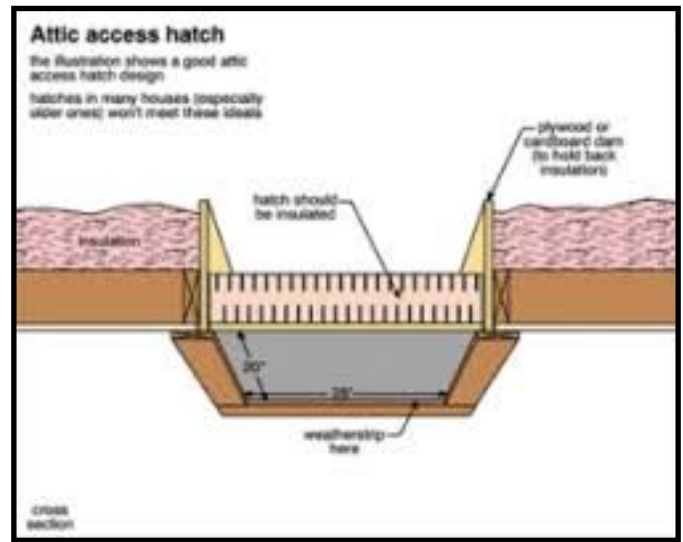
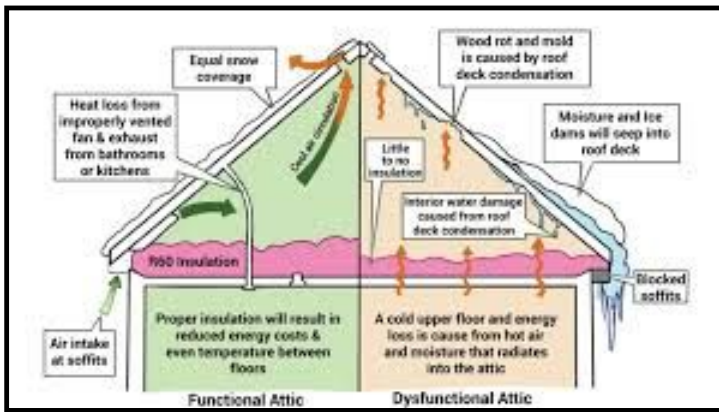




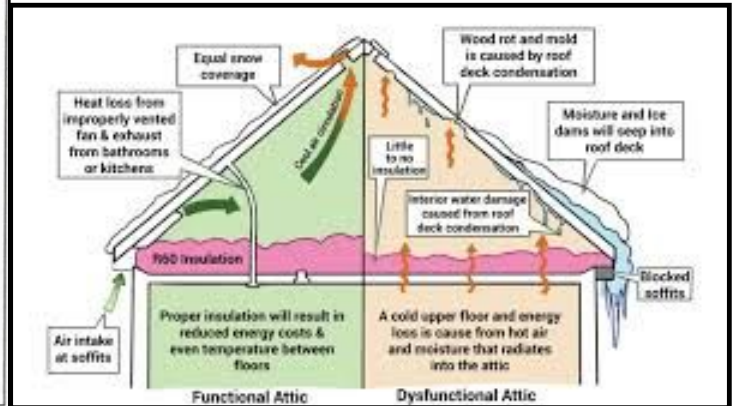
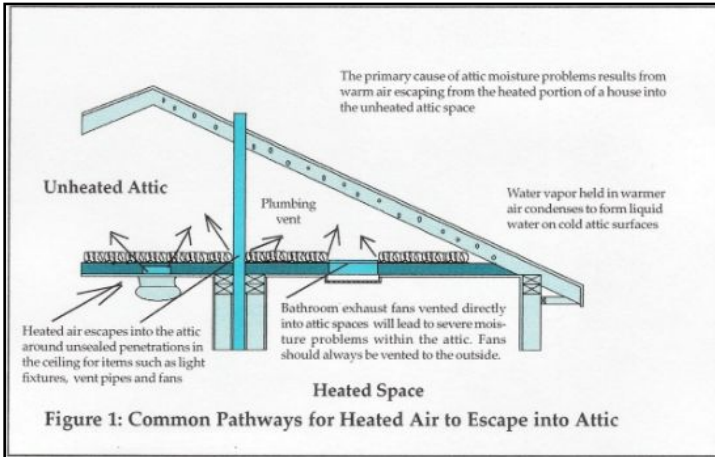
Suggest adding new weatherstripping to reduce heat loss into attic area



During the winter/spring thaw and freak weather conditions it is possible to have moisture issues in the attic space that can penetrate the walls and ceilings of the home. Common causes are frost build up on the sheathing and ice damming. Recommend monitoring attic conditions during these times.



Please note attic rain is only visible when occurring. Can be present during extreme cold weather conditions. The home inspector cannot predict further events and issues. Recommend monitoring and review if concerned.



## Electrical

All standard visible and accessible electrical in the home tested and inspected unless other wise documented in the report. As generalists our electrical inspections are limited to that of a qualified electrician. If a more advanced inspection is required, we recommend contacting a qualified electrician for full review of the electrical in the home. Please note: It is not the inspectors responsibility to confirm permits for the property. For education purposes - A ground-fault circuit interrupter (GFCI) can help prevent electrocution. If a person's body starts to receive a shock, the GFCI senses this and cuts off the power before he/she can get injured. GFCIs are generally installed where electrical items may accidentally come into contact with water. They are most often found in kitchens, bath and laundry rooms, outside or in the garage - We may suggest GFCI upgrades in areas, these upgrades are suggestions only and, in some cases, not possible due to the age of the home/panel. For more detailed review of electrical issues suggest electrician to review if required. All electrical issues within the home should repaired/replaced by a licensed electrical contractor, do not attempt repairs unless fully qualified.

### 1. Main Service Drop Condition

INS	RR	SC	NI	NP
✓				

Type: Main Service Drop is underground

Observations:

- Incoming supply line was in good serviceable condition where visible.

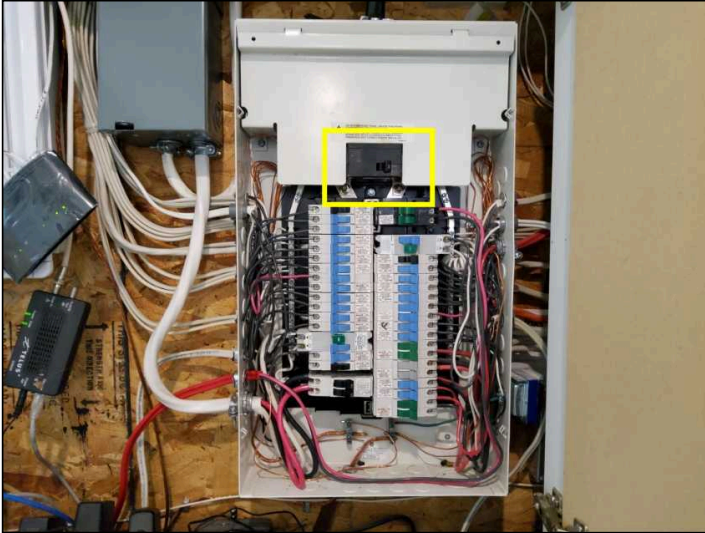
### 2. Electrical Panel Condition

INS	RR	SC	NI	NP
✓				

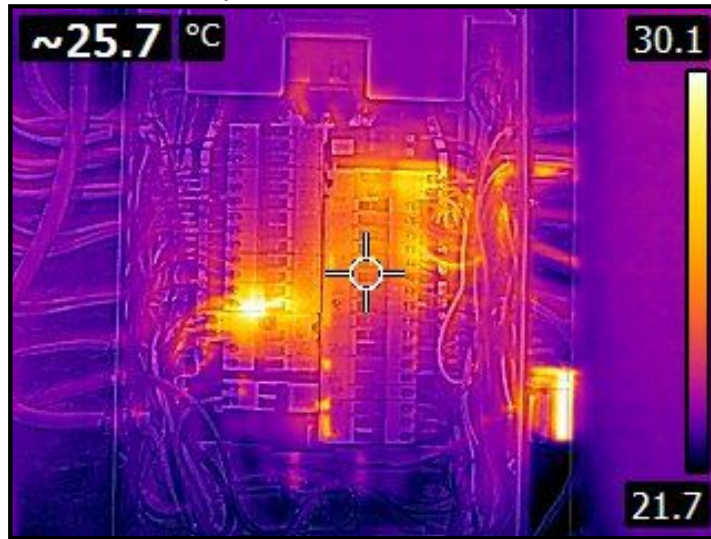
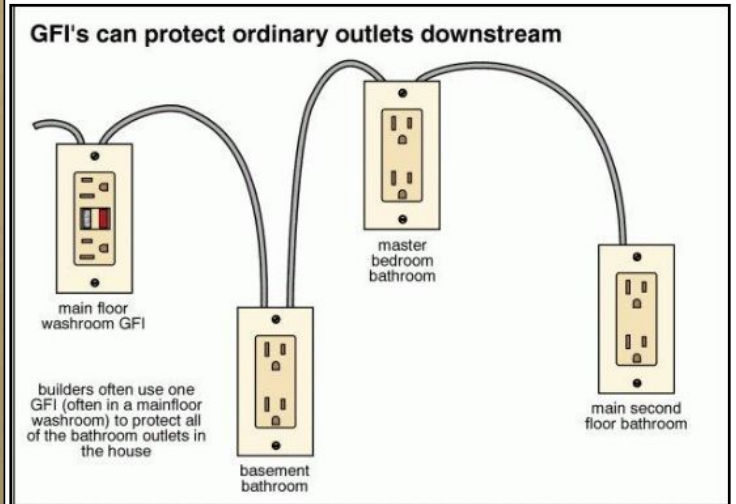
Type / Materials: Breakers • Branch circuit wiring is copper • The main service is approximately 100 amps, 240 volts.

Observations:

- Please note, the panel protecting the main service conductors at the main electrical panel is not removed for safety reasons. The main breaker should always be in the off position when this panel is removed and even still, parts of it may remain energized. If further review is required we highly recommend obtaining this prior to close.
- The main panel is located in the basement
- **AFCI** protection in place in branch circuits.
- Open positions observed for future expansion.



Main kill switch shown - 100 Amp



Thermal Image of panel - No issues during inspection

3. Sub Panel Condition

INS	RR	SC	NI	NP
				✓

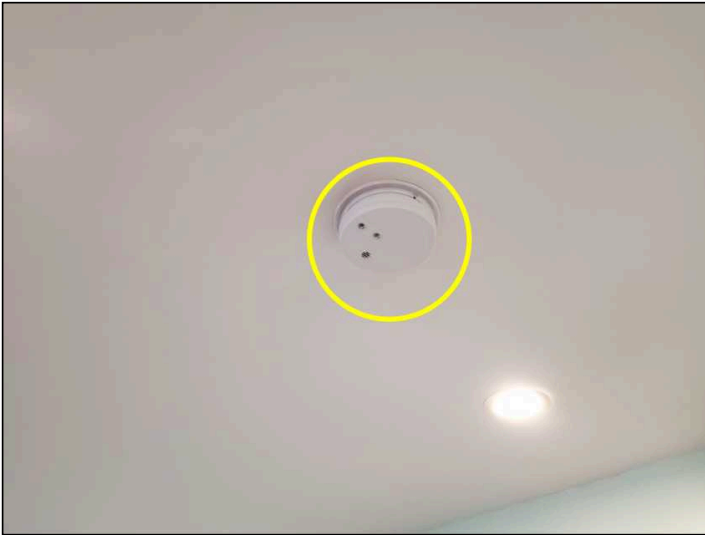
4. Smoke and Carbon Monoxide Alarm/Detector Comments

INS	RR	SC	NI	NP
✓	✓			

Location: On all levels

Observations:

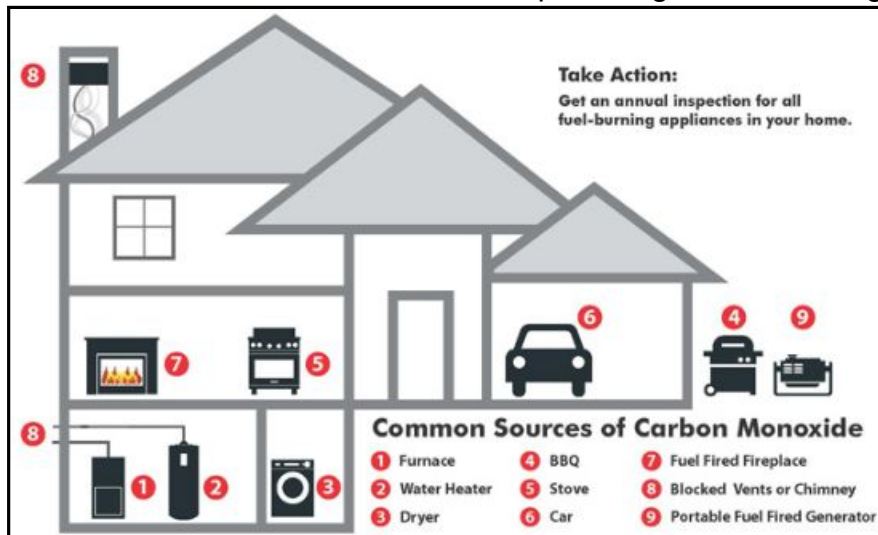
- If not already complete, we strongly suggest installing smoke and carbon monoxide detectors/alarms to all levels of the home. These should be tested monthly and if the carbon monoxide detector has replaceable batteries, these should be changed every 6 months or as needed.
- Tested using the device test button. Alarm sounded as required. Periodic testing is suggested to ensure proper working order. These only have a life span of 10 years even if they sound on testing - worked on day of inspection but can fail at anytime.
- Joint carbon monoxide and smoke detectors/alarms in place, tested and worked as required - periodic testing suggested.
- Tested and worked as required - if age unknown highly recommend review to replacing all - 10 year life spans only



Tested and worked as required - if age unknown replace all - 10 year life span only



Carbon monoxide detectors in place and worked on testing, (CO detectors only have a 7 year life span, if age unknown suggest replacing)



If not already complete, we strongly suggest installing smoke and carbon monoxide detectors to all levels of the home. These should be tested monthly and if the carbon monoxide detector has replaceable batteries, these should be changed every 6 months or as needed.

## 5. Electrical Comments

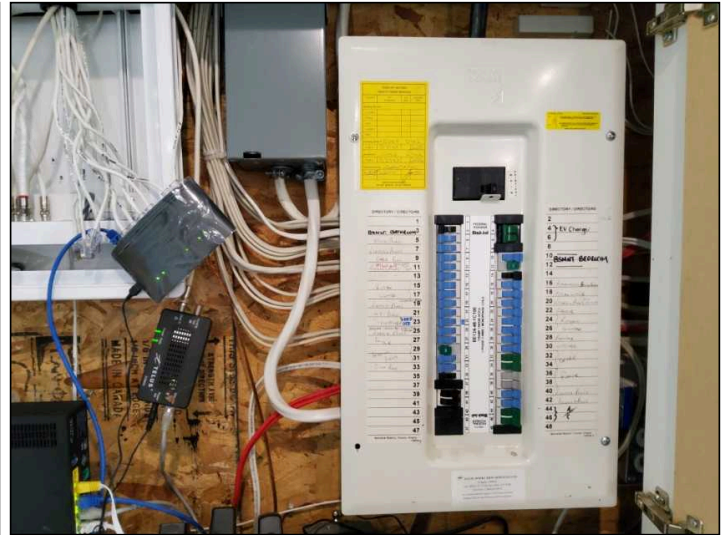
INS	RR	SC	NI	NP
✓	✓	✓		

## Observations:

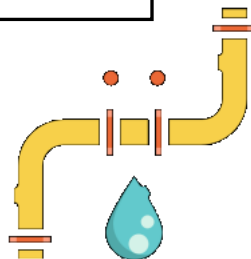
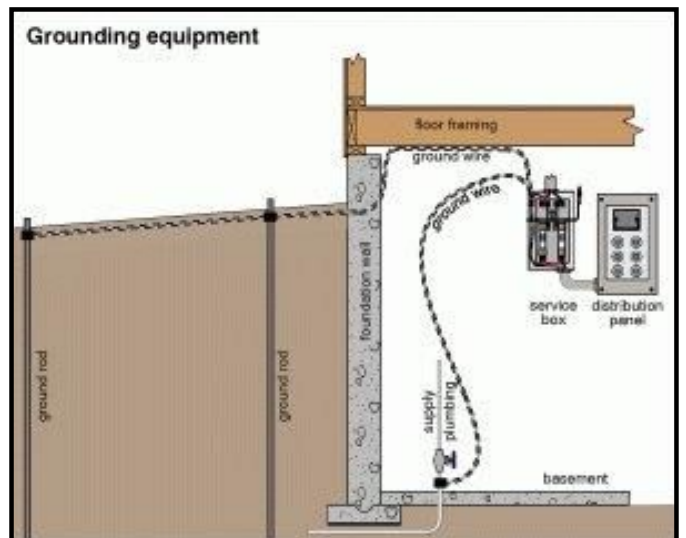
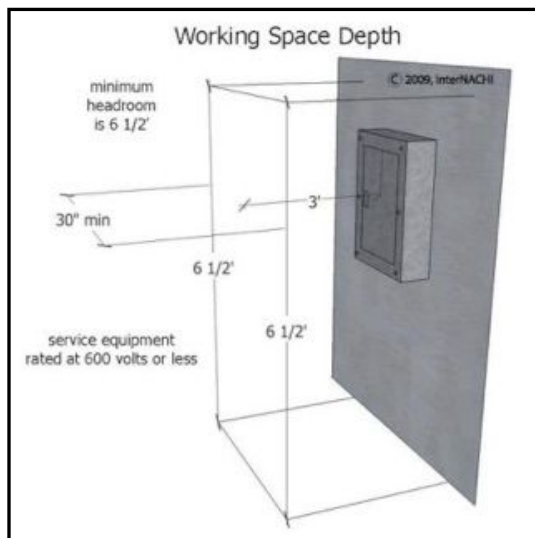
- As generalists our electrical inspections are limited - if a more advanced inspection is required we recommend contacting a qualified electrician for full review. As we have tested the system using conventional means, grounding appears to be present. It can only be assumed that the ground connection has been properly connected. Should further review be need, recommend contacting a qualified electrician for further information. Please note, It is not the inspectors responsibility to confirm permits for the property. For education purposes - A ground-fault circuit interrupter (GFCI) can help prevent electrocution. If a person's body starts to receive a shock, the GFCI senses this and cuts off the power before he/she can get injured. GFCIs are generally installed where electrical circuits within appliances may accidentally come into contact with water. They are most often found in kitchens, bath and laundry rooms, outside or in the garage - We may suggest GFCI upgrades in areas, these upgrades are suggestions only and in some cases not possible due to the age of the home/panel. For more detailed review of electrical issues suggest electrician to review if required. All electrical issues within the home should repaired/replaced buy a licensed electrical contractor, do not attempt repairs unless fully qualified.
- The electrical service to this home is typical and adequate for this home. As many receptacles as accessible were tested. Issues have been documented in the appropriate section.
- It is not the inspectors responsibility to confirm permits for the property.
- Please note due to the constant changes in codes and the many differences between panels and breakers we cannot determine if all aspects of the panel/s meet current requirements. If concerned recommend further review by a qualified electrician.
- Some lights in the property did not respond to test, possible spent bulbs. Recommend changing bulbs and testing switches to confirm correct working condition
- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.
- **Multiple open grounded receptacles observed. Recommend further assessment by a certified electrician.**
- **Recommend full review by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.**



Multiple open grounded receptacles observed. Recommend further assessment by a certified electrician.



Please note due to the constant changes in codes and the many differences between panels and breakers we cannot determine if all aspects of the panel/s meet current requirements. If concerned recommend further review by a qualified electrician.



## Plumbing

All visible and accessible plumbing and plumbing related fixtures and appliances tested and inspected for issues unless otherwise documented in the report. All visible plumbing thermal scanned for unseen issues and water leaks. All findings documented in this report are the findings during the time of the home inspection only. All visible and accessible plumbing tested and inspected accordingly. Please note: wells, septic, Swimming pools, hot tubs, bidets and saunas are not part of the home inspection and are not tested, recommend confirming working condition of these items from the seller. Homes older than the mid to late 1970's are likely to have under grade sewer lines made from cast iron. These are susceptible to rust and decay from the inside and also growing roots from mature trees. It is strongly recommended that the buyer contact a qualified plumber to examine these lines remotely prior to close as any failure within your property line can lead to expensive repairs for which you are likely liable. Recommend monitoring connections for corrosion and/or leaks. We do our best to confirm the type of visible plumbing however cannot comment on hidden areas. Some pipes may be a concern with certain insurance companies, such as Poly B and Kitec. If concerned, we recommend confirming insurability with your insurance company of the plumbing materials in the home prior to close.

1. Main Shutoff Location

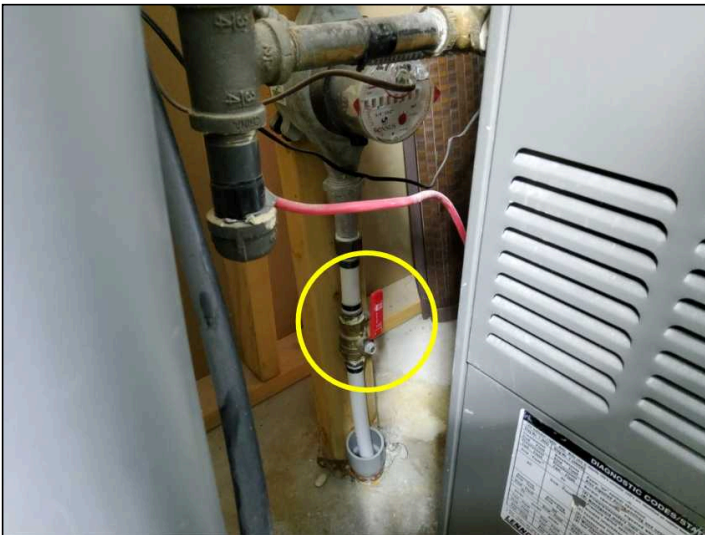
INS	RR	SC	NI	NP
✓				

Materials: Pex • Located in furnace room

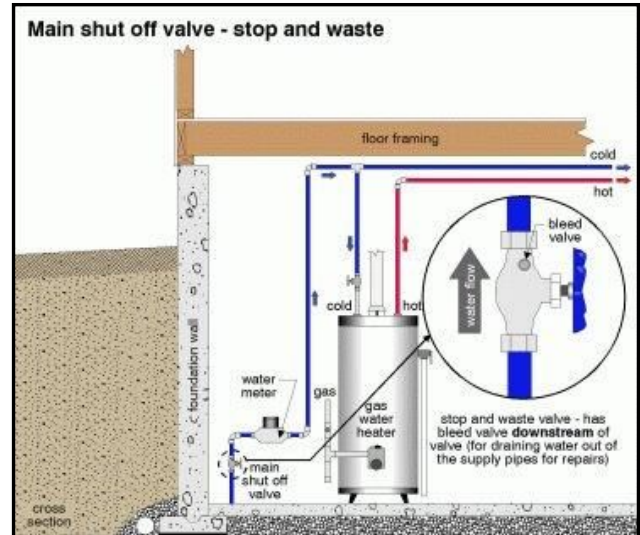
• Located in basement area

Observations:

• No leaks at the time of the inspection, ongoing monitoring of all plumbing suggested. Since main shut off valves are operated infrequently, it is not unusual for them to become inoperable over time. They often leak or break when operated after a period of inactivity. We suggest caution when operating shut offs that have not been turned for a long period of time. All shutoff valves and angle stops should be turned regularly to ensure free movement in case of emergency.



Main water shut off shown



2. Supply Line Condition

INS	RR	SC	NI	NP
✓	✓			

Materials: PEX • Pex - Bow Super Pex • Pex - Vanguard vanex • Copper

Observations:

- Visible supply lines appeared in serviceable condition and no leaks were found unless otherwise stated. Recommend monitoring connections for corrosion and/or leaks. We do our best to confirm the type of visible plumbing however cannot comment on hidden areas. Some pipes may be a concern with certain insurance companies. If concerned, we recommend confirming insurability with your insurance company prior to close.
- Please note it is not the home inspectors responsibility to point out manufactures or brands of pipe work within the home, some PEX pipe work may be an issue with insurance companies. Insurability should be confirmed prior to close.
- Limited inspection of supply lines due to basement finish
- A water softening device was observed. This appliance was not inspected, as a water treatment device are controlled by a timer, it is beyond the scope of this inspection. We recommend referring to the Seller Disclosure Statement regarding the condition of this appliance. We further recommend confirming proper operation prior to close - no visible leaks.

3. Waste Line Condition

INS	RR	SC	NI	NP
✓	✓			

Materials: Plastic/**PVC**/**ABS**

Observations:

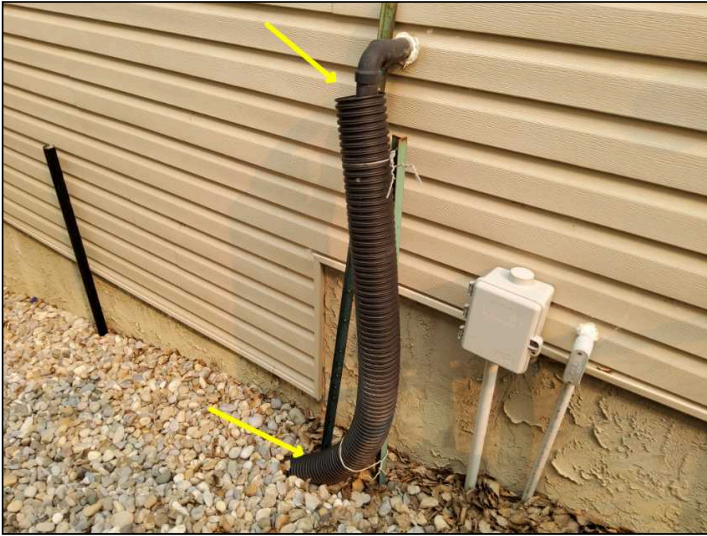
- Waste lines were in serviceable condition when inspected. No leaks observed at the time of the inspection, unless otherwise noted in this report - scoping drain lines is not part of the home inspection.
- Limited inspection of waste lines due to basement finish

### 4. Sump Pump/Pit Conditions

INS	RR	SC	NI	NP
✓	✓		✓	

#### Observations:

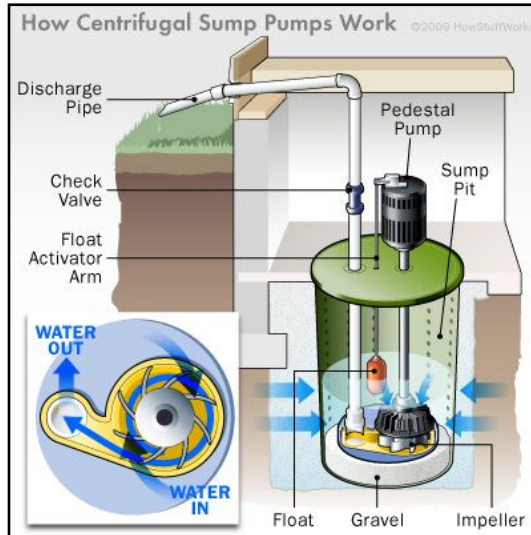
- Sump pump drainage installed into underground drainage, recommend monitoring for blockages, ongoing maintenance required.
- Unable to test due to a dried pit with no external switch. Recommend client confirm proper operation prior to close.



Sump pump drainage installed into underground drainage, recommend monitoring for blockages, ongoing maintenance required.



Unable to test due to a dried pit with no external switch. Recommend client confirm proper operation prior to close.



Unable to test due to a dried pit with no external switch. Recommend client confirm proper operation prior to close.

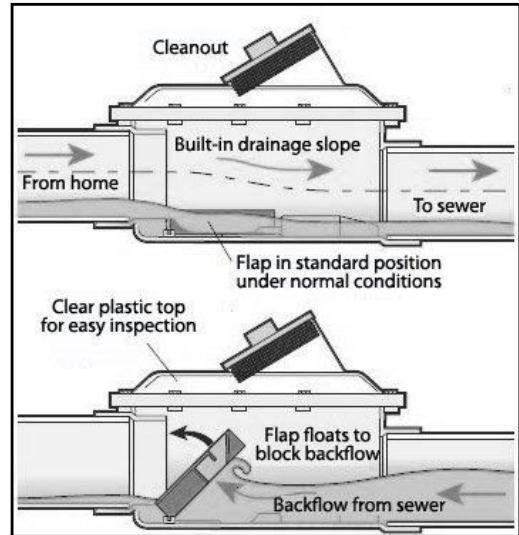
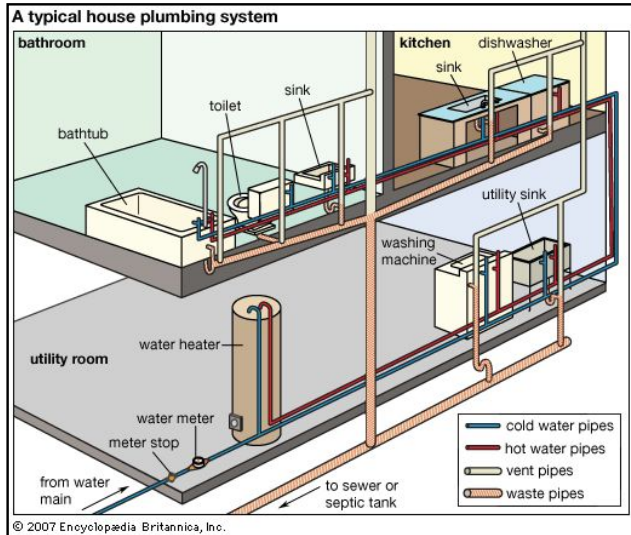


5. Plumbing Comments

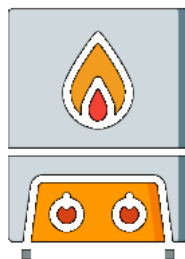
INS	RR	SC	NI	NP
✓	✓			

Comments:

- All plumbing components tested well at time of inspection unless otherwise noted. Recommend monitoring the visible pipes for leaking as part of ongoing maintenance. Trees within the property lines can cause issues with roots, damaging underground pipes or other utilities. As a visible inspection only we can not be held responsible for present or future issues.
- Recommend full review by qualified plumbing contractor for quotes on upgrades/repairs to ensure adequate service.
- Back flow prevention valve not visible - it may be covered/may not be installed. Insurance companies may add a premium if there is not one in place.



Back flow prevention valve not visible - it may be covered/may not be installed. Insurance companies may add a premium if there is not one in place.



Water Heater Unit

Water tanks (gas and electric), water on demand systems and boilers are visually inspected to determine current condition. These should be expected to function for the length of the warranty only. Even though many may function adequately many years after the warranty expires. It is recommended to monitor water heater/s tanks that store and hold water for potential issues. Their average life expectancy for a HWT is approximately 10-12 years. Due to inaccessibility of many of the components of the hot water heating system/s, the review is limited. The hot water heating systems were tested using normal operating controls and appeared to function properly at time of inspection unless otherwise documented in the report. Hot water heating units can fail at any time - our comments are on the day of the inspection only. Recommend monitoring future conditions closely.

1. Water Heater

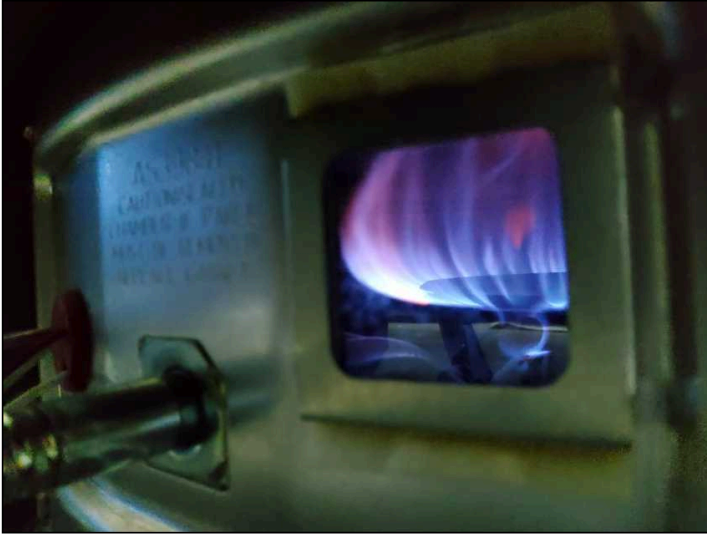
The water heater is located in the furnace room, has a 40 gallon capacity, approximately 4 years old. Average life expectancy is about 10-12 years - These can fail at any time.

2. Combustion Chamber Conditions

INS	RR	SC	NI	NP
✓	✓			

Observations:

- Combustion chamber can only be partially inspected, some rust and scale noted - On going monitoring required.



Combustion chamber can only be partially inspected, rust and scale noted - On going monitoring required.



Rust and scale noted to combustion chamber

3. Supply Lines Condition

INS	RR	SC	NI	NP
✓				

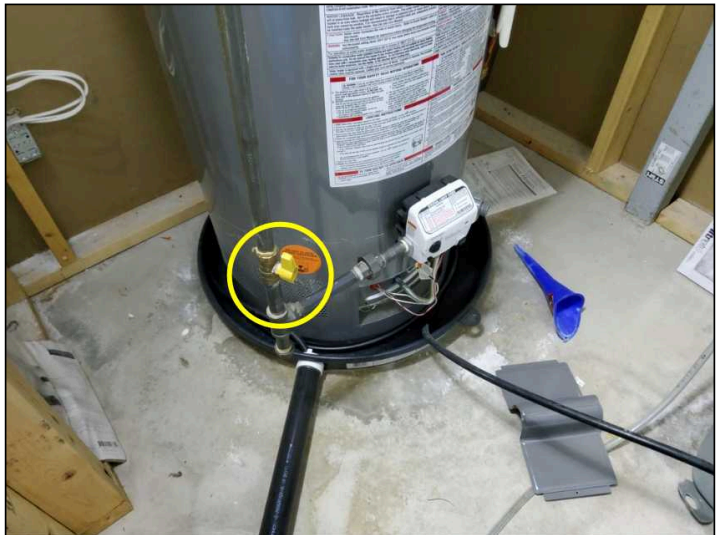
Materials: Pex • Flexible hose - Copper

Observations:

- No visible leaks at supply lines or fittings - Recommend monitoring connections for corrosion, efflorescence and/or leaks.



Water shut off circled.



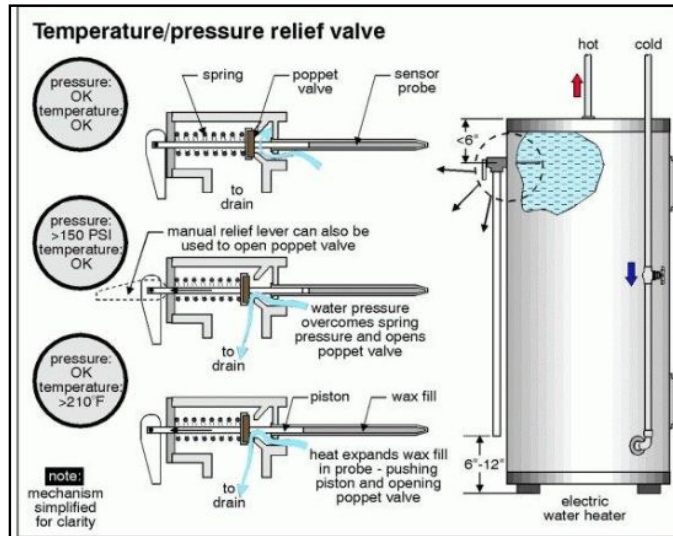
Gas shut off valve circled

4. Temperature Pressure Release Valve Conditions

INS	RR	SC	NI	NP
✓				

Observations:

- The TPR (Temperature Release Valve) valve and pipe is in place. This is for safety.



5. Flue Venting Conditions

INS	RR	SC	NI	NP
✓				

Materials: Metal

Observations:

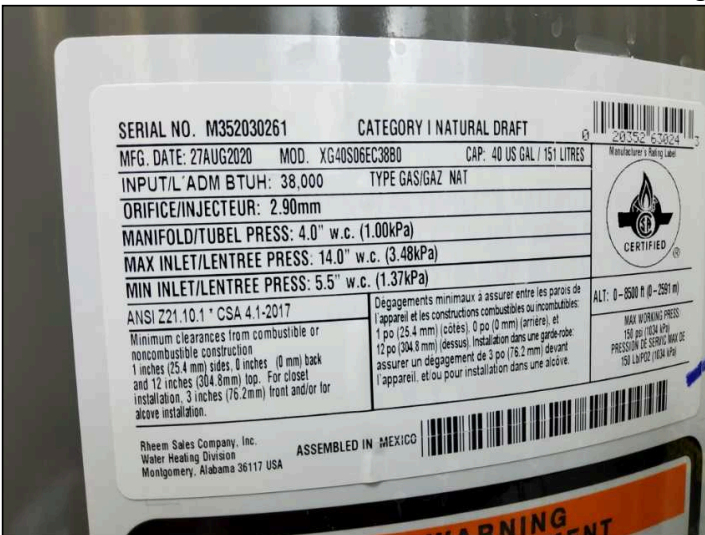
- Intact where visible; the flue interior is not reviewed.

6. Water Heater Comments

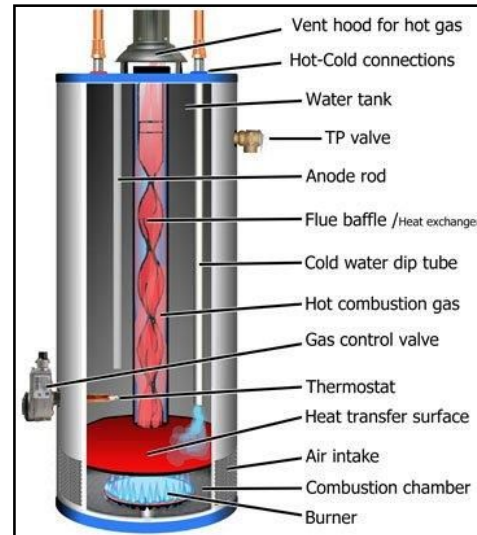
INS	RR	SC	NI	NP
✓	✓			

Observations:

- Children should be kept away from water heater as the high pressure release valve, if disturbed, can cause scalding.
- Serviceable at time of inspection. No warranties can be offered on this or any other appliance.
- Manufacturers plate.
- No leaks observed during the inspection

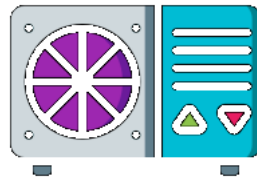


Manufacturers plate.





No leaks observed during the inspection



## Heating

Due to inaccessibility of many of the components of the heating system/s, the review is limited. The heating systems were tested using normal operating controls and appeared to function properly at time of inspection unless otherwise documented in the report. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit. We highly recommend a full clean and service on possession - then every 1-2 years. Heating units can fail at any time - our comments are on the day of the inspection only.

### 1. Heating Type

Materials: Gas Forced Air

Materials: The heating unit is approaching its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. • Approximate age of furnace is 20 years old. Furnaces typically last between 15 and 30 years. Recommend regular maintenance is performed by a qualified technician every 1-2 years.

### 2. Thermostat Condition

INS	RR	SC	NI	NP
✓				

While there may be a serviceable thermostat in the house at time of inspection, buyer is urged to review existence of such upon close as they are on occasion removed by seller.

Observations:

- Thermostat functional on day of inspection



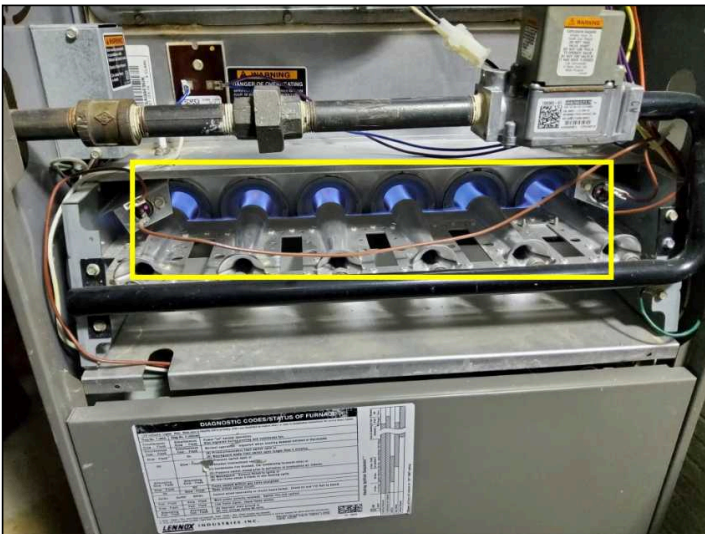
Thermostat functional on day of inspection

3. Burner Chamber Comments

INS	RR	SC	NI	NP
✓	✓			

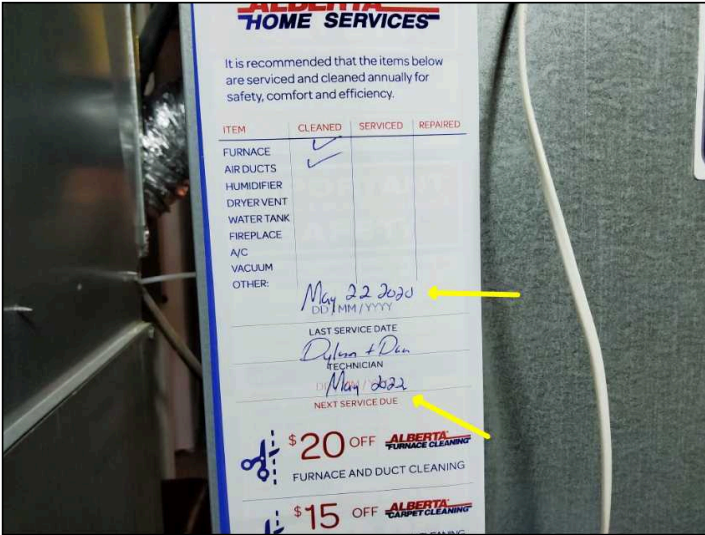
Observations:

- Annual clean/service by a qualified HVAC technician is recommended on possession and then ongoing annually.
- Cracks and/or holes in the heat exchanger are not part of the inspection - Service engineer should be called to inspect if concerned.
- **No record of recent service observed. Recommend full clean and service by a qualified HVAC technician on possession annually.**

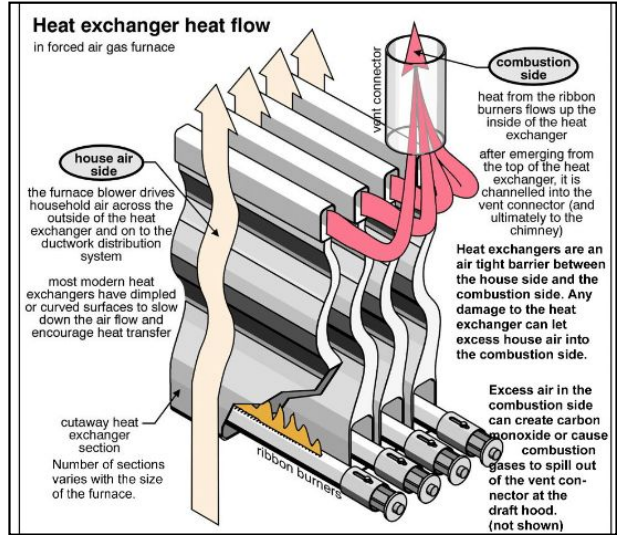


Cracks and/or holes in the heat exchanger are not part of the inspection - Service engineer should be called to inspect if concerned.

Suggest having this unit professionally cleaned and tuned to ensure proper and safe operation.



Most recent observed service: Recommend servicing



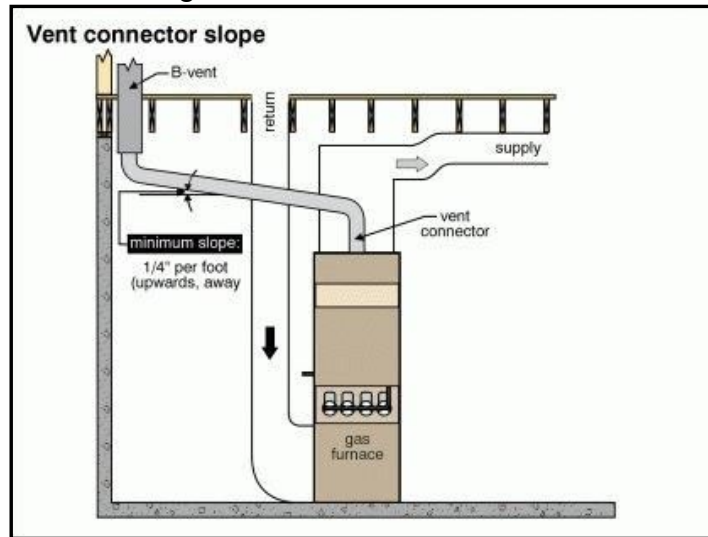
Cracks and/or holes in the heat exchanger are not part of the inspection - Service engineer should be called to inspect if concerned.

4. Exhaust Venting Conditions

INS	RR	SC	NI	NP
✓				

Materials: Metal  
Observations:

- Vent lines in good condition where visible.

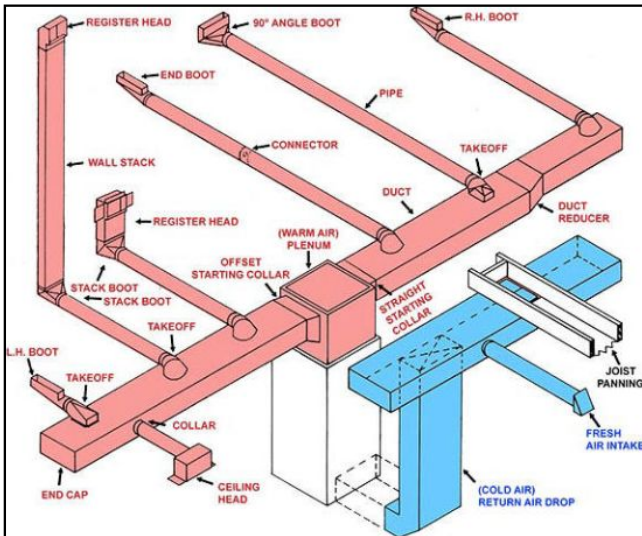


5. Distribution Condition

INS	RR	SC	NI	NP
✓			✓	

Type: Ducts and Registers  
Observations:

- In the inspectors opinion the distribution/ducting was all working well on the day of the inspection. Duct work is in place and correct where visible unless otherwise noted. It is common for rooms further from the furnace to have slightly lower heat distribution. It is always a good idea to tape (aluminum tape) all visible joints/holes/gaps in ducting to reduce energy loss in unwanted areas. Doing this will also provide better air flow from the vents around the home. A selective number of heat registers are scanned using thermal imaging for consistency.



Bedroom heating register, responding to test.



Upper level heating register, responding to test



Various heat registers are tested with thermal imaging for consistency.



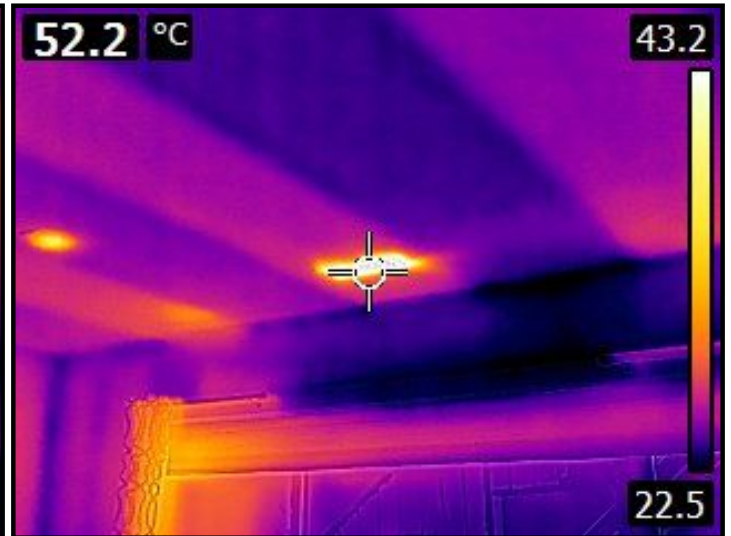
Living room heating register, responding to test



Various heat registers are tested with thermal imaging for consistency.



Basement bedroom heating register, responding to test



Basement heating register, responding to test



Basement heating register, responding to test

6. Filter comments

INS	RR	SC	NI	NP
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Size: 20x24x1

Observations:

- Recommend filters are changed every 2-3 months, unless otherwise stated by the filters manufacture.
- The filter is dirty. Recommend changing the filter as soon as possible.





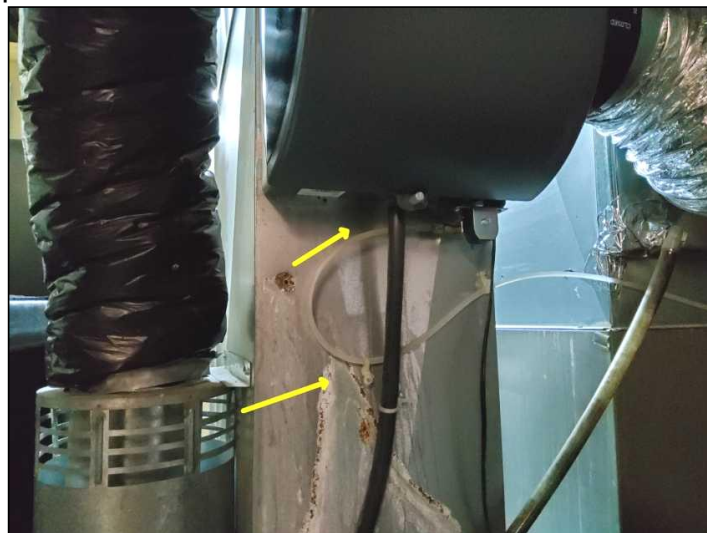
The filter is dirty. Recommend changing the filter as soon as possible. Gas shut off valve circled

7. Humidifier comments

INS	RR	SC	NI	NP
✓	✓		✓	

Observations:

- A humidifying system is present on the furnace. Humidifiers require annual service for proper operation and can be unreliable. As per the Inspection Agreement, InterNACHI SOP's and CAHPI SOP's, humidifiers are not part of the home inspection. We will however, visually inspect the external components for any leaks or signs of moisture.
- Humidifiers require annual service for proper operation. (As so unreliable please note - Humidifiers are not part of the inspection)
- Visually inspected externally - we do not take any components apart.
- Humidifier has been installed over furnace burning chamber and heat exchanger, recommend review by a certified heating engineer for further assessment
- Humidifier checked for leaks only, not performance
- Corrosion and staining observed, possible leak, recommend repair or replacement



Corrosion and staining observed, possible leak, recommend repair or replacement

8. Heating Comments

INS	RR	SC	NI	NP
✓	✓			

Observations:

- Due to inaccessibility of many of the components of this unit, the review is limited. Unit was tested using normal operating controls and appeared to function properly at time of inspection. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit. We always recommend a full clean and service on possession - then every 1-2 years. Heating units can fail at any time - our comments are on the day of the inspection only - Furnace operational and functioning correctly unless otherwise noted.
- Rust and corrosion noted to the housing of this unit. Recommend inspection by a qualified HVAC contractor.
- Suggest further review by a licensed contractor for servicing, repair or replacement as appropriate.



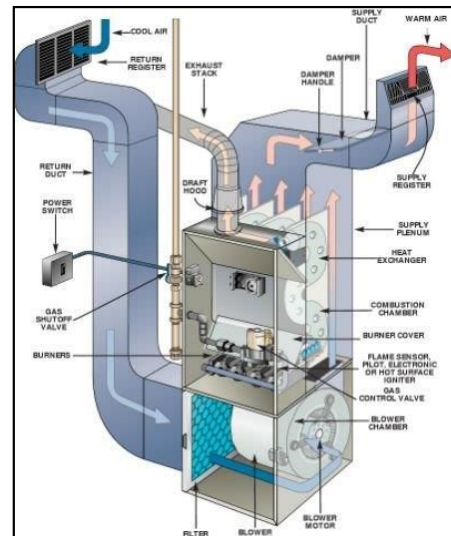
Rust and corrosion noted to the housing of this unit. Recommend inspection by a qualified HVAC contractor.



Kill switch shown to furnace - recommend relocating for easier access.



Carbon monoxide reading was ZERO during inspection.



Suggest further review by a licensed contractor for servicing, repair or replacement as appropriate.



# A/C (Air Conditioning)

The inspector will usually test the central cooling and heating equipment using normal operating controls. The inspector will only activate or test the A/C unit, when the external temperature is above 16 degrees, operating at lower temperature can cause internal damage to unit. Please note we do not check coolant levels of the AC unit, and we cannot confirm the condition of the AC lines where they are not visible. Owners Please only activate or test when external temperature is above 16 degrees, operating at lower temperature can cause internal damage to unit. For a more thorough assessment and servicing of the system, recommend contacting a certified HVAC contractor.

## 1. Air Conditioning

INS	RR	SC	NI	NP
✓	✓			

### Observations:

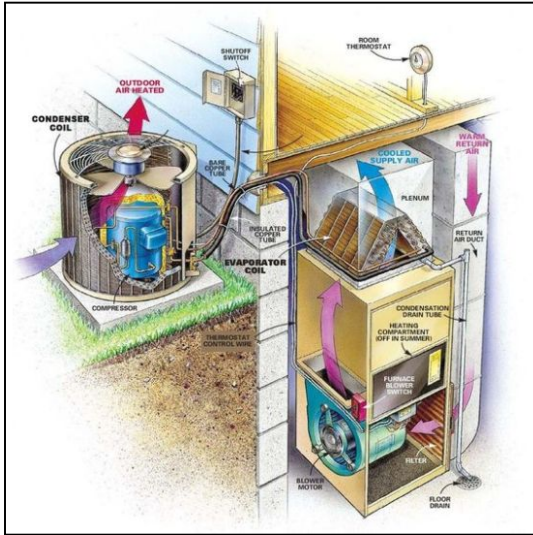
- Please note we do not check coolant levels of the AC unit, and we cannot confirm the condition of the AC lines where they are not visible. It is recommended to have units regularly serviced by HVAC contractor.
- Tested and working on day of inspection - Please only activate or test when external temperature is above 16 degrees, operating at lower temperature can cause internal damage to unit.
- Deterioration noted to the insulation at the condensate line. Recommend replacement or repair



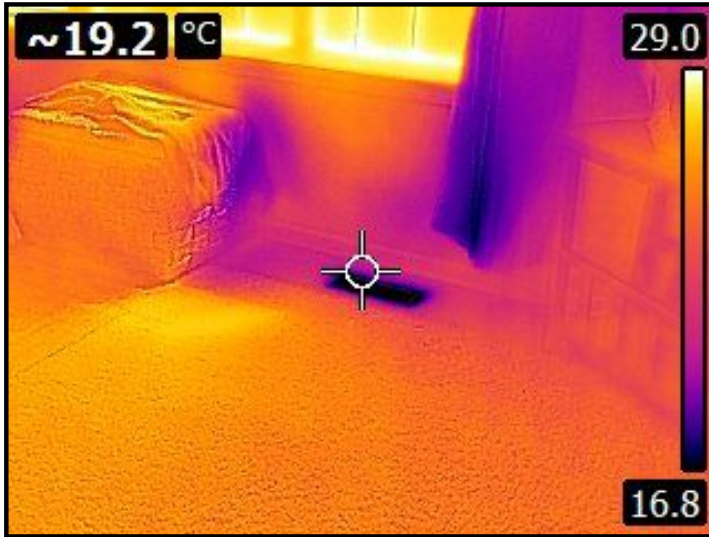
Tested and working on day of inspection - Please only activate or test when external temperature is above 16 degrees, operating at lower temperature can cause internal damage to unit.



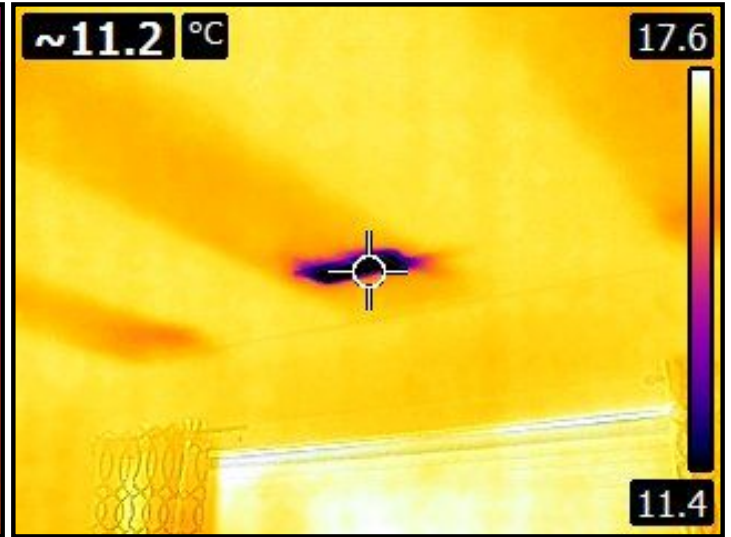
Deterioration noted to the insulation at the condensate line. Recommend replacement.



Main Level A/C responding to test at the time of the inspection



Upper Level A/C responding to test at the time of the inspection



Basement level A/C responding to test at the time of the inspection

**InterNACHI's Home Inspection Standards of Practice  
and  
The International Code of Ethics for Home Inspectors**



[www.NACHI.org](http://www.NACHI.org)

*Effective March 2018*

## InterNACHI's Vision and Mission

InterNACHI®, the International Association of Certified Home Inspectors, is [the world's largest organization of residential and commercial property inspectors](#).

InterNACHI® is a Colorado nonprofit corporation with [tax-exempt status as a trade association under Section 501\(c\)\(6\)](#) of the Internal Revenue Code. InterNACHI® provides [training, certification, and Continuing Education](#) for its membership, including property inspectors, licensed real estate agents, and building contractors; and provides for its membership [business training, software products, marketing services](#), and [membership benefits](#).

InterNACHI® members follow a comprehensive [Standards of Practice](#) and are bound by a strict [Code of Ethics](#). The membership takes part in the regular exchange of professional experiences and ideas to support each other. InterNACHI® maintains an [industry blog](#), [Inspection Forum](#), and [local Chapters](#) in support of this exchange of information. InterNACHI® provides its members with other means of direct and membership-wide communication to further their understanding of their particular roles in the inspection industry and how best to serve their clients. The benefits of this cross-communication enhance the members' ability to build their businesses and develop specialized ancillary services.

In fulfilling this fundamental objective of training and mentoring its inspector-members, InterNACHI's broader mission is to educate homeowners by helping them understand the functions, materials, systems and components of their properties. InterNACHI® inspectors are committed to providing consistent, accessible and trusted information to their clients about their properties' condition.

## Headquarters

International Association of Certified Home Inspectors  
InterNACHI®  
1750 30th Street  
Boulder, CO 80301  
USA

(303) 223-0861  
[fastreply@internachi.org](mailto:fastreply@internachi.org)  
U.S. DUNS #015117501

To find an InterNACHI® Certified Professional Inspector®, visit [InspectorSeek.com](http://InspectorSeek.com).

## Irrevocable Non-Exclusive License for Use by Government Entities

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## Available Online in English, Spanish and French

InterNACHI's Home Inspection Standards of Practice is available online at <http://www.nachi.org/sop.htm>

The International Code of Ethics for Home Inspectors is available online at [http://www.nachi.org/code\\_of\\_ethics.htm](http://www.nachi.org/code_of_ethics.htm)

*Estándares de Práctica*, the Spanish version of the International Standards of Practice for Performing a General Home Inspection, is available online at <http://www.nachi.org/sopspanish.htm>

*Código de ética*, the Spanish version of the International Code of Ethics for Home Inspectors, is available online at <http://www.nachi.org/coespanish.htm>

*Les Normes de Pratique Internationales pour la Réalisation d'une Inspection Générale de Biens Immobiliers*, the French version of the International Standards of Practice for Performing a General Home Inspection, is available online at <http://www.nachi.org/res-sop-french.htm>

*Code de Déontologie de l'Inspection Immobilière*, the French version of the International Code of Ethics for Home Inspectors, is available online at <http://www.nachi.org/code-of-ethics-french.htm>

InterNACHI's Home Inspection  
Standards of Practice

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1. Definitions and Scope

1.1. A **general home inspection** is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

- I. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
- II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A **material defect** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the

end of its normal, useful life is not, in itself, a material defect.

1.3. A **general home inspection report** shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

- I. An inspection is not technically exhaustive.
- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property or its marketability.
- VI. An inspection does not determine the insurability of the property.
- VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
- IX. An inspection does not include items not permanently installed.
- X. This Standards of Practice applies only to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

- I. The inspector is not required to determine:
  - A. property boundary lines or encroachments.
  - B. the condition of any component or system that is not readily accessible.
  - C. the service life expectancy of any component or system.
  - D. the size, capacity, BTU, performance or efficiency of any component or system.
  - E. the cause or reason of any condition.
  - F. the cause for the need of correction, repair or replacement of any system or component.
  - G. future conditions.
  - H. compliance with codes or regulations.

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- I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
  - J. the presence of mold, mildew or fungus.
  - K. the presence of airborne hazards, including radon.
  - L. the air quality.
  - M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
  - N. the existence of electromagnetic fields.
  - O. any hazardous waste conditions.
  - P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
  - Q. acoustical properties.
  - R. correction, replacement or repair cost estimates.
  - S. estimates of the cost to operate any given system.
- II. The inspector is not required to operate:
- A. any system that is shut down.
  - B. any system that does not function properly.
  - C. or evaluate low-voltage electrical systems, such as, but not limited to:
    - 1. phone lines;
    - 2. cable lines;
    - 3. satellite dishes;
    - 4. antennae;
    - 5. lights; or
    - 6. remote controls.
  - D. any system that does not turn on with the use of normal operating controls.
  - E. any shut-off valves or manual stop valves.
  - F. any electrical disconnect or over-current protection devices.
  - G. any alarm systems.
  - H. moisture meters, gas detectors or similar equipment.
- III. The inspector is not required to:
- A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
  - B. dismantle, open or uncover any system or component.
  - C. enter or access any area that may, in the inspector's opinion, be unsafe.
  - D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
  - E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
  - F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
  - G. inspect decorative items.
  - H. inspect common elements or areas in multi-unit housing.
  - I. inspect intercoms, speaker systems or security systems.
  - J. offer guarantees or warranties.
  - K. offer or perform any engineering services.
  - L. offer or perform any trade or professional service other than general home inspection.
  - M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
  - N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
  - O. determine the insurability of a property.
  - P. perform or offer Phase 1 or environmental audits.



- Q. inspect any system or component that is not included in these Standards.

- I. perform a water test.
- J. warrant or certify the roof.
- K. confirm proper fastening or installation of any roof-covering material.

### **3. Standards of Practice**

#### **3.1. Roof**

- I. The inspector shall inspect from ground level or the eaves:
  - A. the roof-covering materials;
  - B. the gutters;
  - C. the downspouts;
  - D. the vents, flashing, skylights, chimney, and other roof penetrations; and
  - E. the general structure of the roof from the readily accessible panels, doors or stairs.
- II. The inspector shall describe:
  - A. the type of roof-covering materials.
- III. The inspector shall report as in need of correction:
  - A. observed indications of active roof leaks.
- IV. The inspector is not required to:
  - A. walk on any roof surface.
  - B. predict the service life expectancy.
  - C. inspect underground downspout diverter drainage pipes.
  - D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
  - E. move insulation.
  - F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
  - G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
  - H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.

#### **3.2. Exterior**

- I. The inspector shall inspect:
  - A. the exterior wall-covering materials;
  - B. the eaves, soffits and fascia;
  - C. a representative number of windows;
  - D. all exterior doors;
  - E. flashing and trim;
  - F. adjacent walkways and driveways;
  - G. stairs, steps, stoops, stairways and ramps;
  - H. porches, patios, decks, balconies and carports;
  - I. railings, guards and handrails; and
  - J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.
- II. The inspector shall describe:
  - A. the type of exterior wall-covering materials.
- III. The inspector shall report as in need of correction:
  - A. any improper spacing between intermediate balusters, spindles and rails.
- IV. The inspector is not required to:
  - A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
  - B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
  - C. inspect or identify geological, geotechnical, hydrological or soil conditions.

- D. inspect recreational facilities or playground equipment.
- E. inspect seawalls, breakwalls or docks.
- F. inspect erosion-control or earth-stabilization measures.
- G. inspect for safety-type glass.
- H. inspect underground utilities.
- I. inspect underground items.
- J. inspect wells or springs.
- K. inspect solar, wind or geothermal systems.
- L. inspect swimming pools or spas.
- M. inspect wastewater treatment systems, septic systems or cesspools.
- N. inspect irrigation or sprinkler systems.
- O. inspect drainfields or dry wells.
- P. determine the integrity of multiple-pane window glazing or thermal window seals.

- C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
- D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

- A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
- B. move stored items or debris.
- C. operate sump pumps with inaccessible floats.
- D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. provide any engineering or architectural service.
- F. report on the adequacy of any structural system or component.

**3.3. Basement, Foundation, Crawlspace & Structure**

I. The inspector shall inspect:

- A. the foundation;
- B. the basement;
- C. the crawlspace; and
- D. structural components.

II. The inspector shall describe:

- A. the type of foundation; and
- B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

- A. observed indications of wood in contact with or near soil;
- B. observed indications of active water penetration;

**3.4. Heating**

I. The inspector shall inspect:

- A. the heating system, using normal operating controls.

II. The inspector shall describe:

- A. the location of the thermostat for the heating system;
- B. the energy source; and
- C. the heating method.

III. The inspector shall report as in need of correction:

- A. any heating system that did not operate; and
- B. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

- A. inspect, measure or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes,

make-up air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.

- B. inspect fuel tanks or underground or concealed fuel supply systems.
- C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- D. light or ignite pilot flames.
- E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
- F. override electronic thermostats.
- G. evaluate fuel quality.
- H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
- I. measure or calculate the air for combustion, ventilation or dilution of flue gases for appliances.

### **3.5. Cooling**

I. The inspector shall inspect:

- A. the cooling system, using normal operating controls.

II. The inspector shall describe:

- A. the location of the thermostat for the cooling system; and
- B. the cooling method.

III. The inspector shall report as in need of correction:

- A. any cooling system that did not operate; and
- B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

- A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.

- B. inspect portable window units, through-wall units, or electronic air filters.
- C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- E. examine electrical current, coolant fluids or gases, or coolant leakage.

### **3.6. Plumbing**

I. The inspector shall inspect:

- A. the main water supply shut-off valve;
- B. the main fuel supply shut-off valve;
- C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
- D. the interior water supply, including all fixtures and faucets, by running the water;
- E. all toilets for proper operation by flushing;
- F. all sinks, tubs and showers for functional drainage;
- G. the drain, waste and vent system; and
- H. drainage sump pumps with accessible floats.

II. The inspector shall describe:

- A. whether the water supply is public or private based upon observed evidence;
- B. the location of the main water supply shut-off valve;
- C. the location of the main fuel supply shut-off valve;
- D. the location of any observed fuel-storage system; and

- E. the capacity of the water heating equipment, if labeled.
- III. The inspector shall report as in need of correction:
- A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
  - B. deficiencies in the installation of hot and cold water faucets;
  - C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
  - D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.
- IV. The inspector is not required to:
- A. light or ignite pilot flames.
  - B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
  - C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
  - D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
  - E. determine the water quality, potability or reliability of the water supply or source.
  - F. open sealed plumbing access panels.
  - G. inspect clothes washing machines or their connections.
  - H. operate any valve.
  - I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
  - J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
  - K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
  - L. determine whether there are sufficient cleanouts for effective cleaning of drains.
  - M. evaluate fuel storage tanks or supply systems.
  - N. inspect wastewater treatment systems.
  - O. inspect water treatment systems or water filters.
  - P. inspect water storage tanks, pressure pumps, or bladder tanks.
  - Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
  - R. evaluate or determine the adequacy of combustion air.
  - S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
  - T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
  - U. determine the existence or condition of polybutylene, polyethylene, or similar plastic plumbing.
  - V. inspect or test for gas or fuel leaks, or indications thereof.
- 3.7. Electrical**
- I. The inspector shall inspect:
- A. the service drop;
  - B. the overhead service conductors and attachment point;
  - C. the service head, gooseneck and drip loops;
  - D. the service mast, service conduit and raceway;
  - E. the electric meter and base;
  - F. service-entrance conductors;

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- G. the main service disconnect;
  - H. panelboards and over-current protection devices (circuit breakers and fuses);
  - I. service grounding and bonding;
  - J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
  - K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
  - L. for the presence of smoke and carbon-monoxide detectors.
- B. operate electrical systems that are shut down.
  - C. remove panelboard cabinet covers or dead fronts.
  - D. operate or re-set over-current protection devices or overload devices.
  - E. operate or test smoke or carbon-monoxide detectors or alarms.
  - F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems.
  - G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
  - H. inspect ancillary wiring or remote-control devices.
  - I. activate any electrical systems or branch circuits that are not energized.
  - J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
  - K. verify the service ground.
  - L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
  - M. inspect spark or lightning arrestors.
  - N. inspect or test de-icing equipment.
  - O. conduct voltage-drop calculations.
  - P. determine the accuracy of labeling.
  - Q. inspect exterior lighting.

II. The inspector shall describe:

- A. the main service disconnect's amperage rating, if labeled; and
- B. the type of wiring observed.

III. The inspector shall report as in need of correction:

- A. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
- B. any unused circuit-breaker panel opening that was not filled;
- C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
- D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
- E. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

- A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.

**3.8. Fireplace**

I. The inspector shall inspect:

- A. readily accessible and visible portions of the fireplaces and chimneys;
- B. lintels above the fireplace openings;

- C. damper doors by opening and closing them, if readily accessible and manually operable; and
- D. cleanout doors and frames.

II. The inspector shall describe:

- A. the type of fireplace.

III. The inspector shall report as in need of correction:

- A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
- B. manually operated dampers that did not open and close;
- C. the lack of a smoke detector in the same room as the fireplace;
- D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
- E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

- A. inspect the flue or vent system.
- B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. determine the need for a chimney sweep.
- D. operate gas fireplace inserts.
- E. light pilot flames.
- F. determine the appropriateness of any installation.
- G. inspect automatic fuel-fed devices.
- H. inspect combustion and/or make-up air devices.
- I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
- J. ignite or extinguish fires.
- K. determine the adequacy of drafts or draft characteristics.
- L. move fireplace inserts, stoves or firebox contents.

- M. perform a smoke test.

- N. dismantle or remove any component.

- O. perform a National Fire Protection Association (NFPA)-style inspection.

- P. perform a Phase I fireplace and chimney inspection.

### **3.9. Attic, Insulation & Ventilation**

I. The inspector shall inspect:

- A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
- B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
- C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

- A. the type of insulation observed; and
- B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:

- A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

- A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
- B. move, touch or disturb insulation.
- C. move, touch or disturb vapor retarders.
- D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
- E. identify the composition or R-value of insulation material.
- F. activate thermostatically operated fans.

- G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
- H. determine the adequacy of ventilation.

- G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- H. move suspended-ceiling tiles.
- I. inspect or move any household appliances.

### **3.10. Doors, Windows & Interior**

#### I. The inspector shall inspect:

- A. a representative number of doors and windows by opening and closing them;
- B. floors, walls and ceilings;
- C. stairs, steps, landings, stairways and ramps;
- D. railings, guards and handrails; and
- E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

- J. inspect or operate equipment housed in the garage, except as otherwise noted.
- K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
- L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
- M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.

#### II. The inspector shall describe:

- A. a garage vehicle door as manually-operated or installed with a garage door opener.

- N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
- O. inspect microwave ovens or test leakage from microwave ovens.

#### III. The inspector shall report as in need of correction:

- A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
- B. photo-electric safety sensors that did not operate properly; and
- C. any window that was obviously fogged or displayed other evidence of broken seals.

- P. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.

#### IV. The inspector is not required to:

- A. inspect paint, wallpaper, window treatments or finish treatments.
- B. inspect floor coverings or carpeting.
- C. inspect central vacuum systems.
- D. inspect for safety glazing.
- E. inspect security systems or components.
- F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.

- Q. inspect elevators.
- R. inspect remote controls.
- S. inspect appliances.
- T. inspect items not permanently installed.
- U. discover firewall compromises.
- V. inspect pools, spas or fountains.
- W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
- X. determine the structural integrity or leakage of pools or spas.

#### 4. Glossary of Terms

- **accessible:** In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.
- **activate:** To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.
- **adversely affect:** To constitute, or potentially constitute, a negative or destructive impact.
- **alarm system:** Warning devices, installed or freestanding, including, but not limited to: carbon-monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.
- **appliance:** A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- **architectural service:** Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
- **component:** A permanently installed or attached fixture, element or part of a system.
- **condition:** The visible and conspicuous state of being of an object.
- **correction:** Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.
- **cosmetic defect:** An irregularity or imperfection in something, which could be corrected, but is not required.
- **crawlspace:** The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.
- **decorative:** Ornamental; not required for the operation of essential systems or components of a home.
- **describe:** To report in writing on a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.
- **determine:** To arrive at an opinion or conclusion pursuant to examination.
- **dismantle:** To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
- **engineering service:** Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.
- **enter:** To go into an area to observe visible components.
- **evaluate:** To assess the systems, structures and/or components of a property.
- **evidence:** That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.
- **examine:** To visually look (see **inspect**).
- **foundation:** The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.
- **function:** The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.
- **functional:** Performing, or able to perform, a function.



- **functional defect:** A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.
- **general home inspection:** The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.
- **home inspection:** See **general home inspection**.
- **household appliances:** Kitchen and laundry appliances, room air conditioners, and similar appliances.
- **identify:** To notice and report.
- **indication:** That which serves to point out, show, or make known the present existence of something under certain conditions.
- **inspect:** To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.
- **inspected property:** The readily accessible areas of the buildings, site, items, components and systems included in the inspection.
- **inspection report:** A written communication (possibly including images) of any material defects observed during the inspection.
- **inspector:** One who performs a real estate inspection.
- **installed:** Attached or connected such that the installed item requires a tool for removal.
- **material defect:** A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.
- **normal operating controls:** Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.
- **observe:** To visually notice.
- **operate:** To cause systems to function or turn on with normal operating controls.
- **readily accessible:** A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- **recreational facilities:** Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.
- **report** (verb form): To express, communicate or provide information in writing; give a written account of. (See also **inspection report**.)
- **representative number:** A number sufficient to serve as a typical or characteristic example of the item(s) inspected.
- **residential property:** Four or fewer residential units.
- **residential unit:** A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- **safety glazing:** Tempered glass, laminated glass, or rigid plastic.
- **shut down:** Turned off, unplugged, inactive, not in service, not operational, etc.
- **structural component:** A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- **system:** An assembly of various components which function as a whole.

- **technically exhaustive:** A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.
- **unsafe:** In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.
- **verify:** To confirm or substantiate.

These terms are found within the Standards of Practice. Visit InterNACHI's full Glossary online at <http://www.nachi.org/glossary.htm>

### **International Code of Ethics for Home Inspectors**

The International Association of Certified Home Inspectors (InterNACHI®) promotes a high standard of professionalism, business ethics and inspection procedures. InterNACHI® members subscribe to the following Code of Ethics in the course of their business.

#### **I. Duty to the Public**

1. The InterNACHI® member shall abide by the Code of Ethics and substantially follow the InterNACHI® Standards of Practice.
2. The InterNACHI® member shall not engage in any practices that could be damaging to the public or bring discredit to the home inspection industry.
3. The InterNACHI® member shall be fair, honest and impartial, and act in good faith in dealing with the public.
4. The InterNACHI® member shall not discriminate in any business activities on the basis of age, race, color, religion, gender, national origin, familial status, sexual orientation, or handicap, and shall comply

with all federal, state and local laws concerning discrimination.

5. The InterNACHI® member shall be truthful regarding his/her services and qualifications.
6. The InterNACHI® member shall not:
  - a. have any disclosed or undisclosed conflict of interest with the client;
  - b. accept or offer any disclosed or undisclosed commissions, rebates, profits, or other benefit from real estate agents, brokers, or any third parties having financial interest in the sale of the property; or
  - c. offer or provide any disclosed or undisclosed financial compensation directly or indirectly to any real estate agent, real estate broker, or real estate company for referrals or for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.
7. The InterNACHI® member shall not release any information about the inspection or the client to a third party unless doing so is necessary to protect the safety of others, to comply with a law or statute, or both of the following conditions are met:
  - a. the client has been made explicitly aware of what information will be released, to whom, and for what purpose, and;
  - b. the client has provided explicit, prior written consent for the release of his/her information.
8. The InterNACHI® member shall always act in the interests of the client unless doing so violates a law, statute, or this Code of Ethics.
9. The InterNACHI® member shall use a written contract that specifies the services to be performed, limitations of services, and fees.
10. The InterNACHI® member shall comply with all government rules and licensing

requirements of the jurisdiction where he or she conducts business.

11. The InterNACHI® member shall not perform or offer to perform, for an additional fee, any repairs or associated services to the structure for which the member or member's company has prepared a home inspection report for a period of 12 months. This provision shall not include services to components and/or systems that are not included in the InterNACHI® Standards of Practice.

## **II. Duty to Continue Education**

1. The InterNACHI® member who has earned the Certified Professional Inspector® (CPI) designation shall comply with InterNACHI's current Continuing Education requirements.
2. The InterNACHI® member who has earned the Certified Professional Inspector® (CPI) designation shall pass InterNACHI's Online Inspector Exam once every three years.

## **III. Duty to the Profession and to InterNACHI®**

1. The InterNACHI® member shall strive to improve the home inspection industry by sharing his/her lessons and/or experiences

for the benefit of all. This does not preclude the member from copyrighting or marketing his/her expertise to other Inspectors or the public in any manner permitted by law.

2. The InterNACHI® member shall assist the InterNACHI® leadership in disseminating and publicizing the benefits of InterNACHI® membership.
3. The InterNACHI® member shall not engage in any act or practice that could be deemed damaging, seditious or destructive to InterNACHI®, fellow InterNACHI® members, InterNACHI® employees, leadership or directors. Accusations of a member acting or deemed in violation of such rules shall trigger a review by the Ethics Committee for possible sanctions and/or expulsion from InterNACHI®.
4. The InterNACHI® member shall abide by InterNACHI's current membership requirements.
5. The InterNACHI® member shall abide by InterNACHI's current message board rules.

Members of other associations are welcome to join InterNACHI®, but a requirement of membership is that InterNACHI® must be given equal or greater prominence in their marketing materials (brochures and websites) compared to other associations of membership.