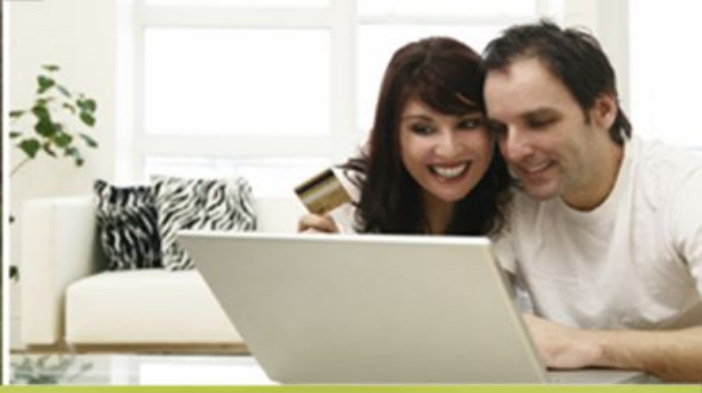

YOUR INSPECTION REPORT

Inspections Delivering Peace Of Mind

PREPARED BY:

Troy Rack

FOR THE PROPERTY AT:

123 Oak St
My Village, ON M1E 4P3

PREPARED FOR:

JOHN SMITH

INSPECTION DATE:

Thursday, July 5, 2012

Rival Inspection Services Inc.
32 Winterberry Dr.
Whitby, ON L1R 1Z2

905 922 5437
www.rivalhomeinspections.ca
rival@rogers.com

February 27, 2014

Dear John Smith,

RE: Report No. 1404, v.6
123 Oak St
My Village, ON
M1E 4P3

Thank you for choosing Rival Inspection Services to perform your Home Inspection. We trust the experience was both informative and enjoyable.

The primary purpose of this inspection has been to educate you about the general condition of this home and its major systems and components. The inspection itself and the attached report comply with the requirements of the Canadian National Association of Certified Home Inspectors Standards of Practice. This document, which is included at the end of the report for your perusal, defines the scope of a home inspection.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

The Appendix and Reference sections at the end of the report will also provide you with comprehensive user friendly information on your home maintenance, repair and cost effective home improvement advice. We hope that it will be a reliable source for future reference.

Finally, we will continue to be here for you as long as you own this home. Please do not hesitate to contact us with any questions you may have.

Sincerely,

Troy Rack
on behalf of
Rival Inspection Services Inc.

Rival Inspection Services Inc.
32 Winterberry Dr.
Whitby, ON L1R 1Z2
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INVOICE

February 27, 2014

Client: John Smith

Report No. 1404, v.6
For inspection at:
123 Oak St
My Village, ON
M1E 4P3
on: Thursday, July 5, 2012

Home inspection	$0.00
Infrared - Basic	$0.00
Indoor Air Sampling	$0.00
Suite Package	$0.00

PAID IN FULL - THANK YOU!

Rival Inspection Services Inc.
32 Winterberry Dr.
Whitby, ON L1R 1Z2
905 922 5437
www.rivalhomeinspections.ca
rival@rogers.com

The 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.

The deficiencies listed in the report and the components related to these should be further evaluated and repaired by a licensed contractor or professional. This will allow a specialist to fully evaluate the system and components, and identify issues beyond our scope of work.

There are some important things you should do when taking possession of a home. These are detailed in the Priority Maintenance document, which you can access by clicking on the link below.

Click this link for some important maintenance tips

Roofing

SLOPED ROOF FLASHINGS \ Chimney flashings

Condition: • Cricket missing, loose, damaged

Cricket flashing at chimney is missing. Recommend a qualified roofer install to prevent water infiltration around chimney area.

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

Exterior

EXTERIOR GLASS \ General

Condition: • Lintel missing

This should be assessed and rectified by a qualified contractor.

Implication(s): Weakened structure | Chance of structural movement

EXTERIOR GLASS \ Window wells

Condition: • Missing window well cover: Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep debris, rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children falling inside them. If necessary, an egress ladder should also be installed within the well, especially at below-grade bedrooms. Recommend a qualified contractor to assess and install. This should be considered a safety hazard.

Location: West

Task: Install

Time: Earliest opportunity

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Missing

All exterior stairs with 3 or more steps require a handrail. Recommend a qualified carpenter install handrail for safety.

Implication(s): Fall hazard

Task: Install

Time: Earliest opportunity

LANDSCAPING \ Walkway
Condition: • Uneven (trip hazard)
Recommend a qualified contractor grind the uneven surface to prevent tripping.
Implication(s): Physical injury

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)
Condition: • No GFI (Ground Fault Interrupter)
This outdoor receptacle is not GFCI protected (cover is also broken).
Implication(s): Electric shock

DISTRIBUTION SYSTEM \ Cover plates
Condition: • Missing
Various cover plates are missing through house.
Implication(s): Electric shock

Heating

GAS FURNACE \ Life expectancy
Condition: • Near end of life expectancy
Implication(s): Equipment failure | No heat for house

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy
Condition: • Near end of life expectancy
Implication(s): Equipment failure | Reduced comfort

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 home inspection. These may have to be adjusted based on the findings of specialists.

The inspection is performed by a generalist, and in some cases, we will recommend specialists to further investigate conditions that we have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically run about 2 - 3 hours. As a result, there will be things that are not picked up by inspectors. We ask that you understand and accept this. The inspection provides great value, and adds considerably to your understanding of the

home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

Please read the report carefully, and feel free to ask any questions that you may have of the inspector. Again, we will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type and a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

As you read the report, we encourage you to contact us with any questions about the report or the home.

The link below provides some typical costs for home repairs and improvements.

Home Improvement - ballpark costs

Description

General: • NOTE: Any amount of water infiltration may lead to mold growth, building material damage and/or structural integrity issues. If water infiltration exist, a qualified contractor should assess and rectify these conditions as soon as possible to avoid any further damage from occurring.

General: • Approximate age of roof covering:
Note: 10 - 12 years. As per owner

General: • Roofing material showing typical wear for age

Sloped roofing material: • Asphalt shingles

Probability of leakage: • Evidence of water infiltration: None found today

Probability of leakage: • Medium

Limitations

General: • Roof access is at the sole discretion of the inspector. Work safety and potential material damage are the governing factors.

General: • This report is an opinion of the general quality and condition of the roofing. As such the inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now or is subject to future leakage. An inspector cannot accurately predict roofing system failure.

Inspection performed: • By walking on roof • With binoculars from the ground • From roof edge

Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • Recommend a roof tune-up every 5 years by a roofing professional to maintain the roofs life expectancy and reduce the chance of water infiltration.

2. Condition: • Moss/algae growth noted on roof surface. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Recommend a qualified handyman to rectify to avoid any accelerated material damage.

1. *Moss/algae growth noted on roof surface. As...*

SLOPED ROOFING \ Asphalt shingles

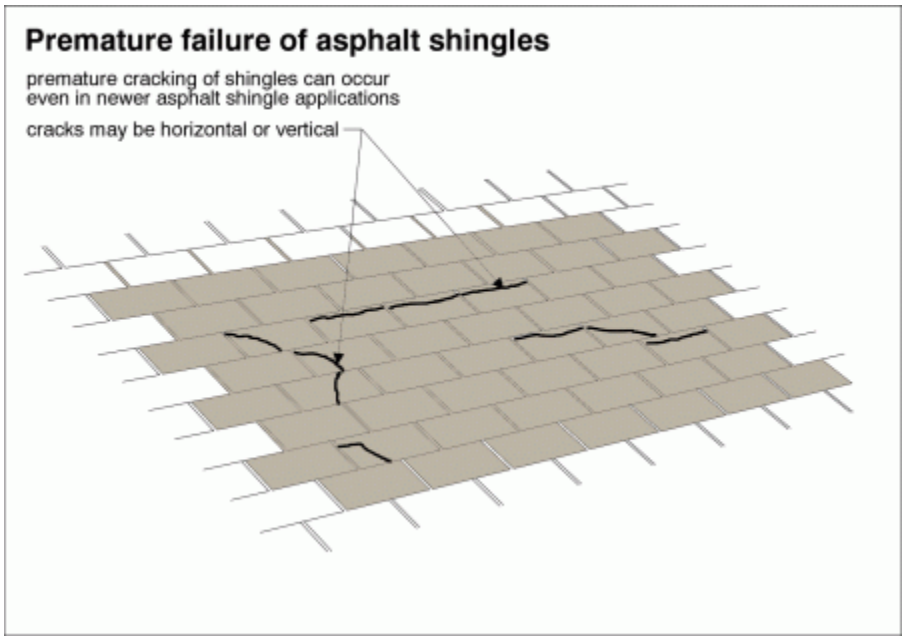
3. Condition: • Cupping, curling, clawing

4. Condition: • Cracked

Shingles on south side showing excessive wear.

Task: Monitor

Time: Ongoing



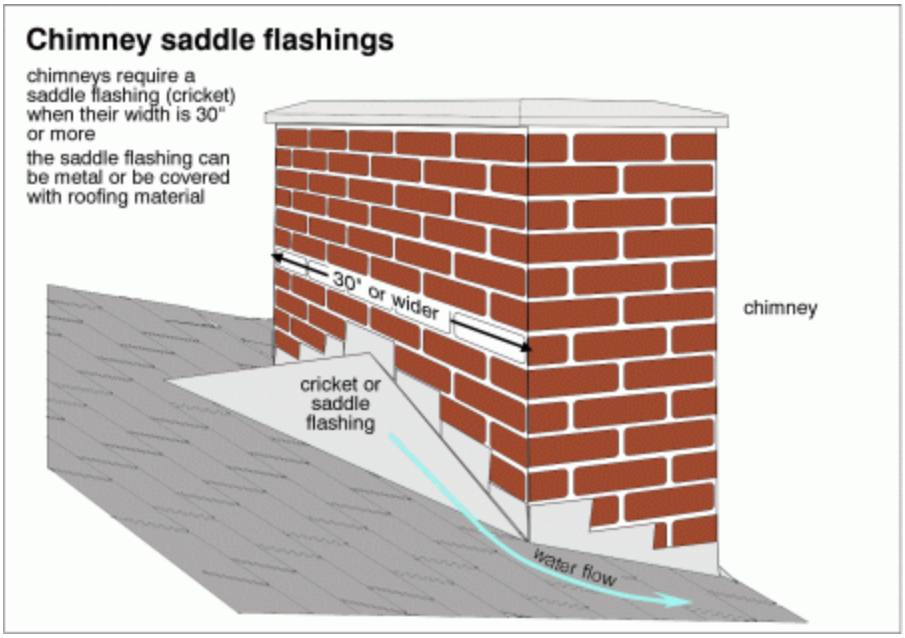
Click on image to enlarge.

SLOPED ROOF FLASHINGS \ Chimney flashings

5. Condition: • Cricket missing, loose, damaged

Cricket flashing at chimney is missing. Recommend a qualified roofer install to prevent water infiltration around chimney area.

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



Click on image to enlarge.

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

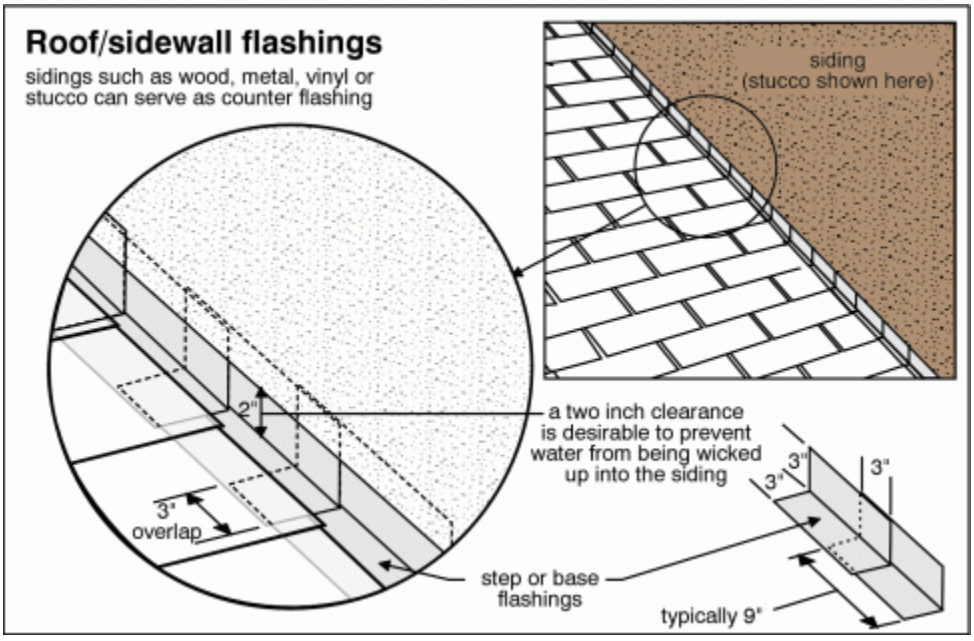
6. Condition: • Siding not cut back

Wood siding is touching roof flashing. Water can wick up the wood siding causing rot.

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

Task: Improve

Time: When remodelling



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Description

Gutter & downspout discharge: • Above grade

Lot slope: • Away from building • Flat

Wall surfaces - wood: • Boards

Wall surfaces - masonry: • Brick • Stone

Soffit and fascia: • Metal

Driveway: • Asphalt

Walkway: • Concrete • Interlocking brick

Deck: • Ground level • Pressure-treated wood

Porch: • Concrete

Exterior steps: • Concrete

Patio: • Interlocking brick

Fence: • Wood

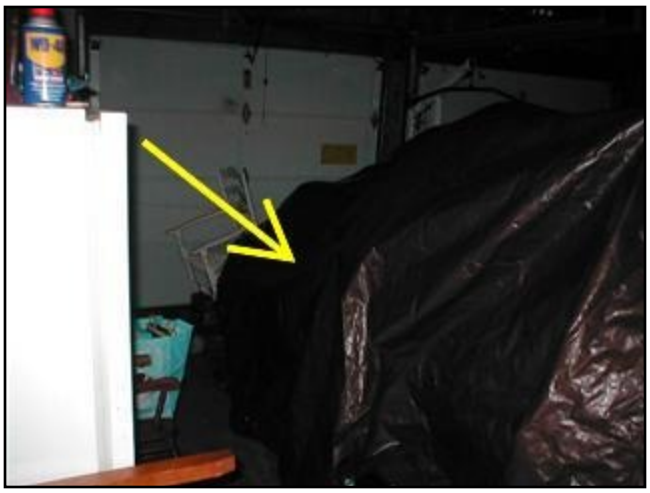
Limitations

General: • This report does not include geological or soil conditions. For this information a Geotechnical Engineer should be consulted.

General: • Gutters, downspouts and subsurface drains are not water tested for leakage or blockage. These components require regular maintenance to avoid water problems at roof and foundation.

Inspection limited/prevented by: • Grading not visible due to:
Note: Deck area

Inspection limited/prevented by:
• Car/storage in garage



2. *Car/storage in garage*

• Poor access under steps, deck, porch
Limited view under rear deck
• Vines/shrubs/trees against wall

Recommendations

General

7. • Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. We suggest a positive grade away from the foundation walls around the entire house whenever possible to further channel water away from the foundation walls and reduce the potential for possible water infiltration into the home.

8. • Preventing Leakage - Ongoing maintenance is required for caulking on all doors, windows and wall penetrations such as furnace vents, hose bibs, air conditioning lines etc.

It is recommended that the caulking is inspected annually for deterioration and replaced as required by a qualified contractor.

9. • Exterior caulking is the simplest energy-efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.

10. • Maintaining wood: All exterior wood needs regular maintenance to prolong the life expectancy. Recommend annual inspections and provide paint and caulking when necessary. The wood should be checked for any rot when preparing to paint and the wood should repaired or replaced if necessary. Recommend a qualified contractor to inspect annually and maintain as required.

11. • Wood to soil contact is conducive to rot, decay and wood destroying insect infestation. Recommend that a qualified contractor repair as necessary. All rotten wood should be replaced.

ROOF DRAINAGE \ Gutters

12. Condition: • Maintenance - The guttering system needs to be maintained to allow proper drainage away from the home. Recommend a qualified handyman to clean regularly to prevent leaking and improve water flow. Monitor during a moderate to heavy rain and seal or repair as needed.

13. Condition: • Clogged
Implication(s): Chance of water damage to contents, finishes and/or structure

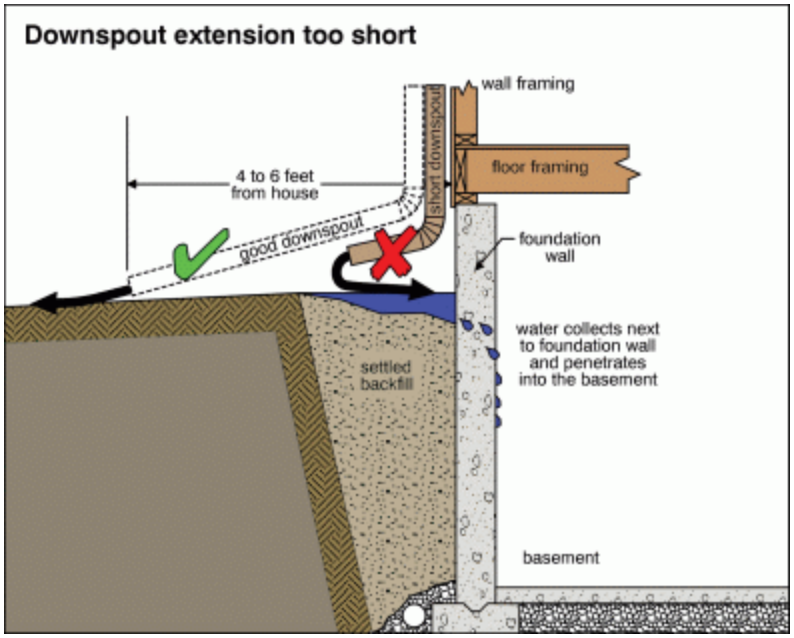
3. *Clogged*

ROOF DRAINAGE \ Downspouts

14. Condition: • Downspouts end too close to building

Recommend extensions (4 to 6 ft) are installed to direct water discharge away from building foundation to avoid water infiltration.

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



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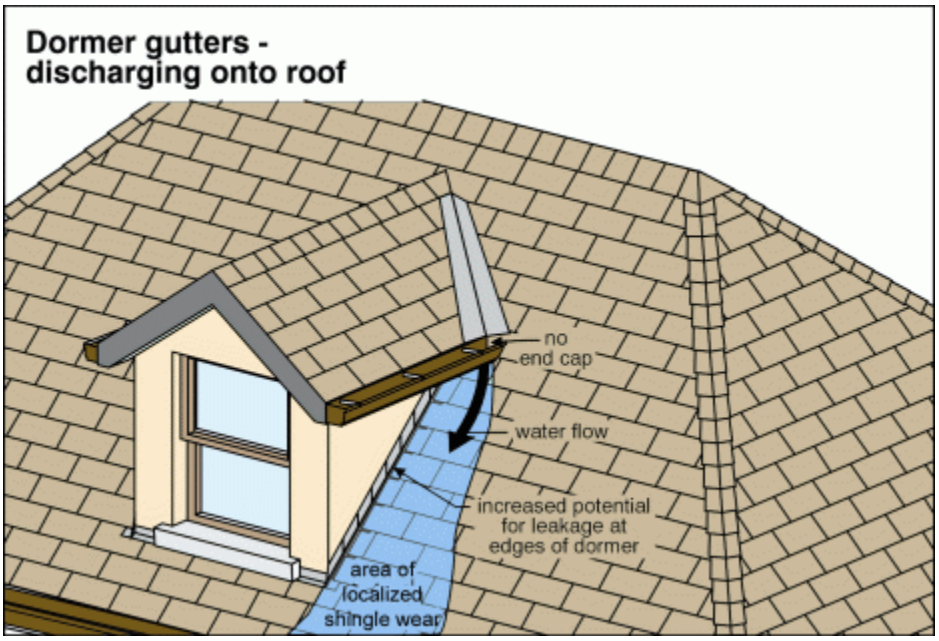
4. *Downspouts end too close to building*

15. Condition: • Downspouts discharging onto roofs
Gutters from upper roofs should discharge directly in to the lower gutter system. Excessive wear on lower roof shingles may allow water infiltration in to roof area. Recommend a qualified handyman install downspout.
Implication(s): Chance of water damage to contents, finishes and/or structure
Time: as soon as possible



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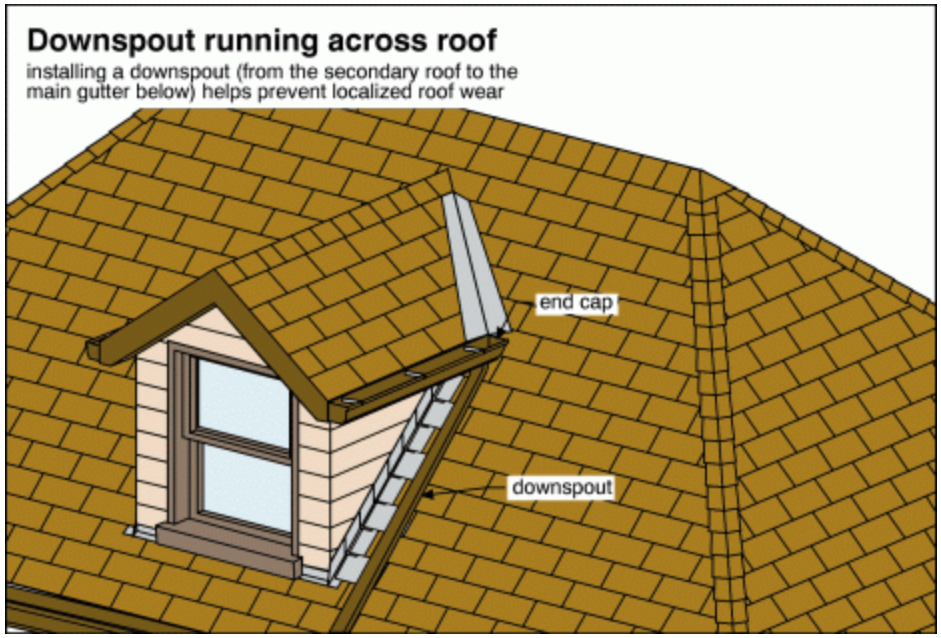

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WALLS \ Soffits and fascia

16. Condition: • No issues found at time of inspection.

WALLS \ Trim

17. Condition: • Caulking missing or deteriorated

Task: Recommend a qualified handyman to assess and rectify to avoid further deterioration

Time: Earliest opportunity

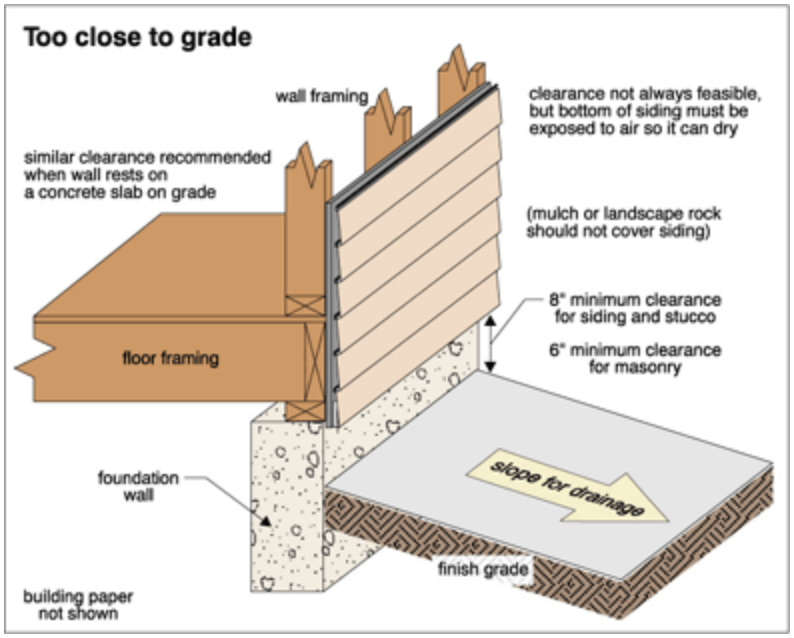
5. *Caulking missing or deteriorated*

WALLS \ Wood siding

18. Condition: • Too close to grade

Recommend a landscaper lower ground around areas were soil contact the wood siding. Ensure lot grading slopes away from house.

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



Click on image to enlarge.

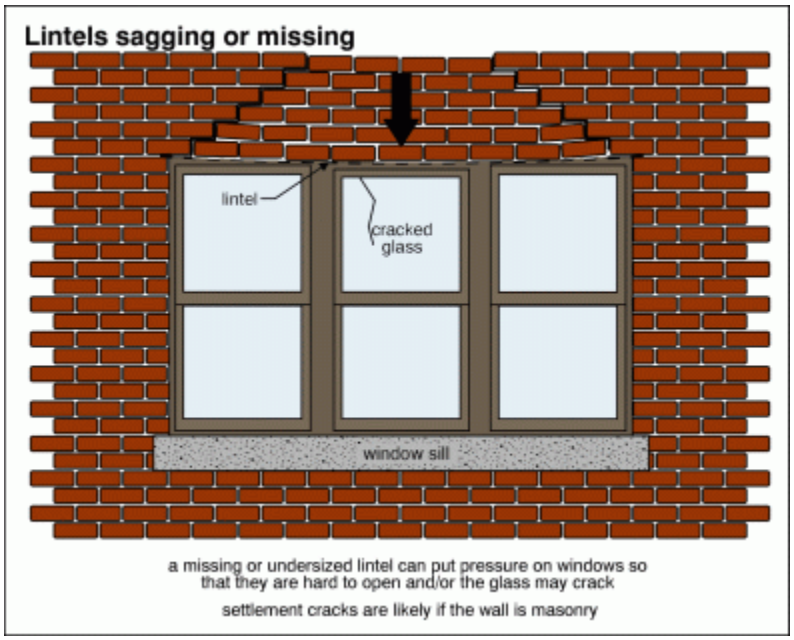
6. *Siding too close to grade*

EXTERIOR GLASS \ General

19. Condition: • Lintel missing

This should be assessed and rectified by a qualified contractor.

Implication(s): Weakened structure | Chance of structural movement



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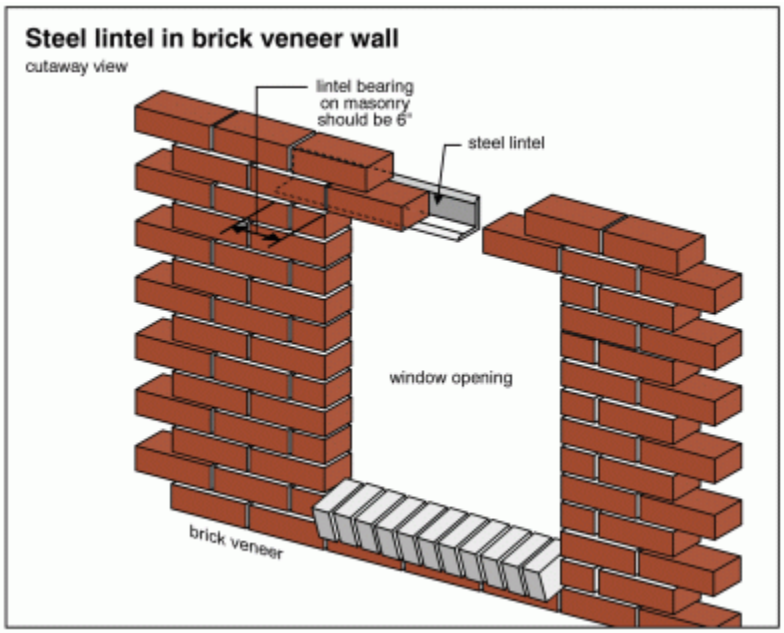

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7. *Missing*

EXTERIOR GLASS \ Exterior trim

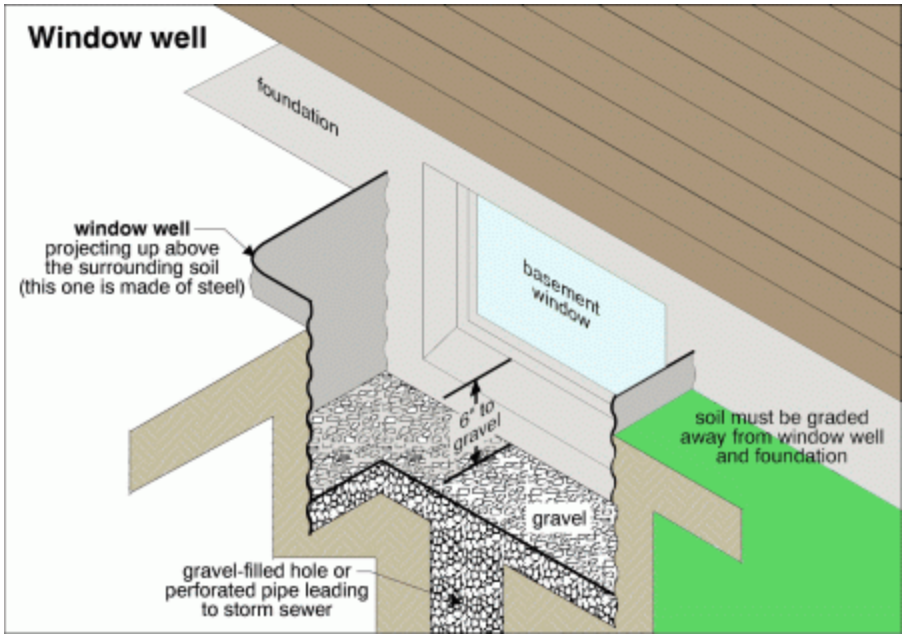
20. Condition: • Missing or loose pieces

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

8. *Missing*

EXTERIOR GLASS \ Window wells

21. Condition: • Missing window well cover: Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep debris, rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children falling inside them. If necessary, an egress ladder should also be installed within the well, especially at below-grade bedrooms. Recommend a qualified contractor to assess and install.
This should be considered a safety hazard.
Location: West
Task: Install
Time: Earliest opportunity



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PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

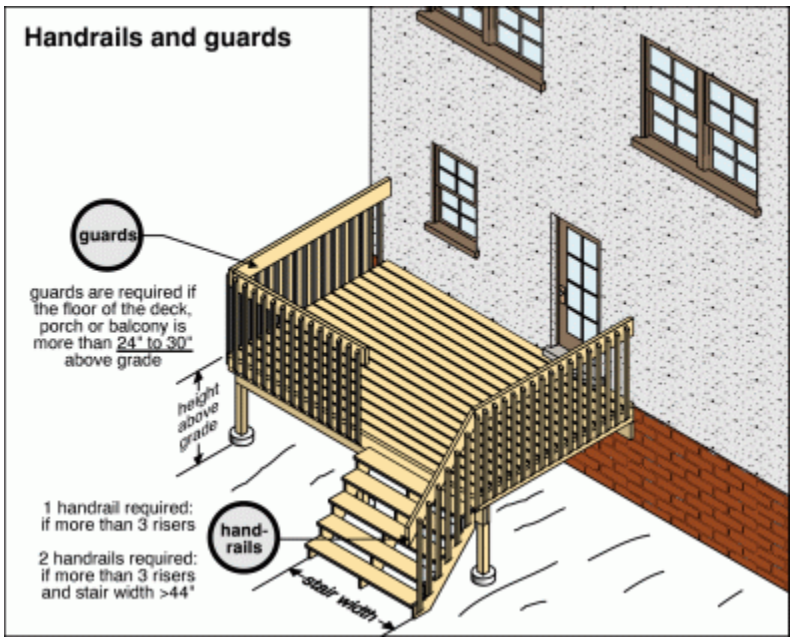
22. Condition: • Missing

All exterior stairs with 3 or more steps require a handrail. Recommend a qualified carpenter install handrail for safety.

Implication(s): Fall hazard

Task: Install

Time: Earliest opportunity



Click on image to enlarge.

9. *Missing*

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General

23. Condition: • Maintenance - Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and re-sealing the deck annually by a qualified contractor.

10. *Maintenance - Whether treated or not, it is...*

LANDSCAPING \ Driveway

24. Condition: • Recommend sealing the driveway as part of routine maintenance to educe deterioration and prolong the functional life of the driveway.

25. Condition: • Cracked or damaged surfaces

Typical cracks in driveway

Task: Monitor

LANDSCAPING \ Walkway

26. Condition: • Cracked or damaged surfaces

Implication(s): Trip or fall hazard

11. *Cracked or damaged surfaces*

27. Condition: • Uneven (trip hazard)

Recommend a qualified contractor grind the uneven surface to prevent tripping.

Implication(s): Physical injury

12. *Uneven (trip hazard)*

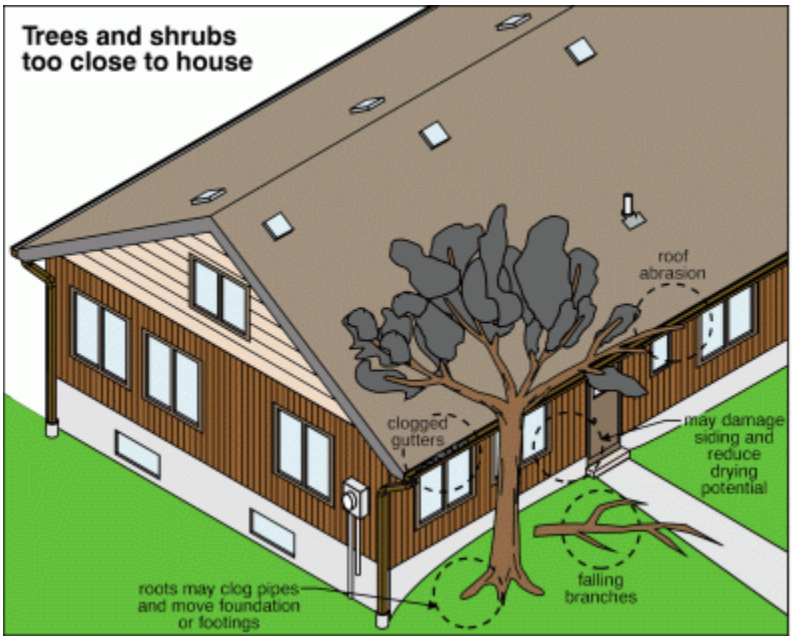
LANDSCAPING \ General

28. Condition: • Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home. Recommend a landscaper or arborest to prune, move or remove vegetation as necessary to avoid damage and encourage surface drying.

29. Condition: • Trees or shrubs too close to building

Vegetation should be trimmed back from structure to prevent hidden damage and encourage surface drying.

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



Click on image to enlarge.

13. *Trees or shrubs too close to building*

IRRIGATION / SPRINKLER SYSTEM \ Observations

30. Condition: • Irrigation/sprinkler systems are beyond the scope of this inspection and were not inspected or operated. These systems require seasonal maintenance and settings. Recommend having system inspected and tested by an irrigation contractor. At this time have contractor explain system operation and maintenance.

Description

General: • NOTE: Any amount of water infiltration may lead to mold growth, building material damage and/or structural integrity issues. If water infiltration exist, a qualified contractor should assess and rectify these conditions as soon as possible to avoid any further damage from occurring.

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Joists • Steel columns • Steel beams • Subfloor - plywood

Exterior wall construction: • Wood frame • Masonry

Roof and ceiling framing: • Trusses • OSB (Oriented Strand Board) sheathing

Limitations

General: • Foundation Cracks and Structural Member Issues - These conditions, no matter how small, must be evaluated by a Licensed Contractor or Consulting Engineer. It is beyond the scope of our Standards of Practice and the Inspector's expertise to properly evaluate these conditions.

General: • Attic and/or crawl space access is at the sole discretion of the inspector. Work safety and potential material damage are the governing factors.

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings • Storage • New finishes/paint • Insulation

Attic/roof space: • The attic was partially accessed and viewed from hatch area only. Entering attics that are insulated can cause damage to the insulation, attic framing and the ceiling directly below attic. In addition attics with deep insulation cannot be safely inspected due to the limited visibility of the framing members. Based on this our review of the attic space is limited to visually accessible areas as observed from the hatch only.

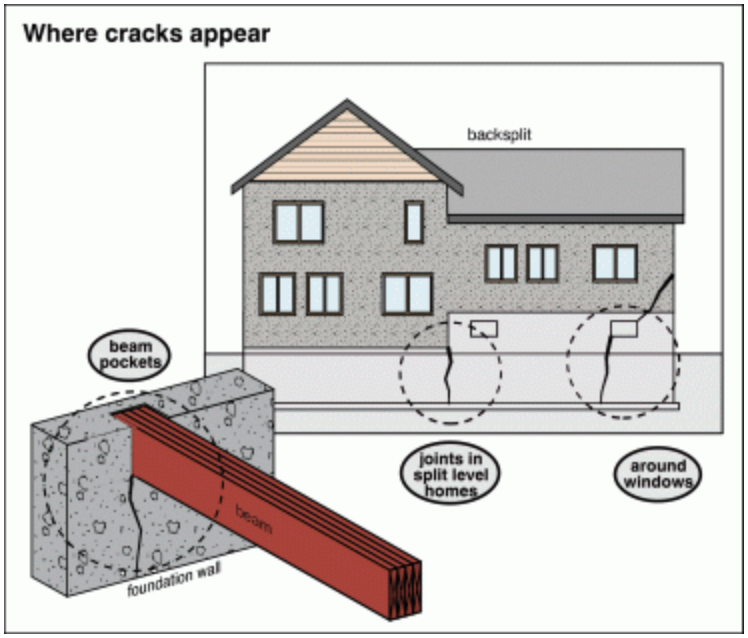
Percent of foundation not visible: • As seen from the outside of the building

Percent of foundation not visible:
• 95 %
As seen from the outside of the building

Recommendations

FOUNDATIONS \ Foundation

31. Condition: • Typical hairline foundation cracks were noted. All cracks are risks for water ingress or structural movement although it may be normal concrete curing cracks. Any cracks, gaps or openings should be sealed to prevent potential water infiltration. Recommend monitoring all cracks and seek advice from a qualified foundation contractor.



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ROOF FRAMING \ Rafters/trusses

32. Condition: • Modified or spliced

Recommend a qualified framer assess and repair framing members in attic

Implication(s): Weakened structure | Chance of structural movement

Time: Earliest opportunity

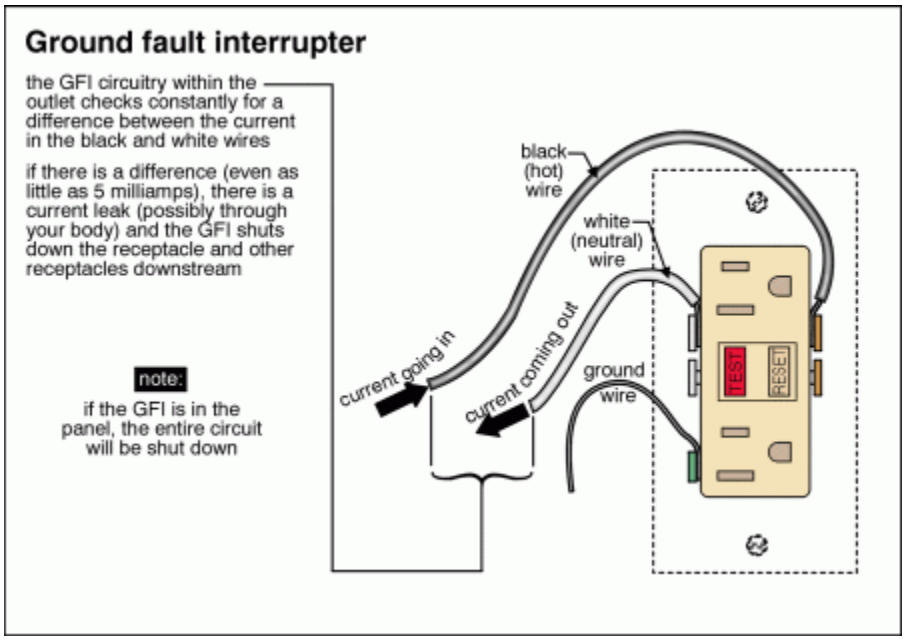
14. *Missing webs*

ROOF FRAMING \ Sheathing

33. Condition: • Stains observed on wood in attic area indicate previous leakage. Stains observed were dry at the time of the inspection. Stains were checked with a moisture meter where accessible at the time of the inspection and levels were normal. Wood and insulation was dry in the surrounding area. The stains may be from prior to having the roof replaced or serviced. Determining the condition of staining whether it be active or previous is beyond the scope of the inspection. Conditions for determining if stains are active may not be present at, or in recent time of the time of the inspection. Leakage may occasionally occur during wind swept rains or inadequate drainage from snow or ice. Check with the seller regarding history of leaks. This area should be monitored in the future during heavy rain and repaired as needed.

Description

General: • It is recommended that GFCI (ground fault circuit interrupter) protection is installed for any electrical outlet located outside, in bathrooms or within 1.5m (5') of any sink, such as kitchens and laundry areas. These safety devices should be tested regularly in accordance with the manufacturer's specifications.



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General: • Modern electrical codes require branch circuits at all bedrooms to be AFCI (arc fault circuit interrupter) protected. The electrical code at the time this house was built may not have required AFCI protection at these circuits. Nonetheless, we strongly recommend they be added to all bedroom circuits as an extra preventive fire safety measure.

Service entrance cable and location: • Underground - not visible

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location: • Breakers - basement

System grounding material and type: • Copper - water pipe

Distribution panel rating: • 200 Amps

Distribution panel type and location: • Breakers - basement

Distribution wire material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Split receptacle(s) were noted in the kitchen. Split receptacles are special outlets in which the upper and lower halves of a duplex receptacle are on separate current overload protection devices (i.e. fuses or breakers). This arrangement allows for a kettle to be plugged into the upper half of the outlet, for example, and a toaster to be plugged into the lower half without the danger of overheating of the associated electrical wires or blowing/tripping a fuse or breaker.

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No AFCI

Smoke detectors: • Present

Carbon monoxide (CO) detectors: • None noted

Limitations

General: • Many of the components that make up an electrical system are concealed in wall cavities, conduits, chases, junction boxes etc. No commentary will be provided on concealed items.

Inspection limited/prevented by: • Storage • Insulation

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

General

34. • All electrical issues noted should be assessed and rectified by a Licensed Electrician to avoid possible electrical shock and/or fires.

All electrical recommendations should be considered high priority items, since all electrical issues are safety concerns.

35. • Ensure that you have working smoke alarms and CO detectors installed on every floor and near bedrooms. Battery powered smoke detectors should be installed in every bedroom for back-up.

Typically these devices have a lifespan of 5 10 years. Ten year old detectors are less than 50% effective. Test and replace them regularly according to manufacturer's specifications.

Since the age and maintenance of existing detectors can not be determined we recommend a licensed electrician install new smoke and CO detectors as soon as possible.

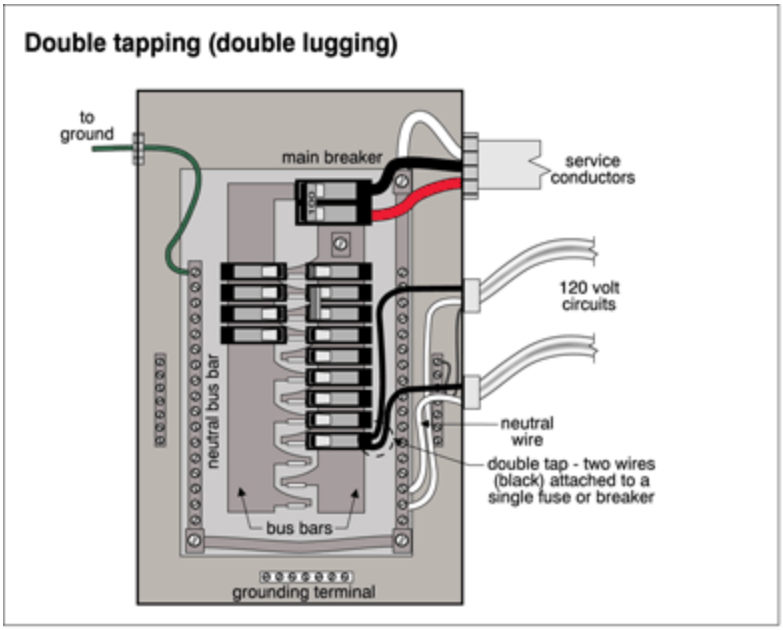
SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

36. Condition: • Labeling of circuits is incomplete and/or unclear.

DISTRIBUTION SYSTEM \ Wiring - installation

37. Condition: • Double taps

Implication(s): Fire hazard



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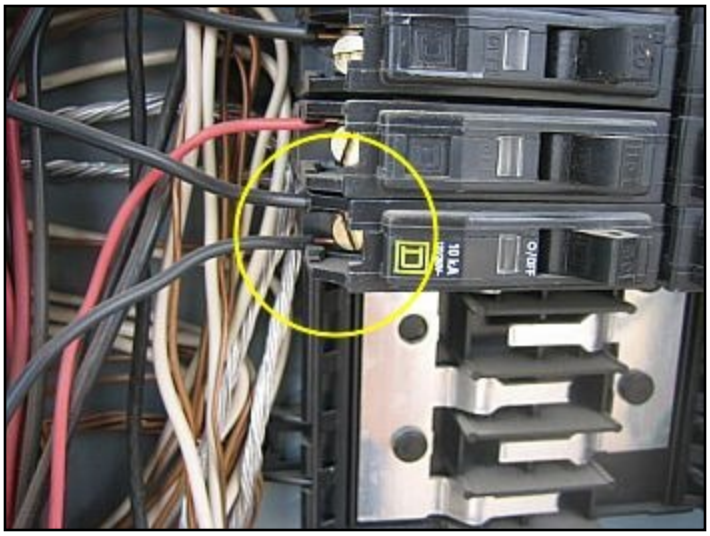


15. *Double taps*

DISTRIBUTION SYSTEM \ Lights

38. Condition: • Missing

Light fixture missing in upstairs hallway. Recommend a qualified contractor install asap for safety.

Implication(s): Inadequate lighting

16. *Missing*

DISTRIBUTION SYSTEM \ Junction boxes

39. Condition: • Missing, loose

Implication(s): Electric shock | Fire hazard

Location: Attic

Task: Install

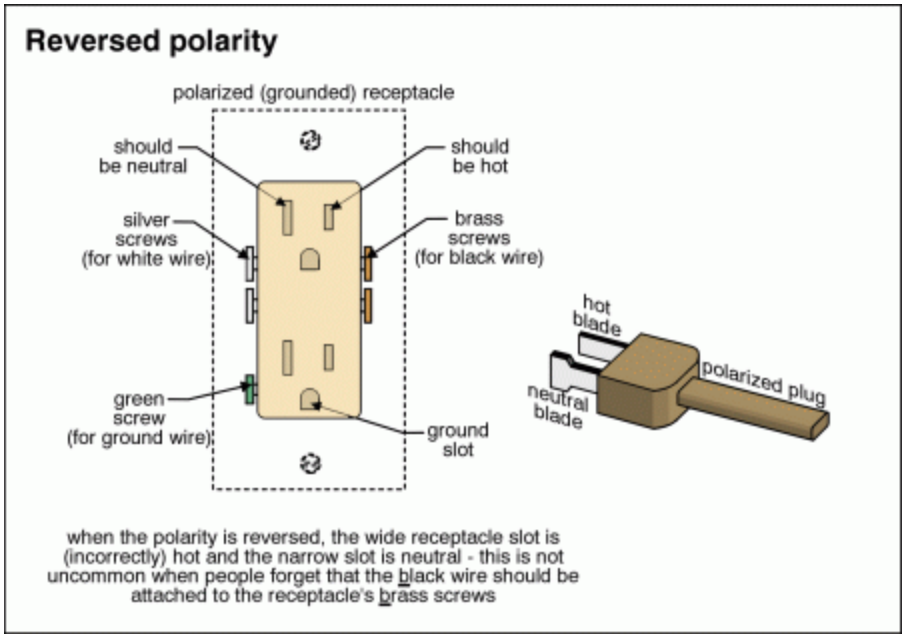
Time: Earliest opportunity

DISTRIBUTION SYSTEM \ Outlets (receptacles)

40. Condition: • Reversed polarity

Some electric receptacles had reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. However reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.

Implication(s): Electric shock



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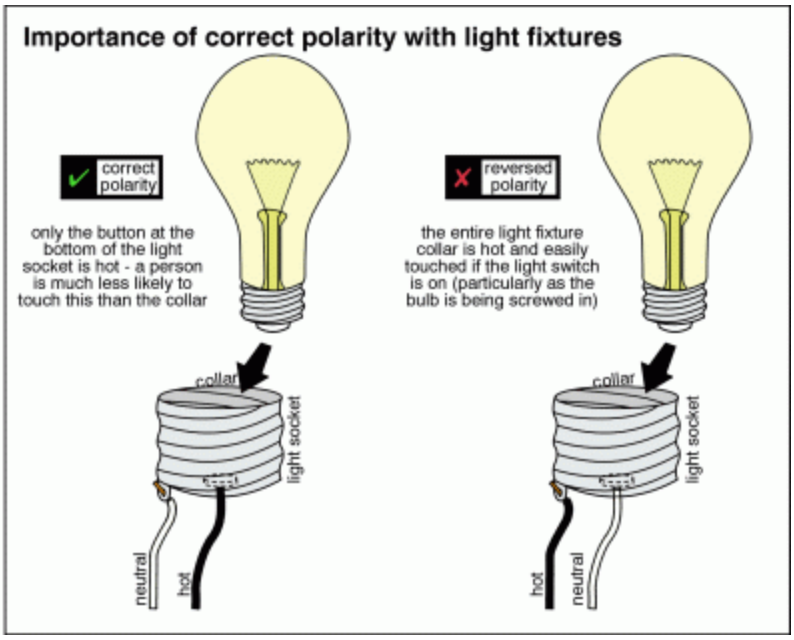

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17. *Reversed polarity*

41. Condition: • No GFI (Ground Fault Interrupter)
This outdoor receptacle is not GFCI protected (cover is also broken).
Implication(s): Electric shock

18. *No GFI (Ground Fault Interrupter)*

DISTRIBUTION SYSTEM \ Cover plates
42. Condition: • Missing
Various cover plates are missing through house.
Implication(s): Electric shock

19. *Missing*

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

43. Condition: • None

Description

Fuel/energy source: • Gas

System type: • Furnace

Furnace manufacturer:
• York

20. *York*

Heat distribution: • Ducts and registers

Efficiency: • Mid-efficiency

Approximate age: • 22 years • Near end of life expectancy

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Meter

Failure probability: • High

Exhaust pipe (vent connector): • Type B

Fireplace: • Wood-burning fireplace

Chimney/vent: • Masonry

Chimney liner: • Clay

Limitations

General: • Thermostats are not checked for calibration or timed functions

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

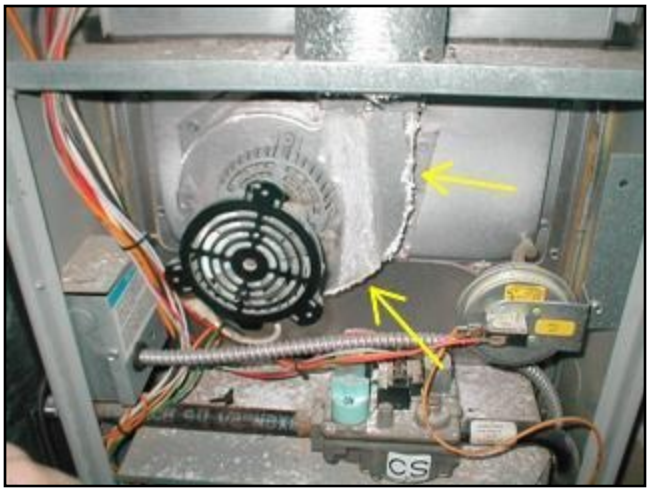
Fireplace/wood stove: • Quality of chimney draw cannot be determined

Recommendations

General

44. • Annual servicing and cleaning by a licensed technician is recommended for your furnace to achieve maximum efficiency and service life.

Also, having your ducts professionally cleaned will improve indoor air quality.



21. *Have the system cleaned by a qualified...*

45. • Recommend a qualified carpenter to undercut bedroom doors to allow more air movement which will increase air balancing allowing a more uniform air temperature.

GAS FURNACE \ Life expectancy

46. Condition: • Near end of life expectancy
Implication(s): Equipment failure | No heat for house

GAS FURNACE \ Thermostat

47. Condition: • Recommend the client have the homeowner provide the instructions for programming or show the client how to do so.

48. Condition: • Location:
Location: First Floor Dining Room

GAS FURNACE \ Mechanical air filter

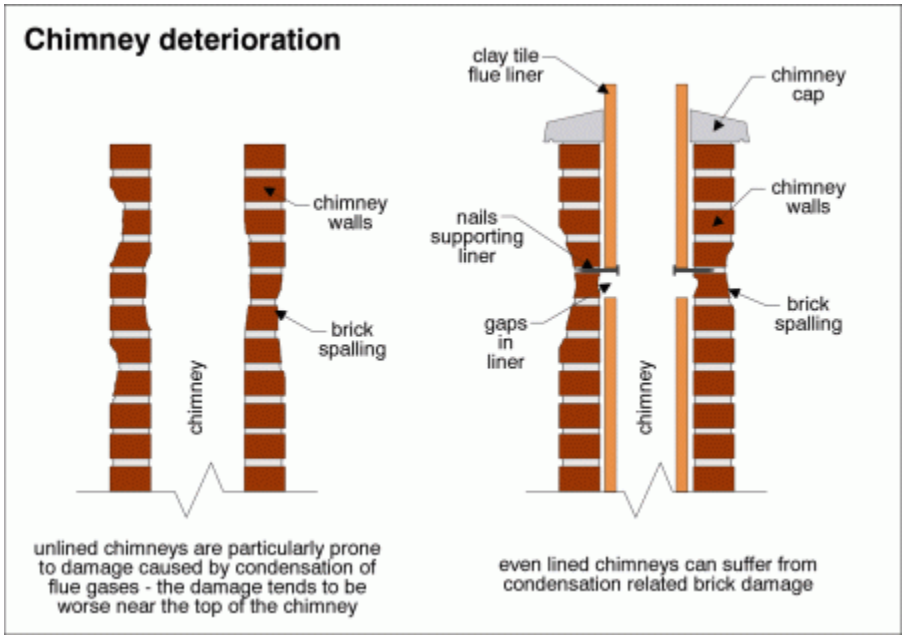
49. Condition: • Maintenance - The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be replaced before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

50. Condition: • Dirty
Implication(s): Increased heating costs | Reduced comfort
Task: Replace
Time: Earliest opportunity

FIREPLACE \ General
51. Condition: • Wood burning fireplaces and stoves are beyond the scope of this inspection. Recommend W.E.T.T. (wood energy technology transfer) certification for safety and insurance purposes.

CHIMNEY AND VENT \ Inspect/sweep chimney
52. Condition: • Inspect (and/sweep if needed) before using
Implication(s): Fire hazard

CHIMNEY AND VENT \ Masonry chimney
53. Condition: • Loose, missing or deteriorated masonry
Recommend a qualified mason assess and repair chimney as needed
Implication(s): Material deterioration



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22. *Loose, missing or deteriorated masonry*

CHIMNEY AND VENT \ Masonry chimney cap

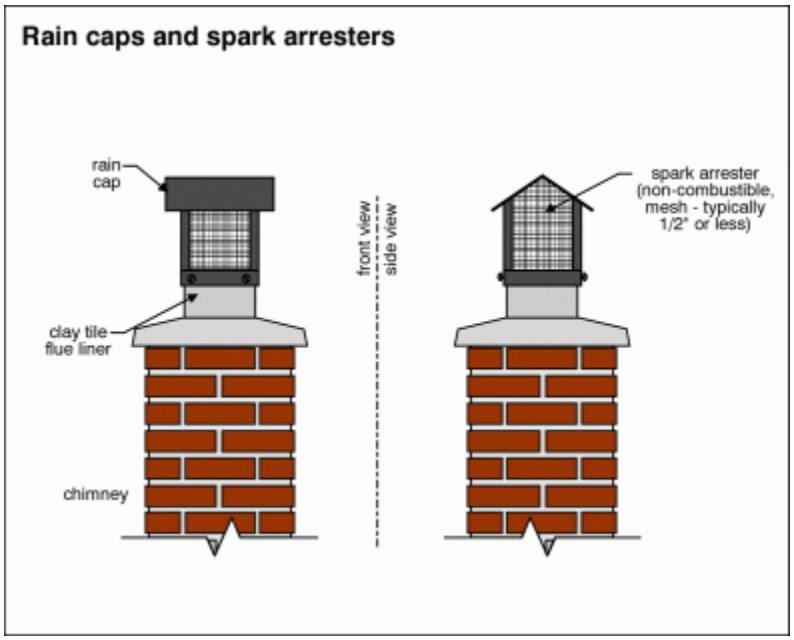
54. Condition: • Recommend a metal liner to be installed by a qualified contractor to reduce chimney deterioration caused by gases.

55. Condition: • Screen missing or damaged

Implication(s): Chance of pests entering house | Fire hazard

56. Condition: • Rain cap missing or damaged

Implication(s): Chance of water entering house | Chance of pests entering house



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Description

Air conditioning type: • Air cooled

Manufacturer: • York

Compressor approximate age: • 22 years • Near end of life expectancy

Failure probability: • High

Limitations

Not part of a home inspection: • Automatic safety controls not tested • No pressure tests are performed on coolant systems, and no representation is made regarding coolant charge or line integrity.

Recommendations

AIR CONDITIONING \ Life expectancy

57. Condition: • Near end of life expectancy

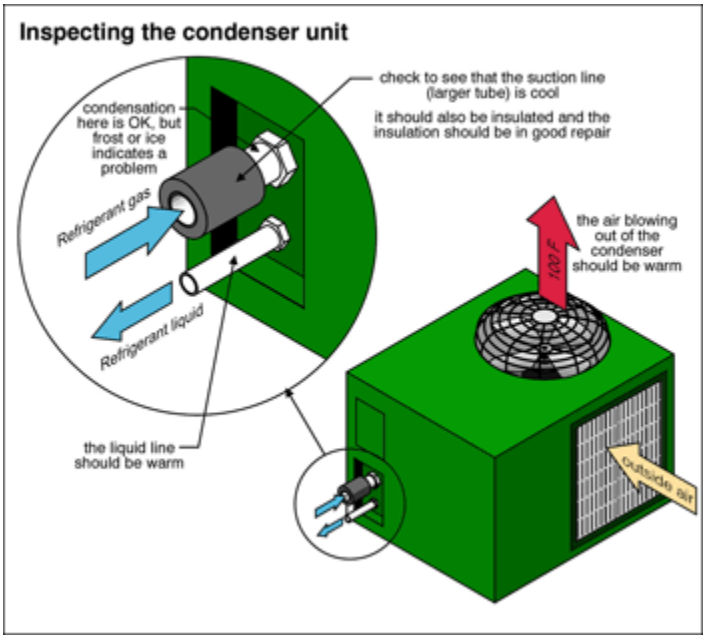
Implication(s): Equipment failure | Reduced comfort

AIR CONDITIONING \ Refrigerant lines

58. Condition: • Missing insulation

Have a qualified HVAC technician assess AC system

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort



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23. *Missing insulation*

Description

General: • Evidence of insects/rodents/pests found today

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • Approximate thickness:
Note: 18 inches

Attic/roof ventilation: • Roof and soffit vents

Attic/roof air/vapor barrier: • Plastic

Wall insulation material: • Not visible

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • Glass fiber

Foundation wall air/vapor barrier: • Plastic

Limitations

General: • Concealed insulation and vapour barriers not inspected.

General: • Air / Vapour barrier continuity not inspected

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

General

59. • Evidence of insects/rodents/pests found today:
In attic area

60. • Evidence of mice or rodent droppings present in attic area. Inspector cannot determine if active infestation is present or if the droppings are from the past. Since mice and rodents can carry disease, they are considered a safety concern and should be treated accordingly by a qualified exterminator. Note: When rodent droppings are present, there is the potential for hidden mold and/or damage to electrical wiring below insulation, damage to heating/duct work, etc. It is beyond the scope of this inspection to remove insulation to determine if hidden damage may be present. Future investigative work is advised to make sure no hidden damage is present below insulation due to rodent activity.

24. *Evidence of mice or rodent droppings presen...*

RECOMMENDATIONS \ Overview

61. Condition: • Recommend attic be "top-up" with insulation to lower energy costs and improve comfort. Consult a insulation contractor for advise.

Description

General: • Water Leaks - Any amount of water may lead to mold growth, building material damage and/or structural integrity issues. A qualified contractor should assess and rectify these conditions as soon as possible to avoid further damage.

Water supply source: • Public

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the: • South • Basement • Meter

Water flow and pressure: • Typical for neighborhood

Water heater fuel/energy source: • Gas

Water heater manufacturer: • Rheem

Tank capacity: • 50 gallons

Water heater approximate age:
• 6 years
As per serial number

Typical life expectancy: • Gas hot water heaters typically have a life expectancy of 7 - 10 years

Water heater failure probability: • Medium

Waste piping in building: • ABS plastic

Floor drain location: • Near water heater

Gas piping: • Steel

Limitations

General: • Many of the components that make up a plumbing system are concealed in floor, wall, and ceiling chases. No commentary is offered on concealed components.

Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible conditions. The function and effectiveness of laundry stand pipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g; leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in ground piping is excluded from a standard inspection.

Recommendations

General

62. • Preventing Leakage - Ongoing maintenance is required for grout and caulking in showers and bath tub areas.

It is recommended that the grout and caulking is inspected annually for deterioration and repaired or replaced as required by a qualified contractor to avoid water infiltration.

SUPPLY PLUMBING \ Supply piping in building

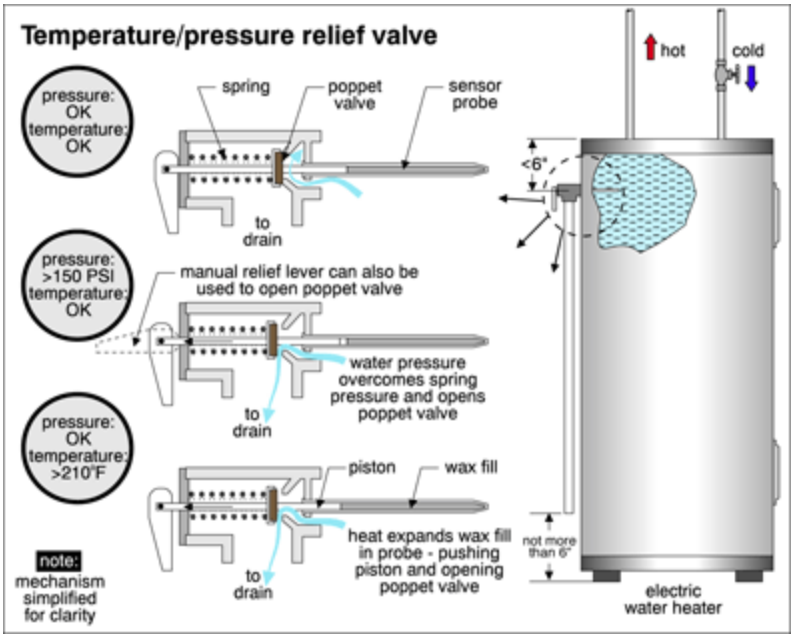
63. Condition: • Some minor corrosion was noted at some locations where pipe unions and valves were installed that should be monitored; corrosion can be the precursor for leaks. Some corrosion can typically occur as a result of residual flux material that can remain on the pipe/fitting from the original soldering process.
Task: Monitor
Time: Ongoing

WATER HEATER \ Temperature/pressure relief valve

64. Condition: • The water heater's temperature-pressure relief valve drain line is routed upward. This valve is an emergency device, but periodically small amounts of water could be discharged. If the drain is routed up, water can collect near the valve and that can lead to corrosion and impair the operation of the valve during an emergency. Therefore, drain line must be routed either down or horizontally. Recommend having a qualified plumbing contractor repair. Suggest that plumber, while on site, evaluate system and make additional recommendations for improvements.

25. *TPR valve facing up*

65. Condition: • Discharge tube missing
Implication(s): Scalding
Time: Earliest opportunity



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WASTE PLUMBING \ Traps - performance

66. Condition: • Leak

Implication(s): Sewage entering the house

Location: Bathroom Master Bathroom

Task: Repair

Time: Immediate

26. *Leak*

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

67. Condition: • Recommend shutting off valves to washing machine when not in use to avoid bursting of rubber hoses and causing severe water damage.

Upgrading to braided stainless steel supply lines can increase reliability.

68. Condition: • Tip: Installing a water catch tray under the washing machine can prevent minor leaks from causing damage. Also, for washing machines with their water discharge in to the laundry tub we strongly suggest not to hang clothes along the edge of the tub. If they block the drain they may cause tub to overflow.

FIXTURES AND FAUCETS \ Shower stall

69. Condition: • Grab bar and anti-slip flooring should be installed for safety.

FIXTURES AND FAUCETS \ Shower stall enclosure

70. Condition: • Caulking loose, missing or deteriorated

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

27. *Caulking loose, missing or deteriorated*

28. *Caulking loose, missing or deteriorated*

FIXTURES AND FAUCETS \ Hose bibb

71. Condition: • The hose bibs that were tested are functional but do not include anti-siphon valves. These valves are relatively inexpensive and are required by current standards. Recommend installation of check valve to prevent water backflow.

72. Condition: • Exterior faucets should be winterized prior to cold season to protect pipes from freezing. Ensure garden hose is disconnected for proper drainage to prevent ice damage to the valve.

Description

Major floor finishes: • Carpet • Hardwood • Ceramic

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall • Stucco/texture/stipple

Windows: • Fixed • Sliders • Casement

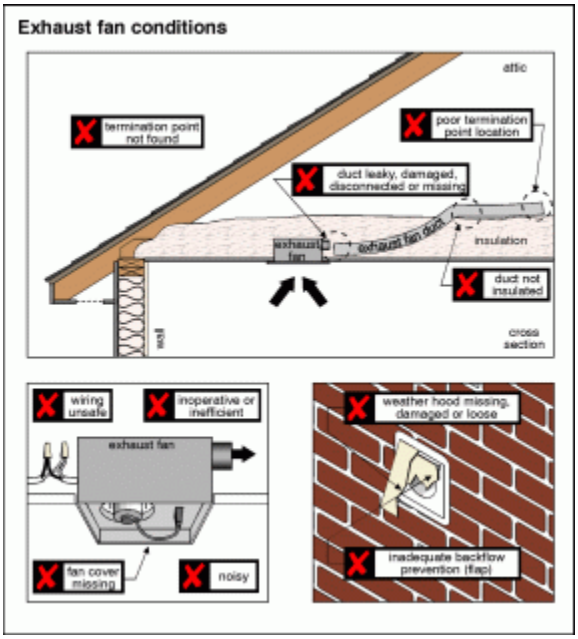
Glazing: • Double

Exterior doors - type/material: • Metal-clad • Garage door - metal

Evidence of basement leakage: • No evidence of water infiltration noted at time of inspection

Kitchen ventilation : • Exhaust fan

Bathroom ventilation :
• None



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Laundry room ventilation: • Exhaust fan

Limitations

General: • Water stains / damage may or may not indicate active leaks. Stains / damage remain after leaks have been repaired, making it almost impossible to determine whether or not a leak is active. Often leak activity will only be able to be determined by multiple inspections, over time, under varying atmospheric conditions (rain, snow, etc.) Monitoring conditions is recommended. Moisture meter use: Moisture meters can only detect active leaks. Indications of dry materials only indicates that the condition does not exist at the time of test.

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets/cupboards

Not included as part of a building inspection: • Smoke and fire alarms, carbon monoxide detectors, intercom systems, central vacuum systems, security systems etc.

Cosmetics: • No comment offered on cosmetic finishes

Basement leakage: • Storage in basement limited inspection

Garage door opener: • This inspection does not certify the safe operation on any automatic garage door opener.

Recommendations

General

73. • Please note that any leak or moisture issue can result in mold growth, building material damage and/or structural integrity issues. Furthermore, mold can grow very quickly, and although it may not be present one day, if moisture levels increase, mold can grow and become visible overnight. If water infiltration exist, a qualified contractor should assess and rectify these conditions as soon as possible to avoid any further damage from occurring.

74. • Foundation Cracks and Structural Member Issues - These conditions, no matter how small, must be evaluated by a Licensed Contractor or Consulting Engineer. It is beyond the scope of our Standards of Practice and the Inspector's expertise to properly evaluate these conditions.

75. • Carbon Monoxide detectors are mandatory in houses and should be tested weekly by pushing the test / reset button which enables the unit to reset itself internally, an audible sound will be heard to indicate the unit is functioning properly. Each unit should be cleaned / vacuumed regularly to reduce internal dust accumulation which will prevent false alarms or improper readings. Always refer to the manufacturers instructions for additional information regarding proper installation, use and maintenance.

76. • Programmable systems such as alarm, thermostat, intercom, sprinklers, etc... Recommend the client have the homeowner provide the instructions for programming or show the client

how to do so.

CEILINGS \ General

77. Condition: • Stains

Moisture level not elevated at time of inspection.

Implication(s): Cosmetic defects

Location: Master Bedroom

Task: Monitor

29. *Stains*

WINDOWS \ Glass (glazing)

78. Condition: • Lost seal on double or triple glazing

Condensation was noted in one or more double pane window(s). This indicates a break or deterioration in the seal(s). Recommend evaluation by a qualified window contractor and replacing panes where necessary.

Implication(s): Cosmetic defects

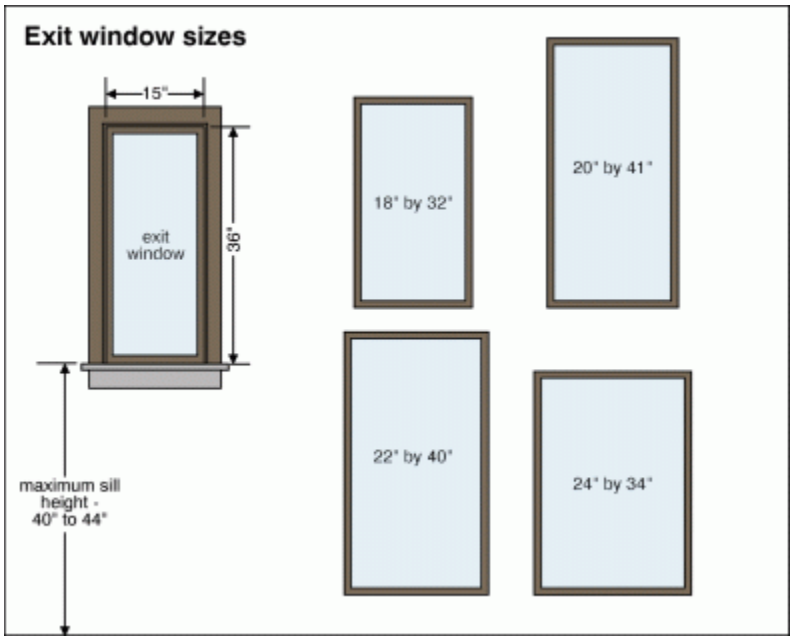
30. *Lost seal on double or triple glazing*

WINDOWS \ Means of egress/escape

79. Condition: • Too small

For safety, a basement area should not be used as a living space if there are not at least 2 ways to egress in case of fire or other emergency. A fire at the top of the only stairs could block escape and also consume the oxygen from the basement air causing loss of life. This includes rooms in finished basements. The window/s as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as a sleeping area for safety reasons.If the basement is occupied an a regular basis, recommend a qualified contractor assess the possibility of increasing window/s size for emergency egress.

Implication(s): Restricted emergency exits



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DOORS \ Hardware

80. Condition: • It is recommended that exterior door locks be re-keyed by a locksmith when you take possession of your home, so there will not be keys outstanding that could gain access to your home. Double keyed dead bolts pose a safety hazard and should be changed to have a latch inside as a means of egress.

BASEMENT \ Wet basement - evidence

81. Condition: • Although there are no signs of active water penetration today, we caution you to consider any basement as wet until experience proves it dry. Dampproofing materials could loose their integrity with time and allow water seepage through the foundation walls especially after prolonged periods of rain.

GARAGE \ Man-door between garage and living space

82. Condition: • The door has a pet access installed. This can allow harmful gases to enter the dwelling which may potentially hazardous. Recommend a carpenter to either close the opening or replace the door for safety.

31. *pet access door*

GARAGE \ Vehicle doors

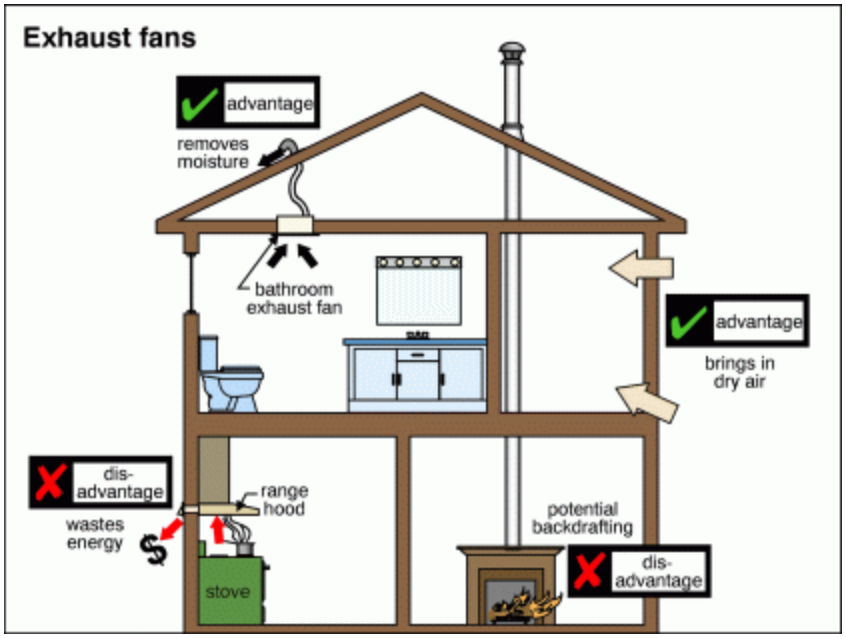
83. Condition: • Regular lubrication of the tracks and rollers is recommended. The garage door is the largest moving object in the home and potentially very dangerous. Operation of the mechanisms should be verified monthly. Children should be warned of the potential risk of injury.

GARAGE \ Vehicle door operators

84. Condition: • Safety sensors operated normally, reversing the door when tested. The automatic garage door opener(s) reversed direction when met with resistance.

EXHAUST FANS \ Exhaust fan

85. Condition: • There is no exhaust fan in the bathroom/s, it was not required when the house was built. However, lack of bathroom exhausts can cause a buildup of moisture and eventually mold in the structure, especially where showers are in use. All house exhausts should be directed and the vented towards the exterior of the structure. A qualified contractor should be used to install venting.



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APPLIANCES \ Dryer

86. Condition: • Faulty and clogged dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

END OF REPORT

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CANADIAN NATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS

The Standards of Practice are a set of guidelines for home inspectors to follow in the performance of their inspections. The Standards of Practice and Code of Ethics are recognized by many related professionals as the definitive standard for professional performance in the industry.

The Canadian Association of Certified Home Inspectors (CanNACHI) is a not for-profit association. CanNACHI's objectives include promotion of excellence within the profession and continual improvement of inspection services to the public.

PURPOSE AND SCOPE

1. The purpose of these Standards of Practice is to establish a standard for private, fee-paid home inspectors who are members of CanNACHI. Home Inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the Home Inspection.
2. The Inspector shall inspect readily accessible and installed systems and components of homes listed in these Standards of Practice.
3. The Inspector shall report on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient, or are near the end of their service lives.
4. The Inspector shall report a reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life.
5. The Inspector shall make recommendations (if he or she chooses) to correct or monitor the reported deficiency.
6. The Inspector shall report on any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and a reason they were not inspected.
7. These Standards of Practice are not intended to limit inspectors from:

    - Including other inspection services, systems or components in addition to those required by these Standards of Practice.
    - Specifying repairs, provided the inspector is appropriately qualified and willing to do so.
    - Excluding systems and components from the inspection if requested by the client.

The CanNACHI Standards of Practice does not cover asbestos, radon gas, lead paint, urea formaldehyde, toxic or inflammable chemicals, etc. Where inspectors are qualified to carry out such inspections, they may do so after receiving approval from the client and for an additional fee.

Canadian National Association of Certified Home Inspectors

STANDARDS OF PRACTICE

BUILDING SYSTEM	*The Inspector **is** required to:* ♦ ***Observe and report on the systems and components herein.*** ■ ***Perform tasks as noted herein.***	*The Inspector **is not** required to:* ♦ ***Observe and report on the systems and components herein.*** ■ ***Perform tasks as noted herein.***
ROOFING	♦ Roof covering materials ♦ Roof penetrations and flashings ♦ Chimneys ♦ Skylights ♦ Roof drainage components including gutters and downspouts ♦ Evidence of water penetration ♦ General structure of the roof from the readily accessible panels, doors or stairs or hatch	♦ Accessories that do not make up part of the roofing such as lightning arrestor systems, antennae, solar heating systems, de-icing equipment ♦ Predict the service life expectancy of the roof ♦ Inspect underground downspout diverter drainage pipes ■ Move or disturb insulation ■ Perform a water test ■ Warrant or certify or guarantee the roof ■ Walk on roofing where in judgement of the inspector could be dangerous or cause damage
EXTERIOR	♦ Exterior wall covering/surfaces, eaves and trim ♦ Doors, windows, and flashings ♦ Garages and carports that are attached to the main building ♦ All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias ■ Balconies including stairs, guards and railings ♦ Observe and report lot grading and vegetation as it affects the building ♦ Retaining walls when these are likely to adversely affect the structure ♦ Walkways and driveways on the building ■ Test the operation of power operated garage door openers, including the stop and automatic reverse functions	♦ Geological, hydrological and/or ground and soil conditions ♦ Yard fencing ♦ Seasonal accessories such as removable storm windows, storm doors, screens and shutters ♦ Storage sheds and other structures not part of the building ♦ Any items or facilities not directly related to the building structure, such as swimming pools, saunas, hot tubs, tennis courts , etc. ♦ Seawalls, break-walls and docks ♦ Playground equipment or recreation facilities ♦ Erosion control and earth stabilization measures ♦ Drain fields or dry-wells, septic systems or cesspools ♦ Water wells or springs ♦ Determine the integrity of the thermal window seals or damaged glass ♦ Verify or certify safe operation of any auto reverse or related safety functions of garage doors
STRUCTURE	♦ Visible foundation wall ♦ Floors, columns, walls, roofs, attic ♦ Report any general indications of foundation movement observed by the inspector, such as but not limited to drywall cracks, brick cracks, out-of-square door frames or floor slopes and concrete wall crack ♦ Report on any cutting, notching and boring of framing members which may present a structural or safety concern ♦ Chimney ♦ Wood in contact or near soil ♦ Crawl spaces, basement ♦ Observe and report any evidence of water penetration and condensation ♦ Observe and report on any evidence of deterioration from insects, rot, or fire	♦ Inspect areas that are not reasonably accessible or visible ♦ Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector ♦ Move stored items or debris ♦ Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems ♦ Report on the adequacy of any structural system or component ♦ Provide any engineering or architectural service
INSULATION & VENTILATION	♦ Insulation and vapour barriers in accessible attics, crawl spaces and unfinished basements ♦ Ventilation of attics and unheated crawl spaces ♦ Report on the general absence or lack of insulation in unfinished and reasonably accessible or visible areas ■ Operate exhaust fan ventilation systems (i.e. kitchen and bathroom vents)	♦ Concealed insulation and vapour barrier systems ♦ Inspect areas that are not reasonably accessible or visible ■ Move, touch, or disturb insulation or vapour barriers ♦ Identify the composition or exact R-value of insulation material ♦ Determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers, and wiring ♦ Determine the adequacy of ventilation

Canadian National Association of Certified Home Inspectors

STANDARDS OF PRACTICE

BUILDING SYSTEM	*The Inspector **is** required to:* ♦ ***Observe and report on the systems and components herein.*** ■ ***Perform tasks as noted herein.***	*The Inspector **is not** required to:* ♦ ***Observe and report on the systems and components herein.*** ■ ***Perform tasks as noted herein.***
ELECTRICAL	♦ Service entrance cable and location and integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances from grade or rooftops ♦ Main service panel, auxiliary panels and location ■ Test all ground fault circuit interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection ♦ Panel overcurrent protection and system grounding ♦ Branch circuit wiring and related over current protection ♦ Report on any unused circuit breaker panel openings that are not filled ♦ Amperage ratings of the main service panel and accessible sub panels ♦ A representative number of switches, receptacles, lighting fixtures, AFCI receptacles ■ Outlets noted above are to be checked for polarity and grounding ■ All exterior outlets and those within 1.5 meters of plumbing fixtures will be checked for polarity, grounding and ground fault circuit protection ♦ Report the presence or absence of smoke detectors ♦ Report the presence of solid conductor aluminum branch circuit wiring if readily visible	♦ Insert any tool, probe or device into the main panel board sub-panels, distribution panel boards, or electrical fixtures ♦ Secondary wiring systems such as low voltage wiring, telephone wiring, cable television wiring, etc. ♦ Any components not related to the primary electrical systems such as security systems, swimming pool wiring and time-control devices ♦ Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, solar panels, or battery or electrical storage facilities ♦ Provide or remove power for equipment ♦ Inspect or test de-icing equipment ♦ Conduct voltage drop calculations ♦ Determine the accuracy of circuit labeling ♦ Verify or certify the service ground ■ Test the operation of smoke detectors ■ Dismantle, remove, adjust or perform any task on any electrical equipment that would require a qualified trades person to perform ■ Insert or remove fuses, or operate circuit breakers
PERMANENTLY INSTALLED HEATING AND COOLING SYSTEMS	♦ The heating systems using normal operating controls and describe the energy source and heating method ♦ Furnace and distribution system, including fans, ducts, dampers, supports, filters, insulation, and registers ♦ Boilers and distribution system including pumps, piping, valves, supports, insulation, radiators and convectors ♦ Flue piping, vents, and chimneys ♦ Heat recovery ventilator ♦ Interior fuel storage equipment supply piping, venting, supports, and evidence of leakage ♦ Cooling equipment and distribution system including fans, ducts, dampers, supports, filters, insulation, registers and piping ♦ The presence of a designated shut off switch and a fuel shut off valve ♦ The presence of a heat source in each room ■ Test system using the thermostat or other similar standard operating controls ■ Readily accessible and removable panel covers designed for homeowner access may be removed for inspection purposes	♦ Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks ♦ Determine the uniformity, temperature, flow, balance, distribution, size, capacity, adequacy, BTU, or supply adequacy of the heating system ♦ Any portable heating/cooling, humidifying, dehumidifying or air cleaning equipment ■ Activate any HVAC systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment ♦ Evaluate fuel quality ♦ Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clock ♦ Examine electrical current, coolant fluids or gases, or coolant leakage ■ Dismantle, remove, adjust or perform any function on any heating or cooling equipment that would require a qualified tradesperson to perform ■ Light or ignite pilot flames ■ Change settings or conditions on equipment excluding thermostats

Canadian National Association of Certified Home Inspectors

STANDARDS OF PRACTICE

BUILDING SYSTEM	*The Inspector **is** required to:* ♦ ***Observe and report on the systems and components herein.*** ■ ***Perform tasks as noted herein.***	*The Inspector **is not** required to:* ♦ ***Observe and report on the systems and components herein.*** ■ ***Perform tasks as noted herein.***
PLUMBING	♦ Verify the presence of and identify the location of the main water shutoff valve ♦ Water supply piping into house and within house, pipe supports and insulation ♦ Drain, waste, and vent piping, pipe supports and insulation ♦ Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves ■ Inspect the drainage sumps and test pumps with accessible floats ♦ Presence of cross-connections that could contaminate the potable water ■ Water volume and pressure should be tested by opening the faucets to obtain a reasonable flow of one or more fixtures simultaneously, and at various locations in the house ■ Water drainage should be tested by draining one or more fixtures simultaneously, and at various locations in the house ■ Test the water supply by operating valves and faucets ♦ Leaks in the piping systems ♦ Determine if the water supply is public or private ♦ Inspect and report on the general condition of toilets, proper mounting on the floor, leaks and general functionality ♦ Determine the presence and location of accessible clean-outs for the drain/waste/vent piping	♦ Ignite or extinguish fires, pilot lights, change settings or conditions on equipment ♦ Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply ♦ Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps, tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems ■ Operate any valves other than those used on a regular or daily basis ♦ Determine the water quality or potability or the reliability of the water supply or source ♦ Foundation drainage system and yard piping ♦ Inspect clothes washing machines or their connections ■ Test shower pans, tub and shower surrounds or enclosures for leakage ♦ Evaluate the compliance with local conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. ♦ Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices ♦ Determine whether there are sufficient clean-outs for effective cleaning of drains ♦ Evaluate gas, liquid propane or oil storage tanks ♦ Inspect any private sewage waste disposal or septic system or component thereof ♦ Inspect water treatment systems or water filters ♦ Inspect water storage tanks, pressure pumps or bladder tanks ♦ Evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements ■ Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valve ♦ Determine the existence or condition of polybutylene plumbing ■ Dismantle, remove, adjust or perform any function on any plumbing equipment that would require a qualified tradesperson to perform
INTERIORS	♦ Floors, walls, ceilings and trim ♦ Fire separating walls and party walls ♦ Stairs, guards and railings ♦ Observe condition of permanently installed counters and cabinet ♦ Evidence of water penetration and condensation ♦ The presence or absence of smoke detectors ■ Randomly select and operate, where reasonably accessible, a representative number of doors and window	♦ Treatments such as paint, wallpaper, carpeting, blinds, drapes, and other similar treatments ♦ Kitchen, bathroom, and laundry appliances ♦ Observe fireplace insert installation ♦ Any items or facilities not directly related to the interior systems and components such as swimming pools, saunas, hot tubs, ponds and water falls ■ Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure ■ Move drop / suspended ceiling tiles ■ Operate or examine any sauna, steam-jenny, kiln, toaster, plug-in kitchen appliances, or other ancillary device ♦ Inspect elevators, remote controls, appliances, or any items not permanently installed ♦ Examine or operate any above-ground, movable, freestanding, or non-permanently installed pool/spa, recreational equipment or self-contained equipment ♦ Test the operation of smoke detectors ♦ Solid Fuel burning appliances including wood burning fireplaces and wood stoves

GENERAL LIMITATIONS AND EXCLUSIONS

1. General limitations:

1. Inspections performed in accordance with these Standards of Practice are not technically exhaustive.
2. Will not identify concealed conditions or latent defects.
3. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

2. General exclusions:

The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.

Inspectors are NOT required to **determine**:

1. The condition of systems or components which are not readily accessible.
2. The remaining life of any system or component.
3. The strength, adequacy, effectiveness, or efficiency of any system or component.
4. The causes of any condition or deficiency.
5. The methods, materials, or costs of corrections.
6. Future conditions including, but not limited to, failure of systems and components.
7. The suitability of the property for any specialized use.
8. Compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. The market value of the property or its marketability.
10. The advisability of the purchase of the property.
11. The presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12. The presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. The effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
14. The operating costs of systems or components.
15. The acoustical properties of any system or component.

3. Inspectors are NOT required to **offer**:

a. Or perform any act or service contrary to the law.
b. Or perform engineering services.
c. Or perform work in any trade or any professional service other than home inspection.
d. Warranties or guarantees of any kind.

4. Inspectors are NOT required to **operate:**

a. Any system or component which is shut down or otherwise inoperable.
b. Any system or component which does not respond to normal operating controls.
c. Shut-off valves.

5. Inspectors are NOT required to **enter:**

a. Any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
b. The under-floor crawl spaces or attics which are not readily accessible.

6. Inspectors are NOT required to **inspect:**

a. Underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
b. Systems or components which are not installed.
c. Decorative items.
d. Systems or components located in areas that are not entered in accordance with these Standards of Practice.
e. Detached structures other than garages and carports.
f. Common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

7. Inspectors are NOT **required** to:

a. Perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
b. Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
c. Dismantle any system or component, except as explicitly required by these Standards of Practice.

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

- 01. ROOFING, FLASHINGS AND CHIMNEYS
- 02. EXTERIOR
- 03. STRUCTURE
- 04. ELECTRICAL
- 05. HEATING
- 06. COOLING/HEAT PUMPS
- 07. INSULATION
- 08. PLUMBING
- 09. INTERIOR
- 10. APPLIANCES
- 11. LIFE CYCLES AND COSTS
- 12. SUPPLEMENTARY
  - Asbestos
  - Radon
  - Urea Formaldehyde Foam Insulation (UFFI)
  - Lead
  - Carbon Monoxide
  - Mold
  - Household Pests
  - Termites and Carpenter Ants
- 13. HOME SET-UP AND MAINTENANCE
- 14. MORE ABOUT HOME INSPECTIONS