

Odds On Home Inspection

Home Inspection Report



123 Sample Street , Calgary , Alberta

Inspection prepared for: Mr Sample & Mrs Sample
Date of Inspection: 3/15/2017 Time: 9am
Age of Home: 1997 Size: 2019 sq ft
Weather: Cool - Clear

Inspector: Chris Odd
Inspectors License # 332395 - Business License # 332394
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Email: Odds-Onn@Hotmail.com
www.HomeInspectionsCalgary.ca

Report Summary

Exterior		
Page 7 Item: 3	Exterior Wall Cladding Condition	<ul style="list-style-type: none"> • EIFS in North America <p>North American builders began using EIFS in the 1980's, first in commercial buildings, then applying it as an exterior finish to residences--mostly wood frame houses--using the same techniques that had been successful in Europe.</p> <p>There are three layers to EIFS</p> <p>Inner Layer Foam insulation board that's secured to the exterior wall surface, often with adhesive.</p> <p>Middle Layer A polymer and cement base coat that's applied to the top of the insulation, then reinforced with glass fiber mesh.</p> <p>Exterior Layer A textured finish coat.</p> <p>EIFS layers bond to form a covering that doesn't breathe. That's fine when no moisture is present behind the covering, but if moisture seeps in it can become trapped behind the layers. With no place to go, constant exposure to moisture can lead to rot in wood and other vulnerable materials within the home.</p> <ul style="list-style-type: none"> • Siding appears to be "Exterior Insulation and Finish System" (EIFS), also known as "Synthetic Stucco". This type siding has been known to allow water intrusion into the wall cavities at cracks, joints, around window and door frames, and other areas where water can enter causing damage to the structure. We are unable to determine if any underlying damage or moisture problems are present in the wall cavities by a "Visual Inspection Only". Further evaluation by a licensed qualified contractor is recommended prior to close to ensure no moisture damage exists.
Page 10 Item: 4	Trim/Facia/Soffit Conditions	<ul style="list-style-type: none"> • Recommend review by a qualified professional for repair or replacement as necessary.
Page 11 Item: 6	Exterior Door Conditions	<ul style="list-style-type: none"> • Hardware requires attention to operate correctly.
Page 12 Item: 7	Gutter Condition	<ul style="list-style-type: none"> • Downspout discharges water at foundation. Recommend installation of extension to ensure proper drainage away from foundation to prevent seepage. • We do not recommend under ground drainage for down pipes as these can easily block - One of the main jobs of gutters is to direct water away from the building, which helps to prevent wet basements and foundation problems. When downspouts drain right next to the building, water gets concentrated to one location. Downspout extensions are important, keep them connected, down and in good condition.
Page 17 Item: 14	Patio Conditions	<ul style="list-style-type: none"> • Patio is pitched towards the structure, ideally the grade would run away from the structure, this may result in seepage.
Roof		

Page 23 Item: 3	Roof Flashing Condition	<ul style="list-style-type: none"> • Recommend review by a licensed roofer for repair or replacement as necessary.
Page 24 Item: 4	Skylight Condition	<ul style="list-style-type: none"> • Flashing appears to be improperly installed. Suggest review by a licensed roofer prior to closing for repairs/replacement as needed.
Page 25 Item: 5	Roof Comments	<ul style="list-style-type: none"> • Due to the current condition of the roof we recommend consultation with a qualified roofing contractor for remediation/replacement quotations in order to budget.
Garage		
Page 25 Item: 1	Garage Roof Condition	<ul style="list-style-type: none"> • Requires replacing
Page 25 Item: 2	Garage Exterior Conditions	<ul style="list-style-type: none"> • The siding on this home appears to be "Exterior Insulation and Finished System" (EIFS), also known as "Synthetic Stucco". Buyers should be aware of the many moisture problems that have occurred in many of the homes built with this type building materials. Excessive moisture can enter the wall cavities and become trapped inside the EIFS finished walls causing damage, rot, and wood deterioration to the structure. This damage/deterioration is not always visible to the inspector without an extensive more detailed inspection. Suggest buyer obtain further information from sellers prior to close or have a licensed qualified contractor review the siding for any defects prior to close.
Page 26 Item: 3	Gutters/Downspouts Condition	<ul style="list-style-type: none"> • Poorly pitched poorly installed
Page 26 Item: 4	Garage Door Condition	<ul style="list-style-type: none"> • No weatherstripping due to the way the stone is installed
Page 27 Item: 11	Fire Wall/Door	<ul style="list-style-type: none"> • Suggest sealing all areas which compromises the fire rating of this wall. • The fire door does not close automatically- Recommend installation/repair of self closer for safety
Chimney		
Page 29 Item: 4	Flashing Conditions	<ul style="list-style-type: none"> • Recommend review by a licensed roofer for repair or replacement as necessary.
Fireplace		
Page 30 Item: 3	Fireplace Comments	<ul style="list-style-type: none"> • A wood burning fireplace is noted in this home. Please be advised that this item may only be lawfully inspected by a W.E.T.T certified inspector and them to certify it is safe to use - Excluded from the home inspection
Kitchen/Dining Area		
Page 32 Item: 4	Kitchen Electrical Condition	<ul style="list-style-type: none"> • No GFCI protection present, suggest installing GFCI protected receptacles to enhance safety. All receptacles within 5 feet of a water source- If possible, sometimes panels will not set up for this upgrade. • New code as of 2016 suggest all receptacles in kitchen area have GFCI protection - this will enhance safety but not essential.
Other Interior Areas		

Page 38 Item: 5	Electrical Conditions	<ul style="list-style-type: none"> • Receptacles are tested for wiring faults - See photos • No receptacles in half of rec room so possibly no permits for basement renovation • All basement receptacles show as - Ungrounded receptacles observed suggest up grading where possible to keep with current standards.
Page 39 Item: 7	Stair Conditions	<ul style="list-style-type: none"> • As stairs have been replaced obtain structural report and all permits associated with the work performed.
Bedrooms		
Page 42 Item: 5	Electrical Conditions	<ul style="list-style-type: none"> • No power to one receptacle in basement bedroom
Bathrooms		
Page 44 Item: 5	Electrical Condition	<ul style="list-style-type: none"> • GFCI did not respond to test, suggest replacing for safety.
Plumbing		
Page 50 Item: 2	Supply Line Condition	<ul style="list-style-type: none"> • Polybutylene - For education - PB found in homes built between the late 1970's and late 1990's. Polybutylene (PB) Plumbing is used for hot & cold supply piping in homes, also known as "Poly-B." It was less expensive in material cost and easier to install than traditional copper plumbing, however PB has attracted considerable attention over the years over concerns surrounding PB's potential to leak with a number of homeowners who have encountered minor to severe leaks. The claim is that polybutylene pipes and fittings may deteriorate, corrode and fail when exposed to hot water over 82°C (180°F) and high chlorine residuals in water.
Electrical		
Page 52 Item: 2	Electrical panel Condition	<ul style="list-style-type: none"> • No open positions observed. The panel is at/approaching capacity- may require a larger panel or sub panel in the future.
Page 53 Item: 4	Smoke and carbon monoxide detector comments	<ul style="list-style-type: none"> • We strongly suggest installing smoke and carbon monoxide detectors to all levels of the home and test annually.
Water Heater		
Page 57 Item: 4	Combustion Chamber Conditions	<ul style="list-style-type: none"> • Combustion chamber was inspected, minor rust and scale noted - On going monitoring required.
Page 58 Item: 6	Water Heater Comments	<ul style="list-style-type: none"> • Due to age and condition we recommend closely monitoring the tank and in the event of water leaking recommend replacement
Attic		
Page 60 Item: 6	Attic Comments	<ul style="list-style-type: none"> • Recommend installation of fresh weatherstripping annually at attic hatch to reduce build up of warm moist air which often causes moisture issues.

General Information

1. Inspector

Chris Odd - Certified Master Home Inspector - #332395 - Certified Thermographer.

2. Persons in Attendance

Buyer, Buyers Agent

3. Occupancy

The property is occupied by the owner

4. Property Information

This is a single family home

5. Levels

3 Story (2 above 1 below grade)

6. Description of ratings

Odds On Home Inspection services is a team of fully qualified, insured and bonded home inspectors regulated by the Alberta Government and InterNACHI.

Ratings Explained-

Good- Items are in good working order
Fair- Serviceable but not perfect
Poor- Requires attention, likely repair or replacement
NI- Not inspected
NP- Not present

In some cases we will add more than one rating to cover multiple rooms: Such as when a section has good and fair ratings or when an area is predominantly good but has a poor area that requires attention.

Expectations

1 - Purpose: The purpose of the inspection is to attempt to detect the presence of home defects by performing a visual inspection of the property and it is a snapshot of the condition of the home today at the time of inspection. This report will not address environmental concerns or provide cost estimates.

2 - Scope: The scope of the inspection is limited to the readily accessible areas of the property and is based on the condition of the property at the precise time and date of the inspection. Things can and do change and a home inspection will not stop these changes from occurring. Furthermore, as such, the report is not a guarantee or warranty that hidden defects do or do not exist. As a courtesy ODDS ON may point out conditions that contribute to possible home problems/defects but such comments are not part of the final report.

3 - Report: The CLIENT will be provided with a report of ODDS ON Home Inspection Services's visual observations. ODDS ON is not able to determine all deficiencies from visual observations

alone. Some deficiencies may go unnoted in the report and the client accepts this. The report is not intended to comply with any legal obligations to disclosure. The Home Inspector is a Generalist, not a specialist in all disciplines.

4 - Exclusivity: The report is intended for the sole, confidential and exclusive use and benefit of the CLIENT and ODDS ON has no obligation or duty to any other party. ODDS ON accepts no responsibility for use by third parties. There are no third party beneficiaries to this agreement. This Agreement is not transferable or assignable. Notwithstanding the foregoing, the CLIENT understands that ODDS ON may notify the homeowner, occupant, or appropriate public agency of any condition(s) discovered that may pose a safety or health concern. Inspection is not Building code or By-Law compliance.

5 - Limitation of Liability: It is understood ODDS ON and its associates are not insurers and that the inspection report shall not be construed as a guarantee or warranty of any kind. The CLIENT agrees to hold ODDS ON and their respective officers, agents and employees harmless from and against any and all liabilities, demands, claims, and expenses incident thereto for injuries to persons and for loss of, damage to, destruction of property, cost of repairing or replacing, or consequential damage arising out of or in connection with this inspection.

6 - Major Problems: The purpose of the Home Inspection is to find and identify visible existing major problems apparent on the visual inspection of the home. Home Inspectors can greatly reduce the risk of a home purchase but it is impossible to totally eliminate the risk.

7 - Asbestos can be found in many different forms within the home, If you think asbestos may be in your home, don't panic. Usually the best thing is to leave asbestos material that is in good condition alone.

Generally, material in good condition will not release asbestos fibers.

Check material regularly if you suspect it may contain asbestos. Don't touch it, but look for signs of wear or damage such as tears, abrasions, or water damage. Damaged material may release asbestos fibers. This is particularly true if you often disturb it by hitting, rubbing, or handling it, or if it is exposed to extreme vibration or air flow.

Sometimes the best way to deal with slightly damaged material is to limit access to the area and not touch or disturb it. Discard damaged or worn asbestos gloves, stove-top pads, or ironing board covers. Check with local health, environmental, or other appropriate officials to find out proper handling and disposal procedures.

If asbestos material is more than slightly damaged, or if you are going to make changes in your home that might disturb it, repair or removal by a professional is needed. Before you have your house remodeled, find out whether asbestos materials are present. We strongly recommend this is tested and removed by a professional licensed contractor.

8 - Litigation: The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the Province in which ODDS ON has its principal place of business. If ODDS ON is the substantially prevailing party in any such litigation, the CLIENT shall pay all legal costs, expenses and attorney's fees of ODDS ON in defending said claims.

9 - Environmental Concerns: The inspection will NOT address environmental concerns including, but not limited to: air quality, water quality/quantity, sealed/underground fuel storage tanks, UFFI, asbestos, radon gas, molds, toxins, etc. The inspection report will also NOT address infestation by wood boring insects, rodents or other vermin. The CLIENT understands and acknowledges that it may be necessary to call on specialists in these areas to identify and evaluate these risks.

10 - Entire Agreement: This Agreement represents the entire agreement between the PARTIES. No statement or promise made by ODDS ON or its respective officers, agents or employees shall be

binding.

11 - Standards of Practice: The inspection shall be completed in accordance within the InterNACHI Standards of Practice and Codes of Ethics.

The client is strongly advised to clarify anything that they don't understand

12 - Odds On Home Inspection services is a team of fully qualified, insured and bonded home inspectors, regulated by the Alberta government and InterNACHI - Each individual has its own company name but solely work for Odds On enterprises Ltd and under the umbrella of Odds On Home Inspection Services.

Exterior

1. Driveway Condition

Good	Fair	Poor	NI	NP
X				

Materials: Concrete (over salting will damage over time)
 Observations: Driveway is in good condition.

2. Walkway Conditions

Good	Fair	Poor	NI	NP
X				

Materials: Concrete
 Observations: Common settlement cracks noted., Walkway is in good condition

3. Exterior Wall Cladding Condition

Good	Fair	Poor	NI	NP
	X	X		

Materials: Parging • Stone Clad • Synthetic Stucco - (EFIS) - Our inspection of this product is visual only.

Observations:

- Higher levels of wall clad around the home are only visually inspected from the ground level.
- Areas of minor damage noted.
- Suggest sealing holes/gaps in siding to protect the structure.
- EIFS in North America

North American builders began using EIFS in the 1980's, first in commercial buildings, then applying it as an exterior finish to residences--mostly wood frame houses--using the same techniques that had been successful in Europe.

There are three layers to EIFS

Inner Layer Foam insulation board that's secured to the exterior wall surface, often with adhesive.

Middle Layer A polymer and cement base coat that's applied to the top of the insulation, then reinforced with glass fiber mesh.

Exterior Layer A textured finish coat.

EIFS layers bond to form a covering that doesn't breathe. That's fine when no moisture is present behind the covering, but if moisture seeps in it can become trapped behind the layers. With no place to go, constant exposure to moisture can lead to rot in wood and other vulnerable materials within the home.

- Siding appears to be "Exterior Insulation and Finish System" (EIFS), also known as "Synthetic Stucco". This type siding has been known to allow water intrusion into the wall cavities at cracks, joints, around window and door frames, and other areas where water can enter causing damage to the structure. We are unable to determine if any underlying damage or moisture problems are present in the wall cavities by a "Visual Inspection Only". Further evaluation by a licensed qualified contractor is recommended prior to close to ensure no moisture damage exists.



Assess stucco as finish is poor



Stucco and styrofoam coming away from wall in areas



House wrap exposed in several areas



Poor finish at top of stucco could allow water entry



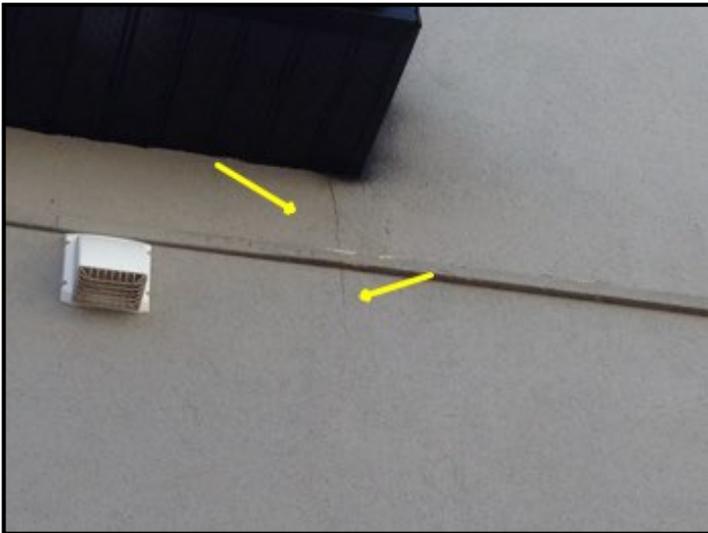
Repair damage at stucco



Poor finish at stucco may have allowed water entry



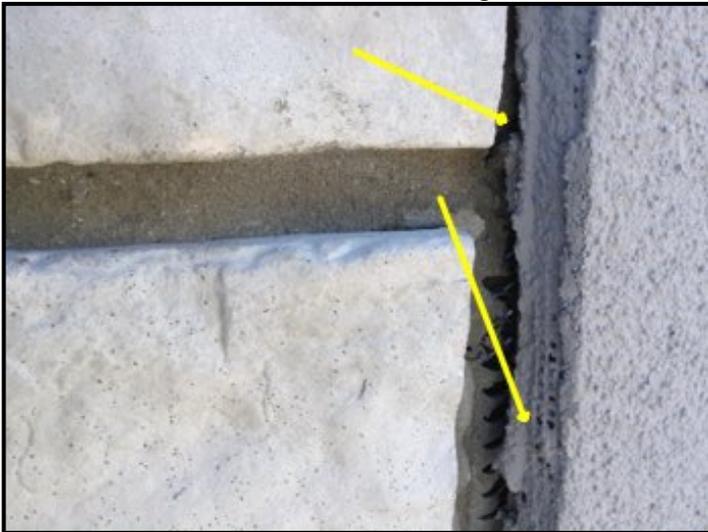
Seal all cracks around windows



Assess all cracking



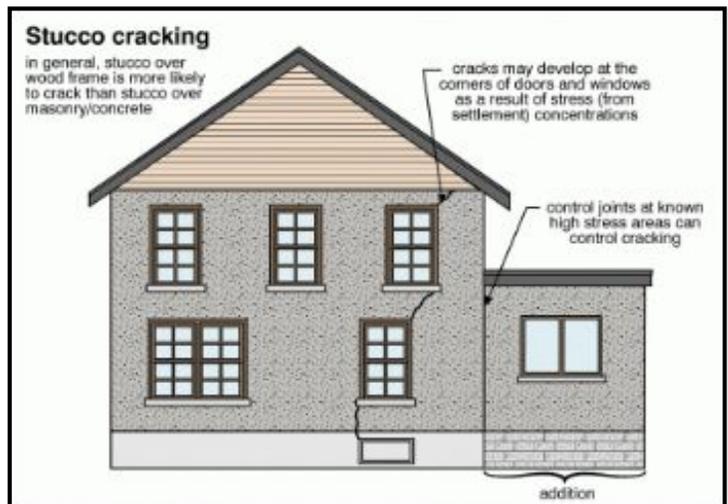
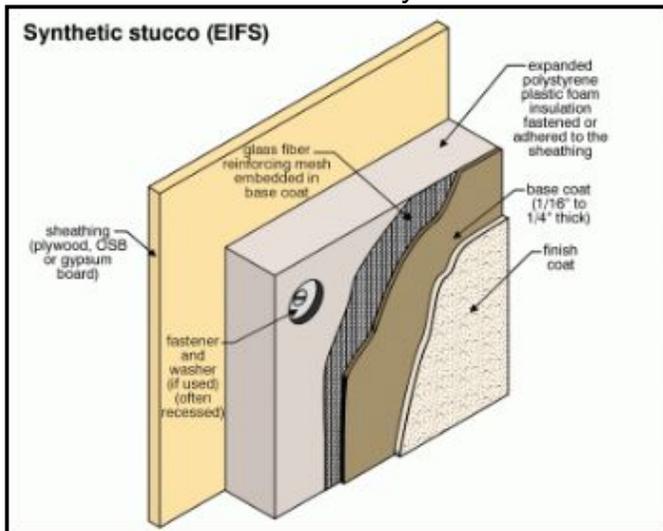
Trim pulling away



So many gaps around EIFS stucco will allow water entry



All exposed areas can allow water entry



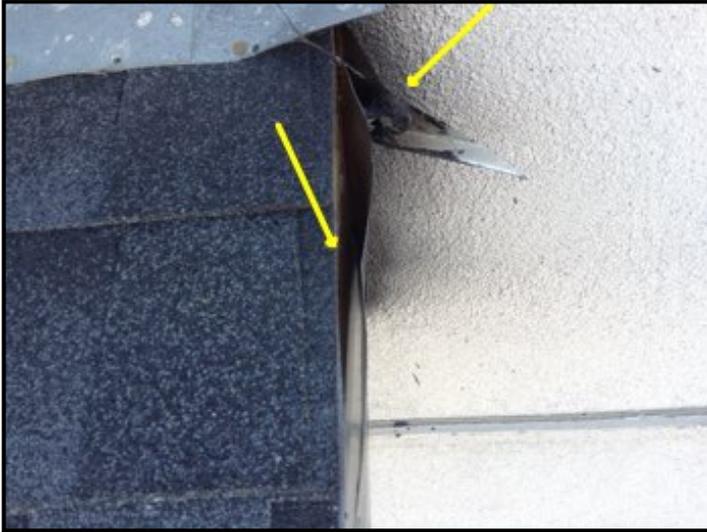
4. Trim/Facia/Soffit Conditions

Good	Fair	Poor	NI	NP
		X		

Materials: Metal and Wood

Observations:

- Trim relates to exterior areas of decorative surrounds and also eaves, soffits and fascia
- Loose trim cladding observed, suggest securing as necessary.
- **Recommend review by a qualified professional for repair or replacement as necessary.**



Trim hanging away - poorly installed - exposing wood that will rot

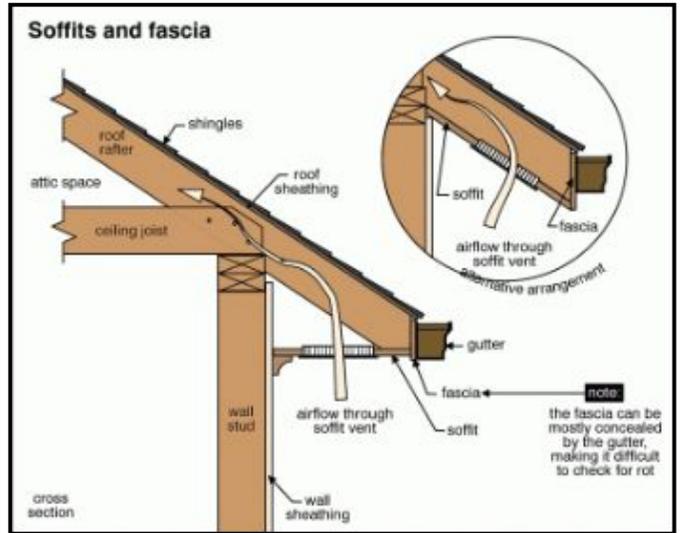


Soffit damaged



Trim is so poorly finished





5. Window/Frame Conditions

Good	Fair	Poor	NI	NP
X				

Materials: Vinyl Frame • Mixture of Fixed, Sliding and casement windows

Observations:

- All windows in the home were tested and in good working order during the inspection.



Different windows noted around the home

6. Exterior Door Conditions

Good	Fair	Poor	NI	NP
X	X			

Materials: Wood

Observations:

- Highly recommend replacing all weatherstripping and door sweeps, if and when required to reduce heat loss in the home.
- Adjusting lock sets at exit doors will allow the door to pull tighter to the weatherstripping reduce heat loss during the winter months.
- **Hardware requires attention to operate correctly.**



Hardware requires attention to operate correctly - rear exit door does not lock

7. Gutter Condition

Good	Fair	Poor	NI	NP
	X			

Materials: Metal

Observations:

- Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage.
- Correct drainage around the structure is very important to protect the home. Negligence of correct drainage may result in future moisture issues into the home. Comments made on current drainage are from observable conditions at the time of the inspection only.
- Recommend sealing seams at gutters where required to prevent leaking and aiding correct water flow and drainage.
- In dry periods it is not possible to tell if the gutters are correctly pitched.
- Keep extension pipes down during wet periods, leaving extension pipes up will result in water ponding at foundation wall, possible causing seepage,
- Downspout discharges water at foundation. Recommend installation of extension to ensure proper drainage away from foundation to prevent seepage.
- We do not recommend under ground drainage for down pipes as these can easily block - One of the main jobs of gutters is to direct water away from the building, which helps to prevent wet basements and foundation problems. When downspouts drain right next to the building, water gets concentrated to one location. Downspout extensions are important, keep them connected, down and in good condition.



We do not recommend under ground drainage for down pipes as these can easily block - One of the main jobs of gutters is to direct water away from the building, which helps to prevent wet basements and foundation problems. When downspouts drain right next to the building, water gets concentrated to one location. Downspout extensions are important, keep them connected, down and in good condition.

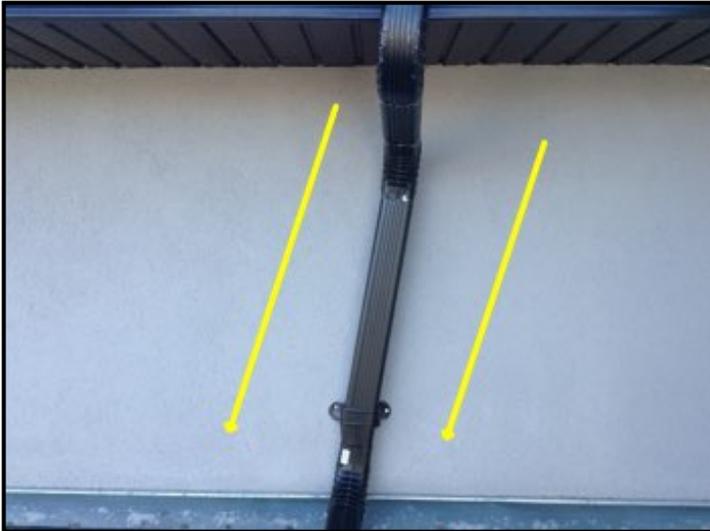
Add missing extension pipe to keep water away from the foundation wall



Secure gutters



Below grade drainage possibly blocked as ponding is occurring



Gutters poorly installed



Quality of the finish is extremely poor



Gutters are not secured correctly



Make shift end cap glued on



Gutters incorrectly pitched



Instillation is amateur

8. Fence Condition

Good	Fair	Poor	NI	NP
	X	X		

Materials: Chain Link

Observations:

- The fence is in fair condition.



Fence damaged in areas

9. Electrical Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- GFCI in place and operational
- GFCI resets at front

10. Exterior Faucet Conditions

Good	Fair	Poor	NI	NP
X				

Location: Left Side • Right Side

Observations:

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

Step 1 -Locate all outside faucets. There is normally a separate shutoff valve inside for each outside faucet.

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

Step 3: Turn Off Water- Turn off water at inside valves by turning handle clockwise. Next, open outside water faucets. Drain excess water inside by opening drain cap with pliers, holding pail underneath to catch water. When water stops draining, close drain cap and snug slightly (Do Not Over-tighten!) with pliers. Close outside water faucets.

- It is not the home inspectors responsibility to locate shut offs for external faucets



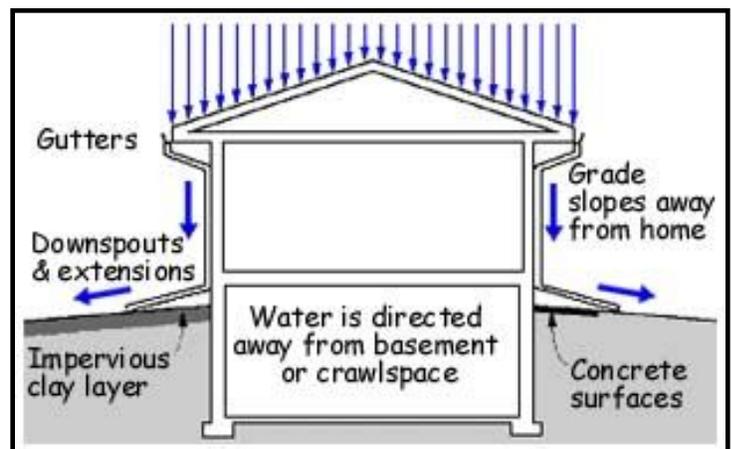
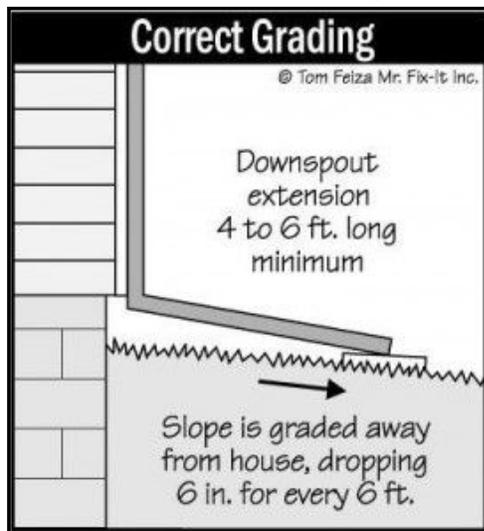
Secure and add cover to faucet

11. Lot Grade and Drainage Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot accurately predict the performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems is limited to visible conditions and evidence of past problems only. Buyer is advised to ask of disclosure information about drainage failure in the past.
- For correct drainage around the home all sides would slope away from the home, this assists in preventing water from sitting at the foundation wall.
- Adding dirt backfill to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times.
- Opinion of the lot grade around the home is only the view of the home inspector who is not a specialist but a generalist, so performance is unknown - for grading advice we suggest obtaining this prior to close.
- Grade may appear good during the inspection but the grades performance is unknown to the home inspector - we are unable to tell the make up of the soil below grade.



12. Foundation Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- The foundation is inspected from accessible points at both the interior and exterior. It is very common for the view of the foundation to be very restricted, particularly from the interior due to finish materials in the basement. Comments are made of areas visible for inspection only.
- Cement parging is flaking/deteriorated, this is extremely common and decorative but suggest review for repair as necessary to protect the foundation wall from premature aging.



Common shrinkage crack noted

13. Retaining Wall Conditions

Good	Fair	Poor	NI	NP
				X

Materials: No retaining wall on the property

14. Patio Conditions

Good	Fair	Poor	NI	NP
	X			

Materials: Patio Stone

Observations:

- **Patio is pitched towards the structure, ideally the grade would run away from the structure, this may result in seepage.**



Recommend re laying patio to aid water flow away from the home

15. Deck Condition

Good	Fair	Poor	NI	NP
				X

Materials: No deck at the home

16. Porch Condition

Good	Fair	Poor	NI	NP
X				

Materials: Wood

Observations:

- Porch is in serviceable condition.
- Peeling paint, weathered wood observed, suggest scraping and painting as necessary.

17. Balcony Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Balcony is weathered, suggest cleaning, as necessary, and treating with an oil based, water-repellent preservative to protect and extend the remaining life of the balcony.
- No way to determine depth of support posts. Insufficient depth can result in heaving due to frost.

18. Stair Condition

Good	Fair	Poor	NI	NP
X				

Observations:

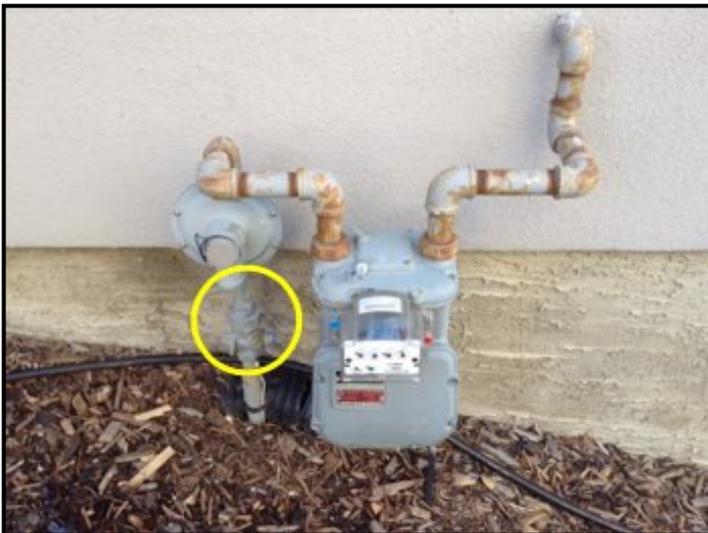
- Front - Stairs in good order - there is no requirement for a hand rail.

19. Gas meter

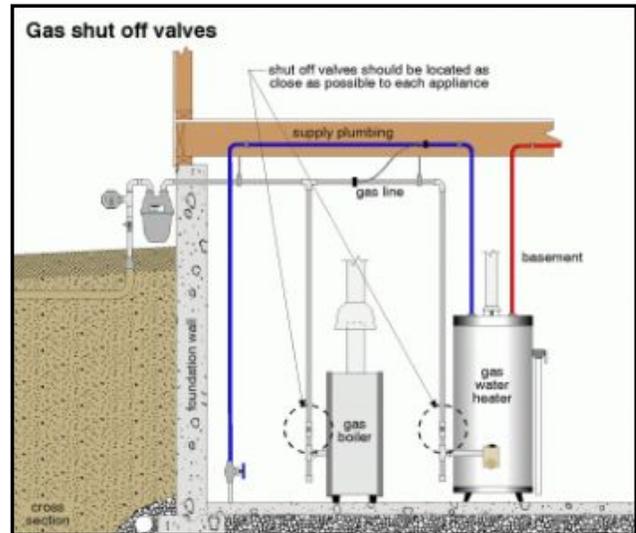
Good	Fair	Poor	NI	NP
X				

Observations:

- Gas meter is on the right side of the home - this is the main gas shut off to the home



Main gas shut off to the home



20. General Exterior Comments

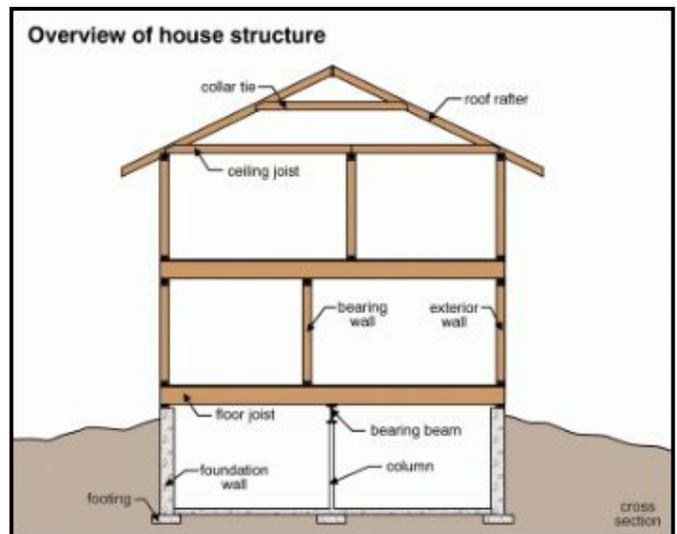
Good	Fair	Poor	NI	NP
	X			

Observations:

- It is not the Inspectors responsibility to determine permits or boundaries for the home. Recommend ensuring correct permits are in place and that a compliant RPR is available.
- An effective water management program is required for all homes. This includes maintenance of all wooden components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashings. Buyer is advised that while there may not be evidence of water intrusion into structure at time of inspection, NO STATEMENT referring to future performance can be made due to changing weather and structure conditions.
- Please be reminded this is not a code compliance inspection. The inspector is not required to have an exhaustive knowledge of, or quote code in any part of this report.



Replace all missing vent covers



All external wood requires regular maintenance

Roof

1. Methods Used to Inspect Roof

How Inspected: Roof was mounted for full assessment

2. Roof Condition

Good	Fair	Poor	NI	NP
		X		

Materials: Asphalt Shingles



Shingles incorrectly attached - full roof assessment required I question the ability of the installer



Front edge shingles used as flashing



Incorrect edge at garage



Poorly installed ridge shingles



Nail line missed and nails exposed



Different colour and incorrect ridge shingles in use - cut shingles used a ridges



Shingles cut too short so the roofer have tarred it



Shingles displaced as incorrectly nailed



Sheathing exposed



3. Roof Flashing Condition

Good	Fair	Poor	NI	NP
		X		

Materials: Metal

Observations:

- Recommend re sealing all flashing to prevent possible moisture penetration.
- **Recommend review by a licensed roofer for repair or replacement as necessary.**



Flashing lifting, poorly installed full of holes not sealed



Replace all flashing



Flashing from old wood roof



4. Skylight Condition

Good	Fair	Poor	NI	NP
		X		

Observations:

- Flashing appears to be improperly installed. Suggest review by a licensed roofer prior to closing for repairs/replacement as needed.



Flashing cut and caulked - this will leak

5. Roof Comments

Good	Fair	Poor	NI	NP
		X		

Observations:

- Due to the current condition of the roof we recommend consultation with a qualified roofing contractor for remediation/replacement quotations in order to budget.

Garage

1. Garage Roof Condition

Good	Fair	Poor	NI	NP
		X		

Materials: Same as house • Asphalt Shingles

Observations:

- Requires replacing

2. Garage Exterior Conditions

Good	Fair	Poor	NI	NP
	X	X		

Materials: Same as House • EIFS

Observations:

- Minor areas of damage noted.
- Cracks in stucco should be repaired as they occur or water infiltration will cause damage, spalling and structural damage to the lath matrix and framing behind the stucco. All door/window/trim junctions should be sealed regularly as these areas can hold water and result in damage as well.
- The siding on this home appears to be "Exterior Insulation and Finished System" (EIFS), also known as "Synthetic Stucco". Buyers should be aware of the many moisture problems that have occurred in many of the homes built with this type building materials. Excessive moisture can enter the wall cavities and become trapped inside the EIFS finished walls causing damage, rot, and wood deterioration to the structure. This damage/deterioration is not always visible to the inspector without an extensive more detailed inspection. Suggest buyer obtain further information from sellers prior to close or have a licensed qualified contractor review the siding for any defects prior to close.

3. Gutters/Downspouts Condition

Good	Fair	Poor	NI	NP
	X	X		

Observations:

- Same as house
- Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage. Ensure downspouts are down during wet weather and direct water away from the structure.
- **Poorly pitched poorly installed**

4. Garage Door Condition

Good	Fair	Poor	NI	NP
X				

Materials: Metal

Observations:

- Garage door in good condition, over time weatherstripping will require replacing.
- **No weatherstripping due to the way the stone is installed**



No weatherstripping due to the way the stone is installed

5. Garage Windows Condition

Good	Fair	Poor	NI	NP
				X

Observations:

- No window in garage area.

6. Exterior Door Condition

Good	Fair	Poor	NI	NP
				X

Materials: No external door in garage.

7. Garage Floor Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Garage floor in serviceable condition.

8. Walls/Ceiling Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Dry at the time of the inspection, walls/ceiling in good shape and condition.



9. Overhead Door Hardware/Opener Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- The door is tested to ensure correct operation - All working as required on day of inspection.
- Suggest lubrication of garage door tracks and moving components for smooth and correct operation.

10. Garage Electrical Condition

Good	Fair	Poor	NI	NP
X				

Observations:

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

11. Fire Wall/Door

Good	Fair	Poor	NI	NP
X		X		

Observations:

- Self closer installed as a safety feature. Keeping this door shut stops vehicle fumes entering the home and creates a barrier in the event of a fire. NEVER keep this door open.
- Suggest sealing all areas which compromises the fire rating of this wall.
- The fire door does not close automatically- Recommend installation/repair of self closer for safety



Suggest sealing all areas which compromises the fire rating of this wall.



Self closer is disconnected/inoperable. Remediate as required to ensure the door closes automatically.

12. Garage Comments

Good	Fair	Poor	NI	NP
X	X			

Observations:

- No major issues to report in garage area on day of inspection.
- Limited inspection due to storage of personal property, hidden areas excluded from the report.

Chimney

1. Chimney Comments

Type: Stucco covered (timber frame vent only)

2. Chimney Condition

Good	Fair	Poor	NI	NP
			X	



Chimney has wood rot

3. Flue Condition

Good	Fair	Poor	NI	NP
X				

Materials: Metal

Observations:

- Our flue inspection is minimal of the visual component only, for full chimney review suggest W.E.T.T inspection prior to use.

4. Flashing Conditions

Good	Fair	Poor	NI	NP
		X		

Materials: Metal

Observations:

- **Recommend review by a licensed roofer for repair or replacement as necessary.**

5. Spark Arrester/Rain cap Condition

Good	Fair	Poor	NI	NP
X				

Rain Cap Present

Observations:

- Rain cap present and in serviceable condition

6. Chimney Comments

Good	Fair	Poor	NI	NP
X		X		

Observations:

- Limited review. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.

Living Room

1. Floor Condition

Good	Fair	Poor	NI	NP
	X			

Observations:

- Hardwood noted in fair condition- Minor cosmetic damage and wear noted.



Living Room

2. Ceiling Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- Dry on the day of the inspection - Ceiling/Walls in good condition.



Living Room - Thermal Image

3. Window Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Living room windows were tested (opened unless fixed). All worked as required.

4. Electrical Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

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

5. Other Interior Area Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- The Living space was fully inspected and all areas were in good condition.

Fireplace

1. Fireplace Location

Location: The fireplace is located in the Living Room.

2. Fireplace Style

Style: Wood burning stove observed - These stoves are considered specialty items requiring strict permitting when installed due to fire safety concerns. Correct installation of these units is beyond the scope of this inspection.

3. Fireplace Comments

Good	Fair	Poor	NI	NP
			X	

Observations:

- A wood burning fireplace is noted in this home. Please be advised that this item may only be lawfully inspected by a W.E.T.T certified inspector and them to certify it is safe to use - Excluded from the home inspection



Recommend a W.E.T.T inspection prior to use.

Kitchen/Dining Area

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Kitchen Floor Observations

Good	Fair	Poor	NI	NP
X				

Observations:
 • Tiling noted - In good condition.



Kitchen & Dining area

2. Kitchen Walls/ceilings observations

Good	Fair	Poor	NI	NP
X				

Observations:
 • In good condition and no stains - dry at the time of the inspection.



Kitchen & Dining Area - Thermal Image

3. Kitchen Window observations

Good	Fair	Poor	NI	NP
X				

Observations:

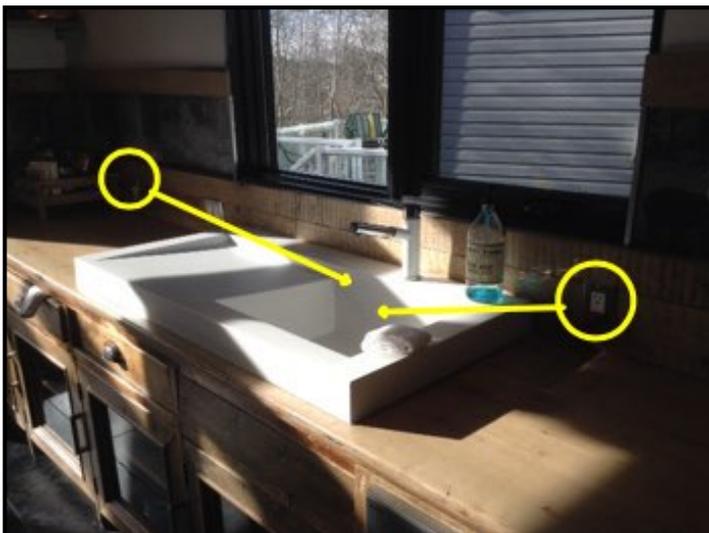
- Window opened to test unless fixed. All working as required.

4. Kitchen Electrical Condition

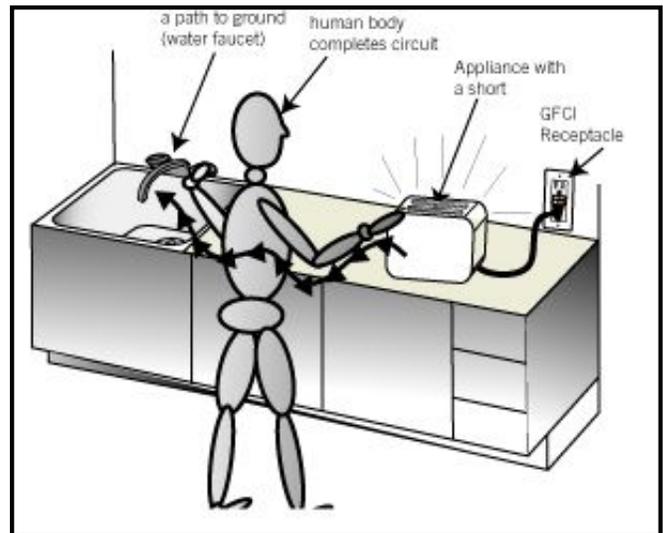
Good	Fair	Poor	NI	NP
	X			

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles to enhance safety. All receptacles within 5 feet of a water source- If possible, sometimes panels will not set up for this upgrade.
- New code as of 2016 suggest all receptacles in kitchen area have GFCI protection - this will enhance safety but not essential.



No GFCI protection present



5. Kitchen Cabinet Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Cabinet were secure and all doors and draws tested for damage or problems.

6. Kitchen Counter Top Condition

Good	Fair	Poor	NI	NP
X				

Observations:
 • Wood counter tops in good condition.

7. Sink/Faucet Condition

Good	Fair	Poor	NI	NP
X				

Observations:
 • No issues to report water was run to test.

8. Traps/Drains/Supply Condition

Good	Fair	Poor	NI	NP
X				

Observations:
 • No leaks at traps or drains, water was run for some time to fully test for problems.

9. Stove/Oven Conditions

Good	Fair	Poor	NI	NP
X				

Style: Gas
 Observations:
 • Gas stove - This unit was tested and appeared serviceable at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection. No warranties or grantees of this or any other appliance can be offered.
 • Gas oven - Preheated to test - Working as required on day of inspection.



Appliances tested and worked as required

10. Garbage Disposal

Good	Fair	Poor	NI	NP
				X

Observations:
 • No garburator

11. Dishwasher Condition

Good	Fair	Poor	NI	NP
X				

Observations:
 • Dishwashers are run on a full cycle to check for leaking - we cannot determine performance or reliability.
 • Dishwasher was tested by running on a regular cycle, it was working well on the day of the inspection, no leaks. Buyer is advised that no warranty is offered on this or any other appliance.



Thermal image showing no leaks after full cycle

12. Hood Fan Condition

Good	Fair	Poor	NI	NP
X				

Exterior Vented

Observations:

- Recommend cleaning filter regularly as part of general maintenance.

13. Microwave

Good	Fair	Poor	NI	NP
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection, no guarantees can be given.

14. Refrigerator

Good	Fair	Poor	NI	NP
X				

Observations:

- Refrigerators - Our inspection of this item is purely to see if the internal walls are cold. Please note we do not use any special equipment to test these items. Also we DO NOT test water hook ups, water dispensers or ice makers connected to the refrigerators.
- No warranties are given by the home inspector on appliances within the home as they can fail at any time.

15. Kitchen Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- All visual areas of the kitchen were inspected to find potential faults, all notable issues found will be documented.

Laundry Area

1. Floors

Good	Fair	Poor	NI	NP
X				

Materials: Tile

Observations:

- Floors in good condition
- If no floor drain present suggest adding washer tray in case of leaking.

2. Walls and Ceiling Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- In good condition and dry at the time of the inspection.

3. Cabinet/Shelving Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Cabinets secure and in good working order.

4. Laundry Tub/Sink Condition

Good	Fair	Poor	NI	NP
				X

Observations:

- No sink in laundry area.

5. Laundry Door Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Door tested and worked as required.

6. Laundry Window Condition

Good	Fair	Poor	NI	NP
				X

Observations:

- No window in laundry room.

7. Washer Hook-ups

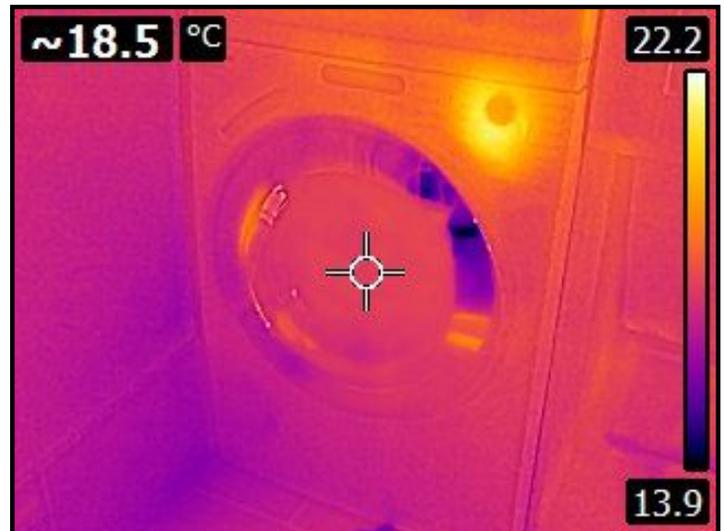
Good	Fair	Poor	NI	NP
X				

Observations:

- The washing machine was run on a short cycle to test its operation, and for leaks. It worked as required on the day of the inspection. This test does not assess its performance or ability to wash clothes effectively.
- Washer hook ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time.
- Washer and dryer were tested and worked as required - performance of appliances cannot be determined or if all cycles function correctly.



Washer and dryer were tested and worked as required - performance of appliances cannot be determined.



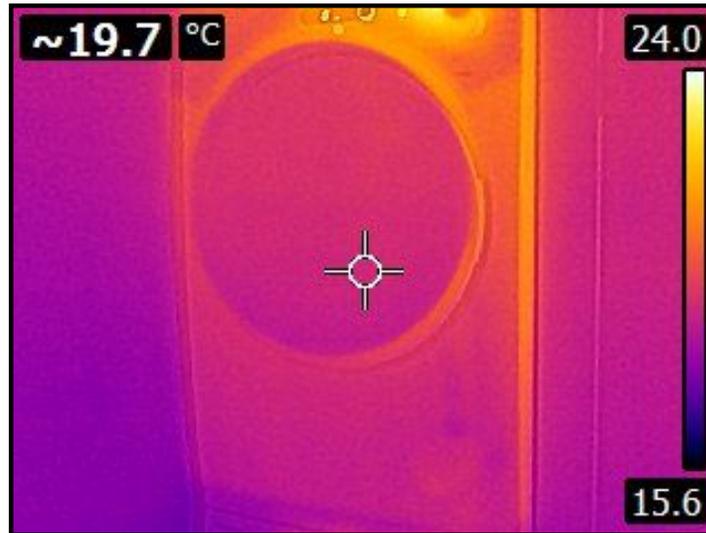
Appliances scanned for leaks - no issues to report

8. Dryer Hook-ups

Good	Fair	Poor	NI	NP
X				

Observations:

- The dryer was tested on a short cycle and worked as required - Suggest dryer vents should be kept clean and clear. This short test does not assess the machine for it's performance.
- Dryer vents often clog with lint - The inspector is unable to see inside the line to determine blockages, or exit destination.
- Unable to access the venting for inspection.



9. Laundry Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- Appliances were run to test and worked as required, these can fail at anytime, no warranties or guarantees are given on any appliances in the home.

Other Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Floor Condition

Good	Fair	Poor	NI	NP
X	X			

Observations:

- Floors were in good/fair condition - Cosmetic damage noted.



Office/Study



Basement Rec Room

2. Wall Condition

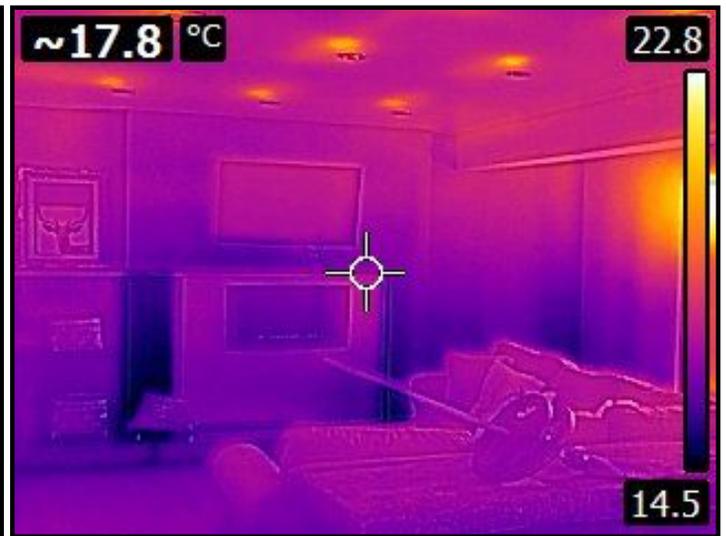
Good	Fair	Poor	NI	NP
X				

Observations:

- All walls/ceilings were in good condition and dry at the time of the inspection. (cosmetic issues are not part of the inspection)



Office/Study - Thermal Image



Basement Rec Room - Thermal Image



Basement Rec Room - Thermal Image

3. Door Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- Doors were tested and in good working order.

4. Window Condition

Good	Fair	Poor	NI	NP
X				

Observations:

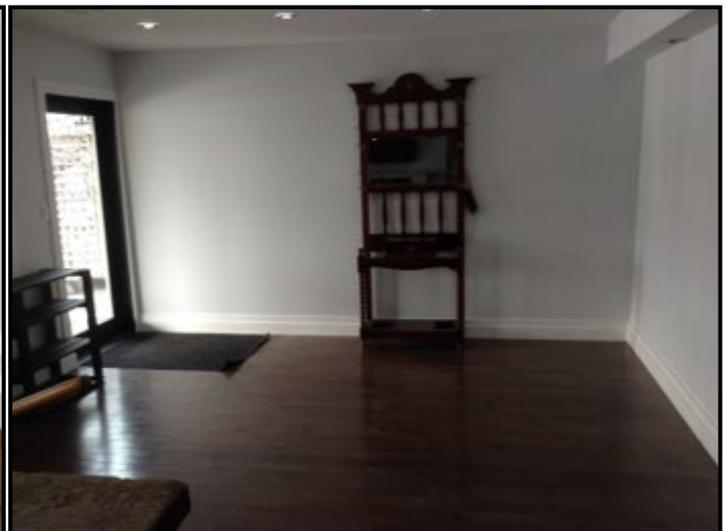
- Windows are opened and tested to ensure they work as required. All good on day of inspection.

5. Electrical Conditions

Good	Fair	Poor	NI	NP
X		X		

Observations:

- Receptacles are tested for wiring faults - See photos
- No receptacles in half of rec room so possibly no permits for basement renovation
- All basement receptacles shower as - Ungrounded receptacles observed suggest up grading where possible to keep with currant standards.



All basement rec room receptacles shower as - Ungrounded receptacles observed suggest up grading where possible to keep with currant standards.

No receptacles in half of rec room so possibly no permits for basement renovation

6. Wet Bar Conditions

Good	Fair	Poor	NI	NP
				X

Materials: No wet bar

Observations:

- No GFCI protected receptacles observed near the sink, suggest installing GFCI protected receptacles to enhance safety.

7. Stair Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- The stairs to upper level where secure and a hand rail was present.
- **As stairs have been replaced obtain structural report and all permits associated with the work performed.**

8. Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- This comment is in regards to the entire home: Any issues obscured by personal storage, furniture, rugs or any other items covering problems are excluded from the inspectors responsibility as this a visual inspection only.
- Please note - Infrared Thermal Imaging has its limitations, certain surfaces will limit what is visible to the thermographer. Please be reminded that this is non invasive visual inspection.
- Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.
- Other interior areas are all inspected fully for areas of concern. No major problems found, other issues documented.

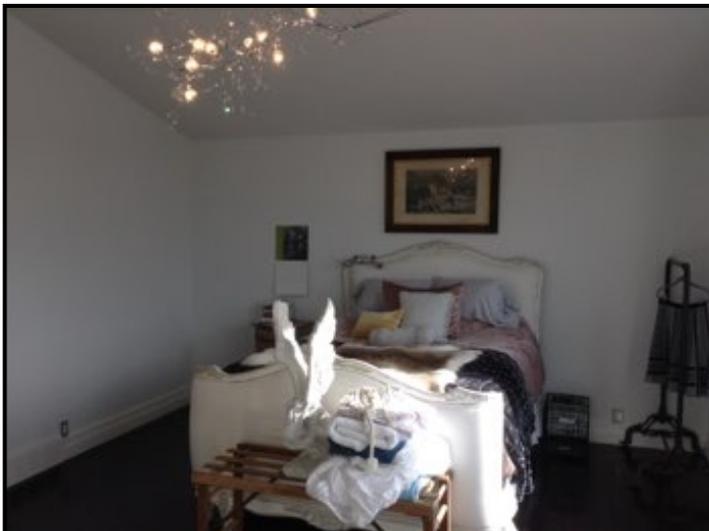
Bedrooms

1. Floor Condition

Good	Fair	Poor	NI	NP
	X			

Observations:

- Hard Wood was noted - This was in fair condition, common wear and scratches noted.



Master Bedroom



Bedroom 2



Bedroom 3



Basement Bedroom

2. Walls/Ceiling Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- The bedroom walls/ceilings were in good condition, dry at the time of the inspection.



Master Bedroom - Thermal Image



Bedroom 2 - Thermal Image



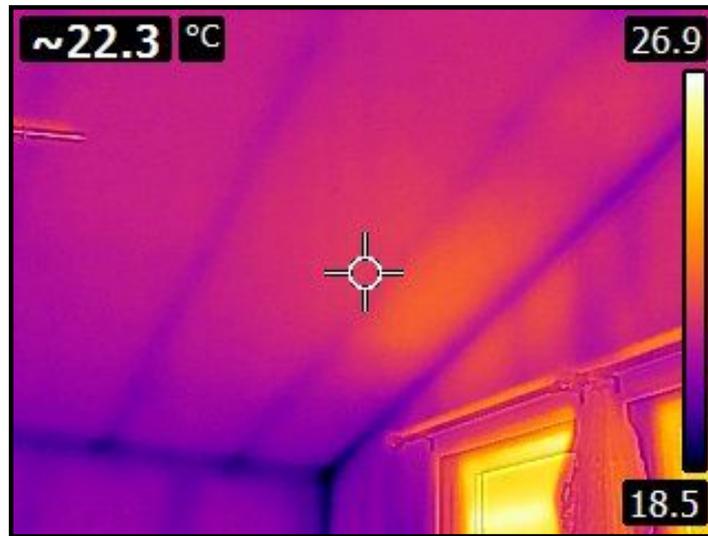
Basement Bedroom - Thermal Image

3. Door Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- Bedroom doors were all tested and worked as required.



All good at vaulted areas

4. Window Condition

Good	Fair	Poor	NI	NP
X		X		

Observations:

- All bedroom windows were tested (opened) unless fixed) and all worked as required.



One window in bedroom three does not open

5. Electrical Conditions

Good	Fair	Poor	NI	NP
X	X			

Observations:

- Receptacles and switches were tested and worked as required where assessable on the day of the inspection.
- **No power to one receptacle in basement bedroom**



No power to one receptacle in basement bedroom

6. Other Interior Area Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- Bedrooms were inspected. Any issues will be documented in the appropriate section of the report.
- No cold air return observed in finished basement, which may result in inadequate heating and air circulation in this area. This can be partially alleviated but under cutting all doors a few inches above the floor line.

Bathrooms

1. Bath Floor Conditions

Good	Fair	Poor	NI	NP
X				

Materials: Tile

Observations:

- Bathroom floors are in good condition.



Main Level Washroom



Main Bathroom



En Suite to master bedroom

2. Walls/Ceiling Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Bathroom walls/ceiling were dry and in good condition.



Basement Bathroom - Thermal Image

3. Window Condition

Good	Fair	Poor	NI	NP
X	X			

Observations:

- Bathroom windows were opened and latch/lock tested unless fixed. Working as required unless otherwise noted.
- Master bedroom window catches - requires attention



Master bedroom window catches - requires attention



Two out of three windows in master require attention

4. Door Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Doors are in good condition

5. Electrical Condition

Good	Fair	Poor	NI	NP
		X		

Observations:

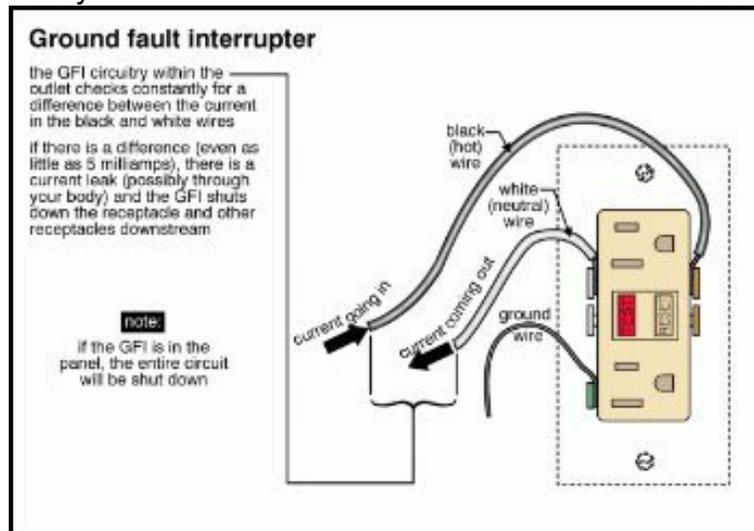
- GFCI did not respond to test, suggest replacing for safety.



GFCI did not respond to test, suggest replacing for safety.



GFCI did not respond to test, suggest replacing for safety.



6. Bathroom Exhaust Fan Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- All vent fans should be kept clean to function as correctly.

7. Tub and Surround Condition

Good	Fair	Poor	NI	NP
X				

Materials: Tub

Observations:

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

8. Shower and Enclosure Condition

Good	Fair	Poor	NI	NP
	X	X		

Observations:

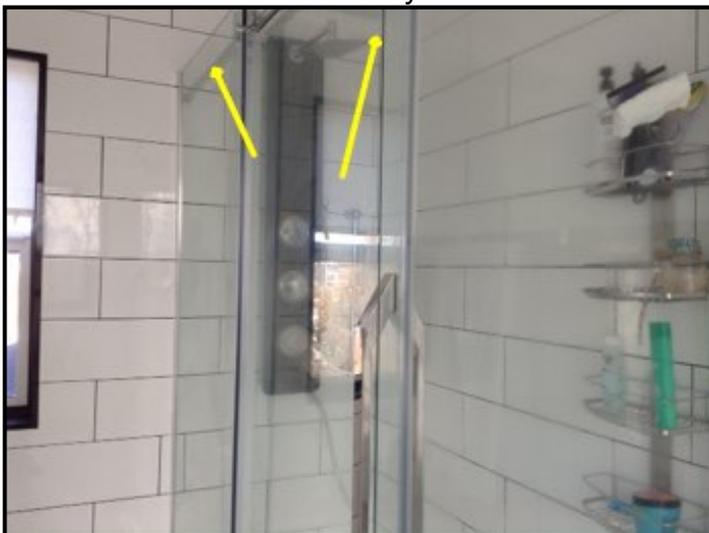
- As and when required - Suggest all tile edges of the shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring.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



Shower in main bathroom required securing correctly



En suite secure shower



Shower door requires attention



Cracked tile in en suite shower

9. Bathroom Sink Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- All tested and working as required- No issues to report.

10. Faucet Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Faucets were run for a period of time. No leaks observed.

11. Traps/Drains/Supply Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- No leaks at traps, drains or supply lines on day of inspection.

12. Toilet Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Some floor covering prevent us seeing hidden damage to sub floors, due to this they are excluded from the responsibility of the inspector.

13. Counters/ Cabinets Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Counter tops in good condition

14. Bathroom Comments

Good	Fair	Poor	NI	NP
X				

Observations:

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

Unfinished Basement/Furnace Room

1. Basement Finish

Good	Fair	Poor	NI	NP
X				

Type: Finished basement

Observations:

- All unfinished areas - Inaccessible areas behind insulation and vapour barrier are not within the scope of this report. Buyer is urged to review the sellers Property Information Sheet to determine if any issues such as seepage have occurred in past as this inspection is limited to visually accessible items only.
- All finished areas - finished areas in basement were observed. Access to the original basement walls, floors, and ceilings was not available due to the additional construction that is present such as framed out walls, covered ceilings, and added floor coverings. As these areas are not visible or accessible to the inspector they are excluded from this inspection.

2. Basement Stairs Condition

Good	Fair	Poor	NI	NP
X				

Observations:

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

3. Basement Floor Condition

Good	Fair	Poor	NI	NP
X				

Materials: Concrete (Furnace room)

Observations:

- Common cracks noted - All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process.

4. Basement Walls Condition

Good	Fair	Poor	NI	NP
X				

Materials: Unfinished

Observations:

- Unable to access the majority of the exterior foundation walls due to basement finish. Comments made are of visible areas only.
- Limited review due to storage of personal property.

5. Basement Ceilings Condition

Good	Fair	Poor	NI	NP
X				

Materials: Unfinished • Open Beam
 Observations:
 • Dry at the time of the inspection.

6. Electrical Issues

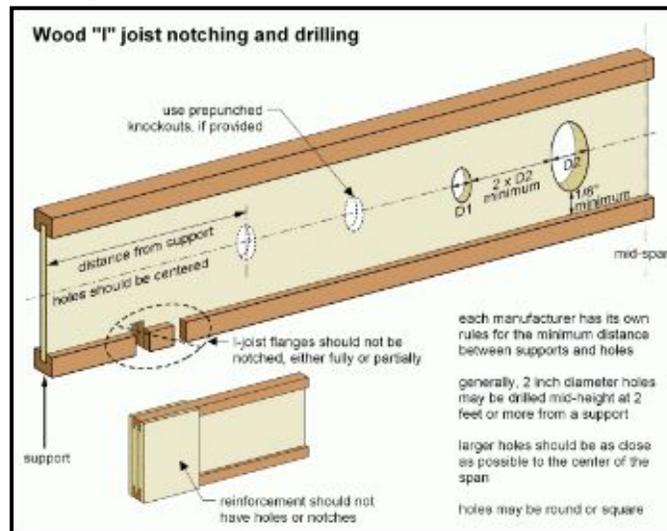
Good	Fair	Poor	NI	NP
X				

Materials: No electrical issues in basement on day of inspection

7. Joist Condition

Good	Fair	Poor	NI	NP
X				

Materials: Manufactured
 Observations:
 • Floor joists are an important part of the supportive structure of a floor. They hold up the weight of a building, absorb impacts on the floor, and create structural support so that the floor will be stable and secure. Suggest consulting professional prior to modification.



8. Beams Condition

Good	Fair	Poor	NI	NP
X				

Materials: Wood
 Observations:
 • Support framework should not be altered as it is a vital component of overall structure, no alterations should be made without seeking the advice.

9. Support Post Comments

Good	Fair	Poor	NI	NP
X				

Materials: Screw Jacks
 Observations:
 • Never remove support posts with our seeking structural advice.
 • Inaccessible as finished in most areas, comments made are of the visible ones only.

10. Subfloor Condition

Good	Fair	Poor	NI	NP
X				

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

Observations:

- No visible leaks were observed or damage to materials at the time of the inspection, comments made are of the visible areas only.

11. Window Condition

Good	Fair	Poor	NI	NP
				X

12. Insulation Condition

Good	Fair	Poor	NI	NP
X				

Materials: Rolled/Batt Insulation

Observations:

- Visible at unfinished area only - No comments can be made on insulation in concealed areas.

13. Basement Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- The basement area was dry on day of the inspection. Future conditions cannot be determined as these are changeable with the weather conditions. Recommend obtaining information from seller on any past water/moisture penetration. The buyer is advised to refer to the Disclosure Statement regarding any past water intrusion.
- Please note it is not the inspectors responsibility to confirm/check for permits for renovation/changes in the home.
- Limited review due to storage of personal property.
- The presence of mold in concealed areas of the home does NOT fall within the scope of Home Inspection as it is not visibly accessible. If buyer has concerns about mold due to allergies, or suspects the presence of mold, he/she is advised to consult with a qualified contractor and with vendor to agree to carry out a more invasive investigation.
- Inspection of the basement/crawlspace is limited to a visual review of conditions at time of inspection only.

Weather conditions, storage of personal property, changing foundation wall conditions wall finishes etc. all contribute to inconclusive predictions of foundation performance.

While there may not be visible evidence of water intrusion at time of inspection, the inspector CANNOT warranty this or any basement against water entry.

Air Conditioning

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be

powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

Plumbing

1. Main Shutoff Location

Good	Fair	Poor	NI	NP
X				

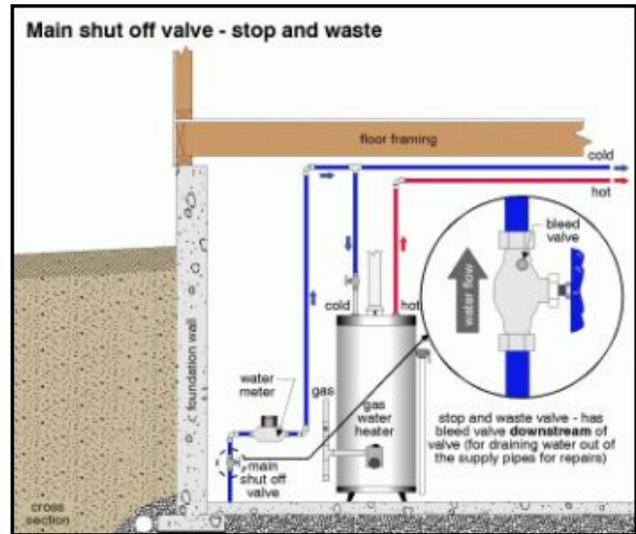
Materials: Poly B • Located in furnace room

Observations:

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



Main water shut off shown



2. Supply Line Condition

Good	Fair	Poor	NI	NP
X				

Materials: Pex • Polybutylene

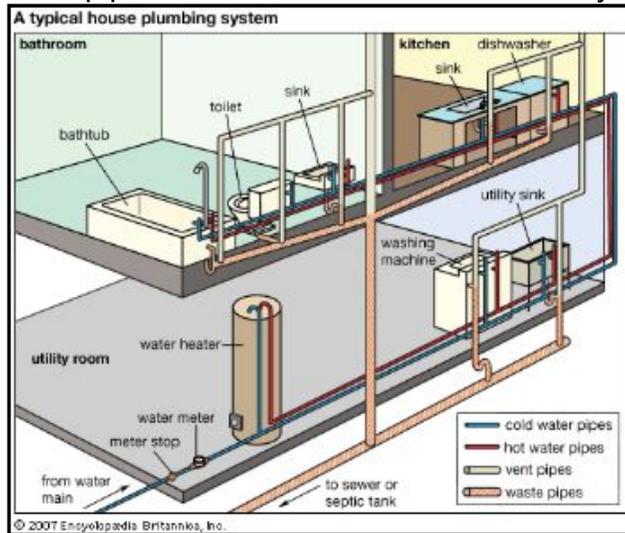
Observations:

- Visible supply lines appeared in good condition and no leaks were found unless otherwise stated.
- **Polybutylene - For education - PB found in homes built between the late 1970's and late 1990's. Polybutylene (PB) Plumbing is used for hot & cold supply piping in homes, also known as "Poly-B." It was less expensive in material cost and easier to install than traditional copper plumbing, however PB has attracted considerable attention over the years over concerns surrounding PB's potential to leak with a number of homeowners who have encountered minor to severe leaks. The claim is that polybutylene pipes and fittings may deteriorate, corrode and fail when exposed to hot water over 82°C (180°F) and high chlorine residuals in water.**



Polybutylene (POLY B) Noted - Please be aware of potential issues with this pipe work.

Plumbing thermal scanned for issues - none on day of inspection



3. Waste Line Condition

Good	Fair	Poor	NI	NP
X				

Materials: Plastic/PVC/ABS

Observations:

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

4. Sump Pump/Pit Conditions

Good	Fair	Poor	NI	NP
				X

Observations:

- No sump pump in the home.

5. Plumbing Comments

Good	Fair	Poor	NI	NP
X				

Comments:

- All plumbing components tested well at time of inspection unless otherwise noted. Recommend monitoring the visible pipes for leaking as part of ongoing maintenance.
- Back flow prevention valve not visible - it may be covered/may not be installed. Confirm with the seller or, if possible, the original builder to ascertain if one was fitted. Insurance companies may add a premium if there is not one in place.

Electrical

1. Main Service Drop Condition

Good	Fair	Poor	NI	NP
X				

Type: Main Service Drop is underground

Observations:

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

2. Electrical panel Condition

Good	Fair	Poor	NI	NP
X				

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

Observations:

- **No open positions observed. The panel is at/approaching capacity- may require a larger panel or sub panel in the future.**



Main kill switch shown - 100 Amp



No screws in main panel

3. Sub Panel comments

Good	Fair	Poor	NI	NP
				X

Observations:

- No sub panel.

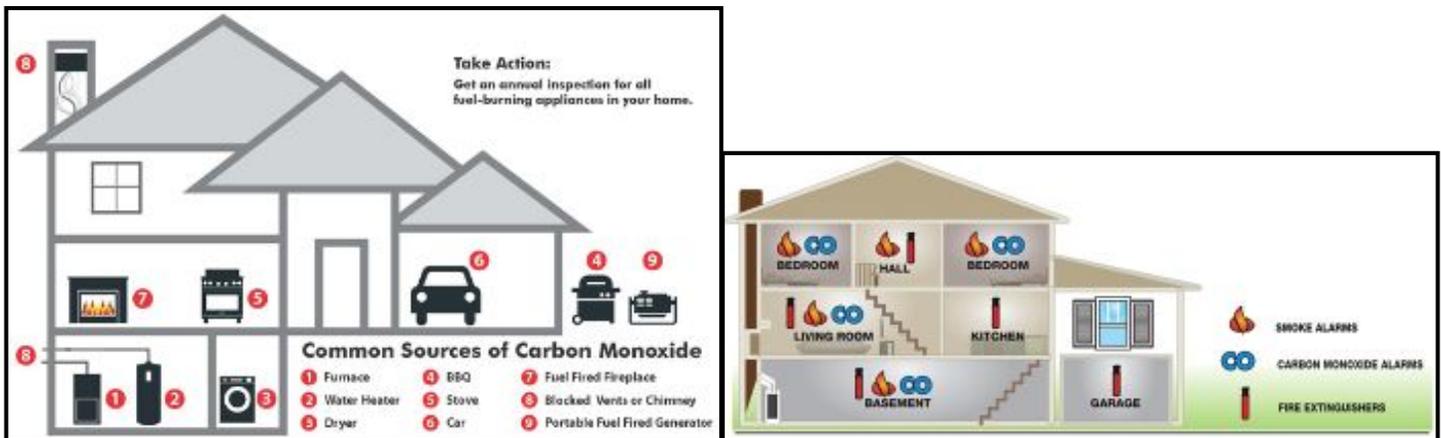
4. Smoke and carbon monoxide detector comments

Good	Fair	Poor	NI	NP
X				

Location: Second Floor

Observations:

- Tested using the device test button. Alarm sounded as required. Periodic testing is suggested to ensure proper working order, these only have a life span of 10 years even if they sound on testing - worked on day of inspection but can fail at anytime.
- New code as of 2016 states, all bedrooms in new homes must have there own smoke detector - not essential for older homes but would enhance safety.
- **We strongly suggest installing smoke and carbon monoxide detectors to all levels of the home and test annually.**

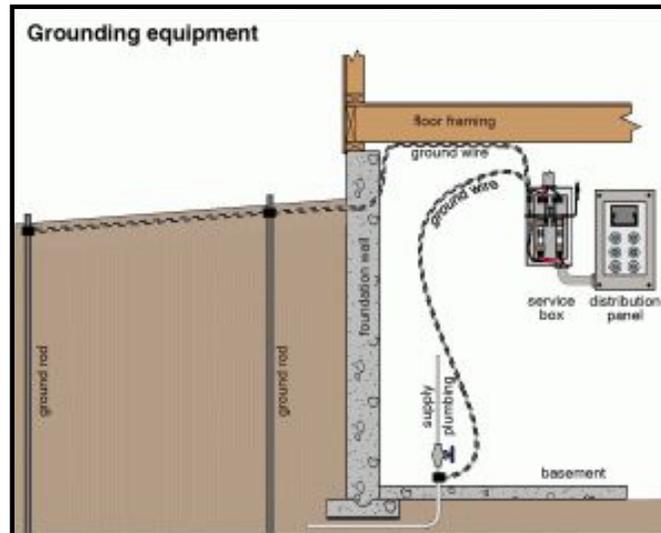


5. Electrical Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- As generalists our electrical inspections are limited - if a more advanced inspection is required we recommend contacting a qualified electrician for full review.
- It is not the inspectors responsibility to confirm permits for the property.
- For education purposes - A ground-fault circuit interrupter (GFCI) can help prevent electrocution. If a person's body starts to receive a shock, the GFCI senses this and cuts off the power before he/she can get injured. GFCIs are generally installed where electrical circuits within appliances may accidentally come into contact with water. They are most often found in kitchens, bath and laundry rooms, outside or in the garage - We may suggest GFCI upgrades in areas, these upgrades are suggestions only and in some cases not possible due to the age of the home/panel. For more detailed review of electrical issues suggest electrician to review if required.
- The electrical service to this home is typical and adequate for this home. As many receptacles as accessible were tested. Issues have been documented in the appropriate section.
- All electrical issues within the home should repaired/replaced buy a licensed electrical contractor, do not attempt repairs unless fully qualified.
- Missing cover plates observed, suggest installing for safety.



Heating

1. Heating Type

Materials: Gas Forced Air • Low Efficiency Furnace in place.
 Materials: Approximate age of furnace is 20 years old.

2. Thermostat Condition

Good	Fair	Poor	NI	NP
X				

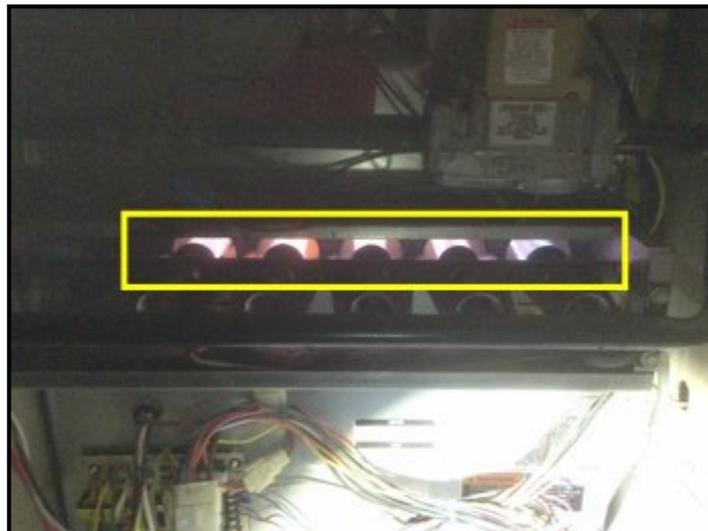
Recommend securing operation manual from seller and confirming proper operation prior to close.

3. Burner Chamber Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- Annual clean/service by a qualified HVAC technician is recommended on possession and then ongoing annually.
- Cracks and/or holes in the heat exchanger are not part of the inspection - Service engineer should be called to inspect if concerned.



All visibly good in burner chamber on day of inspection

4. Exhaust Venting Conditions

Good	Fair	Poor	NI	NP
X				

Materials: Metal

Observations:

- Vent lines in good condition where visible.

5. Filter comments

Good	Fair	Poor	NI	NP
X				

Size: 20x25x1

Observations:

- Recommend filters are changed every 2-3 months, unless otherwise stated by the filters manufacture.



Gas shut off shown - Replace filter every 2-3 month or as stated by manufacturer

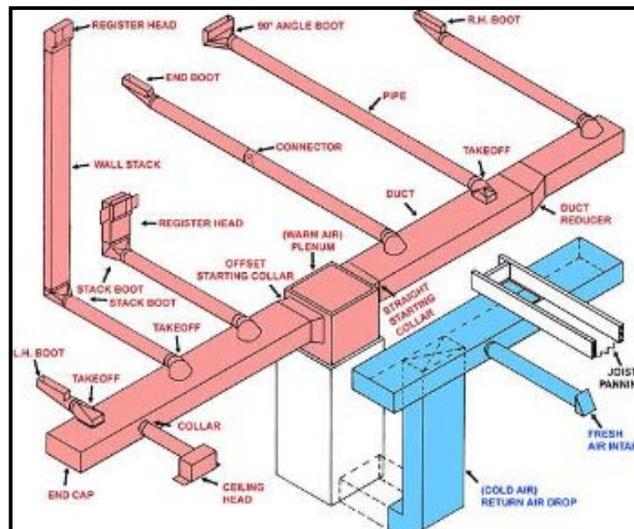
6. Distribution Condition

Good	Fair	Poor	NI	NP
X				

Type: Ducts and Registers

Observations:

- Duct work is in place and correct where visible. Sealing joints, gaps and holes will reduce heat loss in unwanted areas. It will also provide better air flow from the vents around the home. It is common for rooms further from the furnace to have a slightly lower heat distribution.
- A selective number of heat registers are tested and worked as required.



7. Humidifier comments

Good	Fair	Poor	NI	NP
			X	

Materials: Humidifiers are unreliable and can fail at anytime so not part of the inspection.

Observations:

- Humidifiers require annual service for proper operation. (Humidifiers are not part of the inspection)

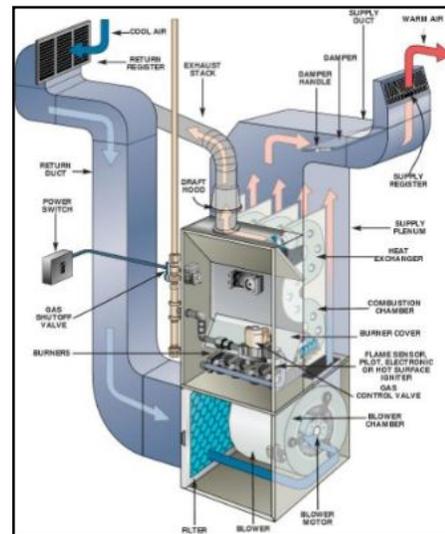
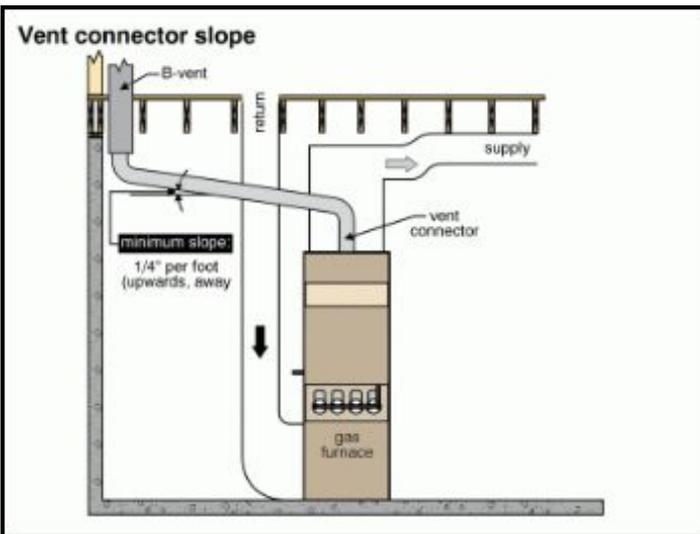
8. Heating Comments

Good	Fair	Poor	NI	NP
X				

Observations:

• Due to inaccessibility of many of the components of this unit, the review is limited. Unit was tested using normal operating controls and appeared to function properly at time of inspection. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.

- We always recommend a full clean and service on possession - then every 1-2 years.
- Lennox furnace - typical life span 35 years -if serviced and maintained



Water Heater

1. Water Heater

The water heater is located in the furnace room, has a 40 gallon capacity, approximately 20 years old. Average life expectancy is about 10-12 years - These can fail at any time.

2. Supply lines Condition

Good	Fair	Poor	NI	NP
X				

Materials: Poly B and copper

Observations:

- No leaks at supply lines or fittings - but monitor



Water and gas shut offs shown.

3. Temperature Pressure Release Valve Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

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

4. Combustion Chamber Conditions

Good	Fair	Poor	NI	NP
	X			

Observations:

- Combustion chamber was inspected, minor rust and scale noted - On going monitoring required.



Combustion chamber was inspected, minor rust and scale noted - On going monitoring required.

5. Flue Venting Conditions

Good	Fair	Poor	NI	NP
X				

Materials: Metal

Observations:

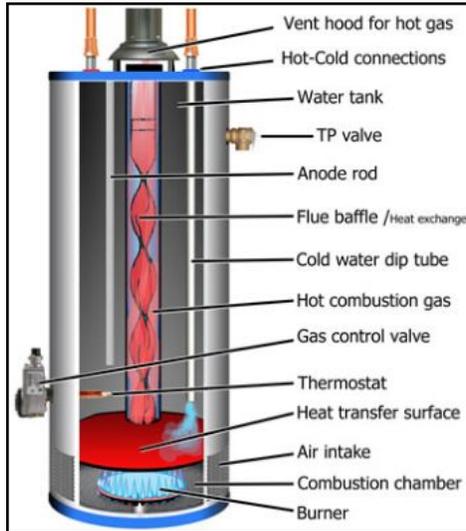
- Intact where visible; the flue interior is not reviewed.

6. Water Heater Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- Children should be kept away from water heater as the high pressure release valve, if disturbed, can cause scalding.
- Serviceable at time of inspection. No warranties can be offered on this or any other appliance.
- **Due to age and condition we recommend closely monitoring the tank and in the event of water leaking recommend replacement**



Attic

1. Methods Used to Inspect

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

2. Framing Condition

Good	Fair	Poor	NI	NP
X				

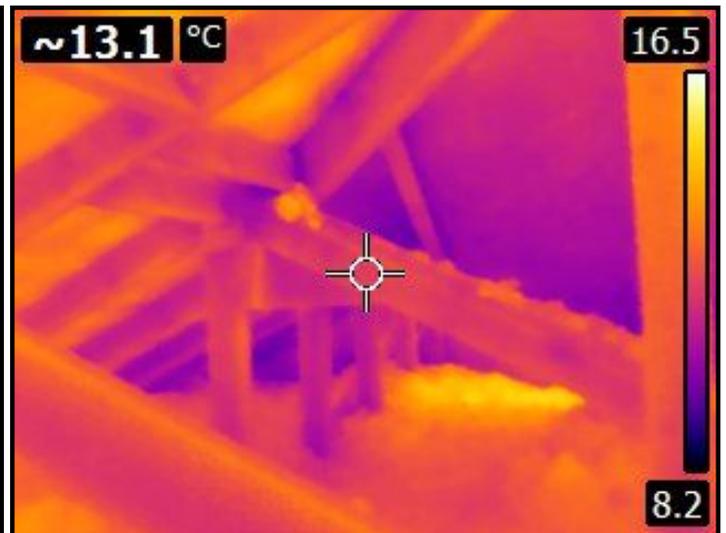
Style: Truss

Observations:

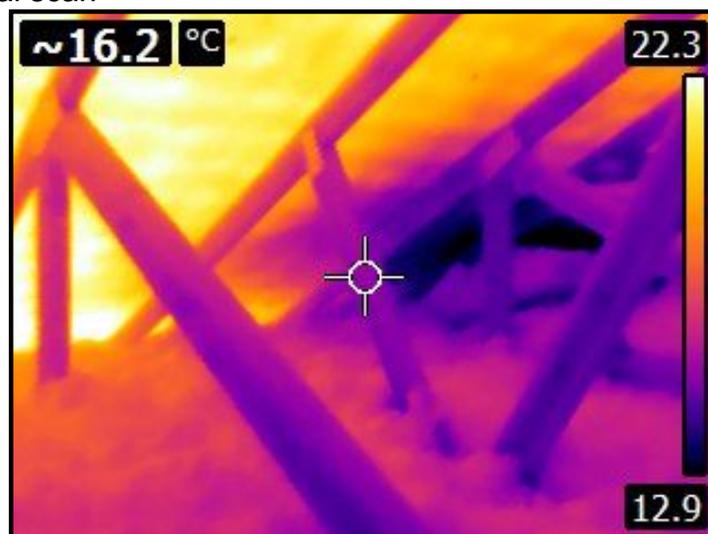
- Unable to determine condition in some areas due to insulation cover.



All visibly good in attic area from ladders edge with flash light



All visibly good in attic area from ladders edge on thermal scan



3. Sheathing Condition

Good	Fair	Poor	NI	NP
X				

Materials: Plywood/OSB

Observations:

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

4. Insulation Condition

Good	Fair	Poor	NI	NP
X				

Materials: Blown in - Loose fill insulation

Observations:

- Approx 12-14 Inches of insulation noted in attic space.

5. Ventilation Conditions

Good	Fair	Poor	NI	NP
X				

Style: Hooded Roof Vents • Soffit Vents

Observations:

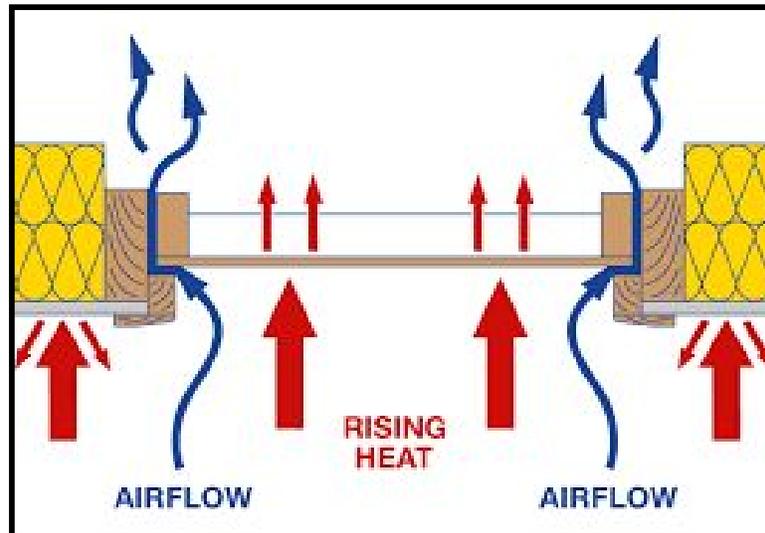
- Proper ventilation in your attic or roof space is critical to the performance of your roofing material. Life cycle, cost of roofing material, house structure, home system venting, attic condensation, ice dams, ceiling leaks, R value of insulation, energy costs, health of occupants, and so much more can be affected.

6. Attic Comments

Good	Fair	Poor	NI	NP
X				

Observations:

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



InterNACHI Code of Ethics

InterNACHI Standards of Practice

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- 2.7. Electrical
- 2.8. Fireplace
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3. Limitations, Exceptions & Exclusions

4. Glossary of Terms

1. Definitions and Scope

1.1. A Home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its

components on the date of the inspection and not the prediction of future conditions.

II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

1.2. A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

1.3. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

2. Standards of Practice

2.1. Roof

I. The inspector shall inspect from ground level or eaves:

- A. The roof covering.
- B. The gutters.
- C. The downspouts.
- D. The vents, flashings, skylights, chimney and other roof penetrations.
- E. The general structure of the roof from the readily accessible panels, doors or stairs.

II. 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. Inspect antennae, lightning arresters, or similar attachments.

2.2. Exterior

I. The inspector shall inspect:

- A. The siding, flashing and trim.
- B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
- C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter.
- D. A representative number of windows.
- E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
- F. And describe the exterior wall covering.

II. The inspector is not required to:

- A. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
- C. Inspect geological, geotechnical, hydrological and/or soil conditions.
- D. Inspect recreational facilities.
- E. Inspect seawalls, break-walls and docks.
- F. Inspect erosion control and 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 systems.
- L. Inspect swimming pools or spas.
- M. Inspect septic systems or cesspools.
- N. Inspect playground equipment.
- O. Inspect sprinkler systems.
- P. Inspect drain fields or drywells.
- Q. Determine the integrity of the thermal window seals or damaged glass.

2.3. Basement, Foundation & CrawlSpace

I. The inspector shall inspect:

- A. The basement.
- B. The foundation
- C. The crawlspace.
- D. The visible structural components.
- E. Any present conditions or clear indications of active water penetration observed by the inspector.
- F. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

II. The inspector is not required to:

- A. Enter any crawlspaces that are 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 size, spacing, span, location or determine 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.

2.4. Heating

I. The inspector shall inspect:

- A. The heating system and describe the energy source and heating method using normal operating controls.
- B. And report as in need of repair furnaces which do not operate.
- C. And report if inspector deemed the furnace inaccessible.

II. The inspector is not required to:

- A. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks.
- B. Inspect underground fuel tanks.
- 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 when 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.

2.5. Cooling

I. The inspector shall inspect:

- A. The central cooling equipment using normal operating controls.

II. 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 window units, through-wall units, or electronic air filters.

- C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.
- E. Examine electrical current, coolant fluids or gasses, or coolant leakage.

2.6. Plumbing

I. The inspector shall:

- A. Verify the presence of and identify the location of the main water shutoff valve.
- B. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
- C. Flush toilets.
- D. Run water in sinks, tubs, and showers.
- E. Inspect the interior water supply including all fixtures and faucets.
- F. Inspect the drain, waste and vent systems, including all fixtures.
- G. Describe any visible fuel storage systems.
- H. Inspect the drainage sump pumps testing sumps with accessible floats.
- I. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
- J. Inspect and determine if the water supply is public or private.
- K. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.
- L. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets.
- M. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
- N. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

II. The inspector is not required to:

- A. Light or ignite pilot flames.
- B. Determine the size, temperature, age, life expectancy or adequacy of the water heater.
- C. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of 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 or potability or the reliability of the water supply or source.
- F. Open sealed plumbing access panels.
- G. Inspect clothes washing machines or their connections.
- H. Operate any main, branch or fixture valve.
- I. Test shower pans, tub and shower surrounds or enclosures for leakage.
- J. Evaluate the compliance with local or state conservation or energy 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 clean-outs for effective cleaning of drains.
- M. Evaluate gas, liquid propane or oil storage tanks.
- N. Inspect any private sewage waste disposal system or component of.
- O. Inspect water treatment systems or water filters.
- P. Inspect water storage tanks, pressure pumps or bladder tanks.
- Q. Evaluate 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 and/or temperature or pressure relief valves.
- T. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.
- U. Determine the existence or condition of polybutylene plumbing.

2.7. Electrical

I. The inspector shall inspect:

- A. The service line.
- B. The meter box.
- C. The main disconnect.
- D. And determine the rating of the service amperage.
- E. Panels, breakers and fuses.
- F. The service grounding and bonding.
- H. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles
- I. And test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection.
- I. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
- J. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present.
- K. The service entrance conductors and the condition of their sheathing.
- L. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester.
- M. And describe the amperage rating of the service.
- N. And report the absence of smoke detectors.
- O. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

II. The inspector is not required to:

- A. Insert any tool, probe or device into the main panel, sub-panels, downstream panels, or electrical fixtures.
- B. Operate electrical systems that are shut down.
- C. Remove panel covers or dead front covers if not readily accessible.
- D. Operate over current protection devices.
- E. Operate non-accessible smoke detectors.
- F. Measure or determine the amperage or voltage of the main service if not visibly labeled.
- G. Inspect the alarm system and components.
- H. Inspect the ancillary wiring or remote control devices.
- I. Activate any electrical systems or branch circuits which are not energized.
- J. Operate overload devices.
- K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices.
- L. Verify the continuity of the connected service ground.
- M. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- N. Inspect spark or lightning arrestors.
- O. Conduct voltage drop calculations.
- P. Determine the accuracy of breaker labeling.

2.8. Fireplace

I. The inspector shall inspect:

- A. The fireplace, and open and close the damper door if readily accessible and operable.
- B. Hearth extensions and other permanently installed components.
- C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials

II. 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 such installation.
- G. Inspect automatic fuel feed 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 draft characteristics.
- L. Move fireplace inserts, stoves, or firebox contents.
- M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.
- N. Perform an NFPA inspection.

2.9. Attic, Ventilation & Insulation

I. The inspector shall inspect:

- A. The insulation in unfinished spaces.
- B. The ventilation of attic spaces.
- C. Mechanical ventilation systems.
- D. And report on the general absence or lack of insulation.

II. The inspector is not required to:

- A. Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.
- B. To move, touch, or disturb insulation.
- C. To move, touch or disturb vapor retarders.
- D. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
- E. Identify the composition of or the exact R-value of insulation material.
- F. Activate thermostatically operated fans.
- G. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.
- H. Determine adequacy of ventilation.

2.10. Doors, Windows & Interior

I. The inspector shall:

- A. Open and close a representative number of doors and windows.
- B. Inspect the walls, ceilings, steps, stairways, and railings.
- C. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.
- D. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door.
- E. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.
- F. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

- A. Inspect paint, wallpaper, window treatments or finish treatments.
- B. Inspect central vacuum systems.
- C. Inspect safety glazing.
- D. Inspect security systems or components.
- E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises.
- F. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure.

- G. Move drop ceiling tiles.
- H. Inspect or move any household appliances..
- I. Inspect or operate equipment housed in the garage except as otherwise noted.
- J. Verify or certify safe operation of any auto reverse or related safety function of a garage door.
- K. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
- L. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices.
- M. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights.
- N. Inspect microwave ovens or test leakage from microwave ovens.
- O. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
- P. Inspect elevators.
- Q. Inspect remote controls.
- R. Inspect appliances.
- S. Inspect items not permanently installed.
- T. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
- U. Come into contact with any pool or spa water in order to determine the system structure or components.
- V. Determine the adequacy of spa jet water force or bubble effect.
- W. Determine the structural integrity or leakage of a pool or spa.

3. Limitations, Exceptions & Exclusions

3.1. Limitations:

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

3.2. Exclusions:

- I. The inspectors are 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 repair or replacement of any system or component.
 - G. Future conditions.
 - H. The compliance with codes or regulations.
 - I. The presence of evidence of rodents, animals or insects.
 - J. The presence of mold, mildew or fungus.
 - K. The presence of air-borne hazards.

- L. The presence of birds.
- M. The presence of other flora or fauna.
- N. The air quality.
- O. The existence of asbestos.
- P. The existence of environmental hazards.
- Q. The existence of electro-magnetic fields.
- R. The presence of hazardous materials including, but not limited to, the presence of lead in paint.
- S. Any hazardous waste conditions.
- T. Any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin.
- U. Operating costs of systems.
- V. Replacement or repair cost estimates.
- W. The acoustical properties of any systems.
- X. Estimates of how much it will cost to run any given system.

II. The inspectors are 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. Antennae.
 - 4. Lights.
 - 5. 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 inspectors are not required to:

- A. Move any personal items or other obstructions, such as, but not limited to:
 - 1. Throw rugs.
 - 2. Furniture.
 - 3. Floor or wall coverings.
 - 4. Ceiling tiles
 - 5. Window coverings.
 - 6. Equipment.
 - 7. Plants.
 - 8. Ice.
 - 9. Debris.
 - 10. Snow.
 - 11. Water.
 - 12. Dirt.
 - 13. Foliage.
 - 14. Pets

- B. Dismantle, open, or uncover any system or component.
- C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.
- D. Enter crawlspaces or other areas that are unsafe or not readily accessible.
- E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.
- F. Do anything which, in the inspector's opinion, is likely to 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 dogs.
- G. Inspect decorative items.

- H. Inspect common elements or areas in multi-unit housing.
- I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.
- J. Offer guarantees or warranties.
- K. Offer or perform any engineering services.
- L. Offer or perform any trade or professional service other than home inspection.
- M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its 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 or subsequent additions, improvements, renovations or replacements thereto.
- O. Determine the insurability of a property.
- P. Perform or offer Phase 1 environmental audits.
- Q. Inspect on any system or component which is not included in these standards.

4. Glossary of Terms

- 4.1. Accessible: Can be approached or entered by the inspector safely, without difficulty, fear or danger.
- 4.2. 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.
- 4.3. Adversely Affect: Constitute, or potentially constitute, a negative or destructive impact.
- 4.4. Alarm System: Warning devices, installed or free-standing, including but not limited to: Carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
- 4.5. Appliance: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- 4.6. 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.
- 4.7. Component: A permanently installed or attached fixture, element or part of a system.
- 4.8. Condition: The visible and conspicuous state of being of an object.
- 4.9. Crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
- 4.10. Decorative: Ornamental; not required for the operation of essential systems and components of a home.
- 4.11. Describe: Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.
- 4.12. Determine: To arrive at an opinion or conclusion pursuant to examination.
- 4.13. 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.
- 4.14. 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 or processes.
- 4.15. Enter: To go into an area to observe visible components.
- 4.16. Evaluate: To assess the systems, structures or components of a dwelling.
- 4.17. Examine: To visually look. See Inspect.
- 4.18. Foundation: The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.
- 4.19. 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.

4.20. Functional: Performing, or able to perform, a function.

4.21. 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.

4.22. Household Appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.

4.23. Inspect: To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas in accordance with these Standards of Practice.

4.24. Inspected Property: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.

4.25. Inspector: One who performs a real estate inspection.

4.26. Installed: Attached or connected such that the installed item requires tool for removal.

4.27. Material Defect: Refer to section 1.2.

4.28. Normal Operating Controls: Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.

4.29. Observe: To see through visually directed attention.

4.30. Operate: To cause systems to function or turn on with normal operating controls.

4.31. Readily Accessible: An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

4.32. Recreational Facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.

4.33. Report: A written communication (possibly including digital images) of any material defects seen during the inspection.

4.34. Representative Number: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.

4.35. Safety Glazing: Tempered glass, laminated glass, or rigid plastic.

4.36. Shut Down: Turned off, unplugged, inactive, not in service, not operational, etc.

4.37. Structural Component: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

4.38. System: An assembly of various components to function as a whole.

4.39. Technically Exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection which 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.

4.40. Unsafe: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal 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.

4.41. Verify: To confirm or substantiate.