



 INSPECTING |  TESTING |  REPORTING

# HOME INSPECTION REPORT



For the Property at:

**123 SAMPLE STREET**

ANYWHERE, ONTARIO

Prepared Exclusively for: **CLIENT NAME**

Inspection Date: **January 1, 2016**

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





January 1, 2016

Dear Client Name,

Report #0000  
123 Sample Street,  
Anywhere, Ontario

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

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

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

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

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

360 Inspection Services endeavours to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI®). As such, I inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI® Standards. These Standards of Practice can be accessed by visiting this [LINK](#).

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

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

Sincerely,

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

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# 360ELITE

## INSPECTION SUPPORT PLAN

Thank you for choosing 360 Inspection Services to offer you one of our InterNACHI-Certified professional Home Inspection Services. With each one of our Home Inspection Services you also receive exclusive access to our 360ELITE Inspection Support Plan - the cost? Nothing! We offer this as an extended service for absolutely FREE. You will not find this level of commitment or confidence in a Home Inspection Service anywhere else!



### REVISIT

We will re-visit the previously inspected property at your request in order to re-inspect and approve any components that were repaired as a direct result of our Home Inspection Services.



### WALKAWAY

If we uncover any major concerns with the inspected property that result in the real estate transaction becoming void, the next property you have inspected by us will be \$100-off the original cost for services.



### ASSISTANCE

During the first year after the date of your home inspection we will help you identify issues or offer assistance with any concerns discovered after you take possession.



### RESOLVE

We are available to call, text, or email anytime with any questions or concerns about your Home Inspection Report or any other questions in regards to your new home.



### REINSPECT

If you decide to have us perform a recommended maintenance inspection within 5 years of your initial inspection, the cost will be \$100-off the original cost for services.



### MONEYBACK

If you are not 100% Satisfied with our Home Inspection Services, our professionalism or your Home Inspection Report we will refund your home inspection fee in full.

# INSPECTION SUMMARY

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This summary provides you with a “snapshot” of the items the inspector considers of greatest significance for you when considering this property. Please refer to the Definitions and the complete Report for detailed information regarding visible defects and recommended actions. Please note that this summary is not the complete Report and that in the event of an apparent discrepancy the complete Report overrides the Summary information.

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## GROUNDS

### Deck(s) & Porch(es) – Substandard Construction:

#### *Safety Concern*

- The deck at the NE-side of the property was observed to have substandard construction. This may result in a potential safety hazard such as decks and/or porches separating from the building. Recommend that a qualified contractor repair or replace per standard building practices.

### Handrail(s) & Guard(s) – Handrail(s) Missing >3 Steps:

#### *Safety Concern*

- The step(s) attached to the deck(s) at the NE-side of the property were observed to be missing a handrail. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.

### Handrail(s) & Guard(s) – Post(s) Missing / Substandard at End(s):

#### *Safety Concern*

- Posts for the handrail(s) of the deck(s) at the NE-side of the property were observed to be missing or substandard. This poses a safety hazard. Posts for handrail(s) and guard(s) should be located at each end or termination of a handrail or guard. Recommend that a qualified contractor repair or replace post(s) per standard building practices.

### Handrail(s) & Guard(s) – Loose / Substandard:

#### *Safety Concern*

- Handrails or guards for the porch located at the front of the property were observed to be loose, damaged or substandard, and pose a fall hazard. Recommend that a qualified person repair or replace handrail(s) and guard(s) as necessary.
- 

## ROOFING

### Gutters & Downspouts – Discharge onto Walkway(s):

#### *Safety Concern*

- Downspouts at the NW-corner of the building were observed to drain onto walkways. This can result in ice or moss forming on walkways, and can pose a fall hazard. Recommend that a qualified person install or modify extensions as necessary so rainwater isn't directed onto walkways.

### Gutters & Downspouts – Missing / Substandard Extensions:

#### *Needs Service*

- Extensions such as splash blocks or drain pipes for downspouts at the SW-corner of the building were observed to be missing, poorly sloped, misaligned, clogged, substandard or damaged. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.
-

## STRUCTURE

### Interior Foundation Walls – Evidence of Moisture Intrusion:

#### *Needs Service*

- Evidence of prior water intrusion was along the SW-facing interior foundation wall(s). For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and mold growth and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary.

### Interior Foundation Walls – Repaired Crack(s):

#### *Needs Service*

- One or more cracks in the SW-facing interior foundation wall(s) appear to have been repaired. This may indicate that water has infiltrated or accumulated in the basement previously, and/or that settlement is ongoing. Recommend consulting with the property owner and reviewing disclosure statements, and that a qualified contractor evaluate and repair if necessary. Note that the inspector does not guarantee or warrant that water will not accumulate in the basement in the future.

### Attic Insulation Material & Depth – Substandard (<R38):

#### *Needs Service*

- The ceiling insulation installed in the attic was observed to be substandard and appeared to have an R rating that's significantly less than current standards (R38). Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.
- 

## ELECTRICAL

### Main Panel Type & Location – Legend(s) Missing / Substandard:

#### *Safety Concern*

- The legend(s) for circuit breakers on the main service panel(s) was observed to be missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

### Main Panel Type & Location – Missing Knockout(s):

#### *Safety Concern*

- One or more knockouts were observed to be missing from the main service panel. Holes in panels are a potential fire hazard if a malfunction ever occurs inside the panel. Rodents can also enter panels through holes. Recommend that a qualified person install knockout covers where missing and per standard building practices.

### Sub-Panel Type(s) & Location(s) – Legend(s) Missing / Substandard:

#### *Safety Concern*

- The legend(s) for circuit breakers in the sub-panel(s) was observed to be missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

### Sub-Panel Type & Location – Missing Knockout(s):

#### *Safety Concern*

- One or more knockouts were observed to be missing from the sub-panel. Holes in panels are a potential fire hazard if a malfunction ever occurs inside the panel. Rodents can also enter panels through holes. Recommend that a qualified person install knockout covers where missing and per standard building practices.

### Branch Circuit Wiring – Not Terminated:

#### *Safety Concern*

- Bare wire ends, or wires with a substandard termination, were observed at one or more locations in the laundry room. This is a potential shock hazard. Recommend that a qualified electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box.

### **Branch Circuit Wiring – Junction Box Missing Cover Plate(s):**

#### *Safety Concern*

- One or more cover plates for junction boxes were observed to be missing or broken in the laundry room. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

### **GFCI Locations – Missing GFCI Protection:**

#### *Safety Concern*

- One or more electric receptacles (outlets) at the kitchen, bathroom(s), wet bar, laundry sink, utility sink, garage, exterior, basement, crawl space, pool, spa or jetted tub were observed to have no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices.

### **Carbon Monoxide (CO) Detectors – Missing:**

#### *Safety Concern*

- Carbon monoxide alarms were observed to be missing from one or more locations at the time of the inspection. This is a potential safety hazard. Every home that has a combustion appliance should have carbon monoxide detectors. The local building code may require it. Typically, the requirement is to have one detector located near the furnace or combustion appliance and one detector in each bedroom area.
- 

## **HEATING**

### **Heating System(s) & Location(s) – Near End of Lifespan (15-20 Years):**

#### *Needs Service*

- The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be near this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

### **Heating System(s) Shut-Off(s) – Missing Service Switch:**

#### *Safety Concern*

- No service switch was observed for the furnace(s). This is a switch that allows power to be turned off quickly if something goes wrong when someone is performing maintenance or repairs. This is a potential safety hazard. Requirements vary by municipality, but general guidelines require the switch be within an arm's length of the appliance. In some cases, disconnect at the electric panel (e.g. circuit breaker or fuse) may suffice if it's within sight of the appliance. Recommend that a qualified contractor install a serviceman's switch per standard building practices.
- 

## **COOLING**

### **Cooling System(s) – Near / Beyond Lifespan (15-20 Years):**

#### *Needs Service*

- The estimated useful life for most air conditioning condensing units is 15-20 years. This unit appeared to be near or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.
- 

## **PLUMBING**

### **Water Heater Tank(s) – Near or Beyond Lifespan (8-12 Years):**

#### *Needs Service*

- The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near or beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.
-



## INTERIOR

### Windows – Crank Handles Broken:

#### Needs Service

- One or more crank handles at the main level front windows were observed to be stripped, loose or broken. Recommend that a qualified person replace handles or make repairs as necessary.

### Wall & Ceiling Finishes – Visible Mold:

#### Needs Service

- Visible mold growth was observed at one or more locations within the basement furnace room area(s). It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist.

### Wall & Ceiling Finishes – Dry Stains:

#### Needs Service

- Stains were observed in one or more wall locations within the basement bathroom area(s). However, no elevated levels of moisture were found. The stain(s) may be due to a past plumbing leak. Consult with the property owner and monitor the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary.

### Stairway(s) – Handrail(s) Missing Baluster(s):

#### Safety Concern

- The basement stairway(s) were observed to be missing balusters at open sides. This is a potential fall hazard, especially for small children that can crawl through the exposed opening(s). Recommend that a qualified contractor install balusters where missing and per standard building practices.

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## GARAGE

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

#### Safety Concern

- One or more door between the garage and the house were observed to be missing a self-closing device. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

### Entry Door(s) into Dwelling – Not Fire-Resistant:

#### Safety Concern

- The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices.

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

# 1. GENERAL INSPECTION INFORMATION

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*The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Agreement and in a manner consistent with applicable home inspection industry standards.*

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## 1.1 INSPECTION DETAILS

**Inspection Date:**

- January 1, 2016

**Weather Conditions:**

- Clear

**Report Date:**

- January 1, 2016

**Soil Conditions:**

- Snow Covered

**Start Time:**

- 10:00 AM

**Temperature:**

- -3°C

**Finish Time:**

- 12:00 PM

**Present During Inspection:**

- Buyer(s)
  - Buyer(s) Agent(s)
- 

## 1.2 PROPERTY DETAILS

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

- 45-50 Years

**House Size (est.):**

- 1,000-1,500 Sq. Ft.

**Type of Building:**

- Single Family, Bungalow

**Orientation (Front Faces):**

- North

**Garage:**

- Attached, Single Car

**Occupied:**

- Yes

**Configuration:**

- Basement

**Furnished:**

- Completely Furnished
- 

## 1.3 DEFECT DEFINITIONS

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

## 2. SCOPE OF THE INSPECTION

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This Report is prepared by 360 Inspections Services and in accordance with the International Standards of Practice for Performing a General Home Inspection by the International Association of Certified Home Inspectors (InterNACHI) and any other Standards and definitions cited in the *Terms and Conditions* of the Inspection Agreement.

This Report is a subjective assessment prepared by the inspector on a visual inspection of the condition of the reasonably accessible parts of the property and on the basis of the prevailing structural, soil and weather conditions at the time of the inspection and does not cover enquiries of councils or other authorities. It is not a certificate of compliance for the property within the requirements of any Act, regulation, ordinance or local by-law.

This Report will not disclose defects in inaccessible areas, defects that are concealed and/or not reasonably visible, defects that may be apparent in other weather conditions or defects that have not yet arisen.

This Report is not a rigorous assessment of all building elements and does not cover all maintenance items, particularly those such as door jambs, windows or catches, decorative finishes and hairline or slight cracks.

This Report is not a pest inspection. 360 Inspection Services recommends that a pest inspection be carried out on all properties being considered for purchase. Customers wishing to have a full pest inspection should contact the appropriate professionals to arrange a separate pest inspection.

The inspection assumes that the existing use of the property will continue and the Report is prepared on that basis. As such, the inspection will not assess the fitness of the property for any other intended purpose. We advise you to verify any proposed change in use with the relevant authorities.

If you are intending to purchase the property, and in consideration of the limitations of a visual inspection, as well as budgeting for the anticipated cost of the recommended repairs and maintenance, 360 Inspection Services recommends budgeting a further 5% of the value of the property, to provide a "safety net" against unexpected costs that may arise over the first five years of ownership and that this be taken into account when establishing a purchase price. The amount of this safety net is a rough guide for properties generally and not specific to your property.

Where the property is a unit or apartment, associated areas may include common areas pertinent and immediately adjacent to the subject residence, for which major defects only will be noted.

### What is Included in this Report

- Identification of observed building defects upon a visual inspection of the reasonably accessible parts of the property;
- Assessment of defects for significance relative to the expected condition of a well maintained property of similar age and construction type;
- Recommended actions for identified defects;
- Recommended professionals and/or trades who may be appropriate to undertake further investigation or carry out the recommended action;
- General and specific additional advice on maintenance matters that your inspector has deemed appropriate.

### What is NOT Included in this Report

- Identification of toxic mold, or asbestos related products;
- Condition or operation of swimming pools, spas or their surroundings, rainwater or grey water tanks or treatment and similar facilities;
- Condition, adequacy or compliance of electrical, gas and plumbing systems including roof plumbing, underground pipes or drainage systems;
- Operation adequacy or compliance of security and communications systems, smoke detectors, building services, building automation, electrically operated doors including garage doors, plant, equipment, mechanical, gas or electrical appliances and fittings;
- Footings below ground, soil conditions, site factors and hazards;
- Compliance with legal, planning, regulatory including sustainability or environmental matters including but not limited to the adequacy or safety of insulation, waterproof membranes and/or other installations;
- Timber, metal or other framing sizes and adequacy.

# 3. GROUNDS

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

## 3.1 GROUNDS DESCRIPTION

**Driveway(s):**

- Asphalt

**Walkway(s) & Patio(s):**

- Concrete, Front Walkway(s)

**Fencing & Gate(s):**

- Wood, Fencing

**Yard Wall(s):**

- None Observed

**Deck(s) & Porch(es):**

- Concrete, Front Porch
- Wood, Side Deck

**Exterior Step(s):**

- Concrete, Front Porch
- Wood, Side Deck

**Handrail(s) & Guard(s):**

- Metal, Front Porch
- Wood, Side Deck

INSPECTED COMPONENTS	IN	SC	NS	NP	NI
Site Profile					•
Vegetation	•				
Fencing & Gate(s)	•				
Driveway(s)					•
Walkway(s) & Patio(s)	•				
Yard Wall(s)				•	
Deck, Patio & Porch Cover(s)				•	
Deck(s) & Porch(es)	•				
Exterior Step(s)		•			
Handrail(s) & Guard(s)		•			

*Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Present = NP, Not Inspected = NI*

## 3.2 GROUNDS INSPECTION LIMITATIONS AND DISCLOSURES

**Outbuilding(s) Excluded from Inspection:**

- One or more outbuildings were observed during inspection of the property grounds. Outbuildings or detached structures are excluded from this inspection. Comments in this report related to these structures are made as a courtesy only and are not meant to be a substitute for a full evaluation.

**Check Permits for Addition(s) / Modifications:**

- Based on new, substandard or non-standard construction observed, additions/modifications to this property may have been made without the owner having attained permits or inspections from the municipality. Work may have been performed by someone other than a qualified contractor or person. Consult with the property owner about this, and if necessary research permits. At worst case, if substantial work was performed without permits, this knowledge must be disclosed when the building is sold in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed.

**Snow Cover Limited Evaluation:**

- The site profile and other elements (e.g. driveway(s), walkway(s) & patio(s), deck(s), porch(es), etc.) were observed to be obscured by snow cover and couldn't be fully evaluated. These items are excluded from this inspection.

**Deck(s) & Porch(es) Substructure not Evaluated:**

- Areas of the deck(s) and/or porch(es) substructure(s) were observed to be inaccessible due to limited space below, permanently installed skirting or vegetation blocking. These areas couldn't be evaluated and are excluded from the inspection.
- 

### 3.3 GROUNDS RECOMMENDATIONS AND OBSERVATIONS

**Site Profile – Grading & Drainage:***Informational*

- 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.

**Vegetation – Keep Away from Building Exterior:***Maintenance*

- Vegetation such as trees, shrubs and/or vines should be kept away from the building exterior. Vegetation can serve as a pathway for wood-destroying insects, cause damage to foundation walls, retain moisture against the exterior after it rains and even cause extensive damage to exterior building materials. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1 foot clearance is better.

**Walkway(s) & Patio(s) – Maintenance:***Maintenance*

- Regardless of the material, walkways and patios should be slightly sloped to drain water away from the buildings' foundation. They should be relatively smooth, easy to walk on and free of trip hazards such as heaved or uneven sections, as well as snow and ice build-up in winter months.

**Deck(s) & Porch(es) – Substandard Construction:***Safety Concern*

- The deck at the NE-side of the property was observed to have substandard construction. This may result in a potential safety hazard such as decks and/or porches separating from the building. Recommend that a qualified contractor repair or replace per standard building practices.

**Handrail(s) & Guard(s) – Handrail(s) Missing >3 Steps:***Safety Concern*

- The step(s) attached to the deck(s) at the NE-side of the property were observed to be missing a handrail. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.

**Handrail(s) & Guard(s) – Post(s) Missing / Substandard at End(s):**

*Safety Concern*

- Posts for the handrail(s) of the deck(s) at the NE-side of the property were observed to be missing or substandard. This poses a safety hazard. Posts for handrail(s) and guard(s) should be located at each end or termination of a handrail or guard. Recommend that a qualified contractor repair or replace post(s) per standard building practices.

**Handrail(s) & Guard(s) – Loose / Substandard:**

*Safety Concern*

- Handrails or guards for the porch located at the front of the property were observed to be loose, damaged or substandard, and pose a fall hazard. Recommend that a qualified person repair or replace handrail(s) and guard(s) as necessary.

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**3.4 GROUNDS PHOTO SECTION**



**Figure 1** *NE Deck Substandard Construction*



**Figure 2** *NE Deck Substandard Construction*



**Figure 3** *NE Deck Substandard Construction*



**Figure 4** *NE Deck Substandard Construction*



**Figure 5** NE Deck Step(s) Missing Handrail



**Figure 6** NE Deck Step(s) Handrail Missing Post



**Figure 7** Front Porch Handrail(s)/Guard(s) Loose



**Figure 8** Front Porch Handrail(s)/Guard(s) Loose

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

# 4. EXTERIOR

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

## 4.1 EXTERIOR DESCRIPTION

### Exterior Wall Surfaces:

- Brick
- Vinyl Siding

### Exterior Foundation Walls:

- Poured Concrete

### Exterior Flashings & Trim:

- Metal
- Vinyl
- Wood

INSPECTED COMPONENTS	IN	SC	NS	NP	NI
Exterior Wall Surfaces	•				
Exterior Foundation Walls	•				
Exterior Flashings & Trim	•				

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Present = NP, Not Inspected = NI

## 4.2 EXTERIOR INSPECTION LIMITATIONS AND DISCLOSURES

### Limited Evaluation of Exterior Foundation Walls:

- Many conditions inhibit the observation of the exterior foundation walls, including, but not limited to, vegetation, soil, snow cover and storage around the exterior. The inspector does not move furnishings and storage around the structure exterior. The foundation walls were observed to the greatest extent possible at the exterior sides of the structure and for raised foundations, from the crawl space opening and/or from inside the crawl space (if accessible).

## 4.3 EXTERIOR RECOMMENDATIONS AND OBSERVATIONS

### Exterior Wall Surfaces – Masonry Maintenance:

#### Maintenance

- In masonry (brick or stone) siding, you may see intentional openings, known as "weep holes", near the bottom of walls. Weep holes can also be observed above windows, or in other locations, such as at the base of balconies. These outlets vent the airspace between the building wall and the masonry siding. Indeed, when masonry becomes soaked during a prolonged rainfall, the water migrates, penetrating behind the siding, bit like water being absorbed by a sponge. This phenomenon is known as "capillarity". The water that seeps behind the masonry must be drained, and weep holes provide a route for this water to escape. For this reason, these openings should never be obstructed. Check annually to make sure the weep holes are clear, and clean them out if necessary. Insects, such as bees and wasps, will sometimes nest in weep holes. If it looks like a significant problem, for your safety, it is recommended that you hire a professional exterminator. If it is a recurring problem, you can install screening that will allow the water and air to escape, while providing a barrier against insects. You may also notice whitish stains on your brick siding. This phenomenon is known as "efflorescence". It is caused by the evaporation of chemical substances in the brick and mortar. The effects tend to disappear with time. If you wish, you can wash off the stains with soap and water.



## Exterior Flashings & Trim – Caulking Maintenance:

### Maintenance

- Caulking materials are not “one-time” installations as part of the outside of your home. Over time the materials degrade normally and shrinkage or cracks may appear as building components move with settlement. It is normal maintenance to check and repair or replace caulking on your home as needed. Check caulking at windows, door jambs, vents and fireplace vent assemblies as necessary. Repair or replace as appearance and condition indicates, with approved products only. If you do not feel competent to perform this maintenance a qualified contractor should be consulted.

## Exterior Flashings & Trim – Paint / Stain Maintenance:

### Maintenance

- Painted surfaces should be cleaned and inspected occasionally. Check the painted and stained surfaces of your home's exterior surface of your home approximately every two to three years or as often as your paint manufacturer suggests for your area and climate. Some areas such as white painted trim may require annual touch-up. If you do not feel competent to perform this maintenance a qualified contractor should be consulted.

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

# 5. ROOFING

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

## 5.1 ROOFING DESCRIPTION

**Roof Style:**

- Hip

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

- 5-7 Year(s)

**Chimney(s) & Vent(s):**

- Metal Plumbing Vent(s)
- Brick Chimney w/Metal Insert

**Roof Covering:**

- Asphalt Shingles

**Gutters & Downspouts:**

- Metal

**Skylight(s):**

- None Observed

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

*Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Present = NP, Not Inspected = NI*

## 5.2 ROOFING INSPECTION LIMITATIONS AND DISCLOSURES

**Snow Cover Limited Evaluation:**

- The roof covering and other elements (e.g. exposed flashings, plumbing stacks, etc.) were observed to be obscured by snow cover and couldn't be fully evaluated. These items are excluded from this inspection.

**Couldn't Traverse:**

- Normally the inspector attempts to traverse roof surfaces during the inspection; however, due to the type of roof covering (slippery or fragile), roof configuration (steep or very high) or weather conditions observed at the time of the inspection, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof surface. At the time of the property inspection, the roof was observed from ground locations using ladders, binoculars, and zoom cameras. The inspector is not required to walk on roofs that, in the opinion of the inspector, may cause inherent danger to them or may possibly cause damage to the roof, particularly tile roofs and metal roofs. The absolute best way to get an inspection of 100% of the roof is to hire a qualified roofing contractor

## 5.3 ROOFING RECOMMENDATIONS AND OBSERVATIONS

### Roof Covering – Sloped Roof Information:

#### *Informational*

- The building was observed to have a sloped or pitched roof. Most sloped roofs are covered with individual pieces of shingle or tile material that is overlapped to prevent water penetration. The slope of a roof is usually a factor in the life expectancy of the roofing material. The life expectancy of a roof covering is also dependent upon the type of material used, the quality of workmanship, exposure to sun and wear from tree branches, snow or ice, and wind. Asphalt shingle is the most common roofing material used on sloped or pitched roofs. Other types of covering for sloped roofs include asphalt roll roofing, concrete or clay tiles, wood shakes and shingles, and slate shingles. There are also fiberglass shingles, metal shingles and metal sheet roofing systems.

### Roof Covering – Composition Shingle Roof Information:

#### *Informational*

- There are a wide variety of composition shingle 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 most common 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 any roof, and will usually avert most leaks that only become evident after they have caused other damage.

### Roof Covering – Request Warranty Information for Roof Asphalt Shingles:

#### *Informational*

- Two types of warranties are offered when new asphalt shingles are installed; the manufacturer's warranty, which covers the shingles themselves and varies among manufacturers, and the contractor's warranty, which covers installation and workmanship. When a home is sold, a roof warranty may fully transfer to the buyer, may transfer for a shortened length of time, may transfer with limited coverage or may not transfer at all. You should ask the seller about how the sale of the home will affect any warranty presently covering the roof and confirm any seller claims by reading the warranty.

### Gutters & Downspouts – Major Functions & Maintenance:

#### *Maintenance*

- Gutters and downspouts have two major functions. Firstly, they protect the walls of a building from water that would ordinarily run off the roof. This water can damage the wall surfaces and cause localized erosion at ground level. The second and most important function of gutters and downspouts in homes with basements or crawlspaces, however, is helping to ensure a dry basement. The less water there is in the soil near a buildings' foundation, the lower the risk of water penetration into the basement. Gutters should collect all water run-off, and downspouts should discharge the water into proper drains or onto the ground well away from the foundation walls. Check gutters and downspouts occasionally or as weather conditions dictate and remove leaves or other debris. If materials accumulate in gutters or downspouts, water drainage from the roof can be slowed, or blockages can cause overflows and clog downspouts.

### Gutters & Downspouts – Discharge onto Walkway(s):

#### *Safety Concern*

- Downspouts at the NW-corner of the building were observed to drain onto walkways. This can result in ice or moss forming on walkways, and can pose a fall hazard. Recommend that a qualified person install or modify extensions as necessary so rainwater isn't directed onto walkways.

### Gutters & Downspouts – Missing / Substandard Extensions:

#### *Needs Service*

- Extensions such as splash blocks or drain pipes for downspouts at the SW-corner of the building were observed to be missing, poorly sloped, misaligned, clogged, substandard or damaged. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

## 5.4 ROOFING PHOTO SECTION



**Figure 9** NW Downspout Discharging onto Walkway(s) **Figure 10** SW Downspout Missing Extension

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

# 6. STRUCTURE

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

## 6.1 STRUCTURE DESCRIPTION

**Interior Foundation Walls:**

- Poured Concrete

**Basement Insulation Material(s):**

- None Observed

**Basement Floor:**

- Concrete Slab

**Exterior Wall Construction:**

- Wood Frame w/Brick Veneer

**Floor Substructure – Beams:**

- None Observed

**Floor Substructure – Columns:**

- None Observed

**Floor Substructure – Joists:**

- Wood

**Floor Substructure – Subfloor:**

- Plywood

**Roof Structure & Sheathing:**

- Rafters / Roof Joists
- Plywood

**Attic Insulation Material & Depth:**

- Mineral Wool
- 7 - 9 Inches (R21 - R27)

**Attic Vapour Barrier:**

- Plastic

**Attic & Roof Ventilation:**

- Soffit Vents
- Box Vents

INSPECTED COMPONENTS	IN	SC	NS	NP	NI
Interior Foundation Walls			•		
Basement Insulation Material(s)				•	
Basement Vapour Barrier				•	
Basement Floor	•				
Exterior Wall Construction	•				
Floor Substructure – Beams				•	
Floor Substructure – Columns				•	
Floor Substructure – Joists	•				
Floor Substructure – Subfloor	•				
Roof Structure & Sheathing	•				
Attic Insulation Material & Depth			•		
Attic Vapour Barrier	•				
Attic & Roof Ventilation	•				

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Present = NP, Not Inspected = NI

## 6.2 STRUCTURE INSPECTION LIMITATIONS AND DISCLOSURES

### Interior Foundation Walls Limited Evaluation:

- Some areas of the interior foundation walls were not evaluated due to lack of access from stored items, debris or standing water. These areas are excluded from the inspection.

### Basement Floor Limited Evaluation:

- Basement floors were observed to be obscured by furniture, stored items, debris, carpeting, flooring or a sleeper floor and couldn't be fully evaluated.

### Attic Limited Evaluation:

- All attic areas and roof structures more than 6-8 feet from attic access point(s) were inaccessible due to possible damage to insulation if traversed, lack of permanent walkways, ducts or pipes blocking, limited height and/or stored items blocking access. These areas were not evaluated and are excluded from the inspection. These areas were not evaluated and are excluded from this inspection.
- 

## 6.3 STRUCTURE RECOMMENDATIONS AND OBSERVATIONS

### Interior Foundation Walls – Moisture & Related Issues:

#### *Informational*

- Most problems with moisture in basements and crawlspaces are caused by poor site drainage. The ground should slope away from window wells, outside basement stairs and other means of egress. The bottom of each of these areas should be sloped to a drain. Each drain should have piping that connects it to a storm water drainage system (if there is one) or that drains to either a discharge at a lower grade or into a sump pit that collects and discharges the water away from the building.

### Interior Foundation Walls – Evidence of Moisture Intrusion:

#### *Needs Service*

- Evidence of prior water intrusion was along the SW-facing interior foundation wall(s). For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and mold growth and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary.

### Interior Foundation Walls – Repaired Crack(s):

#### *Needs Service*

- One or more cracks in the SW-facing interior foundation wall(s) appear to have been repaired. This may indicate that water has infiltrated or accumulated in the basement previously, and/or that settlement is ongoing. Recommend consulting with the property owner and reviewing disclosure statements, and that a qualified contractor evaluate and repair if necessary. Note that the inspector does not guarantee or warrant that water will not accumulate in the basement in the future.

### Attic Insulation Material & Depth – Substandard (<R38):

#### *Needs Service*

- The ceiling insulation installed in the attic was observed to be substandard and appeared to have an R rating that's significantly less than current standards (R38). Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.
-

## 6.4 STRUCTURE PHOTO SECTION



**Figure 11** Evidence of Moisture Intrusion at SW Wall(s)



**Figure 12** Evidence of Moisture Intrusion at SW Wall(s)



**Figure 13** Repaired Crack at SW Wall(s)



**Figure 14** Repaired Crack at SW Wall(s)



**Figure 15** Repaired Crack at SW Wall(s)



**Figure 16** Repaired Crack at SW Wall(s)

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



# 7. ELECTRICAL

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

## 7.1 ELECTRICAL DESCRIPTION

**Main Service Line(s):**

- Underground, 200A (240V)

**Main Disconnect Size & Location:**

- 100A, Basement

**Main Panel Type & Location:**

- Breakers, Basement

**Sub-Panel Type(s) & Location(s):**

- Breakers, Basement

**Grounding & Bonding:**

- Water Pipe Only

**Branch Circuit Wiring:**

- Vinyl-Wrapped NM Copper
- Cloth-Wrapped NM Copper

**GFCI Location(s):**

- Basement, Bathroom
- Main Level, Bathroom

**AFCI Location(s):**

- None Observed

**Smoke Detectors:**

- Basement, Hallway
- Second Level, Hallway

**Carbon Monoxide (CO) Detectors:**

- None Observed

INSPECTED COMPONENTS	IN	SC	NS	NP	NI
Main Service Line(s)	•				
Main Disconnect Size & Location	•				
Main Panel Type & Location		•			
Sub-Panel Type(s) & Location(s)		•			
Grounding & Bonding	•				
Branch Circuit Wiring		•			
Receptacles	•				
Switches	•				
Lighting	•				
GFCI Location(s)		•			
AFCI Location(s)				•	
Smoke Detectors	•				
Carbon Monoxide (CO) Detectors		•			

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Present = NP, Not Inspected = NI

## 7.2 ELECTRICAL INSPECTION LIMITATIONS AND DISCLOSURES

### Panel(s) not Opened:

- The inspector was unable to open and evaluate one or more service panel(s) because items were blocking access, paint or wallpaper would be damaged, arcing noises inside, panel or equipment was energized, standing water on floor by panel, water leaking into panel, or panel(s) were locked. These panel(s) are excluded from this inspection. Recommend that repairs, modifications and/or cleanup should be made as necessary so panels can be opened and fully evaluated.
- 

## 7.3 ELECTRICAL RECOMMENDATIONS AND OBSERVATIONS

### Main Panel Type & Location – Legend(s) Missing / Substandard:

#### *Safety Concern*

- The legend(s) for circuit breakers on the main service panel(s) was observed to be missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

### Main Panel Type & Location – Missing Knockout(s):

#### *Safety Concern*

- One or more knockouts were observed to be missing from the main service panel. Holes in panels are a potential fire hazard if a malfunction ever occurs inside the panel. Rodents can also enter panels through holes. Recommend that a qualified person install knockout covers where missing and per standard building practices.

### Sub-Panel Type(s) & Location(s) – Legend(s) Missing / Substandard:

#### *Safety Concern*

- The legend(s) for circuit breakers in the sub-panel(s) was observed to be missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

### Sub-Panel Type & Location – Missing Knockout(s):

#### *Safety Concern*

- One or more knockouts were observed to be missing from the sub-panel. Holes in panels are a potential fire hazard if a malfunction ever occurs inside the panel. Rodents can also enter panels through holes. Recommend that a qualified person install knockout covers where missing and per standard building practices.

### Branch Circuit Wiring – Pre-1987 Wiring with Newer Fixtures:

#### *Informational*

- Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring. It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.

### Branch Circuit Wiring – Not Terminated:

#### *Safety Concern*

- Bare wire ends, or wires with a substandard termination, were observed at one or more locations in the laundry room. This is a potential shock hazard. Recommend that a qualified electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box.

## **Branch Circuit Wiring – Junction Box Missing Cover Plate(s):**

### *Safety Concern*

- One or more cover plates for junction boxes were observed to be missing or broken in the laundry room. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

## **GFCI Locations – GFCI Breaker Information:**

### *Informational*

- A ground-fault circuit interrupter, or GFCI, is a device used in electrical wiring to disconnect a circuit when unbalanced current is detected between an energized conductor and a neutral return conductor. Such an imbalance is sometimes caused by current "leaking" through a person who is simultaneously in contact with a ground and an energized part of the circuit, which could result in lethal shock. GFCIs are designed to provide protection in such a situation, unlike standard circuit breakers, which guard against overloads, short circuits and ground faults. GFCIs are recommended to be installed in areas where receptacles or circuits are likely to be exposed to water such as: kitchen; bathroom(s); wet bar; laundry sink; utility sink; garage; exterior; basement; crawl space; pool; spa; or jetted tub.

## **GFCI Locations – Missing GFCI Protection:**

### *Safety Concern*

- One or more electric receptacles (outlets) at the kitchen, bathroom(s), wet bar, laundry sink, utility sink, garage, exterior, basement, crawl space, pool, spa or jetted tub were observed to have no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices.

## **AFCI Locations – AFCI Breaker Information:**

### *Informational*

- Arc-fault circuit interrupters (AFCIs) are special types of electrical receptacles or outlets and circuit breakers designed to detect and respond to potentially dangerous electrical arcs in home branch wiring. AFCIs function by monitoring the electrical waveform and promptly opening (interrupting) the circuit they serve if they detect changes in the wave pattern that are characteristic of a dangerous arc. Situations in which arcs may be created are electrical cords damaged by vacuum cleaners or trapped beneath furniture or doors; damage to wire insulation from nails or screws driven through walls; appliance cords damaged by heat, natural aging, kinking, impact or over-extension; spillage of liquid; or loose connections in outlets, switches and light fixtures. AFCI protection is recommended for all branch circuits that supply outlets installed in bedrooms shall be protected by a combination-type or branch/feeder-type arc-fault circuit interrupter installed to provide protection of the entire branch circuit.

## **Smoke Detectors – Maintenance / Replacement Information:**

### *Maintenance*

- The functionality of, power source for and placement of smoke alarms is not determined as part of this inspection. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. They have a limited lifespan and should be replaced every 10 years. Batteries in smoke alarms should be changed when taking occupancy. Batteries should be replaced annually in the future.

## **Carbon Monoxide (CO) Detectors – CO Detector Information:**

### *Informational*

- Carbon monoxide (CO) is a colourless, odourless, poisonous gas that forms from incomplete combustion of fuels, such as natural or liquefied petroleum gas, oil, wood or coal. When CO is inhaled, it displaces the oxygen that would ordinarily bind with hemoglobin, a process that effectively suffocates the body. CO can poison slowly over a period of several hours, even in low concentrations. Sensitive organs, such as the brain, heart and lungs, suffer the most from a lack of oxygen. High concentrations of carbon monoxide can kill in less than five minutes. At low concentrations, it will require a longer period of time to affect the body. Any fuel-burning appliances which are malfunctioning or improperly installed can be a source of CO. In Ontario, if the building contains a fuel-burning appliance, fireplace or an attached garage, a CO alarm is required to be installed adjacent to each sleeping area in the house. For optimum protection, it is also recommended that additional CO alarm(s) be installed in other levels and/or areas of the home that are in proximity to a CO source such as: furnaces; hot waters; or gas stoves or dryers.

## Carbon Monoxide (CO) Detectors – Missing:

### Safety Concern

- Carbon monoxide alarms were observed to be missing from one or more locations at the time of the inspection. This is a potential safety hazard. Every home that has a combustion appliance should have carbon monoxide detectors. The local building code may require it. Typically, the requirement is to have one detector located near the furnace or combustion appliance and one detector in each bedroom area.

## 7.4 ELECTRICAL PHOTO SECTION



**Figure 17** Main Panel Legend(s) Substandard



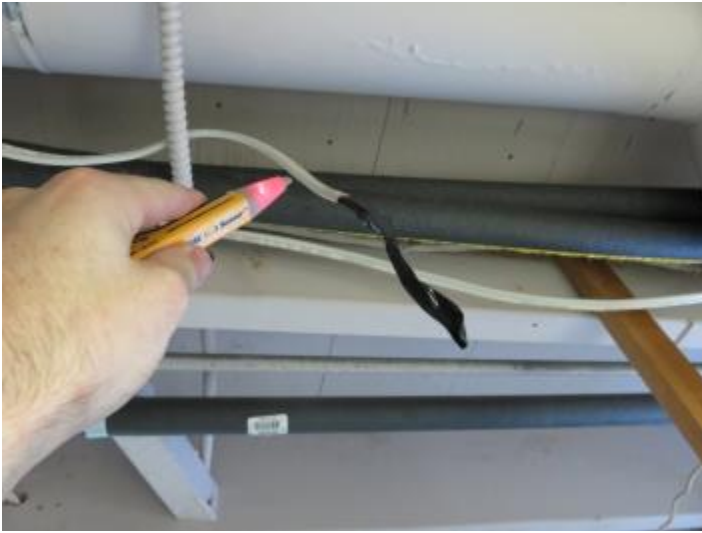
**Figure 18** Main Panel Missing Knockout(s)



**Figure 19** Sub-Panel Legend(s) Substandard



**Figure 20** Sub-Panel Missing Knockout(s)



**Figure 21** Wiring in Laundry Room not Terminated



**Figure 22** Laundry Room Junction Box Missing Cover

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

# 8. HEATING

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

## 8.1 HEATING DESCRIPTION

**Heating Energy Source(s):**

- Gas

**Manufacturer(s) & Age(s):**

- York, 1999

**Thermostat(s):**

- Main Level, Hallway

**Heating System(s) & Location(s):**

- Forced Air Furnace, Basement

**Serial #(s):**

- EBHM033327

**Heat Recovery Ventilator(s):**

- None Observed

**Heating System Shut-Off(s):**

- Basement, Main Panel

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

- 50,000

**Auxiliary Heat & Fireplace(s):**

- Gas Fireplace, Basement

INSPECTED COMPONENTS	IN	SC	NS	NP	NI
Heating System(s) & Location(s)			•		
Heating System Shut-Off(s)			•		
Heating System(s) Vent Pipe(s)	•				
Circulating Fan(s)	•				
Filter(s)	•				
Ducts & Registers	•				
Thermostat(s)	•				
Humidifier(s)				•	
Heat Recovery Ventilator(s)				•	
Auxiliary Heat & Fireplace(s)	•				

*Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Present = NP, Not Inspected = NI*

## 8.2 HEATING INSPECTION LIMITATIONS AND DISCLOSURES

**Gas Fireplace Limited Evaluation:**

- Inspection of the gas fireplace(s) was limited to visibly accessible components; any inaccessible components are excluded from this inspection. Recommend that the client review all available documentation for gas fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances may need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.

## 8.3 HEATING RECOMMENDATIONS AND OBSERVATIONS

**Heating System(s) & Location(s) – Functional:**

*Informational*

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

## Heating System(s) – Combustion Air for Fuel Burning Systems:

### Informational

- Never cover or block the combustion air vent(s) in any way at the outside of your home (high-efficiency) or inside your home where the system pulls air from the inside (mid-efficiency). Combustion air is needed to supply the furnace with sufficient oxygen to supply the flame. Blocking the combustion air vent(s) will cause the furnace to draw air down the vent pipe and pull poisonous gases back into your home. If your home is not equipped with CO (Carbon Monoxide) sensors, or they are not functioning properly Carbon Monoxide poisoning can occur.

## Heating System(s) & Location(s) – Service Now and Annually:

### Maintenance

- The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fuelled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced.

## Heating System(s) & Location(s) – Near End of Lifespan (15-20 Years):

### Needs Service

- The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be near this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

## Heating System(s) Shut-Off(s) – Missing Service Switch:

### Safety Concern

- No service switch was observed for the furnace(s). This is a switch that allows power to be turned off quickly if something goes wrong when someone is performing maintenance or repairs. This is a potential safety hazard. Requirements vary by municipality, but general guidelines require the switch be within an arm's length of the appliance. In some cases, disconnect at the electric panel (e.g. circuit breaker or fuse) may suffice if it's within sight of the appliance. Recommend that a qualified contractor install a serviceman's switch per standard building practices.

## Filter(s) – Filter Maintenance:

### Maintenance

- Keeping furnace filters clean will save on heating and cooling costs and will also help in keeping the inside of your home as dust-free as possible. We recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

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

# 9. COOLING

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

## 9.1 COOLING DESCRIPTION

**Cooling System(s):**

- Central Air Unit

**Serial #(s):**

- HABAF024SD

**Manufacturer(s) & Age(s):**

- York, 1993

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

- 15,000

INSPECTED COMPONENTS	IN	SC	NS	NP	NI
Cooling System(s)			•		
Main Disconnect(s)	•				
Refrigerant Line(s)	•				
Condensate Line(s)	•				

*Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Present = NP, Not Inspected = NI*

## 9.2 COOLING INSPECTION LIMITATIONS AND DISCLOSURES

**Cooling System(s) Not Tested (Outside Temp <18°C):**

- The outdoor air temperature was below 18°C during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

## 9.3 COOLING RECOMMENDATIONS AND OBSERVATIONS

**Cooling System(s) – Near / Beyond Lifespan (15-20 Years):**

*Needs Service*

- The estimated useful life for most air conditioning condensing units is 15-20 years. This unit appeared to be near or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

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



# 10. PLUMBING

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

## 10.1 PLUMBING DESCRIPTION

**Water Supply Source:**

- Public

**Water Heater Energy Source(s):**

- Natural Gas

**Gas Supply Piping & Shut-Off(s):**

- Basement, Furnace
- Basement, Water Heater
- Basement, Fireplace
- Basement, Dryer

**Water Supply Piping & Shut-Off(s):**

- Copper, Basement

**Water Heater(s) Manufacturer & Age:**

- GSW, 2005

**Water Supply Lines:**

- Copper

**Serial #(s):**

- S0506 512565

**Drain & Waste Lines:**

- ABS

**Water Heater(s) Capacity:**

- 150L

**Sump Pit / Sump Pump(s):**

- None Observed

**Water Treatment System(s):**

- Water Softener, Basement

INSPECTED COMPONENTS	IN	SC	NS	NP	NI
Water Supply Source	•				
Water Supply Piping & Shut-Off(s)	•				
Water Supply Lines	•				
Water Heater Tank(s)			•		
Water Heater Vent Pipe(s)	•				
Gas Meter	•				
Gas Supply Piping & Shut-Off(s)	•				
Oil Tank(s)				•	
Propane Tank(s)				•	
Drain & Waste Lines	•				
Sump Pit / Sump Pump(s)				•	
Floor Drain Location(s)	•				
Laundry Sink(s)	•				
Washer Supply Line(s)	•				
Dryer Vent(s)	•				
Laundry Ventilation				•	
Water Treatment System(s)	•				
Hose Bib(s)	•				

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Present = NP, Not Inspected = NI

## 10.2 PLUMBING INSPECTION LIMITATIONS AND DISCLOSURES

### Washer(s) & Dryer(s) Limited Evaluation:

- The washer(s) or dryer(s) were not tested at the time of inspection. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failure. We recommend you operate this unit prior to closing.

### Water Softener(s) Excluded from Inspection:

- A water softener system was observed to be installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Water softeners typically work by removing unwanted minerals (e.g. calcium, magnesium) from the water supply. They prevent build-up of scale inside water supply pipes, improve lathering while washing, and prevent spots on dishes. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc.
- 

## 10.3 PLUMBING RECOMMENDATIONS AND OBSERVATIONS

### Water Heater Tank(s) – Maintenance:

#### *Maintenance*

- 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.

### Water Heater Tank(s) – Near or Beyond Lifespan (8-12 Years):

#### *Needs Service*

- The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near or beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

### Drain & Waste Lines – General Comments:

#### *Informational*

- We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

### Hose Bib(s) – Not Frost-Free Type:

#### *Informational*

- One or more hose bibs (outside faucets) were not the "frost-free" design, and are more likely to freeze during cold weather than frost-free hose bibs. Recommend that a qualified plumber upgrade these with frost-free hose bibs to prevent freezing, pipes bursting, flooding and possible water damage.

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

# 11. KITCHEN

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

## 11.1 KITCHEN DESCRIPTION

**Range(s) & Cooktop(s):**

- Maytag

**Dishwasher(s):**

- None Observed

**Built-In Microwave:**

- None Observed

INSPECTED COMPONENTS	IN	SC	NS	NP	NI
Countertop(s) & Cabinet(s)	•				
Kitchen Sink(s)	•				
Range(s) & Cooktop(s)	•				
Dishwasher(s)				•	
Built-In Microwave(s)				•	
Ventilation / Range Hood(s)	•				
Water Filtration System(s)				•	

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Present = NP, Not Inspected = NI

## 11.2 KITCHEN INSPECTION LIMITATIONS AND DISCLOSURES

**Countertop(s) & Cabinet(s) Limited Evaluation:**

- The countertops(s), areas below sink(s), sink basin(s), under-sink food disposal(s), dishwasher interior(s), range or cooktop surface(s) or flooring were observed to be obscured by stored items or dishes and couldn't be fully evaluated.

**Range(s) & Cooktop(s) Limited Evaluation:**

- The stove, range or cooktop elements were tested at the time of inspection and were observed to function properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failure. We recommend you operate this unit prior to closing.

## 11.3 KITCHEN RECOMMENDATIONS AND OBSERVATIONS

**No Significant Deficiencies Observed:**

- No readily accessible or apparent deficiencies were observed at the time of the inspection.

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

# 12. BATHROOM

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

## 12.1 BATHROOM DESCRIPTION

**Location(s) & Description(s):**

- Basement, 3-Piece w/Shower
- Main Level, 3-Piece w/Bathtub

**Ventilation Location(s) & Type(s):**

- Basement, Vent Fan
- Main Level, Vent Fan

INSPECTED COMPONENTS	IN	SC	NS	NP	NI
Vanity(s)	•				
Sink(s)	•				
Bathtub(s)	•				
Shower(s)	•				
Ventilation	•				
Toilet(s)	•				
Bidet(s)				•	

*Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Present = NP, Not Inspected = NI*

## 12.2 BATHROOM INSPECTION LIMITATION AND OBSERVATIONS

**Vanity(s) Limited Evaluation:**

- The vanity(s), areas below sink(s), sink basin(s), bathtub(s) or shower stall(s) in one or more bathrooms were observed to be obscured by stored items and couldn't be fully evaluated.

## 12.3 BATHROOM RECOMMENDATIONS AND OBSERVATIONS

**No Significant Deficiencies Observed:**

- No readily accessible or apparent deficiencies were observed at the time of the inspection.

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

# 13. INTERIOR

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

## 13.1 INTERIOR DESCRIPTION

### Exterior Doors:

- Steel, Front
- Sliding Glass, Side

### Flooring Finishes:

- Vinyl / Tile
- Wood / Laminate

### Evidence of Moisture:

- Basement, Bathroom
- Basement, Furnace Room

### Windows:

- Vinyl, Sliding
- Vinyl, Casement

### Wall & Ceiling Finishes:

- Drywall / Plaster

### Evidence of Condensation:

- None Observed

INSPECTED COMPONENTS	IN	SC	NS	NP	NI
Exterior Doors	•				
Interior Doors	•				
Windows			•		
Flooring Finishes	•				
Wall & Ceiling Finishes			•		
Stairway(s)		•			

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Present = NP, Not Inspected = NI

## 13.2 INTERIOR INSPECTION LIMITATIONS AND DISCLOSURES

### Furnishings Limited Evaluation:

- Structures that are occupied and fully or partially furnished at the time of the property inspection many times prevent the inspector from seeing everything, testing everything, or having access to everything. Along with defects that may not be observed due to such conditions, since the structure is still being lived in and used, additional deferred maintenance items may be present by the time the sale is finalized. Although some minor interior defects might be noted in your Home Inspection Report, such minor defects should not be considered an exhaustive, complete, or definitive list of minor defects, particularly when the residence is still occupied. In bathrooms and kitchen, as well as other areas, fresh paint can conceal visual clues concerning moisture damage. Renovations or remodeling can prevent the inspector from determining how the structure has interacted with its environment through wind, rain, soil movement, etc. Wallpaper, mirrors, wall hangings, and furnishings may conceal defects or damage to walls; concealed defects are not within the scope of the property inspection. Carefully note the condition of the property during your final walk-through and feel free to call me if you have any questions.

### Windows Frozen Shut:

- One or more windows that were designed to open and close were observed to be frozen shut. Recommend that all windows be thawed and tested prior to closing to ensure they open and close easily.

### 13.3 INTERIOR RECOMMENDATIONS AND OBSERVATIONS

#### Windows – Crank Handles Broken:

##### *Needs Service*

- One or more crank handles at the main level front windows were observed to be stripped, loose or broken. Recommend that a qualified person replace handles or make repairs as necessary.

#### Wall & Ceiling Finishes – Visible Mold:

##### *Needs Service*

- Visible mold growth was observed at one or more locations within the basement furnace room area(s). It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist.

#### Wall & Ceiling Finishes – Dry Stains:

##### *Needs Service*

- Stains were observed in one or more wall locations within the basement bathroom area(s). However, no elevated levels of moisture were found. The stain(s) may be due to a past plumbing leak. Consult with the property owner and monitor the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary.

#### Stairway(s) – Handrail(s) Missing Baluster(s):

##### *Safety Concern*

- The basement stairway(s) were observed to be missing balusters at open sides. This is a potential fall hazard, especially for small children that can crawl through the exposed opening(s). Recommend that a qualified contractor install balusters where missing and per standard building practices.

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### 13.4 INTERIOR PHOTO SECTION



**Figure 23** Crank Handle(s) Broken at Front Window(s)



**Figure 24** Mold in Basement Furnace Room



**Figure 25** Water Damage in Basement Bathroom



**Figure 26** Basement Handrail(s) Missing Baluster(s)

**NOTE:** All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.



# 14. GARAGE

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

## 14.1 GARAGE DESCRIPTION

**Garage Roof Covering:**

- N/A

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

- Steel

**Garage Door(s):**

- Steel

**Garage Wall Surfaces:**

- N/A

**Garage Floor Slab:**

- Concrete

**Garage Window(s):**

- Vinyl, Sliding

**Garage Flashings & Trim:**

- Vinyl
- Metal
- Wood

**Garage Wall & Ceiling Finishes:**

- Drywall / Plaster

**Vehicle Door(s):**

- Insulated Metal

**Vehicle Door Operator(s):**

- Functioning Properly

INSPECTED COMPONENTS	IN	SC	NS	NP	NI
Garage Roof Covering				•	
Garage Soffits & Fascia				•	
Garage Gutters & Downspouts				•	
Garage Flashings & Trim	•				
Entry Door(s) into Dwelling		•			
Entry Step(s) into Dwelling				•	
Garage Floor Slab	•				
Garage Wall & Ceiling Finishes	•				
Garage Door(s)	•				
Garage Window(s)	•				
Vehicle Door(s)	•				
Vehicle Door Operator(s)	•				

Inspected = IN, Safety Concern = SC, Needs Service = NS, Not Present = NP, Not Inspected = NI

## 14.2 GARAGE INSPECTION LIMITATIONS AND DISCLOSURES

**Garage Interior Limited Evaluation:**

- Garage floors, walls and ceiling areas were observed to be obscured by vehicles, stored items, carpeting or debris and couldn't be fully evaluated.

## 14.3 GARAGE RECOMMENDATIONS AND OBSERVATIONS

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

#### Safety Concern

- One or more door between the garage and the house were observed to be missing a self-closing device. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

### Entry Door(s) into Dwelling – Not Fire-Resistant:

#### Safety Concern

- The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices.

### Garage Floor Slab – Measure for Vehicle(s) Parking / Storage:

#### Informational

- Garages come in all shapes and sizes. We recommend that you measure the length and width of the garage space(s) to ensure that there is sufficient clearance to accommodate your vehicle(s). Most newer garages are approximately 20 ft. x 20 ft. in diameter or larger.

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## 14.4 GARAGE PHOTO SECTION

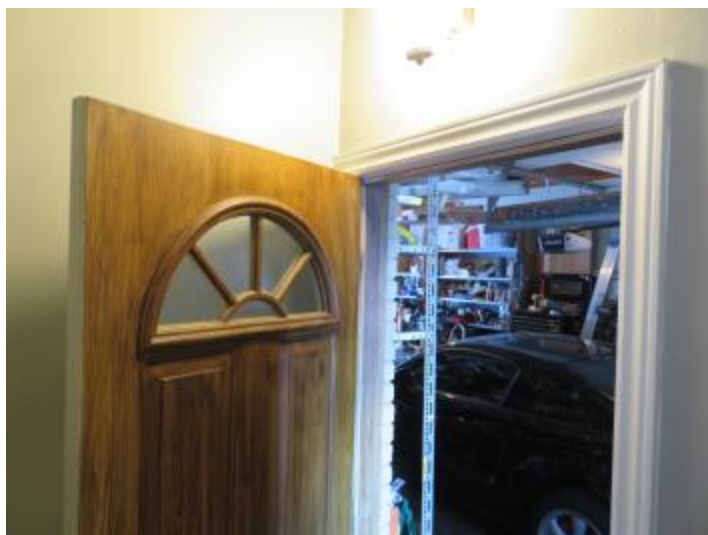


Figure 27 Entry Door(s) Missing Self-Closing Device(s)



Figure 28 Entry Door(s) Not Fire-Resistant

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

# 15. CONCLUSION

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*We are proud of our service and trust you will be happy with the quality of your 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. In the following paragraphs we have compiled a list of general safety recommendations upon moving-in, since we never know who will be occupying or visiting a property, whether it be children or the elderly.*

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## 15.1 PRE-CLOSING WALK-THROUGH RECOMMENDATIONS:

- Check the heating and cooling system(s) and operate all appliances;
- Run water at all fixtures and flush toilets;
- Operate all exterior doors, windows and locks;
- Test smoke and carbon monoxide detectors;
- Ask for all remote controls to garage door openers, fans, gas fireplaces, etc.;
- Inspect areas that may have been restricted at the time of the inspection;
- Read seller's disclosure.

## 15.2 GENERAL SAFETY RECOMMENDATIONS

- Install and/or test and monitor smoke and carbon monoxide detectors;
- Identify all escape and rescue ports and rehearse an emergency evacuation of the home;
- Upgrade older electrical systems (if present) 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 4 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 garage doors are well balanced and have the appropriate safety devices;
- Consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

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**NOTE:** *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.*

# 16. TERMS AND CONDITIONS

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This Report has been prepared by 360 Inspection Services and the named inspector and is supplied to you (the named customer) on the basis of and subject to the *Scope of Inspection* and the *Terms and Conditions* of the Inspection Agreement and the Inspection. 360 Inspection Services accepts no responsibility to other persons relying on the report.

This Report has been prepared in accordance with the International Standards of Practice for Performing a General Home Inspection by the International Association of Certified Home Inspectors (InterNACHI) and to any other Standards and definitions cited in the *Terms and Conditions*.

Please note that having provided to you an opportunity to read or hear the *Scope of Inspection* and the Terms and Conditions following upon you making a booking for the Home Inspection, the inspector has proceeded to conduct the inspection of the property and 360 Inspection Services has proceeded to supply this Report on the basis that you have accepted the *Scope of Inspection* and the *Terms and Conditions* and/or are deemed to have done so upon the inspector arriving at the property.

The Report is to be read in conjunction with all other 360 Inspection Services Reports issued concurrently for the property.

The *Scope of Inspection* and the *Terms and Conditions* take precedence over any oral or written representations by 360 Inspection Services, to the extent of any inconsistency.

1. After making the booking, the customer is deemed to have accepted these *Terms and Conditions* and *Scope of Inspection* upon the inspector arriving on site.
2. The Report is not a guarantee but is an opinion of the condition of the inspected property relative to the average condition of well-maintained similar properties of a similar age. A limited written guarantee is available on written acceptance of the guarantee conditions.
3. 360 Inspection Services accepts no liability with respect to work carried out by other trades, consultants or practitioners referred by 360 Inspection Services. It is your responsibility to make appropriate contractual arrangements with such person.
4. The Report is not a certificate of compliance for the property within the requirements of any Act, regulation, ordinance or local by-law.
5. 360 Inspection Services does not accept responsibility for services other than those provided in this Report.
6. In the absence of the written guarantee provided by 360 Inspection Services, 360 Inspection Services' liability shall be limited to the provision of a new inspection and report or the payment of the cost of a new inspection and report, at the election of 360 Inspection Services.
7. The inspection assumes that the existing use of the building will continue. The inspection will not assess the fitness of the building for any intended purpose. Any proposed change in use should be verified with the relevant authorities.
8. The Home Maintenance Guide constitutes a vital part of the inspector's recommendations and failure to observe either the recommendations or the Property Maintenance Guide could lead to premature deterioration of the property.
9. The Health and Safety Warnings constitutes a vital part of 360 Inspection Services' recommendation to you. Failure to observe the provisions of the warning sheet could jeopardise the safety of the occupants.
10. The Report and its appendices and attachments, as issued by 360 Inspection Services, takes precedence over any oral advice or draft reports, to the extent of any inconsistencies, and only the Report and its appendices and attachments, which form a vital part of the inspector's recommendations, shall be relied upon by you.
11. If you are dissatisfied with the Report you agree to promptly give 360 Inspection Services' written notice specifying the matters about which you are dissatisfied and allow 360 Inspection Services to attempt to resolve the matters with you within 28 days of receipt by 360 Inspection Services of such written notice before taking any remedial action or incurring any costs.
12. Reference to 360 Inspection Services in this Report and any other documentation includes, where the context permits, its agents and representatives authorised to act on its behalf.
13. These *Terms and Conditions* are in addition to, and do not replace or remove, any rights or implied guarantees conferred by the Consumer Protection Act, 2002 or any other consumer protection legislation.