

INSPECTION REPORT



For the Property at:
123 ANY ST.
ANY TOWN, ON

Prepared for: SAMPLE REPORT
Inspection Date: Tuesday, March 4, 2008
Prepared by: Wayne Fulton



Fulton Home Inspections
174 River Rd.
Napanee, ON K7R 3K8
613-354-9547
Cell: 613-453-9547
Fax: 866-447-5851
www.fultonhomeinspections.com
napaneeinspector@gmail.com

"What an Inspection Should Be"



May 1, 2008

Dear Sample Report,

RE: Report No. 1483
123 Any St.
Any Town, ON

Thank you for choosing Fulton Home Inspections to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home.

Please visit our website at your convenience www.FultonHomeInspections.com and feel free to fill out and return our client questionnaire.

For your convince this link outlines a list of our favourite maintenance items.

<http://www.inspectionlibrary.com/maintenance.htm>

Thanks again for allowing us to work with you.

Sincerely,

Wayne Fulton
on behalf of
Fulton Home Inspections

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INVOICE

May 1, 2008

Client: Sample Report

Report No. 1483

For inspection performed at:

123 Any St.

Any Town, ON

on: Tuesday, March 4, 2008

Home Inspection

\$350.00

GST

\$17.50

Total

\$367.50

Paid In Full

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SUMMARY

123 Any St., Any Town, ON March 4, 2008

Report No. 1483

www.fultonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Note: For the purpose of this report the building is considered to be facing **South**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

This home appears to be structurally stable and maintained within reason. Areas of expense were noted with the age of the furnace and chimney repairs required. Obtain at least three quotes for this work.

[Home Maintenance and Repairs](#)

Heating

Gas furnace \ Mid- and high-efficiency gas furnace

Condition: • High Efficiency Furnace;

High efficiency furnace noted. These furnaces have a "sealed" burner area therefore our inspection is limited to the exterior of the furnace. No other component is visible or accessible for the inspection to visually review. Unit was tested using the thermostat and a themolazer heat register check. The furnace appeared serviceable at the time of inspection. We suggest a full inspection before the next heating season by a TSSA licensed heating contractor.

Note: The life expectancy of this furnace is 20/25 years as it is nearing the end of it's life expectancy you should budget for replacement. There is now way to predict when this unit will fail, have the furnace cleaned, serviced and evaluated by a licensed TSSA/HVAC technician

Chimney and vent \ Masonry chimney

Condition: • [Spalling](#)

Implication(s): Material deterioration

Location: North

Task: Repair

Time: Less than 1 year

Cost: \$800.00 and up

All blue text leads to a hyperlink for more information and is part of your inspection report.

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.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists. Address all safety issues raised in the report upon taking possession.

[Renovation & Building Costs](#)

ROOFING

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DESCRIPTION

Sloped: • [Asphalt](#)

Probability of leakage: • Low

LIMITATIONS

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • ROOF/ATTIC

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that we used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions and its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Inspection performed: • From roof edge

RECOMMENDATIONS

Sloped roofing \ Asphalt shingles

Condition: • Roof cover appears to have been replaced in last 0 - 3 yrs. Check with Vendor for possible warranty

Condition: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

EXTERIOR

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DESCRIPTION

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that gutters and downspouts collect roof water and carry it away from the house. Similarly, lot grading around the house should slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation.

Gutter & downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces : • [Vinyl siding](#)

Driveway: • Asphalt

Walkway: • Concrete

Exterior steps: • Concrete • Wood

Deck: • Raised • Wood

LIMITATIONS

Inspection limited/prevented by: • Poor access under steps, deck, porch

Upper floors inspected from: • Ground level

RECOMMENDATIONS

Roof drainage \ Downspouts

Condition: • [Downspouts end too close to building](#)

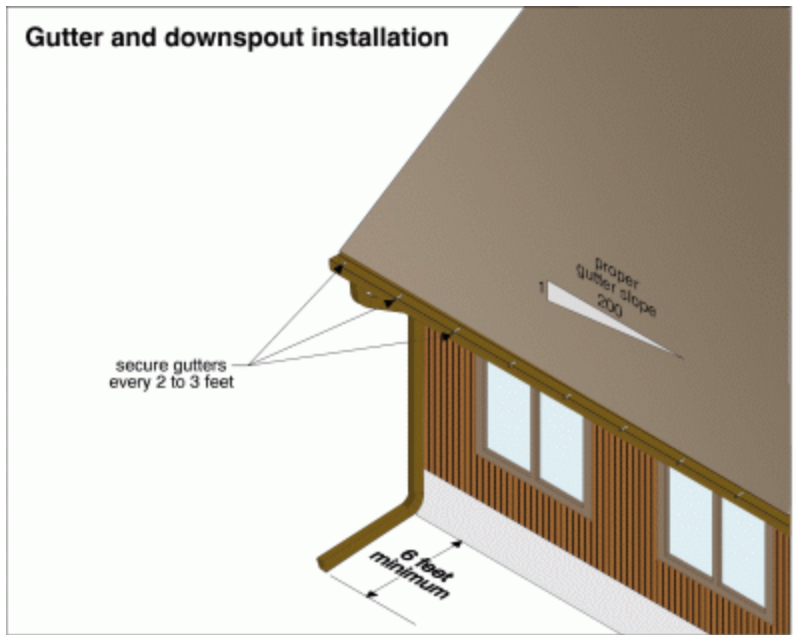
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior

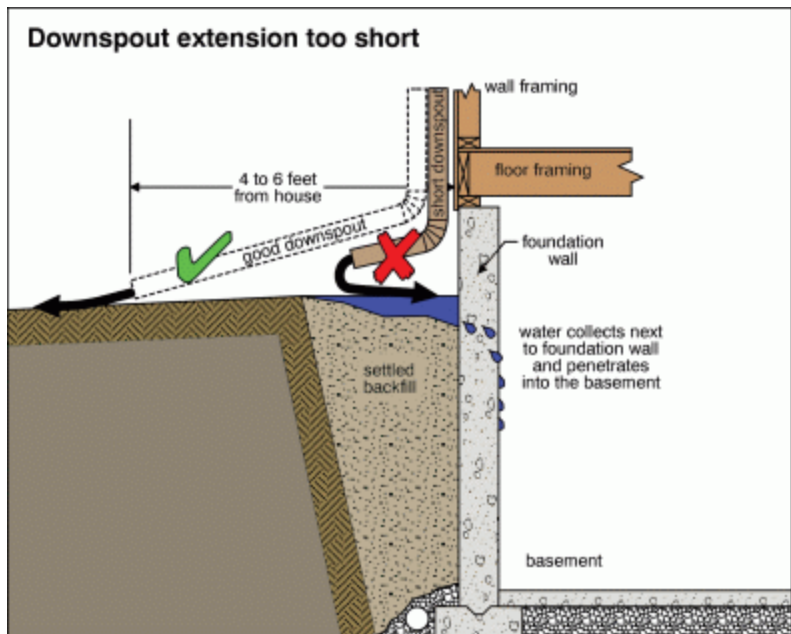
Task: Improve

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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[Click on image to enlarge.](#)



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1. Extend away from home

2. Extend away from home

Condition: • Should discharge 6ft. from home

Implication(s): Chance of water damage to contents, finishes and/or structure

Walls \ Soffits and fascia

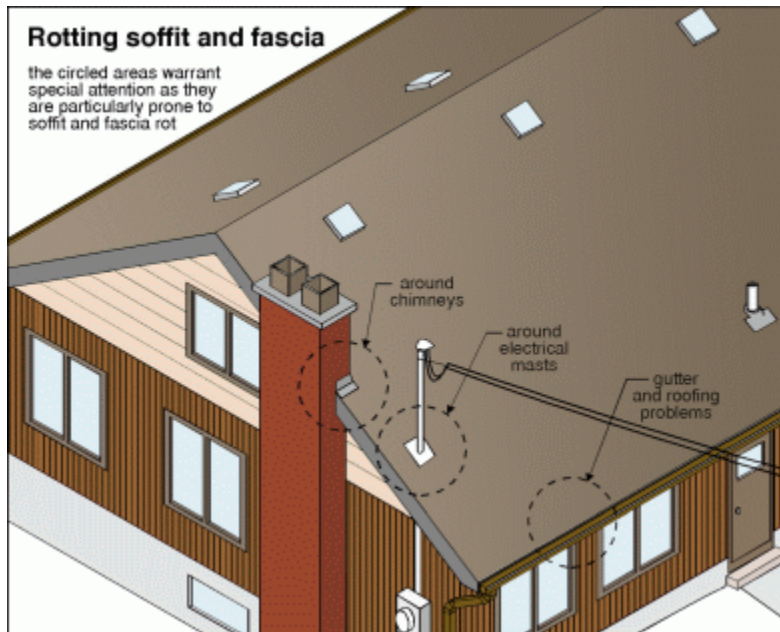
Condition: • [Loose or missing pieces](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Chance of pests entering house

Location: Rear

Task: Repair

Time: Regular maintenance



[Click on image to enlarge.](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Porches, decks, steps, patios and balconies \ Joists

Condition: • The ledger board of the elevated deck has been poorly attached to the house. This type of installation is considered unsafe. Every year, hundreds of people in the U.S.A. and Canada are injured, and some killed, when poorly secured elevated decks detach and collapse with large group of people standing on them, such as at parties. Deck ledgers need to be attached directly to the band joist, not the siding, with lag bolts and washers. I recommend having this installation corrected by a competent carpenter.

Condition: • [Ledgerboard problems](#)

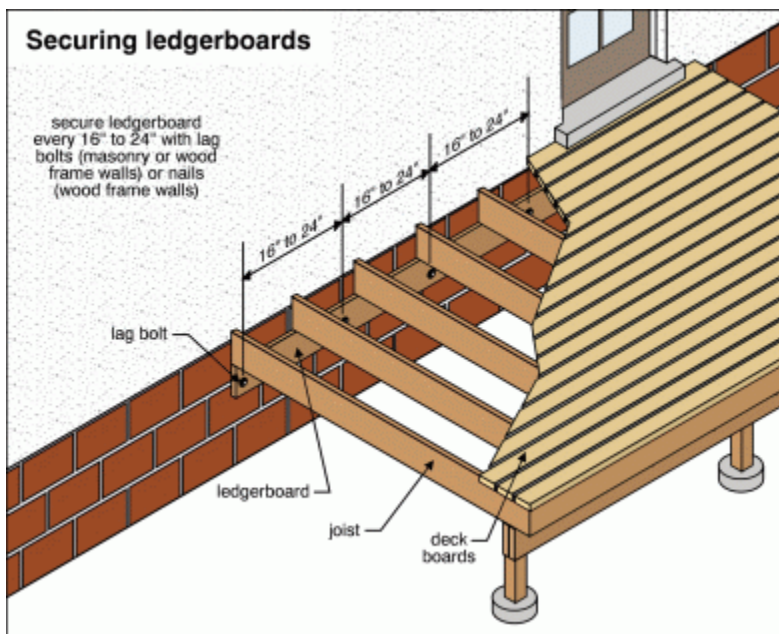
Implication(s): Weakened structure | Chance of movement

Location: Rear Yard

Task: Correct

Time: Immediate

Note: Ledgerboards are required to be bolted or lagged to structure; Correct upon taking possession.



[Click on image to enlarge.](#)

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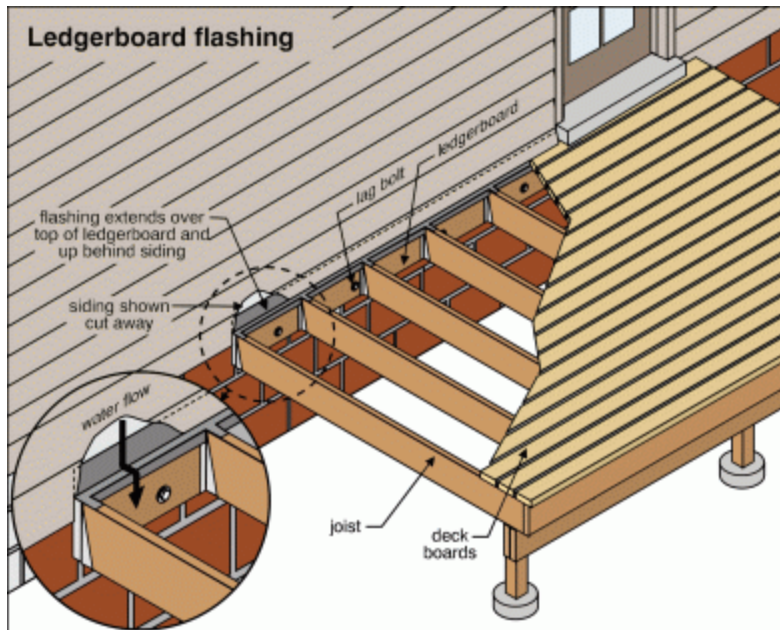
INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



[Click on image to enlarge.](#)



3. Not secured to home

Porches, decks, steps, patios and balconies \ Handrails and guards

Condition: • [Missing](#)

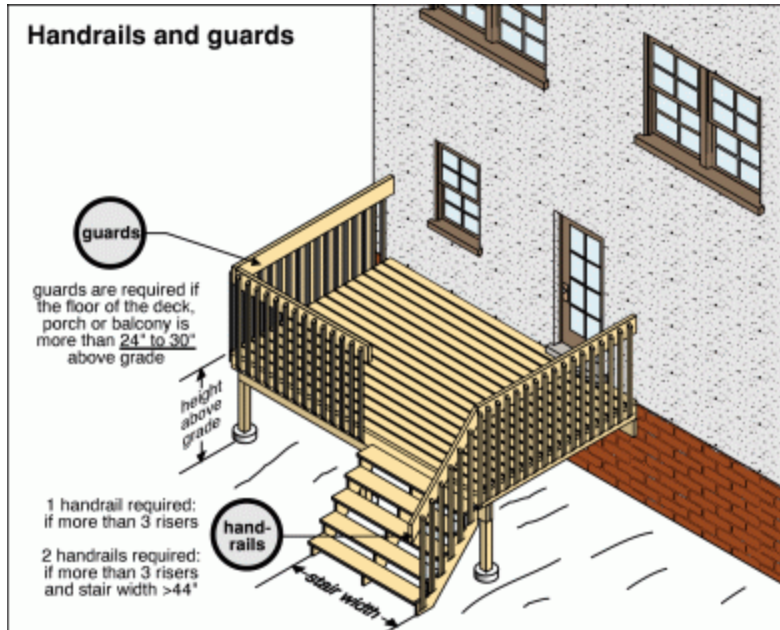
Implication(s): Fall hazard

Location: Rear Yard

Task: Provide

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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[Click on image to enlarge.](#)



4. Handrail Required

Landscaping \ General

Condition: • Trees or branches overhang the house. This condition, if allowed to continue, could result in damage to either the roof covering or the siding on the home. Recommendation: Trim branches to provide at least a six-inch separation between roof or wall and tree branches.

Location: West Yard

Task: Improve

Time: Regular maintenance

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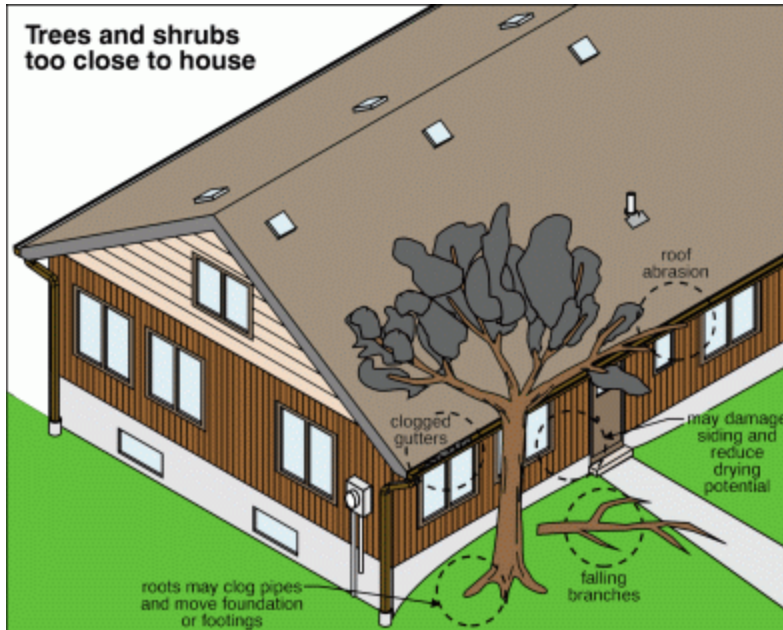
INTERIOR

SITE INFO

REFERENCE

Condition: • [Trees or shrubs too close to house](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering house | Material deterioration



[Click on image to enlarge.](#)

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DESCRIPTION

General: • Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#) • [Wood frame, brick veneer](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • [Trusses](#) • Plywood sheathing

LIMITATIONS

Inspection limited/prevented by: • Finishing (walls covered)

Inspection limited/prevented by: • Carpet/furnishings

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • Moisture in basements is a perennial problem, involving a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion or dampness is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in the basement is not maintained above the dew point. Regardless, we are not mold specialists, and if you or any member of your family is sensitive to allergens you should schedule a specialist inspection.

Percent of foundation not visible: • 70 %

RECOMMENDATIONS

General

• [The presence/concentration/type of mould, mildew or fungus is very hard to detect, if at all. If there is visible evidence, as to what concentration can only be confirmed with invasive review and appropriate laboratory testing. This is beyond our scope of inspection. If you feel it is a concern in this home, please contact our office and we will send you a copy of the CMHC publication on mold. I suggest you contact a reputable environmental or air quality management firm for further review.](#)

STRUCTURE

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Foundations \ Foundation

Condition: • [Typical minor settlement](#)

Location: East Exterior wall

Task: Repair

Time: As required

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DESCRIPTION

General: • Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms are now required by Law in Ontario; they are required on each floor level within the home and outside of bedrooms. I also strongly recommend the installation of Carbon Monoxide Detectors.

General: • The system in this home is a conventional 100 amp-120-240V system that supplies a number of 120V branch circuits to the various rooms in the home, plus 240V supply to appliances like your stove. Our inspection is to confirm panel integrity, type of wire, safe installations at the panel and visible wiring. We test for correct supply to the various plugs and lights. This test is done by our circuit analyzer and is a random check of the circuitry. It does check for polarity, ground, supply and voltage at the plug tested. It does not test for continuity or confirm hidden defects. The vast majority of wiring is normally properly done. Homeowner installed wiring in basements and garages are the most common areas of concerns we find. We will make recommendations in the report and unless you are qualified or experienced, any improvements should be done by a licensed electrician. In Kingston try Phase-One Electric, DeLongi Electric or Moore Electric and La Forest Electric. These are all local reputable family-run companies.

Service entrance cable and location: • There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we only test a representative number of switches and outlets, and we do not perform load-calculations to determine if the supply meets the demand. However, we regard every electrical deficiency and recommended upgrade as a potential safety-hazard that should be serviced immediately, and that the entire system be evaluated and certified as safe by a specialist. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed within the inspection period, or before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades for which we disclaim any responsibility.

Service entrance cable and location: • [Underground - not visible](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - water pipe](#)

Distribution panel rating: • [100 Amps](#)

Distribution panel type and location: • General Comments

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Distribution panel type and location: • [Breakers - basement](#)
Distribution wire material and type: • [Copper - non-metallic sheathed](#)
Type and number of outlets: • [Grounded - typical](#)
Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#)
Smoke detectors: • [Present](#)

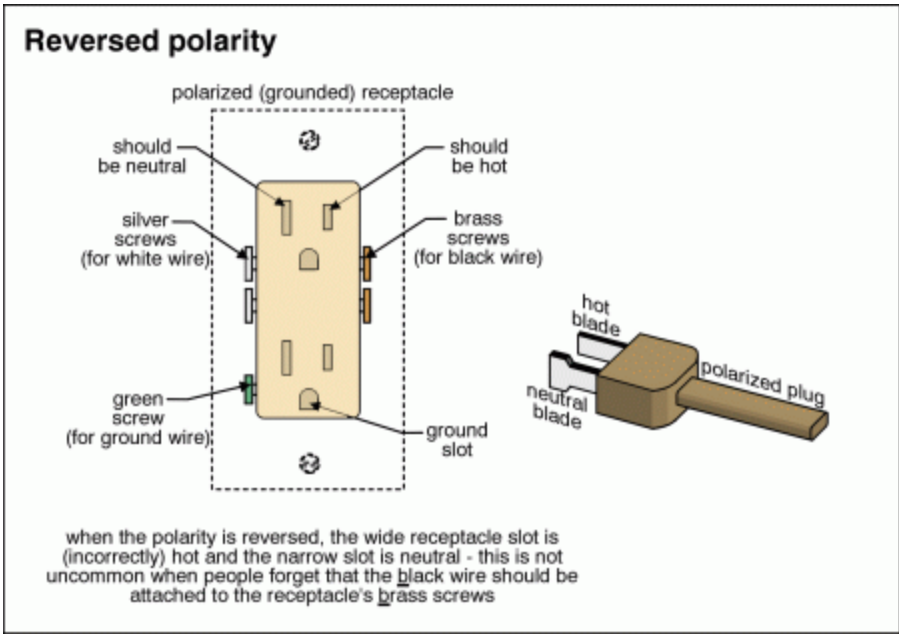
LIMITATIONS

General: • Canceled electrical components are not part of a home inspection
Panel covers: • Disconnect covers are not removed by the home inspector
System ground: • Quality of ground not determined

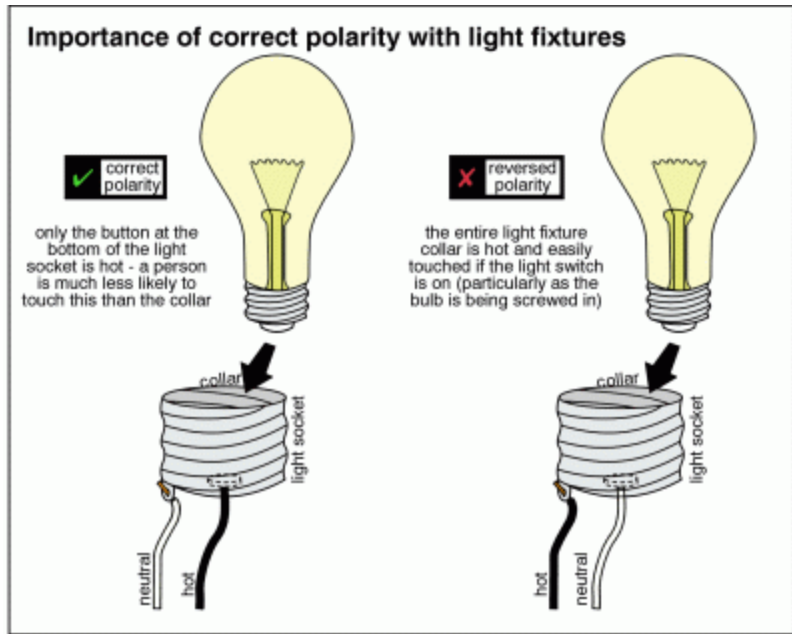
RECOMMENDATIONS

Distribution system \ Outlets
Condition: • GFCI's are recommended in all bathrooms, laundry area, pump outlets. outside outlets and where outlets in kitchen are within 24" of sink.
Condition: • There is one or more outlets in this home that when tested had reversed polarity. Reversed polarity is a life/safety hazard. It means that any appliance plugged into an outlet with reversed polarity has power passing through the device before reaching the on/off switch. Under certain conditions, anyone touching a device with reversed polarity can inadvertently provide a ground path for current and be electrocuted. I recommend immediate correction by an electrician. And, until this is corrected, I dont recommend plugging any device into any effected receptacle.
Condition: • [Reversed polarity](#)
Implication(s): Electric shock
Location: Basement work shop
Task: Correct
Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

Condition: • [No GFI \(Ground Fault Interrupter\)](#)

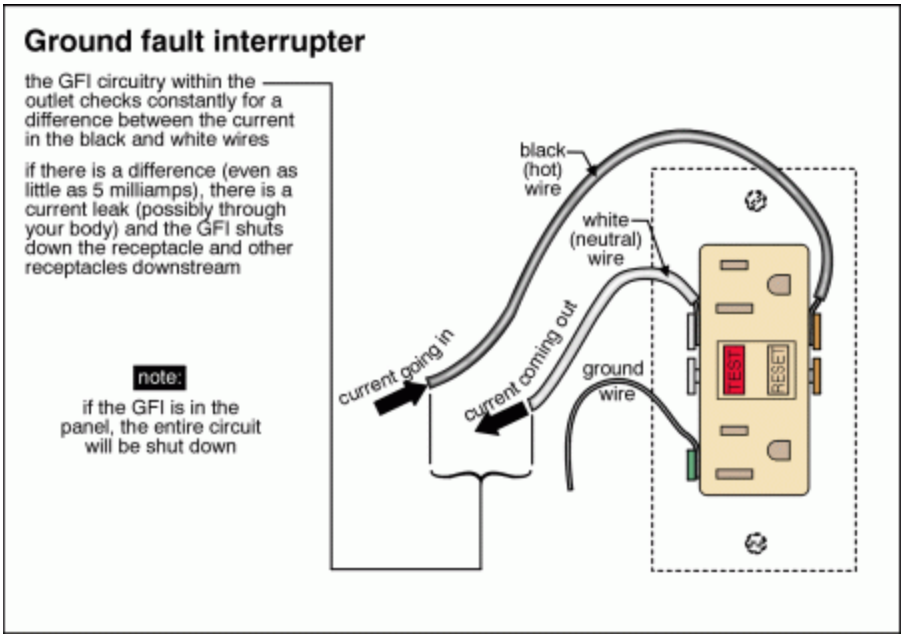
Implication(s): Electric shock

Location: Basement Bathroom

Task: Provide

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Distribution system \ Cover plates

Condition: • There is visual evidence of missing covers, poor junctions, unsecured or improperly installed wiring and loose switches/plugs. Most of this is lack of installers care/occupancy use and while it does not represent a major issue, it should be attended to by the client. A qualified electrician should be called for inspection and upgrades as he recommends.

Location: Basement work shop/furnace room

Task: Provide

Time: Immediate



5. Provide cover plate



6. Provide cover plate



7. Provide cover plate

Distribution system \ Smoke detectors

Condition: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home. Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

HEATING

123 Any St., Any Town, ON March 4, 2008

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DESCRIPTION

Fuel: • Your heating equipment should be serviced and cleaned annually by a reputable TSSA heating contractor.

Fuel: • [Gas](#)

System type: • [Furnace](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [19 years](#)

Failure probability: • [Medium](#)

Main fuel shut off at: • Meter • Basement

Auxiliary heat: • [Gas fireplace](#)

Fireplace: • [Wood fireplace](#)

Chimney: • [Masonry](#)

Chimney liner: • [Clay](#)

LIMITATIONS

General: • The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

Safety devices: • Not tested as part of a home inspection

Heat loss calculations: • Not done as part of a home inspection

RECOMMENDATIONS

Gas furnace \ Mid- and high-efficiency gas furnace

Condition: • High Efficiency Furnace;

High efficiency furnace noted. These furnaces have a "sealed" burner area therefore our inspection is limited to the exterior of the furnace. No other component is visible or accessible for the inspection to visually review. Unit was tested using the thermostat and a themolazer heat register check. The furnace appeared serviceable at the time of inspection. We suggest a full inspection before the next heating season by a TSSA licensed heating contractor.

Note: The life expectancy of this furnace is 20/25 years as it is nearing the end of it's life expectancy you should budget for replacement. There is now way to predict when this unit will fail, have the furnace cleaned, serviced and evaluated by a licensed TSSA/HVAC technician

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Chimney and vent \ Masonry chimney

Condition: • [Spalling](#)

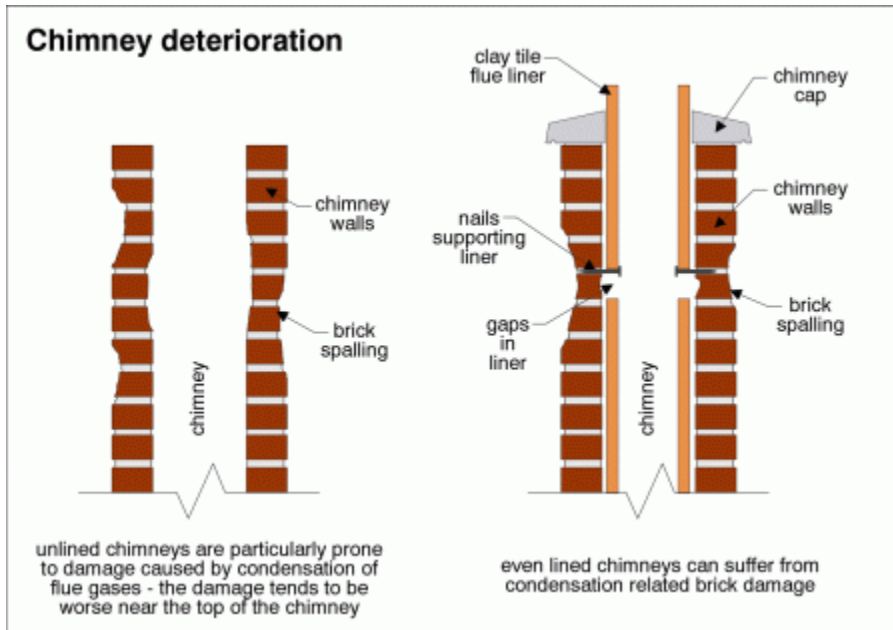
Implication(s): Material deterioration

Location: North

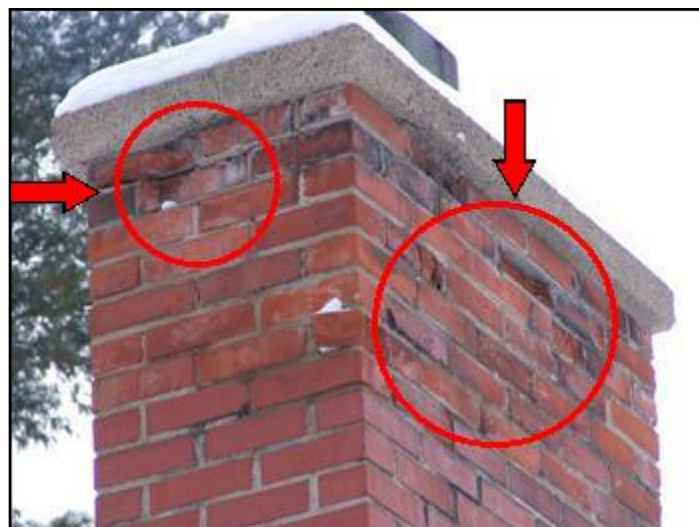
Task: Repair

Time: Less than 1 year

Cost: \$800.00 and up



[Click on image to enlarge.](#)



8. Repairs required

COOLING & HEAT PUMP

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Air conditioning type: • The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, dependant on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. We are not able to test the operation of air conditioning systems in cold weather or of systems that are shut down at the time of the inspection. You should also be aware that we do not evaluate or endorse any unvented heating devices that utilize fossil fuels, the presence of which sometimes confirms the inadequacy of the primary heating system. However, these and every other fuel burning appliances that are not vented are potentially hazardous. They can include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service, or a second opinion, be scheduled within the inspection period, or before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Air conditioning type: • [Air cooled](#)

Cooling capacity: • 42,000 BTU/hr

Compressor approximate age: • New • 6 years

Failure probability: • [Low](#)

LIMITATIONS

Inspection limited/prevented by: • The evaluation of the air conditioning system is contingent on the out side temperature. The temperature to-day was below 65 degrees fairenheight, this is the minimal safe temperature at which we can test this unit. Therefore it is considered not inspected.

Inspection limited/prevented by: • Power turned off

Heat gain/loss calculations: • Not done as part of a home inspection

INSULATION AND VENTILATION

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DESCRIPTION

Attic/roof insulation material: • [Glass fiber](#) • [Cellulose](#)

Attic/roof insulation amount: • [R-32](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • Not visible

Foundation wall insulation material: • Not determined

Air/vapor barrier: • [Plastic](#)

LIMITATIONS

Inspection prevented by no access to: • Wall space

Attic inspection performed: • In accordance with industry standards, we will not enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not move or disturb any portion of it, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

RECOMMENDATIONS

Attic/roof \ Insulation

Condition: • [Gaps or voids](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various Attic

Task: Improve

Time: Less than 1 year

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



9. Correct

Attic/roof \ Hatch

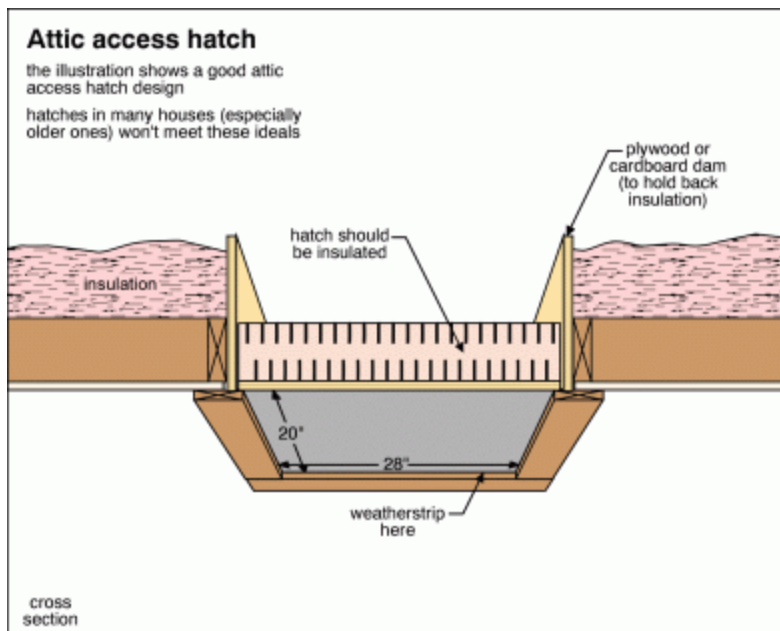
Condition: • [Not insulated and not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Provide

Time: Immediate



[Click on image to enlarge.](#)

INSULATION AND VENTILATION

123 Any St., Any Town, ON March 4, 2008

Report No. 1483

www.fultonhomeinspections.com

SUMMARY

ROOFING

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Foundation \ Interior insulation

Condition: • [None at rim joist](#)

Implication(s): Increased heating costs

Location: Basement

Task: Provide

Time: Less than 1 year



10. *Insulate this area*

SUMMARY

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DESCRIPTION

Water supply source: • Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. Waste and drain pipes are equally varied, and range from modern acrylonitrile butadiene styrene (ABS) ones to older ones made of cast-iron, galvanized steel, clay, or a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although isolated batches of them have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but any blockages in drainpipes, and particularly in main drainpipes, we recommend having video-scanned.

Water supply source: • Public

Service piping into house: • [Copper](#)

Supply piping in house: • [Copper](#) • [Plastic](#)

Main shut off valve at the: • Basement

Water flow (pressure): • [Typical for neighborhood](#)

Water heater fuel: • [Gas](#)

Water heater type: • [Conventional](#) • Rental

Tank capacity: • [30 gallons](#)

Waste disposal system: • [Public](#)

Waste piping in house: • [Plastic](#)

Pumps: • [Sump pump](#)

LIMITATIONS

Items excluded from a home inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Fuel supply: • 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, and preferably one plumbed to the exterior. 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 equipped with either a pressure/temperature relief valve and discharge pipe extended to 6 inches from the floor.

RECOMMENDATIONS

Water heater \ Temperature/pressure relief valve

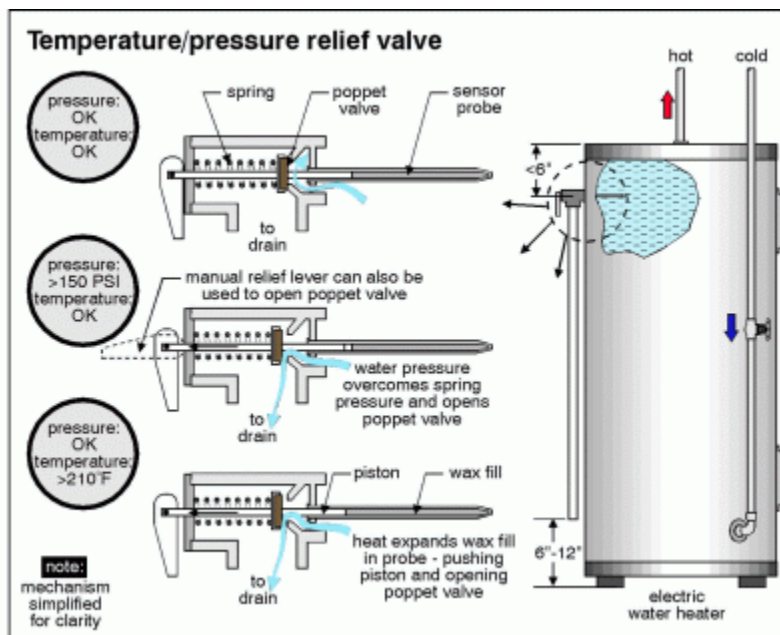
Condition: • [Discharge tube missing](#)

Implication(s): Scalding

Location: Basement Utility room

Task: Provide

Time: Immediate



[Click on image to enlarge.](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



11. Correct

Waste plumbing \ Traps - performance

Condition: • [Missing](#)

Implication(s): Sewer gases entering the house

Location: Basement Bathroom

Task: Provide

Time: Less than 1 year



12. Trap required

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Fixtures and faucets \ Basin, sink and laundry tub

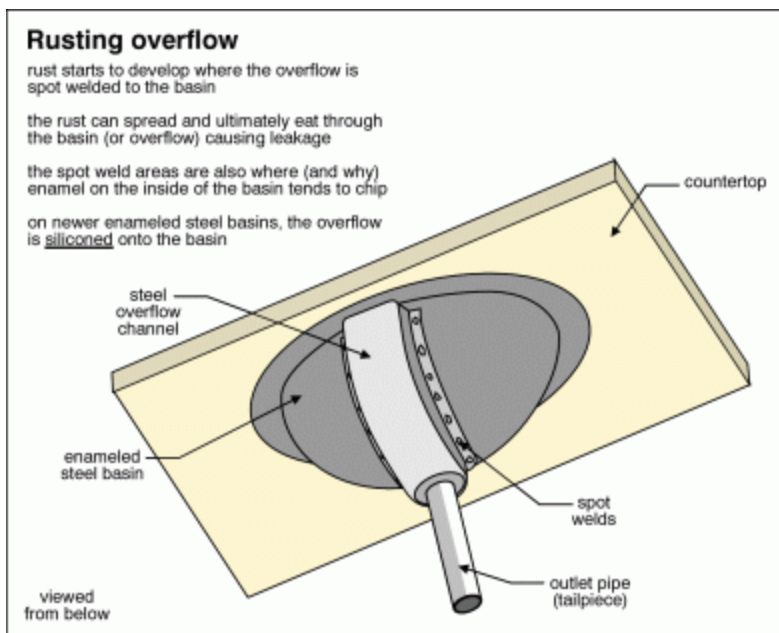
Condition: • [Overflows missing, leak, rust or inappropriate](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement Bathroom

Task: Replace

Time: If necessary



[Click on image to enlarge.](#)



13. Replacement recommended

PLUMBING

123 Any St., Any Town, ON March 4, 2008

Report No. 1483

www.fultonhomeinspections.com

SUMMARY

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Fixtures and faucets \ Whirlpool bath pump

Condition: • [No pump access](#)

Implication(s): Increased maintenance costs | Difficult to service

Location: Second floor Ensuite bathroom

Task: Provide

Time: If necessary

DESCRIPTION

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#) • [Concrete](#)

Major wall finishes: • [Plaster/drywall](#) • [Paneling](#)

Major ceiling finishes: • [Plaster/drywall](#) • [Suspended tile](#)

Windows: • [Fixed](#) • [Sliders](#) • [Casement](#) • Wood • Vinyl

Glazing: • [Double](#)

Exterior doors: • [Metal](#) • [Sliding glass](#) • [Storm](#) • [Garage](#)

Evidence of basement leakage: • Efflorescence • Stains

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

LIMITATIONS

Inspection limited/prevented by: • Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movements, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already discussed, the identification of which is beyond the scope of our service. However, there are a host of lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever remedial service may be deemed necessary before closing.

Restricted access to: • Unfortunately, the majority of the basement walls and ceilings are covered in interior finishes, insulation/drywall/paneling/tile etc. This eliminates my ability to visually review the integrity of the structure walls for type, moisture, structural defects and any other conditions that may be present. There was no readily visible indication, considering the personal effects in the area, of any moisture invasion noted on the day of inspection. Confirm that the vendor disclosure statement in this area states that there is/was no moisture invasion present at any time during their ownership of the home. If you have any doubts, ask for permission to further investigate by removal of the interior finishes for confirmation, at which time we will return to inspect the areas visible at no additional charge. We do not inspect for mould, this is beyond the scope of the CAHPI Standards

Not included as part of a home inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not moved during an inspection

Basement leakage: • Cannot predict how often or how badly basement will leak

RECOMMENDATIONS

Windows \ Interior trim

Condition: • [Stained](#)

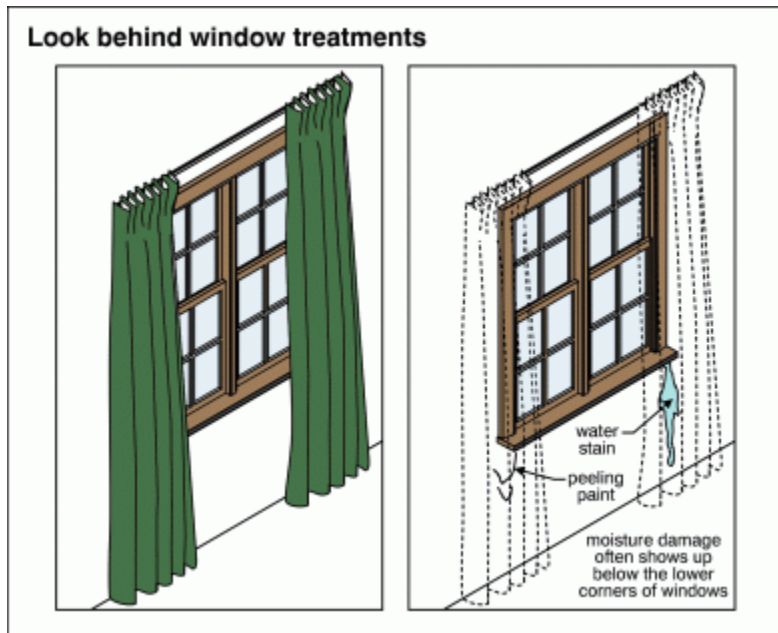
Implication(s): Cosmetic defects

Location: First floor Dining room

Task: Clean

Time: Regular maintenance

Note: The dining room windows have excessive staining, there is no evidence of rot or deterioration, cleaning is recommended.



[Click on image to enlarge.](#)

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14. Stain damage

Stairs \ Handrails

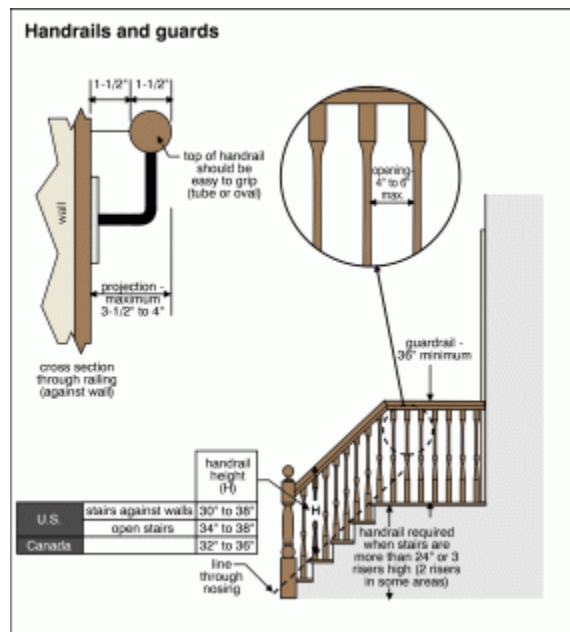
Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Rear Basement Staircase to Workshop

Task: Provide

Time: Immediate



Click on image to enlarge.



15. Handrail required

Basement \ Leakage

Condition: • In over 1000 inspections that I have done I have seen many basements that have some moisture invasion, be it a trickle or advanced seepage. It is often next to impossible to detect in the time frame of a home inspection.

Changes in the below grade water management system from aging, extreme climatic conditions, levels of snow and rain during the seasons, unexpected structure settlement, changes in the water tables by nearby construction or climate, renovations in the basement, damage and deterioration of the eve trough and downspouts and changes in the grade by landscaping and flower beds are some of the reasons that make certification of this basement for water integrity impossible, or any basement for that matter.

A basement is a hole in the ground, remember that and treat it as such. I see many finished basements that have been renovated and lived in for many years until that ONE TIME.it leaks!!!! For what appears to be no reason, until you begin to investigate and then the conditions come to light. While improvements in the grade and proper downspout extensions in the above mentioned areas are known to correct the vast majority of moisture invasion, there is a small percentage that will require excavation. At that point if needed, contact us and we will give you three names of reputable waterproofing contractors. The presence of mold/mildew and the inspection for such conditions is beyond the CAHPI inspection standards. If this is a concern, contact a reputable air quality consulting firm. Personal storage, recent painting, furniture and carpets/flooring can mask these conditions which make a proper mildew/mold inspection impossible during a normal home inspection.

Basement \ Wet basement - evidence

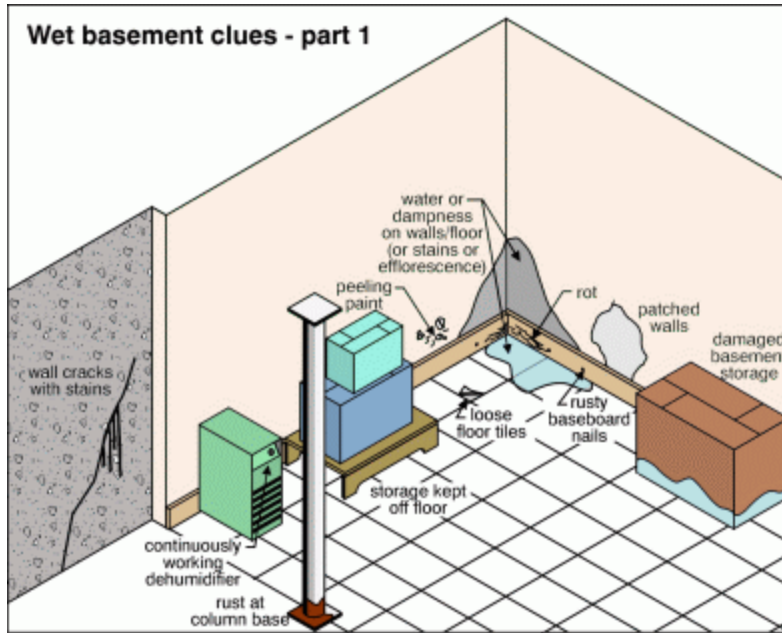
Condition: • [Efflorescence](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

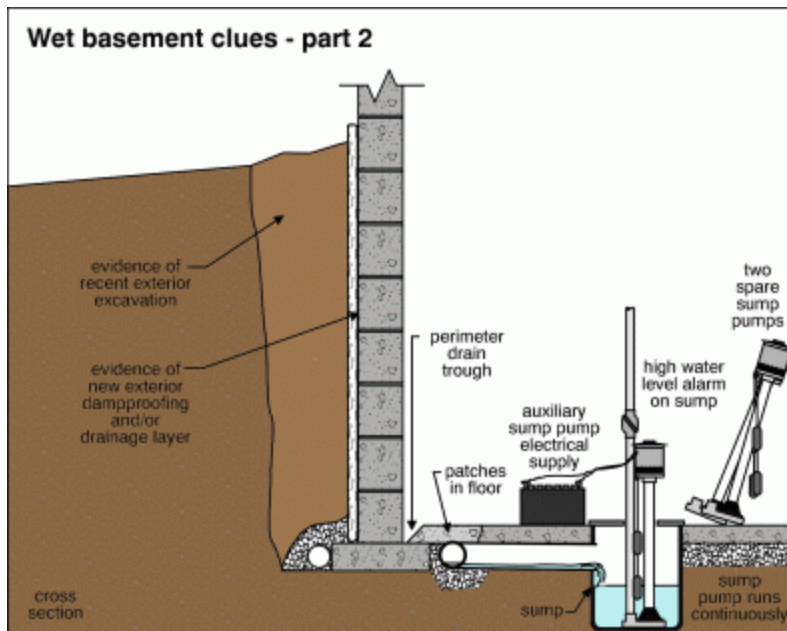
Location: Basement Work Shop

Task: See exterior section for recommendations

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

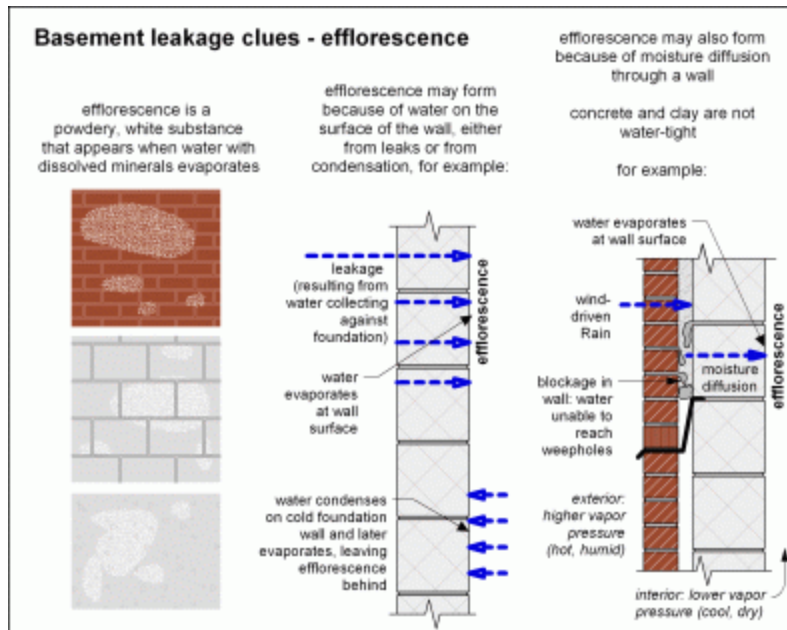


[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

- SUMMARY
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 - INSULATION
 - PLUMBING
 - INTERIOR**
- SITE INFO REFERENCE



[Click on image to enlarge.](#)



16. Efflorescence and staining

Garage \ Man-door into garage

Condition: • [No self closer](#)

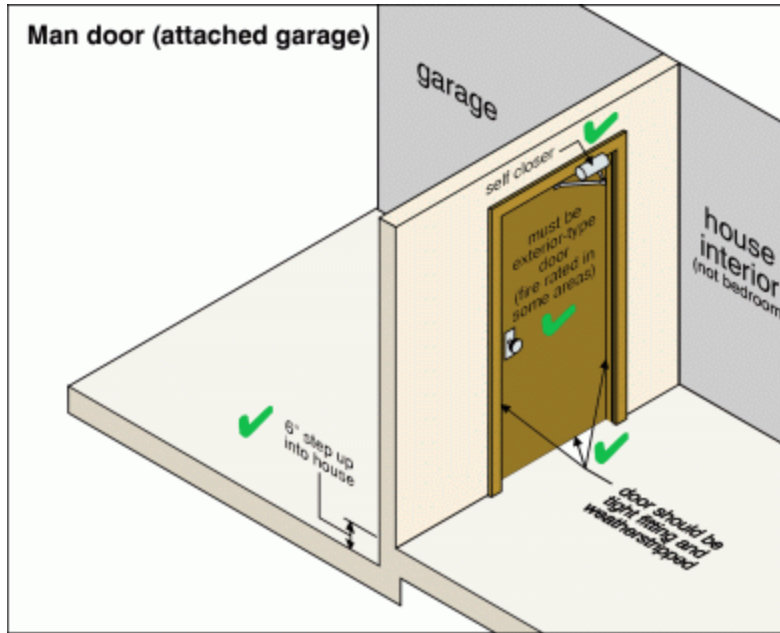
Implication(s): Hazardous combustion products entering home

Location: Garage

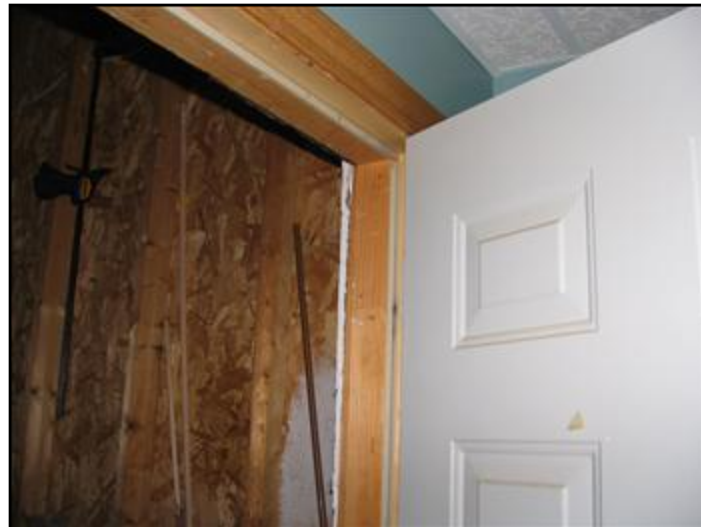
Task: Provide

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



[Click on image to enlarge.](#)



17. Self Closer Required

Garage \ Vehicle door operators

Condition: • [Extension cord for opener](#)

Implication(s): Electric shock

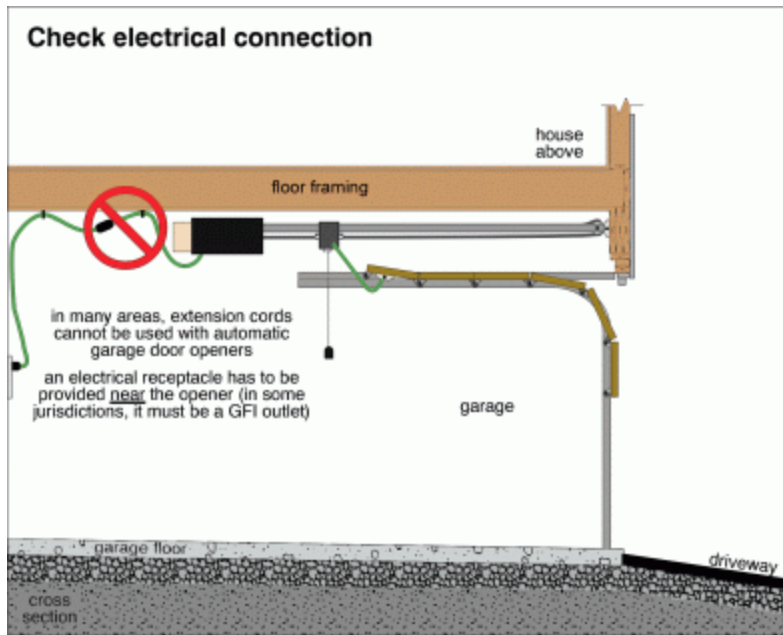
Location: Garage

Task: Correct

Time: Less than 1 year

Note: The wiring in the garage can only be described as amateur contact a licensed electrician for upgrades and repairs.

- SUMMARY
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18. Improvements required



19. Improvements required

Exhaust fans \ Exhaust duct

Condition: • Dryer Duct;

The duct for the clothes dryer is routed a considerable distance through the home. This will typically cause moisture-laden air to cool before it reaches the end of the duct and depositing lint, which will gradually accumulate and occlude the duct, on the inside of the duct. Besides the flammable lint being a potential fire hazard, this will increase drying time and represent an increased cost factor. It is recommended that the dryer vent be re-routed and reconfigured to a shorter length. Additionally, the duct should be insulated to at least an R7 to lessen the likelihood of condensation occurring inside of the duct.

Location: Basement Laundry area

Task: Improve

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Time: Unpredictable



20. Improvements are recommended

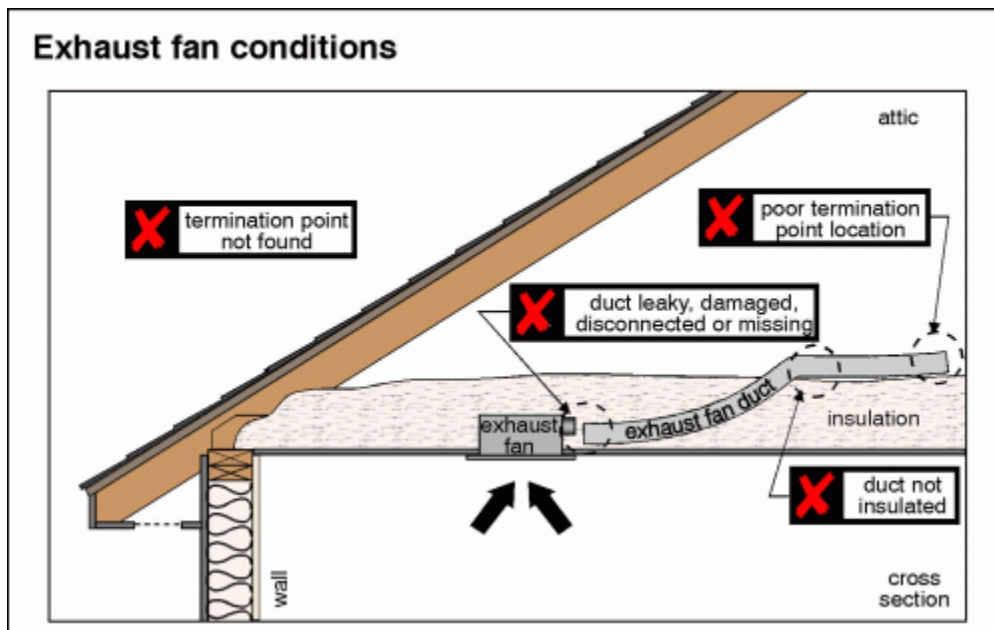
Condition: • [Not insulated in unconditioned space](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic

Task: Improve

Time: Less than 1 year



Click on image to enlarge.



21. *Insulate duct work*

SITE INFO

123 Any St., Any Town, ON March 4, 2008

Report No. 1483

www.fultonhomeinspections.com

SUMMARY

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DESCRIPTION

Weather: • Sunny • There was snow on the ground.

Approximate temperature: • 2°

Attendees: • Buyer • Buyer's Agent

Access to Home Provided by: • Buyer's agent

Occupancy: • There was no one home during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection start and end time: • The inspection started at 9:00 a.m. • The inspection ended at 12:30 p.m.

Approximate age of home: • 19 years

Building type: • Detached home • Bungalow

Number of dwelling units: • Single-family

Number of stories: • 2

Below grade area: • Basement

Garage, carport and outbuildings: • Attached garage

END OF REPORT

REFERENCE LIBRARY

123 Any St., Any Town, ON March 4, 2008

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www.fultonhomeinspections.com

SUMMARY

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The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)