



# HOME INSPECTION REPORT



For the Property at:

**123 SAMPLE STREET**

ANYWHERE, ONTARIO

Prepared Exclusively for: **JOHN SAMPLE**

Inspection Date: **Monday July 14, 2014**

Prepared by: **Tyler Thompson-Love, CPI, InterNACHI #12111203**





July 14, 2014

Dear John Sample,

Report #1001  
123 Sample Street,  
Anywhere, Ontario

Thank you for choosing 360 Inspection Services to help assist with putting you in a better position to make an informed real estate decision.

A home inspection is in no way to be considered an insurance policy, no warranty, guarantee, or insurance by 360 Inspection Services is expressed or implied. The home inspector is a generalist; please feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, roofers etc.

I am very proud of my service, and trust that you will be happy with the quality of the inspection and written report. This report is a general guide that provides you with some objective information to help you make your own evaluation of the overall condition of the home. This report is not intended to reflect the value or insurability of the property, or to make any representation as to the advisability of purchase.

This was not a technically exhaustive inspection of the structure, systems, or components. I cannot see behind walls and did not inspect every last square inch of the property, all deficiencies will not be identified during the limited time of a home inspection. Only a representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. As a home owner unexpected repairs should always be anticipated.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. I cannot predict future behaviour, and as such, I cannot be responsible for things that occur after the home inspection. If conditions change, we are available to revisit the property and update our report.

360 Inspection Services endeavours to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI®). As such, I inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI® Standards. These Standards of Practice are provided as a complete copy included at the end of this report.

This report was prepared for your exclusive use, as my client, no use by third parties is intended. 360 Inspection Services will not be responsible to any parties for the contents of the report, other than you, my client. The report itself is copyrighted, and may not be used in whole or in part without 360 Inspection Services' express written permission.

Again, thank you very much for the opportunity to conduct this inspection. I am available to you throughout the entire real estate transaction process. Should you have any questions, please feel free to contact me anytime.

Sincerely,

**Tyler Thompson-Love**  
*Certified Professional Inspector | 360 Inspection Services*

360 Inspection Services  
55 Northfield Drive East, Suite 369  
Waterloo, ON N2K 3T6  
226-972-6440  
360inspectionsservices.ca  
info@360inspectionsservices.ca

# INVOICE

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# REPORT SUMMARY

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*This is only a summary and is provided as a courtesy, it is not a substitute for the complete report. The complete list of issues, concerns, and deficiencies identified during the inspection are contained throughout the body of this inspection report. Many photographs and illustrations may also be used to further clarify any issues. This entire report including the InterNACHI® Standards of Practice, inspection limitations in each section of the report, and the Inspection Agreement must be carefully read to fully assess the findings and benefit from the recommendations. The relative importance given to each deficiency and which ones are to be remedied is your decision. The deficiencies listed in this summary are not intended to determine which items need to be addressed per the contractual requirements of a real estate transaction. Any areas of uncertainty regarding this should be clarified by consulting an attorney or real estate agent.*

---

## ROOFING

### Downspouts – Discharging at Foundation

#### *Repair or Replace*

- Downspouts at the North-East corner and at the back of the building were noted to be discharging at the foundation. Repair by extending all downspouts to discharge above grade onto the ground at least six feet from the foundation of the building.
- 

## EXTERIOR

### Exterior Foundation Wall – Deteriorated Parging

#### *Repair or Replace*

- Localized parging deterioration was noted in areas throughout the exterior of the building including but not limited to: Front of building at garage door; South-west corner of building. Repair by qualified masonry contractor recommended to prevent chance of water damage to contents, finishes and/or structure.

### Wall Surfaces – Damaged Siding

#### *Repair or Replace*

- Siding at the back of the building was noted to have mechanical damage. Repair by qualified vinyl siding contractor recommended to remediate cosmetic defects and prevent chance of water damage to contents, finishes and/or structure.

### Flashings & Trim – Deteriorated Paint, Stain and/or Caulking

#### *Repair or Replace*

- Trim around exterior components including but not limited to: the side door; two basement windows at the back of the building was noted to have deteriorated paint and caulking. Refinish any wood trim with a new coat of paint or stain and replace any deteriorated or cracked caulking to prevent chance of water damage to contents, finishes and/or structure and possible material deterioration.

### Entry Doors – Not Latching Properly

#### *Safety Concern*

- The storm door at the front of the building was noted to have issues latching properly. Repair by a qualified contractor recommended to improve security and reduce chance of damage to finishes and/or structure.
-

## ELECTRICAL

### Cover Plates – Missing

#### Safety Concern

- Outlets and light switches were noted to be missing cover plates in: Garage; 2<sup>nd</sup> level storage room; Master bedroom walk-in closet. Install cover plates on all outlets and light switches to improve safety of all occupants and prevent chance of electric shock.

### Outlets – Loose

#### Safety Concern

- An outlet in the kitchen was noted to be loose and/or improperly secured. Repair by a qualified electrical contractor is recommended to improve safety of all occupants and prevent chance of electric shock.

### Carbon Monoxide (CO) Detectors – Missing

#### Safety Concern

- No carbon monoxide (CO) detectors were noted near sleeping areas. Recommend installation of carbon monoxide (CO) detectors near sleeping areas and in each room where there is a fuel burning appliance. This will improve safety of all occupants and prevent possible exposure to carbon monoxide (CO).
- 

## KITCHEN

### GFCI Locations – Missing

#### Safety Concern

- GFCI protection was noted to be missing in the kitchen. Recommend qualified electrical contractor install GFCI protection in above noted areas and any other potentially wet locations such as bath/washrooms, over kitchen/wet bar countertops, exterior locations less than 8' from grade level etc. This will improve the safety of all occupants and prevent chances of electric shock.
- 

## INTERIOR

### Handrails / Guards – Missing Handrail

#### Safety Concern

- The stairway leading to the basement was noted to be missing handrail. Recommend installation of proper handrail by qualified contractor to improve safety of all occupants in prevent potential fall hazard.
- 

## GARAGE

### Entry Door(s) into Dwelling – Missing Self-Closing Device:

#### Safety Concern

- The entry door from the garage into the building was noted to be missing its self-closing device. Recommend installation of self-closing device by qualified contractor to improve safety of all occupants and prevent possibility of hazardous combustion products entering home.
- 

**NOTE:** This concludes the Summary section. The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well. All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.



# 1. GENERAL PROPERTY DATA

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## 1.1 INSPECTION DETAILS

**Inspection Date:**

- July 14, 2014

**Report Date:**

- July 14, 2014

**Start Time:**

- Choose an item.

**Finish Time:**

- Choose an item.

**Weather Conditions:**

- Choose an item.

**Temperature:**

- Choose an item.°C

**Present During Inspection:**

- Choose an item.

---

## 1.2 PROPERTY DETAILS

**Age of Building (est.):**

- Choose an item.Years

**Type of Residence:**

- Choose an item.

**Garage:**

- Choose an item.

**Configuration:**

- Choose an item.

**Finished Area (est.):**

- Choose an item. Sq. Ft.

**Primary Entrance Faces:**

- Choose an item.

**Occupied:**

- Choose an item.

**Furnishings:**

- Choose an item.
- 

## 1.3 SCOPE AND CONVENTIONS OF THIS REPORT

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 InterNACHI® Standards of Practice that are both observed and deemed material by the inspector. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions and will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

- **Inspected (IN)** – Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.
- **Safety Concern (SC)** – An existing condition that could or does pose a hazard to occupants, the building, or both and requires immediate correction by the appropriate, qualified professional.
- **Repair or Replace (RR)** – Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified professional.
- **Not Present (NP)** – All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.
- **Not Inspected (NI)** – Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise.

# 2. GROUNDS

Inspection of the grounds elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason. Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the structure section.

## 2.1 GROUNDS DESCRIPTION

**Driveway(s):**

- Choose an item.

**Patio(s):**

- Choose an item.

**Vegetation:**

- Choose an item.

**Walkway(s):**

- Choose an item.

**Lot Slope:**

- Choose an item.

**Retaining Walls:**

- Choose an item.

INSPECTED COMPONENTS	IN	SC	RR	NP	NI
Driveway(s)	•				
Walkway(s)	•				
Patio(s)	•				
Lot Slope	•				
Vegetation	•				
Retaining Walls				•	
Fences / Gates	•				

*Inspected = IN, Safety Concern = SC, Repair/Replace = RR, Not Present = NP, Not Inspected = NI*

## 2.2 LIMITATIONS OF GROUNDS INSPECTION

As described within this report, the Inspection Agreement and InterNACHI Standards of Practice, this was a visual inspection and limited in scope by (but not restricted to) the following conditions:

- Geological, Geotechnical, Hydrological or Soil Conditions not Identified
- Recreational Facilities or Playground Equipment not Inspected
- Erosion Control or Earth-Stabilization Measures not Inspected
- Wastewater Treatment Systems, Septic Systems or Cesspools not Inspected
- Elements and Areas Concealed from View not Inspected

## 2.3 GROUNDS RECOMMENDATIONS AND OBSERVATIONS

**No significant deficiencies were observed at the time of inspection:**

- Inspected components located throughout the grounds of the property were noted to be in serviceable condition. No significant deficiencies were observed at the time of inspection.

## 2.4 GROUNDS PHOTO SECTION



**Figure 1** Front Elevation



**Figure 2** Back Elevation

**NOTE:** Conditions of the grounds are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service companies is recommended prior to closing.

# 3. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the structure section.

## 3.1 ROOFING DESCRIPTION

**Roof Style:**

- Choose an item.

**Age of Roof Covering (est.):**

- Choose an item. Years

**Downspout Discharge:**

- Choose an item.

**Roof Covering:**

- Choose an item.

**Inspection Method:**

- Choose an item.

**Chimney(s) / Vent(s):**

- Choose an item.

INSPECTED COMPONENTS	IN	SC	RR	NP	NI
Roof Covering	•				
Exposed Flashings	•				
Plumbing Stacks	•				
Ventilation Covers	•				
Gutters	•				
Downspouts			•		
Chimney(s) / Vent(s)				•	
Skylight(s)				•	

*Inspected = IN, Safety Concern = SC, Repair/Replace = RR, Not Present = NP, Not Inspected = NI*

## 3.2 ROOFING LIMITATIONS & EXCLUSIONS

As described within this report, the Inspection Agreement and InterNACHI Standards of Practice, this was a visual inspection and limited in scope by (but not restricted to) the following conditions:

- Roof Service Life Expectancy not Predicted
- Underground Downspout Diverter Pipes not Inspected
- Antennae, Satellite Dishes, Lighting Arresters, De-Icing Equipment, of Similar Attachments not Inspected
- Water Tests are not Performed
- No Warranty or Certification of the Roof is Provided
- Proper Fastening or Installation of any Roof-Covering Material is not Confirmed
- Entire Surface of Roof not Visible Due to Lack of Access (Too High/Steep)

## 3.3 ROOFING OBSERVATIONS & RECOMMENDATIONS

**Downspouts – Discharging at Foundation**

*Repair or Replace*

- Downspouts at the North-East corner and at the back of the building were noted to be discharging at the foundation. Repair by extending all downspouts to discharge above grade onto the ground at least six feet from the foundation of the building.

### 3.4 ROOFING PHOTO SECTION



**Figure 3** Downspouts Discharging at Foundation



**Figure 4** Downspouts Discharging at Foundation

**NOTE:** Not the entire underside of the roof sheathing was inspected for evidence of leaks. All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectable during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown. Evidence of prior leaks may have been disguised by interior finishes.

# 4. EXTERIOR

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; elements concealed from view by any means cannot be inspected. All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the interior and structure sections.

## 4.1 EXTERIOR DESCRIPTION

**Wall Surfaces:**

- Choose an item.

**Entry Doors:**

- Choose an item.

**Porches:**

- Choose an item.

**Exterior Foundation Wall:**

- Choose an item.

**Exterior Windows:**

- Choose an item.

**Decks:**

- Choose an item.

**Eaves, Soffits & Fascia:**

- Choose an item.

**Exterior Steps:**

- Choose an item.

**Balcony(s):**

- Choose an item.

**Flashings & Trim:**

- Choose an item.

**Handrails & Guards:**

- Choose an item.

INSPECTED COMPONENTS	IN	SC	RR	NP	NI
Wall Surfaces			•		
Exterior Foundation Wall			•		
Eaves, Soffits & Fascia	•				
Flashings & Trim			•		
Entry Doors		•			
Exterior Windows	•				
Exterior Steps	•				
Handrails & Guards	•				
Porches	•				
Decks	•				
Balcony(s)				•	
Sprinklers				•	
Exterior Faucet(s)	•				
Exterior Outlets, Lights & Switches	•				

*Inspected = IN, Safety Concern = SC, Repair/Replace = RR, Not Present = NP, Not Inspected = NI*

## 4.2 EXTERIOR LIMITATIONS & EXCLUSIONS

As described within this report, the Inspection Agreement and InterNACHI Standards of Practice, this was a visual inspection and limited in scope by (but not restricted to) the following conditions:

- Elements and Areas Concealed from View Cannot be Inspected
- Screens, Storm Windows, Shutters, Awnings, Fences, Outbuildings or Exterior Accent Lighting not Inspected
- Items not Visible or Readily Accessible from the Ground, Including Window and Door Flashing not Inspected

### 4.3 EXTERIOR OBSERVATIONS & RECOMMENDATIONS

#### Exterior Foundation Wall – Deteriorated Parging

##### *Repair or Replace*

- Localized parging deterioration was noted in areas throughout the exterior of the building including but not limited to: Front of building at garage door; South-west corner of building. Repair by qualified masonry contractor recommended to prevent chance of water damage to contents, finishes and/or structure.

#### Wall Surfaces – Damaged Siding

##### *Repair or Replace*

- Siding at the back of the building was noted to have mechanical damage. Repair by qualified vinyl siding contractor recommended to remediate cosmetic defects and prevent chance of water damage to contents, finishes and/or structure.

#### Flashings & Trim – Deteriorated Paint, Stain and/or Caulking

##### *Repair or Replace*

- Trim around exterior components including but not limited to: the side door; two basement windows at the back of the building was noted to have deteriorated paint and caulking. Refinish any wood trim with a new coat of paint or stain and replace any deteriorated or cracked caulking to prevent chance of water damage to contents, finishes and/or structure and possible material deterioration.

#### Entry Doors – Not Latching Properly

##### *Safety Concern*

- The storm door at the front of the building was noted to have issues latching properly. Repair by a qualified contractor recommended to improve security and reduce chance of damage to finishes and/or structure.

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### 4.4 EXTERIOR PHOTO SECTION



**Figure 5** *Deteriorated Parging at Garage*



**Figure 6** *Deteriorated Parging at South-West Corner*



**Figure 7** *Damaged Siding at Back of Building*



**Figure 8** *Deteriorated Paint/Stain at Back Door*



**Figure 9** *Deteriorated Caulking at Back Door*



**Figure 10** *Deteriorated Paint/Stain at Back Windows*



**Figure 11** *Front Door not Latching Properly*

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**NOTE:** All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

# 5. STRUCTURE

The inspection of attic areas, the structure and foundation is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load. Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or verification of prior water penetration or predictions of future conditions. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements. Additional information related to the house structure may be found under many other headings in this report. Additional information related to attic elements and conditions may be found under other headings in this report, including interior and insulation and ventilation.

## 5.1 STRUCTURE DESCRIPTION

**Foundation Walls:**

- Choose an item.

**Floor Construction – Beams:**

- Choose an item.

**Roof Structure:**

- Choose an item.

**Basement Floor:**

- Choose an item.

**Floor Construction – Columns:**

- Choose an item.

**Roof Sheathing:**

- Choose an item.

**Exterior Wall Construction:**

- Choose an item.

**Floor Construction – Joists:**

- Choose an item.

**Evidence of Deterioration:**

- Choose an item.

**Floor Construction – Subfloor:**

- Choose an item.

**Evidence of Moisture:**

- Choose an item.

INSPECTED COMPONENTS	IN	SC	RR	NP	NI
Foundation Material	•				
Basement Floor	•				
Exterior Wall Construction	•				
Beams	•				
Columns	•				
Joists	•				
Subfloor	•				
Roof Structure	•				
Roof Sheathing	•				

*Inspected = IN, Safety Concern = SC, Repair/Replace = RR, Not Present = NP, Not Inspected = NI*

## 5.2 STRUCTURE LIMITATIONS & EXCLUSIONS

As described within this report, the Inspection Agreement and InterNACHI Standards of Practice, this was a visual inspection and limited in scope by (but not restricted to) the following conditions:

- Wall, Floor and Ceiling Coverings
- Concealed and/or Obstructed Structural Components
- No Engineering or Architectural Services Provided
- Adequacy of Structural Systems and/or Components not Determined
- Attic Inspected from Access Hatch Located in South-West Bedroom on 2<sup>nd</sup> Level

## 5.3 STRUCTURE RECOMMENDATIONS AND OBSERVATIONS

### No significant deficiencies were observed at the time of inspection:

- Inspected structural components were noted to be in serviceable condition. No significant deficiencies were observed at the time of inspection.

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**NOTE:** All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage.

# 6. ELECTRICAL

The inspection of the electric system is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under many other headings in this report.

## 6.1 ELECTRICAL DESCRIPTION

**Service Entrance:**

- Choose an item.

**System Grounding:**

- Choose an item.

**Smoke Detectors:**

- Choose an item.

**Service Meter:**

- Choose an item.

**Branch Circuit Wiring:**

- Choose an item.

**Carbon Monoxide (CO) Detectors:**

- Choose an item.

**Service Panel:**

- Choose an item. Amps

**GFCI / AFCI Locations:**

- Choose an item.

**Service Panel Type:**

- Choose an item.

INSPECTED COMPONENTS	IN	SC	RR	NP	NI
Service Entrance	•				
Service Meter	•				
Service Panel	•				
Service Panel Type	•				
System Grounding	•				
Branch Circuit Wiring		•			
GFCI / AFCI Locations	•				
Outlets	•				
Switches	•				
Lights	•				
Cover Plates		•			
Smoke Detectors	•				
Carbon Monoxide (CO) Detectors	•				

*Inspected = IN, Safety Concern = SC, Repair/Replace = RR, Not Present = NP, Not Inspected = NI*

## 6.2 ELECTRICAL LIMITATIONS

As described within this report, the Inspection Agreement and InterNACHI Standards of Practice, this was a visual inspection and limited in scope by (but not restricted to) the following conditions:

- Concealed or Obstructed Electrical Components not Inspected
- Smoke or Carbon Monoxide Detectors not Tested
- Private or Emergency Electrical Supply Sources not Inspected
- Ancillary Wiring or Remote Control Devices not Inspected

## 6.3 ELECTRICAL RECOMMENDATIONS AND OBSERVATIONS

### Cover Plates – Missing

#### *Safety Concern*

- Outlets and light switches were noted to be missing cover plates in: Garage; 2<sup>nd</sup> level storage room; Master bedroom walk-in closet. Install cover plates on all outlets and light switches to improve safety of all occupants and prevent chance of electric shock.

### Outlets – Loose

#### *Safety Concern*

- An outlet in the kitchen was noted to be loose and/or improperly secured. Repair by a qualified electrical contractor is recommended to improve safety of all occupants and prevent chance of electric shock.

### Carbon Monoxide (CO) Detectors – Missing

#### *Safety Concern*

- No carbon monoxide (CO) detectors were noted near sleeping areas. Recommend installation of carbon monoxide (CO) detectors near sleeping areas and in each room where there is a fuel burning appliance. This will improve safety of all occupants and prevent possible exposure to carbon monoxide (CO).

---

## 6.4 ELECTRICAL PHOTO SECTION



**Figure 12** *Cover Plate Missing in Garage*



**Figure 13** *Cover Plate Missing in Garage*



**Figure 14** Cover Plate Missing in 2<sup>nd</sup> Floor Storage



**Figure 15** Cover Plate Missing in Master Bedroom



**Figure 16** Loose Outlet in Kitchen

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**NOTE:** Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. Regular testing of GFCIs and AFCIs is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

# 7. HEATING

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection. Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the cooling section.

## 7.1 HEATING DESCRIPTION

**Fuel / Energy Source:**

- Choose an item.

**Serial #:**

- Click here to enter text.

**Thermostat:**

- Choose an item.

**System Type:**

- Choose an item.

**Output Capacity (BTU/hr):**

- Choose an item.

**Heat Recovery Ventilator:**

- Choose an item.

**Manufacturer:**

- Choose an item.

**Failure Probability:**

- Choose an item.

**Auxiliary Heat:**

- Choose an item.

**Year Manufactured:**

- Click here to enter text.

**Main Fuel Shut-Off:**

- Choose an item.

**Fireplace:**

- Choose an item.

**Burnt Gases Exhaust:**

- Choose an item.

INSPECTED COMPONENTS	IN	SC	RR	NP	NI
Gas Meter	•				
Gas Piping	•				
Main Fuel Shut-Off	•				
Burnt Gases Exhaust	•				
Combustion Air	•				
Humidifier				•	
Furnace	•				
Boiler				•	
Heat Recovery Ventilator				•	
Auxiliary Heat				•	
Fireplace				•	
Chimney				•	

*Inspected = IN, Safety Concern = SC, Repair/Replace = RR, Not Present = NP, Not Inspected = NI*

## 7.2 HEATING LIMITATIONS

As described within this report, the Inspection Agreement and InterNACHI Standards of Practice, this was a visual inspection and limited in scope by (but not restricted to) the following conditions:

- Zone Valves not Tested or Adjusted
  - Thermostats are not Checked for Calibration or Timed Functions
  - Chimney Interiors and Flues are not Inspected
  - Heating System not Tested Due to Faulty Ignition
  - Interior of Flues or Chimneys, Fire Chambers, Heat Exchangers, Combustion Air Systems, Fresh-Air Intakes, Humidifiers, Dehumidifiers, Electronic Air Filters, Geothermal Systems, or Solar Heating Systems not Inspected
  - Fuel Tanks or Underground or Concealed Fuel Supply Systems not Inspected
- 

## 7.3 HEATING RECOMMENDATIONS AND OBSERVATIONS

**No significant deficiencies were observed at the time of inspection:**

- The heating system turned on, appeared functional, and responded to normal operating controls at the time of the inspection. No significant deficiencies were observed.
- 

**NOTE:** Regular heating system maintenance is important. The older the unit, the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

# ❄️ 8. COOLING

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues. Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING section.

## 8.1 COOLING DESCRIPTION

**Cooling System:**

- Choose an item.

**Serial #:**

- Click here to enter text.

**Manufacturer:**

- Choose an item.

**Cooling Capacity (BTU/hr):**

- Choose an item.

**Approximate Age:**

- Click here to enter text.

**Failure Probability:**

- Choose an item.

INSPECTED COMPONENTS	IN	SC	RR	NP	NI
Cooling System	•				
Condenser Coil	•				
Condenser Fan	•				
Refrigerant Lines	•				
Unit Level	•				
Condensate System	•				
Evaporator Coil	•				
Evaporator Fan	•				
Failure Probability	•				

*Inspected = IN, Safety Concern = SC, Repair/Replace = RR, Not Present = NP, Not Inspected = NI*

## 8.2 COOLING LIMITATIONS

As described within this report, the Inspection Agreement and InterNACHI Standards of Practice, this was a visual inspection and limited in scope by (but not restricted to) the following conditions:

- Uniformity, Temperature, Flow, Balance, Distribution, or Supply Adequacy not Determined.
- Portable Window Units, Through-Wall Units, or Electronic Air Filters not Inspected.
- Equipment or Systems not Operated if the Exterior Temperature is Below 18°C, or when Other Circumstances are not Conducive to Safe Operation or may Damage the Equipment.
- Thermostat Calibration, Cooling Anticipation, or Automatic Setbacks or Clocks not Inspected or Determined.
- Electrical Current, Coolant Fluids or Gases, or Coolant Leakage not Examined.

## 8.3 COOLING RECOMMENDATIONS AND OBSERVATIONS

### No significant deficiencies were observed at the time of inspection:

- The cooling system turned on, appeared functional, and responded to normal operating controls at the time of the inspection. No significant deficiencies were observed.

---

**NOTE:** Regular cooling system maintenance is important. The older the unit, the greater the probability of system deficiencies or failure. Inadequate cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

# 9. PLUMBING

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present. A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waste disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including bathrooms and kitchen.

## 9.1 PLUMBING DESCRIPTION

**Water Supply Source:**

- Choose an item.

**Water Heater Fuel / Energy Source:**

- Choose an item.

**Waste Piping in Building:**

- Choose an item.

**Service Piping into Building:**

- Choose an item.

**Water Heater Manufacturer:**

- Choose an item.

**Floor Drain Locations:**

- Choose an item.

**Main Water Shut-Off:**

- Choose an item.

**Approximate Age:**

- Click here to enter text.

**Sump Pit / Sump Pump:**

- Choose an item.

**Distribution Piping:**

- Choose an item.

**Serial #:**

- Click here to enter text.

**Water Treatment System:**

- Choose an item.

**Water Flow / Pressure:**

- Choose an item.

**Water Heater Capacity:**

- Choose an item. L

**Failure Probability:**

- Choose an item.

INSPECTED COMPONENTS	IN	SC	RR	NP	NI
Water Supply Source	•				
Service Piping	•				
Main Water Shut-Off	•				
Distribution Piping	•				
Water Flow / Pressure	•				
Water Heater Fuel / Energy Source	•				
Failure Probability	•				
Waste Piping	•				
Floor Drain Locations	•				
Sump Pit / Sump Pump	•				
Water Treatment System	•				

*Inspected = IN, Safety Concern = SC, Repair/Replace = RR, Not Present = NP, Not Inspected = NI*

## 9.2 PLUMBING LIMITATIONS

As described within this report, the Inspection Agreement and InterNACHI Standards of Practice, this was a visual inspection and limited in scope by (but not restricted to) the following conditions:

- Concealed/Underground Plumbing not Inspected for Leaks or Deterioration
  - Isolating/Relief Valves not Tested
  - Water Softener or Filtering Systems, Well Pumps or Tanks, Safety or Shut-Off Valves, Floor Drains, Lawn Sprinkler Systems, or Fire Sprinkler Systems not Inspected
  - Water Quality, Potability, or Reliability of the Water Supply Source not Determined
  - Safety Controls, Manual Stop Valves, Temperature/Pressure-Relief Valves, Control Valves, or Check Valves not Tested, Operated, Opened or Closed
  - Existence or Condition of Polybutylene Plumbing not Determined
- 

## 9.3 PLUMBING RECOMMENDATIONS AND OBSERVATIONS

**No significant deficiencies were observed at the time of inspection:**

- Inspected components of the plumbing system were noted to be in serviceable condition. No significant deficiencies were observed at the time of inspection.
- 

**NOTE:** Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.



# 10. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

## 10.1 KITCHEN DESCRIPTION

### Flooring Finishes:

- Choose an item.

### Dishwasher:

- Choose an item.

### Ventilation / Range Hood:

- Choose an item.

### Wall Finishes:

- Choose an item.

### Range:

- Choose an item.

### Cabinetry / Countertops:

- Choose an item.

### Ceiling Finishes:

- Choose an item.

### Built-In Microwave:

- Choose an item.

### GFCI Locations:

- Choose an item.

INSPECTED COMPONENTS	IN	SC	RR	NP	NI
Flooring Finishes	•				
Wall Finishes	•				
Ceiling Finishes	•				
Dishwasher	•				
Range	•				
Built-In Microwave	•				
Ventilation / Range Hood	•				
Cabinetry / Countertops	•				
GFCI Locations		•			
Faucet / Sink	•				
Water Treatment System				•	

Inspected = IN, Safety Concern = SC, Repair/Replace = RR, Not Present = NP, Not Inspected = NI

## 10.2 KITCHEN LIMITATIONS

As described within this report, the Inspection Agreement and InterNACHI Standards of Practice, this was a visual inspection and limited in scope by (but not restricted to) the following conditions:

- Concealed/Underground Plumbing not Inspected for Leaks or Deterioration
- Water Treatment Systems or Water Filters not Inspected
- Water Quality, Potability, or Reliability of the Water Supply Source not Determined
- Compliance with Conservation, Energy or Building Standards, or Proper Design or Sizing of any Water, Waste or Venting Components, Fixtures or Piping no Evaluated
- Effectiveness of Anti-Siphon, Back-Flow Prevention or Drain-Stop Devices not Determined
- Sufficient Cleanouts for Effective Cleaning of Drains not Determined
- Self-Cleaning Oven Cycles, Tilt Guards/Latches, or Signal Lights not Operated or Evaluated
- Microwave Ovens or Leakage from Microwave Ovens not Operated or Determined

## 10.3 KITCHEN RECOMMENDATIONS AND OBSERVATIONS

### GFCI Locations – Missing

#### Safety Concern

- GFCI protection was noted to be missing in the kitchen. Recommend qualified electrical contractor install GFCI protection in above noted areas and any other potentially wet locations such as bath/washrooms, over kitchen/wet bar countertops, exterior locations less than 8' from grade level etc. This will improve the safety of all occupants and prevent chances of electric shock.

---

## 10.4 KITCHEN PHOTO SECTION



**Figure 17** Missing GFCI Protection in Kitchen

**NOTE:** Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

# 11. BATHROOMS

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. Water flow and drainage evaluations are limited to a visual assessment of functional flow. The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the plumbing system.

## 11.1 BATHROOMS DESCRIPTION

**Flooring Finishes:**

- Choose an item.

**Wall Finishes:**

- Choose an item.

**Ceiling Finishes:**

- Choose an item.

**Ventilation:**

- Choose an item.

**Cabinetry / Countertop(s):**

- Choose an item.

**GFCI Locations:**

- Choose an item.

INSPECTED COMPONENTS	IN	SC	RR	NP	NI
Flooring Finishes	•				
Wall Finishes	•				
Ceiling Finishes	•				
Ventilation	•				
Cabinetry / Countertop(s)	•				
GFCI Locations	•				
Faucet(s) / Sink(s)	•				
Toilet(s)	•				
Bathtub(s) / Enclosure(s)	•				
Shower Stall(s)	•				
Bidet(s)				•	

*Inspected = IN, Safety Concern = SC, Repair/Replace = RR, Not Present = NP, Not Inspected = NI*

## 11.2 BATHROOMS LIMITATIONS

As described within this report, the Inspection Agreement and InterNACHI Standards of Practice, this was a visual inspection and limited in scope by (but not restricted to) the following conditions:

- Concealed/Underground Plumbing not Inspected for Leaks or Deterioration
- Water Treatment Systems or Water Filters not Inspected
- Water Quality, Potability, or Reliability of the Water Supply Source not Determined
- Compliance with Conservation, Energy or Building Standards, or Proper Design or Sizing of any Water, Waste or Venting Components, Fixtures or Piping no Evaluated
- Effectiveness of Anti-Siphon, Back-Flow Prevention or Drain-Stop Devices not Determined
- Sufficient Cleanouts for Effective Cleaning of Drains not Determined
- Shower Pans, Tub and Shower Surrounds or Enclosures not Tested for Leakage of Functional Overflow Protection
- Adequacy of Whirlpool or Spa Jets, Water Force, or Bubble Effects not Determined

## 11.3 BATHROOMS RECOMMENDATIONS AND OBSERVATIONS

**No significant deficiencies were observed at the time of inspection:**

- Inspected components of the kitchen area were noted to be in serviceable condition. No significant deficiencies were observed at the time of inspection.

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**NOTE:** *Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.*



# 12. INSULATION AND VENTILATION

The inspection of the insulation and ventilation is limited to readily visible and accessible elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the insulation can be inspected. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. A standard home inspection does not include an evaluation of the adequacy of the thermal value or energy efficiency of insulation, the integrity of vapour retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report.

## 12.1 INSULATION AND VENTILATION DESCRIPTION

### Attic / Roof Ventilation:

- Choose an item.

### Wall Insulation:

- Choose an item.

### Laundry Ventilation:

- Choose an item.

### Attic Insulation Material:

- Choose an item.

### Wall Vapour Barrier:

- Choose an item.

### Dryer Ventilation:

- Choose an item.

### Attic Insulation Depth (R-Value):

- Choose an item.

### Foundation Insulation:

- Choose an item.

### Attic Vapour Barrier:

- Choose an item.

### Foundation Vapour Barrier:

- Choose an item.

INSPECTED COMPONENTS	IN	SC	RR	NP	NI
Attic / Roof Ventilation	•				
Attic Insulation Material	•				
Attic Insulation Depth (R-Value)	•				
Attic Vapour Barrier	•				
Wall Insulation					•
Wall Vapour Barrier					•
Foundation Insulation	•				
Foundation Vapour Barrier	•				
Laundry Ventilation				•	
Dryer Ventilation	•				

Inspected = IN, Safety Concern = SC, Repair/Replace = RR, Not Present = NP, Not Inspected = NI

## 12.2 INSULATION AND VENTILATION LIMITATIONS

As described within this report, the Inspection Agreement and InterNACHI Standards of Practice, this was a visual inspection and limited in scope by (but not restricted to) the following conditions:

- Concealed Insulation and Vapour Barriers not Inspected
- Presence of Evidence of Rodents, Birds, Animals, Insects or Other Pests not Determined
- Presence of Mold, Mildew or Fungus not Determined
- Insulation not Moved, Touched or Disturbed During Inspection
- Vapour Barriers not Moved, Touched or Disturbed During Inspection
- Composition or R-Value of Insulation Material not Determined
- Adequacy of Insulation Materials not Determined
- Any Attic and/or Crawlspace That is not Readily Accessible or Where Entry Could Cause Damage or Pose a Hazard to the Inspector not Entered
- Stored Items or Debris not Moved During Inspection
- Attic Space Viewed from Hatch Only

---

## 12.3 INSULATION AND VENTILATION RECOMMENDATIONS AND OBSERVATIONS

**No significant deficiencies were observed at the time of inspection:**

- Inspected components of the insulation and ventilation system were noted to be in serviceable condition. No significant deficiencies were observed at the time of inspection.

---

**NOTE:** Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing.



# 13. INTERIOR

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. Elements and areas that are inaccessible or concealed from view by any means cannot be inspected. Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the structure section and the major house systems.

## 13.1 INTERIOR DESCRIPTION

### Flooring Finishes:

- Choose an item.

### Interior Doors:

- Choose an item.

### Evidence of Water Penetration:

- Choose an item.

### Wall Finishes:

- Choose an item.

### Interior Windows:

- Choose an item.

### Evidence of Condensation:

- Choose an item.

### Ceiling Finishes:

- Choose an item.

INSPECTED COMPONENTS	IN	SC	RR	NP	NI
Flooring Finishes	•				
Wall Finishes	•				
Ceiling Finishes	•				
Interior Doors	•				
Interior Windows	•				
Stairways	•				
Handrails / Guards		•			
Evidence of Water Penetration	•				
Evidence of Condensation	•				

Inspected = IN, Safety Concern = SC, Repair/Replace = RR, Not Present = NP, Not Inspected = NI

## 13.2 INTERIOR LIMITATIONS

As described within this report, the Inspection Agreement and InterNACHI Standards of Practice, this was a visual inspection and limited in scope by (but not restricted to) the following conditions:

- Condition of Paint, Wallpaper, Window Treatments, Finish Treatments, Floor Coverings or Carpeting not Reported
- Central Vacuum Systems not Inspected
- Presence of Safety Glazing not Determined
- Security Systems or Components not Inspected
- Furniture, Stored Items, or any Coverings not Moved in Order to Inspect Concealed Structural Components
- Suspended Ceiling Tiles not Moved During Inspection
- Household Appliances not Moved During Inspection

## 13.3 INTERIOR RECOMMENDATIONS AND OBSERVATIONS

### Handrails / Guards – Missing Handrail

#### Safety Concern

- The stairway leading to the basement was noted to be missing handrail. Recommend installation of proper handrail by qualified contractor to improve safety of all occupants in prevent potential fall hazard.

---

## 13.4 INTERIOR PHOTO SECTION



**Figure 18** Missing Handrail at Basement Stairs

**NOTE:** All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other microorganisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis. Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety.



# 14. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation. A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including roofing and exterior.

## 14.1 GARAGE DESCRIPTION

**Floor Slab:**

- Choose an item.

**Entry Door(s) into Dwelling:**

- Choose an item.

**Vehicle Door(s):**

- Choose an item.

**Wall Finishes:**

- Choose an item.

**Exterior Door(s):**

- Choose an item.

**Vehicle Door Operator(s):**

- Choose an item.

**Ceiling Finishes:**

- Choose an item.

**Exterior Window(s):**

- Choose an item.

**GFCI Locations:**

- Choose an item.

INSPECTED COMPONENTS	IN	SC	RR	NP	NI
Floor Slab	•				
Wall Finishes	•				
Ceiling Finishes	•				
Entry Door(s) into Dwelling		•			
Exterior Door(s)				•	
Exterior Window(s)				•	
Vehicle Door(s)	•				
Vehicle Door Operator(s)	•				
GFCI Locations	•				

Inspected = IN, Safety Concern = SC, Repair/Replace = RR, Not Present = NP, Not Inspected = NI

## 14.2 GARAGE LIMITATIONS

As described within this report, the Inspection Agreement and InterNACHI Standards of Practice, this was a visual inspection and limited in scope by (but not restricted to) the following conditions:

- Proper Operation of any Pressure-Activated Auto-Reverse or Related Safety Feature of a Garage Door not Verified or Certified
- Any System, Appliance or Component that Requires the Use of Special Keys, Codes, Combinations or Devices not Operated
- Furniture, Stored Items, or any Coverings not Moved in Order to Inspect Concealed Structural Components
- Firewall Compromises not Determined

## 14.3 GARAGE RECOMMENDATIONS AND OBSERVATIONS

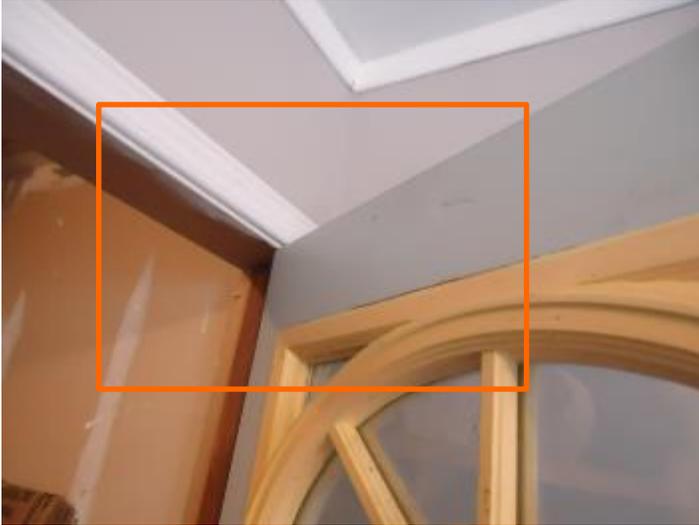
### Entry Door(s) into Dwelling – Missing Self-Closing Device:

#### *Safety Concern*

- The entry door from the garage into the building was noted to be missing its self-closing device. Recommend installation of self-closing device by qualified contractor to improve safety of all occupants and prevent possibility of hazardous combustion products entering home.

---

## 14.4 GARAGE PHOTO SECTION



**Figure 19** *Missing Self-Closing Device at Entry Door*

**NOTE:** Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapours, and should be restricted.

# 15. 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.

The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

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 AND EXCLUSIONS

### 2.1. LIMITATIONS:

- A. An inspection is not technically exhaustive.
- B. An inspection will not identify concealed or latent defects.
- C. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- D. An inspection will not determine the suitability of the property for any use.
- E. An inspection does not determine the market value of the property or its marketability.
- F. An inspection does not determine the insurability of the property.
- G. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- H. An inspection does not determine the life expectancy of the property or any components or systems therein.
- I. An inspection does not include items not permanently installed.
- J. These Standards of Practice apply only to properties with four or fewer residential units.

## 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.
  - I. the presence of evidence of rodents, birds, 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 opinion of the inspector, 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, underground storage tanks or other indications of their presence, whether abandoned or actively used.
  - F. do anything which may, in the inspector's opinion, be unsafe or dangerous to the inspector 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.

### **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 opinion of the inspector, to be unsafe.
  - H. walk on any roof areas if it might, in the opinion of the inspector, cause damage.
  - I. perform a water test.
  - J. warrant or certify the roof.
  - K. confirm proper fastening or installation of any roof-covering material.

#### **3.2. EXTERIOR**

- I. The inspector shall inspect:
  - A. the exterior wall-covering materials, flashing and trim;
  - B. all exterior doors;
  - C. adjacent walkways and driveways;
  - D. stairs, steps, stoops, stairways and ramps;
  - E. porches, patios, decks, balconies and carports;
  - F. railings, guards and handrails;
  - G. the eaves, soffits and fascia;
  - H. a representative number of windows; and
  - I. 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.

### **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;
  - 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 the inspector.
  - 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.

### **3.4. 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 or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, 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.

### 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. 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 plumbing.

### 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;
  - 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. smoke and carbon-monoxide detectors.
- 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 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.
  - 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 smoke or carbon-monoxide detectors.
  - F. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
  - G. inspect the fire and alarm system or components.
  - H. inspect the 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.

### 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 AND 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.

### **3.10. DOORS, WINDOWS AND 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.
- II. Inspector shall describe:
  - A. a garage vehicle door as manually-operated or installed with a garage door opener.
- III. 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.
- 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.
  - 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.
  - 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.
- N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
- O. inspect microwave ovens or test leakage from microwave ovens.
- 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.
- 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 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:** (noun form) That which tends to prove or disprove something; something that makes plain or clear; ground 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 these 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:** (noun form) 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 these 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.