

# *R.E.I. & Co Home Inspections*

## Home Inspection Report



#22 18235 111 street, Edmonton, Alberta  
Inspection prepared for: John Doe & Jane Doe  
Real Estate Agent: Brett Winegarden - Royal Lepage AR Team

Date of Inspection: 3/14/2022 Time: 4:30 pm  
Age of Home: 2002 Size: 1250 Sqft  
Weather: Cloudy and Recent Rain

Inspector: Geoff Latham

Phone: 7804480689  
Email: realestateinspections@shaw.ca

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## General Information

### 1. Inspector

- Geoff Latham, CMI, CCHI, CPI

### 2. Persons in Attendance

- Buyers
- Buyers Agent

### 3. Occupancy

• The property is vacant. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes and tubs for wet conditions during this same period.

### 4. Levels

- 2 Story Townhouse

### 5. Estimated Age

- This home is approx. 20 years old.

### 6. Weather conditions

- 1 degrees w/mainly cloudy skies

## Maintenance & General Information

### 1. Maintenance & General Information

#### Materials:

- General Information
- REI HOME MAINTENANCE SCHEDULE

For appliance maintenance schedules and procedures, refer to the specific owner's manual.

Some recommendations may not apply to all properties.

As needed Condition:

- Close fireplace damper when not in use
- Fix leaky faucets
- Unclog slow running drains
- Back water valves

Monthly

- Inspect and test smoke and fire alarms( Replace as needed)
- Inspect and replace filters as necessary (air conditioner, pool, and so on)
- Clean/vacuum grill and inside compressor unit of central air conditioner,

when in use

- Walk around the house exterior to check general condition
- Check furnace filter and replace as needed ( This is even more important on the High Efficiency furnaces)

Spring

- Replace smoke and fire alarm batteries (at least twice per year)
- Cut back any trees or shrubs touching the exterior (twice per year)
- Inspect and touch up exterior paint
- Inspect foundation for water penetration, settlement, and cracks
- Inspect or treat exterior wood for splintering, decay, and insect damage
- Inspect window insulation and remove storm windows
- Clean exterior of upper-story windows (twice per year)
- Install window screens, repairing as needed
- Clean gutters and inspect downspouts (twice per year)
- Inspect roof for warping, aging, moss, and cracking
- Perform seasonal pest control (quarterly)
- Check sump pump for operation and service if needed

Summer

- Inspect exposed plumbing areas for dampness (twice per year)
- Fix loose or cracked caulking around tiles, sinks, tubs, showers, toilets, and counters
- Inspect appliance hoses and ventilation according to owners' manuals
- Power wash, repair, refinish, and seal decks, reset any protruding nails
- Clean and lubricate sliding-glass-door tracks and window tracks
- Lubricate door hinges and locks
- Oil garage door(s)
- Patch driveway and other concrete, or treat asphalt
- Perform seasonal pest control (quarterly)

Fall

- Replace smoke and fire alarm batteries (at least twice per year)
- Inspect and clean fireplace and chimney
- Service furnace or other heating system
- Clean and adjust humidifier on furnace
- Clean/vacuum heating ducts, grids, and registers
- Clean upper-story windows (twice per year)
- Inspect window screens and insulation, and install storm windows
- Inspect weather-stripping around doors and replace as needed.
- Cut back any trees or shrubs touching the roof or exterior (twice per year)
- Clean gutters and inspect downspouts (twice per year)
- Trim, cover, or bring in outdoor plants as needed
- Perform seasonal pest control (quarterly)
- Check sump pump for operation and service if needed
- Winterize water and drain lines( If Applicable)
- Check heat tape on the water lines(If Applicable)

Winter

- Recharge fire extinguishers
- Wax and buff wood floors
- Professionally clean curtains and drapes

- Inspect and touch up interior paint
- Inspect exposed plumbing areas for dampness (twice per year)
- Perform seasonal pest control (quarterly)
- Test for carbon monoxide

### Scope of Work

You have contracted with REI & Co (Real Estate Inspections) to perform a generalist inspection in accordance with the standards of practice established by the National Association of Certified Home Inspectors, a copy of which is attached to this written report. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials.

Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify defects or adverse conditions that would warrant a specialist evaluation.

Therefore, you should be aware of the limitations of this type of inspection, which are indicated in the standards. This report may NOT be copied, transferred to or relied upon by any other person/s without the written prior permission of REI & Co ( Real Estate Inspections) and payment to us of the transfer fee, if so agreed by REI. The purpose of this inspection is to render an opinion of the major inspected elements of thereferenced property on the date of the inspection. We have attempted to carry out a professional, objective visual examination of the subject property within the time constraints dictated by personal and financial considerations. Our inspection should not be confused with an appraisal, municipal code inspection, land survey, or any other mandatory building purchase procedure, and does not grant or infer a Guarantee of any kind. We do not attempt to list or point out what may be classified as cosmetic opinions, minor flaws or normal wear or tear, as we recognize that such items are personal and open to different interpretation by individuals. As you will appreciate we are unable to offer any opinion on any potential or real non-visual defect. We deliberately do not PASS or FAIL any building.

In Canada, a building inspection is defined as "an opinion of the present condition of the property, based on a visual inspection of the readily accessible features of the building/house." Our inspection is not a guarantee, warrantee or insurance policy. Without dismantling a building or its systems, there are limitations. We can substantially reduce your risk but we cannot eliminate it, nor do we assume it. An inspection is technically exhaustive when it involves the extensive use of measurements, instruments, testing, calculations and other means to develop scientific or engineering findings, conclusions and recommendations. You are aware that our inspection of the subject dwelling and this subsequent report are not technically exhaustive - such an approach is beyond the scope, time allowed and fee charged for this inspection.

We have not verified, and make no representations or warranties as to, the location of the dwelling in relation to the property lines, and related matters, and we would advise you to engage an Alberta Land Surveyor should you require this information. We have not confirmed that a building permit was obtained for the construction of the building or additions and renovations that may have been performed on the dwelling, but we are basing our comments upon the assumption that such permits were in place and the applicable satisfactory design approvals and inspections performed in that regard by the applicable authorities having jurisdiction over the work and that they found

the work to be satisfactory.

The inspection has not been intended to verify building code requirements or violations thereof and we make no representations as to such compliance, other than may be specifically mentioned herein. Further, in this report we are not providing advice as to building code requirements and we assume no responsibility for the accuracy of any reference to the current building code - any such references are for information purposes only.

Any questions you may have regarding specific building code requirements may be referred to the following provincial government address and telephone number:

Alberta Municipal Affairs

Technical and Safety Services

Building and Fire Safety

16th Floor Commerce Place, 10155 - 102 Avenue

Edmonton, Alberta T5J 4L4 Tel: 1-866-421-6929 (including local callers)

E Mail: [safety\\_services@gov.ab.ca](mailto:safety_services@gov.ab.ca)

In the event that you have any question regarding this report and it's contents or about items you feel may have been omitted we urge you to contact us for further information. We similarly urge you to contact us should you find areas that are not totally clear to you and we shall attempt to clarify any such areas for you.

Attached for your information is a Glossary explaining some of the terms used either during the verbal report or included with the detail shown in this report. Ongoing timely for the future, maintenance or lack thereof, will to a great extent determine the life span of the dwelling, and there will always be some areas that can be improved. We have in this report noted some of these areas, not to detract from the value of the dwelling, but to advise you of the conditions we observed and our interpretations, to assist you in understanding the nature of some of the repairs required, also maintenance recommended.

As a courtesy, we are including some commonplace information about several of the environmental contaminants that could be of concern to you and your family. There are many environmental contaminants that we do not have the expertise or the authority to test for, such as asbestos, radon, methane, formaldehyde, wood-destroying organisms, pests and rodents, moulds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the better known ones.

Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, you should also be aware that our use of terminology like "mould," and "asbestos," is intentionally generic, and should not be construed as a statement of fact. Regardless, health and safety, and environmental hygiene is a deeply personal responsibility, and you should make sure that you are familiar with any contaminant that could affect your building environment.

**MOULD AND MILDEW** are different forms of fungi, or microscopic organisms that feed on organic matter and propagate by means of airborne spores. Mould can take many different forms. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems.

However, there are less common molds that are called toxigens that do represent a health threat. All moulds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation.

Interestingly, the moulds that commonly appear on ceramic tiles in



bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar moulds that form on **cellulose** materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mould is to be found anywhere within a building, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with un vented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we look at very closely. Nevertheless, mould can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly the areas that we have alluded to.

Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, the specific identification of moulds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma.

ASBESTOS is another notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as Health Canada, distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspect asbestos containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

RADON is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in North America. The gas is able to enter building through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawl spaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and disperse into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting Health Canada, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the region surrounding your building.



LEAD poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health hazard. Although rarely found in use, lead could be present in any building build as recently as the nineteen forties.

For instance, lead was an active ingredient in many paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap.

There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections might be deemed to be prudent before possession date.

The scope of the inspection is of course further expanded in the "Agreement for Inspection Services" which is the contract already made between REI &Co (Real Estate Inspections) and yourself, our client, for the property inspection carried out; and the subject of this report.

## Exterior

### 1. Exterior General Information

• General Information Below (Does Not Apply to all Properties)

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the building walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface.

Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier.

However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows.

### 2. Driveway Condition

ACC	INFO	SERV	NI	N/A
<b>X</b>				

**Materials:**

- Concrete

**Observations:**

- The driveway is in acceptable condition and does not need any service at this time.

**3. Walkway Conditions**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Concrete

**Observations:**

- The walkways are in acceptable condition and does not need any service at this time.

**4. Exterior Wall Cladding Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Vinyl

**Observations:**

- Acceptable at time of inspection.

**5. Window/Frame Conditions**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Double Glazed Vinyl windows.

**Observations:**

- Acceptable condition at time of inspection.

**6. Trim Conditions**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**7. Retaining Wall Conditions**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Concrete

**Observations:**

- Appeared serviceable at time of inspection. Structural assembly inaccessible.

**8. Fences & Gates Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**9. Soffit/Facia Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Metal

**Observations:**

- Acceptable at time of inspection

**10. Sliding Glass Doors**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- The sliding glass doors are tempered and in acceptable condition

**11. Exterior Door Conditions**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Metal

**Observations:**

- Doors functional at time of inspection.

**12. Conduit**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- The conduits are in acceptable condition and does not need any service at this time.

**13. Exhaust & Intakes for Gas Appliances**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- The exhaust and intakes are in acceptable condition and do not need any service at this time.

**14. Sump Pump Exit Pipes**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**15. Electric Meter Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Main Service Drop is underground

**16. Gas Meter & Pipe Conditions**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Main fuel shutoff was located at the meter.

**17. Exterior Lights**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- The exterior lights are functional and do not need any service at this time.

**18. Electrical Conditions**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- There are **GFCI** in place and operational, they need no service at this time.

**19. Exterior Faucet Conditions**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- The outside faucet is not secure to the wall and needs to be serviced by a contractor.



The outside faucet is not secure to the wall and needs to be serviced by a contractor.

**20. Door Bell Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Doorbell(s) functional at time of inspection.

**21. Lot Grade and Drainage Conditions**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Information :**

- General Information Below (Does Not Apply to all Properties)

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

- Grading and drainage is either negative or neutral adjacent to the residence, and moisture intrusion will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least two foot(the further the better), to keep moisture away from the footings and the foundation. The key to grading is to use clay to create a positive slope away from the foundation and then either to the front or the back of the property.

**22. Vegetation comments**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Vegetation appears acceptable at time of inspection.

**23. Patio Conditions**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**24. Deck Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**25. Porch Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**26. Balcony Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

**27. Stair Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- The stairs on the property are in acceptable condition and do not need any service.

**28. General Exterior Comments**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Exterior and common areas are the responsibility of the Condominium Owners Association and are subject to the Association By-Laws, rules and assessments. We recommend obtaining and reviewing the By-Laws, financial statements, the most recent reserve study and minutes of the meetings of the Association prior to close. We will not investigate nor give any opinion concerning the By-Laws, financial statements, minutes or other resolutions concerning the property.

## Structural

**1. Wall Structure Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- The walls are conventionally framed with wooden studs.

**Observations :**

- The walls are in acceptable condition with no service needed at this time.

**2. Floor Structure Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- The floor structure includes conventional and engineered lumber sheathed in plywood.

**Observations:**

- The floor is in acceptable condition and does not need any service.

### 3. Ceiling Structure Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

**Observations:**

- The ceiling structure is in acceptable condition and does not have any visible defects.

### 4. Roof Structure Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- The roof structure consists of a prefabricated truss system.

**Observations:**

- The roof structure is in acceptable condition and does not have any visible defects.

### 5. Foundation Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials :**

- The foundation is made of concrete.

**Observations :**

- The basement walls are sheathed and we can not inspect the foundation directly, we then inspect the structure of the building from inside the building and from the outside looking for bugling, cracking and signs of movement thru out the building and we can conclude that the foundation is in acceptable condition with no service needed at this time.

## House Roof

### 1. Roof Information

- There are a wide variety of asphalt composition roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of the roof.

### 2. Methods Used to Inspect Roof

**How Inspected:**

- Visually accessible from ground.
- Roof is the responsibility of the condo association. Suggest monitoring and discussing any concerns with them for further examination.

**3. Estimated Age**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations :**

- The roof appear to be 4 to 6 years old. However, this is only an estimate, and you should request the installation permit, which will reveal its exact age and any warranty and guarantee that might be applicable.

**4. Roof Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Fibreglass Composition Shingles

**Observations:**

- The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

**5. Roof Flashing Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Metal

**Observations:**

- Acceptable at time of inspection.

**6. Skylight Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**7. Gutters & Drainage**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations :**

- The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

## Main Panel

**1. General Comments****Materials:**

- National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

**2. Service Entrance**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Service entrance cables are copper

**Observations :**

- The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not



evaluated as part of our service.

### 3. Panel Size & Location

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Materials:

- The residence is served by a 100 amp, 220 volt panel, located in the garage of the residence. It should be noted that in general terms, in 2005, new home or new electrical service minimum service size contained within the electrical code requires 60 Amp service for any home with less than 80 sq. m (861 sq. ft) floor area and minimum of 100 Amp service for any home with 80 sq. m (861 sq. ft) floor area - this includes all floors except the basement. A calculated load equation is also required adding the sum of all the loads after certain demand factors are applied, which may increase the required amperage.)

### 4. Main Panel Observations

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Materials:

- The main panel and its components have no visible deficiencies.

### 5. Panel Cover Observations

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Materials:

- The exterior cover for the main electrical panel is in acceptable condition.

### 6. Type of Wiring

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Materials:

- The Copper wiring is in acceptable condition.

### 7. Wiring Observations

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Materials:

- The electrical wiring in the panel is in acceptable condition and does not need any service.

### 8. Breakers

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Materials:

- There are no visible deficiencies with the circuit breakers in the main electrical panel.

### 9. Grounding/Bonding Comments

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Materials:

- Grounding rod or plate

#### Observations:

- Acceptable at time of inspection.

# General Wiring Comments

## 1. General Wiring Issues

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Observations:

- Loose light fixture in the furnace room, have an electrician evaluate and service as needed.



Loose light fixture in the furnace room, have an electrician evaluate and service as needed.

## Forced Air Heating

### 1. General Furnace Information

The heating system consists of a gas fired forced air furnace , controlled via a low voltage thermostat.

The heat distribution system was achieved via sheet metal ducts to the individual rooms requiring heat. The ducts that could be seen were in good condition and serve all rooms. We recommend that the air ducts be cleaned as a wise investment in environmental hygiene.

The furnace responded satisfactorily to the demands of the thermostat at the time of our inspection. The vent connector serving the furnace and hot water tank appeared in normal acceptable condition.

We performed a visual inspection of the furnace including operation of controls and burners. We also checked the heat exchangers. The heat exchangers on the furnace could not be examined in detail but only at the lower and higher portions using a small mirror and a strong flashlight. There were no visible indications of cracks or holes present in the areas that we could view. However certain areas of the heat exchanger are inaccessible for inspection without dismantling the unit - if further inspection or confirmation is desired, we advise you to contact a heating contractor.

As stated above the heat exchangers are not fully accessible because they are fitted with gas jets and exhaust hoods. A certified Gas Fitter is the only person licensed to disassemble such equipment. As noted above we could view NO cracks. In general, however, you should be aware that cracks in heat exchangers couldn't be completely ruled out by a visual home inspection. Our estimated failure probability of the heat exchangers, based

our observed condition of the furnace is HIGH for any furnace over 15 years, MEDIUM for any furnace over 8 years and generally LOW for furnaces up to that age.

We tested the air discharged from the furnace, at the diffuser nearest to the furnace, with a carbon monoxide (CO) testing device, and found the air at that point at the time of the test, to contain 0, PPM (parts per million) of CO. The natural outside air produced a reading of 0, PPM of CO.

Atco Gas (the local gas utility service company) has a written policy that they will not disassemble and examine heat exchangers in detail, but advise that a heating contractor be employed by the owner of the property to carry out a 100% inspection of the furnace if so desired. Nevertheless, they (Atco Gas) will carry out a safety inspection of the gas furnace, water heater and any other gas burning appliance, at any time, if requested by the current owners of the property and we recommend that this is done on an annual basis.

We recommend that the utility company should check the gas installation, furnace and water heater every year. The fan unit did not appear to have any difficulty with the bearings or drive shaft at the time of our inspection. While the readings taken and observations made are not conclusive they are an indication that the heating system was in safe operating condition at the time of our inspection.

We point out that the condition of a furnace can change without notice and service costs should be included in your overall operating budget to cover such eventuality. For that purpose we provide you with the following for your information and planning only, as final costs can vary depending upon manufacturer and suppliers chosen

The life expectancy of a furnace can vary drastically. While we have encountered units older than 35 years functioning satisfactorily, we have also observed units failing after 6 years of use with cracks having appeared in the heat exchanger and various other deficiencies noted. We point this out for information purposes only as we cannot predict the unit's life expectancy.

Symptoms of carbon monoxide poisoning are similar to those of the flu, and misdiagnoses are common. It is wise to be alert to the following:

- \* Vomiting, nausea
- \* Headaches that occur at home.
- \* Drowsiness, but never feeling rested.
- \* Sleep disturbance.
- \* Dizziness or blurred vision.
- \* Neurological problems - weakness, loss of muscle control, poor concentration, disorientation, and confusion.
- \* Rapid heart beat, palpitations, tightness in the chest, pains in the chest area.
- \* General unexplained lack of well being of the occupants.

We recommend if the above is noted a medical doctor be contacted first for treatment of the persons affected, AND a qualified mechanic should examine the heating system in detail and affect the required repairs as faulty furnaces can cause loss of life.

We make no representations or warranties as to the potential carbon monoxide emissions and effects with

respect of the dwelling.

**Carbon Monoxide (CO) Detectors:**

Detectors, which indicate the presence of Carbon Monoxide, can be purchased from various gas utility companies and range in price from \$25 to \$200. It is a good safety measure to install such a device although not as yet law and we strongly recommend you purchase one detector for your home.

The furnace should be cleaned and serviced at the beginning of each heating season as a bare minimum and as part of routine maintenance and you should call on the utility company to carry out this service. Particular attention must be paid to back drafting from the chimney or cracks or burn outs in the heat exchanger as these conditions can produce carbon monoxide placing the lives of occupants in danger.

The air filter should be changed regularly or as a minimum three times per year, a clogged filter can reduce the amount and velocity of air passing through the heat exchanger, and this can cause excessive expansion and contraction in the metal and will with the passage of time result in premature breakdown of the heat exchanger.

We also recommend you contact the utility company and have them check the gas installation immediately after you move in as it is not uncommon that a gas line gets bumped resulting in leakage during moves in and out. This service is generally free of charge.

We make no representations or warranties as to future natural gas leakage within the dwelling or buildings forming part of this transaction.

**2. Furnace Age & Location**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- High efficiency
- Heat is provided by a 5 year old forced-air furnace, located in the basement.

**3. Furnace Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Condition :**

- The furnace is functional and does not need any service at this time.

**4. Gas Valve and Connector**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations :**

- The gas valve and connector are in acceptable condition.

**5. Burner Chamber Comments**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

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

**6. Exhaust Venting Conditions**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Plastic

**Observations:**

- Acceptable condition at time of inspection.

**7. Combustion Air Furnace**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- The combustion-air vents for the gas furnace are functional.

**8. Air Filter Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Filter is dirty, recommend replacing it now and monthly throughout the heating season.

**9. Thermostat Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Located in the living room

**Observations:**

- Programable thermostat installed.

**10. Distribution Ducting Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Type:**

- Ducts and Registers
- Cold Air Returns

**Observations:**

- Functional at time of inspection
- Recommend setting up a regular furnace and ducting cleaning schedule. Usually every 2 years is average.

**11. Humidifier**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 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.

**1. Air Conditioning Comments**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Type:**

- Electric, central air conditioning
- Unit was manufactured in 2002. Recommend having the unit cleaned and serviced prior to use this summer.

**Observations:**

- Recommend turning off the breaker to the air conditioner in the winter to avoid it accidentally getting turned on.
- The air conditioning unit should be cleaned by a contractor

## Water Heater

**1. Water Heater General Comments****Materials:**

- There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

## 2. Water Heater

- Hot water is provided by a 1 year old, 40 gallon gas water heater that is located in the Basement .

## 3. Combustion Chamber

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Observations :

- The combustion chamber in the newer gas water heater is clean, and there is no evidence of a leak.

### Observations:

- Functional at the time of the inspection.

## 4. Supply lines Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Materials:

- Steel Braided pipes

### Observations:

- Functional at the time of the inspection, with no leaks observed.

## 5. Gas Supply Pipes

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Materials:

- Black iron gas line
- Gas shut off and drip leg observed.

### Observations:

- Functional at the time of the inspection.

## 6. Combustion Air Vent

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Materials:

- The water heater does have appropriate combustion-air vents

## 7. Drain Valve

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Observations :

- The drain valve is present and presumed to be functional. We do not turn off or on any valve as per our Standard of Practice.

## 8. Temperature Pressure Release Valve Conditions

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Observations:

- Acceptable condition at time of inspection.
- Discharge pipe installed

### 9. Flue Venting Conditions

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Metal

**Observations:**

- The chimney needs to be plugged where the furnace use to vent to, this will stop any carbon monoxide from entering into the home.



The chimney needs to be plugged where the furnace use to vent to, this will stop any carbon monoxide from entering into the home.

## Plumbing

### 1. Main Shutoff Location

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Public supply

**Location:**

- Near furnace.





### 2. Main Clean out

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Main cleanout is accessible



Main cleanout is accessible

### 3. Floor drain condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Location:**

- Near furnace

**Observations:**

- Appears functional at time of inspection.

### 4. Supply Line Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Copper
- Pex

**Observations:**

- Functional at time of inspection. Where accessible, no visible leaks observed.
- The joint for the common tap outside is leaking a bit and needs to be serviced by a plumbing contractor.



The joint for the common tap outside is leaking a bit and needs to be serviced by a plumbing contractor.

**5. Waste line Conditions**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Type:**  
 • Public drainage system  
**Materials:**  
 • ABS  
**Observations:**  
 • Functional at time of inspection

**6. Sump Pump Conditions**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**7. Venting Conditions**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Functional at time of inspection.

Laundry Area

**1. Laundry Area Location**

**Location:**  
 • Main Floor

**2. Floors**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • The floor drain has gaps around it and could leak water beside the drain instead of into it. Have this evaluated and serviced by a contractor accordingly.



The floor drain has gaps around it and could leak water beside the drain instead of into it. Have this evaluated and serviced by a contractor accordingly.

### 3. Walls Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

### 4. Ceiling Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

### 5. Door Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Functional at time of inspection.

### 6. Window Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 7. Cabinet Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 8. Laundry Tub/Sink Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 9. Laundry Faucets

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 10. Electrical Conditions

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

**11. Washer Hook-ups**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Washer was not operated during the inspection. We do not test portable appliances such as this. Recommend confirming proper function prior to possession
- Washer hookups appear acceptable at time of inspection. No signs of leaks observed.

**12. Dryer Hook-ups**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Dryer was not operated during the inspection. We do not test portable appliances such as this. Recommend confirming proper function prior to possession
- Electric
- Flexible Metal Dryer Vent
- **Recommend replacing flexible dry vent pipe and run continuous solid metal pipe. Install solid metal pipe with foil tape, NOT screws or duct tape.**



Recommend replacing flexible dry vent pipe and run continuous solid metal pipe. Install solid metal pipe with foil tape, NOT screws or duct tape.

## Hallways

**1. Doors Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Functional at time of inspection.

**2. Floor Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

**3. Guardrails**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**4. Wall Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

**5. Ceiling Conditions**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

**6. Window Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**7. Lights**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations :**

- The lights are functional.

**8. Outlets**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations :**

- The outlets that were tested are functional.

**9. Smoke/CO detector comments**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Location:**

- Basement
- Main Floor
- Second Floor

**Observations:**

- No carbon monoxide detectors observed at time of inspection. Recommend installing for safety.
- The smoke detectors look to be original and should be replaced with new ones by a contractor.

**Master Bathroom**

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

**1. Bathroom Location****Location:**

- Ensuite to Master bedroom

### 2. Bath Floor Conditions

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

### 3. Bathroom Wall Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

### 4. Bathroom Ceiling Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

### 5. Bathroom Doors Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 6. Bathroom Windows Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Style:**

- Vinyl frame, dual pane glass

**Observations:**

- Functional at time of inspection

### 7. Electrical Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- GFCI in place and operational.

- There was a bulb that was burnt out, have an electrician evaluate and service as needed.



There was a bulb that was burnt out, have an electrician evaluate and service as needed.

### 8. Heat Source Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Type:**

- Central Heating

**Observations:**

- Functional at time of inspection

### 9. Bathroom Exhaust Fan Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Functional at time of inspection.

### 10. Tub/Whirlpool Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Style:**  
 • Whirlpool tub  
 • Tub Shower  
**Observations:**  
 • Whirlpool is inoperable, recommend review by a licensed plumber for repair or replacement, as necessary, prior to close.

### 11. Tub Surround Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Acceptable condition at time of inspection.

### 12. Tub Faucet Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Functional at time of inspection.

### 13. Counters/Cabinets Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Functional at time of inspection.

### 14. Sink Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Acceptable condition at time of inspection.

### 15. Sink Faucet Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Faucets are loose. Recommend securing to ensure proper function  
 • The temperature sensor for the left sink is not functional and should be serviced by a contractor.



Faucets are loose. Recommend securing to ensure proper function



Faucets are loose. Recommend securing to ensure proper function





The temperature sensor for the left sink is not functional and should be serviced by a contractor.

**16. Traps/Drains/Supply Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Functional at time of inspection. No leaks observed.
- **The mechanical stopper on the left sink is not functional and should be serviced by a plumbing contractor .**

**17. Toilet Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Functional at time of inspection.

**18. Bathroom Comments**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Recommend running the ceiling exhaust fan approx. 30 min. post shower to help exhaust the humid air.

**Main Hallway Bathroom**

**1. Bathroom Location**

- Location:**
- Main floor

**2. Bath Floor Conditions**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

**3. Bathroom Wall Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

**4. Bathroom Ceiling Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

**5. Bathroom Doors Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Functional at time of inspection.

**6. Bathroom Windows Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**7. Electrical Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- GFCI in place and operational

**8. Heat Source Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Type:**

- Central Heating and Cooling

**Observations:**

- Functional at time of inspection

**9. Bathroom Exhaust Fan Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Fan is dirty. Recommend cleaning for proper fan function.

**10. Tub/Whirlpool Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Style:**

- Tub Shower

**Observations:**

- Acceptable condition at time of inspection.

**11. Tub Surround Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

**12. Tub Faucet Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Functional at time of inspection.

**13. Counters/Cabinets Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Functional at time of inspection.

**14. Sink Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

**15. Sink Faucet Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Functional at time of inspection

**16. Traps/Drains/Supply Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Water pressure was acceptable at time of inspection
- Leak observed under sink drain. Recommend immediate repair for proper function.

**17. Toilet Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Toilet is loose. Recommend taking off, installing a brand new seal, and re-installing toilet. Toilet was functional at time of inspection.

**18. Bathroom Comments**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Recommend running the ceiling exhaust fan approx. 30 min. post shower to help exhaust the humid air.

## Kitchen

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

**1. Kitchen Floor Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

**2. Kitchen Walls Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

**3. Ceiling Conditions**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable at time of inspection

**4. Kitchen Doors Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**5. Lights**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- The lights are functional.

**6. Outlets**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- The outlets were functional at the time of the inspection.
- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

**7. Kitchen Cabinet Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable at time of inspection.

**8. Kitchen Counter Top Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

**9. Kitchen Sink Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable at time of inspection

**10. Kitchen Faucets**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Functional at time of inspection.

**11. Traps/Drains/Supply Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Shut offs observed under sink.
- No leaks at time of inspection.

**12. Garburator Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**13. Dishwasher Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Warranties are not given on appliances such as these because they can and do fail without notice.

**14. Hood Fan Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Exterior Vented****Observations:**

- Fan is dirty. Recommend cleaning to ensure proper function.
- The exhaust fan unit should be a minimum of 16 inches from the stove top, have a contractor evaluate and service as needed.



The exhaust fan unit should be a minimum of 16 inches from the stove top, have a contractor evaluate and service as needed.

## Basement Stairs

### 1. Walls Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
• Acceptable at time of inspection

### 2. Ceiling Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
• The ceiling is acceptable at time of inspection.

### 3. Steps Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
• Functional at time of inspection.

### 4. Handrail/Guardrail Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
• Acceptable at time of inspection.

### 5. Electrical Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
• Functional at time of inspection

### 6. Windows Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

# Second Storey Stairs

## 1. Walls Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Acceptable at time of inspection

## 2. Ceiling Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • The ceiling is acceptable at time of inspection.

## 3. Steps Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Functional at time of inspection.

## 4. Handrail/Guardrail Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Acceptable at time of inspection.

## 5. Electrical Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Functional at time of inspection

## 6. Windows Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

# Main Entry

## 1. Door Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Functional at time of inspection.

## 2. Flooring Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Acceptable at time of inspection.

## 3. Walls Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Acceptable at time of inspection.

## 4. Ceiling Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Acceptable at time of inspection.

### 5. Windows

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Dual Glazed Windows
- Vinyl

**Observations:**

- The windows are functional.

### 6. Closet Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 7. Outlets

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 8. Lights

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations :**

- The lights are functional.

### 9. Duct/Return Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations :**

- Heat duct(s) observed

**Observations:**

- Functional at time of inspection

## Living Room

### 1. Location

- Front

### 2. Door Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 3. Floor Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable at time of inspection.

### 4. Walls Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable at time of inspection.

### 5. Ceiling Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable at time of inspection.



**6. Windows**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Double Glazed Vinyl Windows

**Observations:**

- The windows are functional.

**7. Closet Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**8. Outlets**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations :**

- The outlets that were tested are functional.

**9. Lights**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations :**

- The lights are functional.

**10. Duct/Return Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations :**

- Functional at time of inspection
- Heat ducts and cold air return observed.
- Heat duct(s) observed

**11. Guardrail**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- The guardrail is in acceptable condition and should not need any service at this time.

## Breakfast Room

**1. Location**

- At the rear

**2. Doors Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**3. Floor Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable at time of inspection.

**4. Walls Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable at time of inspection.

### 5. Ceiling Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Acceptable at time of inspection.

### 6. Windows

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**  
 • Double Glazed Vinyl windows.  
**Observations:**  
 • The windows are functional.

### 7. Closet Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 8. Outlets

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**  
 • The outlets that were tested are functional.

### 9. Lights

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • The lights are functional.

## Bonus Room

### 1. Location

• Next to the stairs on the second level

### 2. Doors Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 3. Floor Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Acceptable at time of inspection.

### 4. Walls Condition

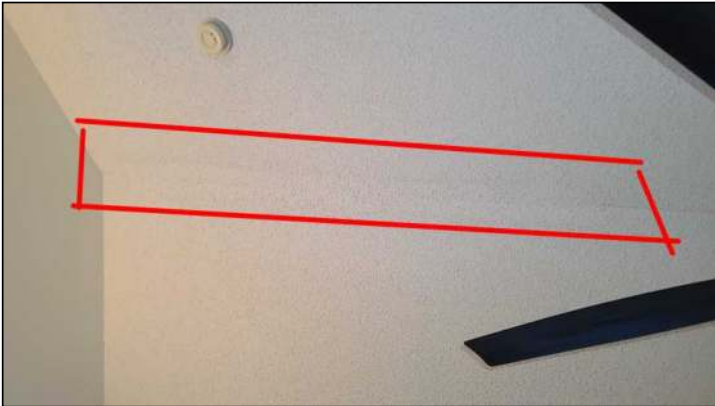
ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Acceptable at time of inspection.

### 5. Ceiling Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Evidence of previous repair observed. Unable to determine the effectiveness of the repair.



Evidence of previous repair observed. Unable to determine the effectiveness of the repair.



Evidence of previous repair observed. Unable to determine the effectiveness of the repair.

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## Master Bedroom

### 1. Location

**Location:**

- The Master Bedroom is located on the second level next to the bathroom

### 2. Door Conditions

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Functional at time of inspection.

### 3. Floor Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- The flooring in acceptable condition and does not need any service.

### 4. Wall Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Acceptable condition at time of inspection.

### 5. Ceiling Conditions

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Ceiling in acceptable condition at time of inspection.

### 6. Windows

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Double Glazed Vinyl Windows

**Observations:**

- The windows are functional.

**7. Duct/Return Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations :**  
 • Heat ducts and cold air return observed.  
 • Heat duct(s) observed  
**Observations:**  
 • Functional at time of inspection

**8. Closet condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Acceptable at time of inspection.

**9. Outlets**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations :**  
 • The outlets that were tested are functional.

**10. Lights**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations :**  
 • The lights are functional.

**11. Smoke Detectors**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • There was no smoke detector in the bedroom, you may want to have one installed.

# First Bedroom

**1. Location**

**Location:**  
 • The Master Bedroom is located on the second level next to the bathroom

**2. Door Conditions**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Functional at time of inspection.

**3. Floor Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • The flooring in acceptable condition and does not need any service.

**4. Wall Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Acceptable condition at time of inspection.

**5. Ceiling Conditions**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Ceiling in acceptable condition at time of inspection.

**6. Windows**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**  
 • Double Glazed Vinyl Windows  
**Observations:**  
 • The windows are functional.

**7. Duct/Return Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations :**  
 • Heat ducts and cold air return observed.  
 • Heat duct(s) observed  
**Observations:**  
 • Functional at time of inspection

**8. Closet condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Acceptable at time of inspection.

**9. Outlets**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations :**  
 • The outlets that were tested are functional.

**10. Lights**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations :**  
 • The lights are functional.

**11. Smoke Detectors**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • There was no smoke detector in the bedroom, you may want to have one installed.

**Main Attic**

**1. Location**

**Materials:**  
 • The attic is located in the main hallway.

**2. Methods Used to Inspect**

**How Inspected:**  
 • Ladder at attic hatch.

**3. Framing Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Style:**  
 • Truss  
**Observations:**  
 • Acceptable condition at time of inspection.

**4. Sheathing Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**  
 • OSB  
**Observations:**  
 • Acceptable at time of inspection.

**5. Evidence of leaking**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Dry at the time of the inspection.

**6. Insulation Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**  
 • Blown in insulation  
**Observations:**  
 • 10-12" of insulation present.  
 • Currently only about a R 35 insulation value in attic, I would recommend a minor top up, increasing it's effectiveness. Recommend increase depth to 16-18 inches (R60). Currently there is considerably less than this.

**7. Plumbing Vents Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**  
 • The drainpipe vents that are fully visible are in acceptable condition

**8. Exhaust Vents**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**  
 • The visible portions of the exhaust ducts are functional.

**9. Fire Separation**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**  
 • The fire separation between the two homes is in acceptable condition.

**10. Ventilation Conditions**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Style:**  
 • Soffit Vents  
 • Roof Vent  
**Observations:**  
 • Ventilation could be improved to allow the air to circulate thru the attic space. Consult a contractor to evaluate the possibilities.

**Double Car Garage**

**1. Garage Type**

**Type:**  
 • Attached

**2. Garage Floor Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**  
 • Concrete  
**Observations:**  
 • Acceptable at time of inspection.

**3. Garage Door Condition**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**  
 • Metal  
**Observations:**  
 • Acceptable at time of inspection

- The man door latch is not functional and should be serviced



The man door latch is not functional and should be serviced

**4. Garage Door Opener Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:**
- Door was functional at time of inspection.
  - Safety reverse in place and operational

**5. Garage Window Conditions**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**6. Garage Stairs**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**7. Fire Door Conditions**

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Materials:**
- Metal
- Observations:**
- Self closer not functioning properly at time of inspection. Recommend minor adjustment for proper functionality and safety.

**8. Fire Wall Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:**
- Acceptable at time of inspection

**9. Garage Wall Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:**
- Acceptable condition at time of inspection.

**10. Garage Ceiling Condition**

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:**
- Acceptable condition at time of inspection.

## 11. Garage Electrical Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Observations:

- Functional at time of inspection.
- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

# Moisture & Related Issues

## 1. Moisture & Related Issues

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Materials:

• Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

### Observations:

- There is a leak in the furnace room on the outside tap water meter and also a drain under a bathroom sink, these will need to be serviced by a plumbing contractor.

# Standard of Practice

## 1. Standard of Practice

### InterNACHI Standard of Practice

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## 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.
- G. A representative sampling of switches, receptacles, light fixtures, **AFCI** receptacles
- H. 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.

## Permits

### 1. Permits

- All the permits should be in place to ensure that the work completed is done to the government standard. Check with the builder if the permits were pulled on such items like the electrical, plumbing, structure, HVAC, etc. These are just a few examples, check with the city or towns in which the house is located.

## Report Conclusion

### 1. Report Conclusion

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous

compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

## Preferred Vendors

### 1. Drains & Sewers (Scopes )

- Pro Tech Drains ( Sewer Scopes )  
Danny Paiement  
[www.prodraintechs.ca](http://www.prodraintechs.ca)  
780-903-8142  
info@prodraintechs.ca  
14318-128 Ave NW  
Edmonton, Alberta T5L 3H5

### 2. Electrician

- JEM Electrical  
Stephen Morrissey  
780-885-8674  
14519 20 St  
Edmonton, Alberta  
T5Y 1V6

### 3. General Contractor

- Shignanski Construction Inc.  
Jordan Jones  
jordan@shignanski.com  
780-278-8088  
780-570-8710

### 4. Home & Auto Insurance

- Allstate Insurance  
Roger Bhasin  
C: 587-404-2973 W:780-444-6226  
Allstate Insurance  
2504 Guardian Road NW  
Edmonton, Alberta  
T5T 1K8

### 5. Mover

- Eager Beaver Moving  
Reilly McLaughlin  
780-434-1100  
reilly@eagerbeavermoving.com  
[www.eagerbeavermoving.com](http://www.eagerbeavermoving.com)  
117, 9920 63 Avenue  
Edmonton, Alberta

### 6. Painter

- I Paint by Vic  
Vic Lahure  
780-218-5105  
[www.ipaintbyvic.com](http://www.ipaintbyvic.com)  
3769 - 30 St NW  
Edmonton, AB  
T6T 1H6

### 7. Plumbing & Heating

- Always Plumbing & Heating  
Glenn Davis  
780-489-8118  
200, 17633 114 Avenue  
Edmonton, Alberta

### 8. Insulation

- Expert Insulation  
Chris Ehry  
780-995-2533  
chris@expertinsulation.ca  
[www.expertinsulation.ca](http://www.expertinsulation.ca)

### 9. Utilities (Gas & Electrical)

- Xoom Energy  
Pamela Ehrler  
587-591-4632

## 10. Furnace and Duct Cleaning

- Modern Purair ( Duct & Furnace Cleaning)  
Michael Murphy  
780-293-5583  
michael.murphy@modernpurair.com

## 11. Mudjacking

- Muscle Mudjacking  
Andrew White  
780-887-6170  
andrew@musclerudjacking.ca  
314 – 222 Baseline Rd Suite 140  
Sherwood Park, AB  
T8H1S8

## Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

## Report Summary

Exterior		
Page 10 Item: 19	Exterior Faucet Conditions	<ul style="list-style-type: none"> <li>The outside faucet is not secure to the wall and needs to be serviced by a contractor.</li> </ul>
Page 11 Item: 21	Lot Grade and Drainage Conditions	<ul style="list-style-type: none"> <li>Grading and drainage is either negative or neutral adjacent to the residence, and moisture intrusion will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least two foot(the further the better), to keep moisture away from the footings and the foundation. The key to grading is to use clay to create a positive slope away from the foundation and then either to the front or the back of the property.</li> </ul>
General Wiring Comments		
Page 16 Item: 1	General Wiring Issues	<ul style="list-style-type: none"> <li>Loose light fixture in the furnace room, have an electrician evaluate and service as needed.</li> </ul>
Forced Air Heating		
Page 18 Item: 5	Burner Chamber Comments	<ul style="list-style-type: none"> <li>Suggest having this unit professionally cleaned and serviced to ensure proper and safe operation.</li> </ul>
Page 19 Item: 8	Air Filter Condition	<ul style="list-style-type: none"> <li>Filter is dirty, recommend replacing it now and monthly throughout the heating season.</li> </ul>
Air Conditioning		
Page 19 Item: 1	Air Conditioning Comments	<ul style="list-style-type: none"> <li>The air conditioning unit should be cleaned by a contractor</li> </ul>
Water Heater		
Page 21 Item: 9	Flue Venting Conditions	<ul style="list-style-type: none"> <li>The chimney needs to be plugged where the furnace use to vent to, this will stop any carbon monoxide from entering into the home.</li> </ul>
Plumbing		
Page 22 Item: 4	Supply Line Condition	<ul style="list-style-type: none"> <li>The joint for the common tap outside is leaking a bit and needs to be serviced by a plumbing contractor.</li> </ul>
Laundry Area		
Page 23 Item: 2	Floors	<ul style="list-style-type: none"> <li>The floor drain has gaps around it and could leak water beside the drain instead of into it. Have this evaluated and serviced by a contractor accordingly.</li> </ul>
Page 25 Item: 12	Dryer Hook-ups	<ul style="list-style-type: none"> <li>Recommend replacing flexible dry vent pipe and run continuous solid metal pipe. Install solid metal pipe with foil tape, NOT screws or duct tape.</li> </ul>
Hallways		
Page 26 Item: 9	Smoke/CO detector comments	<ul style="list-style-type: none"> <li>No carbon monoxide detectors observed at time of inspection. Recommend installing for safety.</li> <li>The smoke detectors look to be original and should be replaced with new ones by a contractor.</li> </ul>
Master Bathroom		
Page 27 Item: 7	Electrical Condition	<ul style="list-style-type: none"> <li>There was a bulb that was burnt out, have an electrician</li> </ul>



		evaluate and service as needed.
Page 28 Item: 10	Tub/Whirlpool Condition	<ul style="list-style-type: none"> <li>Whirlpool is inoperable, recommend review by a licensed plumber for repair or replacement, as necessary, prior to close.</li> </ul>
Page 28 Item: 15	Sink Faucet Condition	<ul style="list-style-type: none"> <li>Faucets are loose. Recommend securing to ensure proper function</li> <li>The temperature sensor for the left sink is not functional and should be serviced by a contractor.</li> </ul>
Page 29 Item: 16	Traps/Drains/Supply Condition	<ul style="list-style-type: none"> <li>The mechanical stopper on the left sink is not functional and should be serviced by a plumbing contractor .</li> </ul>
<b>Main Hallway Bathroom</b>		
Page 30 Item: 9	Bathroom Exhaust Fan Condition	<ul style="list-style-type: none"> <li>Fan is dirty. Recommend cleaning for proper fan function.</li> </ul>
Page 31 Item: 16	Traps/Drains/Supply Condition	<ul style="list-style-type: none"> <li>Leak observed under sink drain. Recommend immediate repair for proper function.</li> </ul>
Page 31 Item: 17	Toilet Condition	<ul style="list-style-type: none"> <li>Toilet is loose. Recommend taking off, installing a brand new seal, and re-installing toilet. Toilet was functional at time of inspection.</li> </ul>
<b>Kitchen</b>		
Page 31 Item: 6	Outlets	<ul style="list-style-type: none"> <li>No <b>GFCI</b> protection present, suggest installing GFCI protected receptacles for safety.</li> </ul>
Page 32 Item: 14	Hood Fan Condition	<ul style="list-style-type: none"> <li>Fan is dirty. Recommend cleaning to ensure proper function.</li> <li>The exhaust fan unit should be a minimum of 16 inches from the stove top, have a contractor evaluate and service as needed.</li> </ul>
<b>Bonus Room</b>		
Page 37 Item: 5	Ceiling Condition	<ul style="list-style-type: none"> <li>Evidence of previous repair observed. Unable to determine the effectiveness of the repair.</li> </ul>
<b>Master Bedroom</b>		
Page 39 Item: 11	Smoke Detectors	<ul style="list-style-type: none"> <li>There was no smoke detector in the bedroom, you may want to have one installed.</li> </ul>
<b>First Bedroom</b>		
Page 40 Item: 11	Smoke Detectors	<ul style="list-style-type: none"> <li>There was no smoke detector in the bedroom, you may want to have one installed.</li> </ul>
<b>Main Attic</b>		
Page 41 Item: 6	Insulation Condition	<ul style="list-style-type: none"> <li>Currently only about a R 35 insulation value in attic, I would recommend a minor top up, increasing it's effectiveness. Recommend increase depth to 16-18 inches (R60). Currently there is considerably less than this.</li> </ul>
Page 41 Item: 10	Ventilation Conditions	<ul style="list-style-type: none"> <li>Ventilation could be improved to allow the air to circulate thru the attic space. Consult a contractor to evaluate the possibilities.</li> </ul>
<b>Double Car Garage</b>		
Page 42 Item: 3	Garage Door Condition	<ul style="list-style-type: none"> <li>The man door latch is not functional and should be serviced</li> </ul>
Page 42 Item: 7	Fire Door Conditions	<ul style="list-style-type: none"> <li>Self closer not functioning properly at time of inspection. Recommend minor adjustment for proper functionality and</li> </ul>

		safety.
<b>Moisture &amp; Related Issues</b>		
Page 43 Item: 1	Moisture & Related Issues	<ul style="list-style-type: none"><li>• There is a leak in the furnace room on the outside tap water meter and also a drain under a bathroom sink, these will need to be serviced by a plumbing contractor.</li></ul>