

INSPECTION REPORT



FOR THE PROPERTY AT:

1234 Sample Street, Calgary
AB S1M P1E

PREPARED FOR:

JohnDoe Demo

Dettexx Enterprises

1916 Tecumseh Rd. S.W.,
Calgary, AB T2T 5C5
403-852-5492

INSPECTION DATE:

October 18, 2019

PREPARED BY:

Phil Detillieux license
No.349541

inspect@dettexx.com



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Professional Home Inspection for Your Peace of Mind

Friday, October 18, 2019



Dear JohnDoe Demo,

Thank you for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

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

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you for choosing us to perform your home inspection.

Sincerely,

Phil Detillieux license No.349541

Dettexx Enterprises



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inspect@dettexx.com

www.dettexx.com

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Summary

Introduction

This Overview lists some of the significant report items that may need attention in the short term. This must not be considered as the complete report. Please read the entire report and the appropriate text included in the hyperlinks.

The goal of a home inspection is to identify significant issues that would affect the average person's decision to buy a home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand a home inspection is not a Technical Audit.

When you move into the home you may find some issues not identified in the report. That is to be expected and we suggest you allow roughly 1% of the value of the home annually for this type of maintenance and repair.

Exterior

Roof drainage\Gutters

Dirty/debris

Location: Exterior

Task: Clean Service annually

Walls\Vent (fan, clothes dryer, etc.)

Cover does not close properly

Notes: Trim material not complete - moisture intrusion- possible damage to building materials

Implications: Chance of pests entering building | Increased heating and cooling costs

Location: East Basement

Task: Repair by a qualified contractor

Time: Immediate

Exterior glass/windows\Frames

Rot or insect damage

Implications: Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: South Basement

Task: Replace by a qualified contractor

Time: Less than 1 year

Exterior glass/windows\Exterior drip caps/Drip cap flashing/Head flashing

Missing

Implications: Chance of water damage to contents, finishes and/or structure

Location: Basement East

Task: Provide

Time: Immediate

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Doors\Doors and frames

Loose or poor fit

Notes: Double doors not closing properly - not sealing properly allowing air infiltration - heating and cooling inefficiencies**Implications:** Chance of damage to finishes and structure**Location:** East Basement Family Room**Task:** Repair by a qualified contractor**Time:** Discretionary**Doors\Exterior trim**

Missing

Implications: Chance of damage to finishes and structure**Location:** East Basement**Task:** Provide**Time:** Immediate**Porches, decks, stairs, patios and balconies\Floors**

Damage

Notes: Vinyl deck covering is deteriorated, exposing the concrete structure below - Trip hazard**Implications:** Weakened structure | Chance of movement**Location:** East First Floor Exterior Deck**Task:** Replace by a qualified contractor**Time:** less than a year**Porches, decks, stairs, patios and balconies\Handrails and guards**

Missing

Implications: Fall hazard**Location:** East First Floor Deck**Task:** Provide**Time:** Immediate**Garage\Door into garage / Man-door**

No self-closer

Implications: Hazardous combustion products entering home | Increased fire hazard**Location:** First Floor Kitchen Garage**Task:** Provide**Time:** Less than 1 year

Weatherstripping missing or ineffective

Implications: Hazardous combustion products entering home**Location:** Kitchen Garage**Task:** Correct**Time:** Less than 1 year

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Garage\Vehicle door operators

Sensors poorly located

Notes: No sensors on this door - safety issue - not to current standards**Implications:** Physical injury**Location:** First Floor Garage**Task:** Provide**Time:** Immediate

Electrical

Distribution system\Smoke alarms (detectors)

More than 10 years old

Implications: Life safety hazard**Task:** Replace**Time:** Immediate

Plumbing

Fixtures and faucets\Hose bib or bibb (outdoor faucet)

Inoperative

Notes: Supply line disconnected at the interior of basement for rear hose bib**Implications:** Equipment inoperative**Location:** Rear Exterior**Task:** Correction by qualified contractor**Time:** Less than 1 year**Fixtures and faucets\Basin, sink and laundry tub**

Slow drains

Notes: Old steel galvanize drain line - poor slope - possible obstruction -built up over time.**Implications:** Chance of water damage to contents, finishes and/or structure**Location:** West Kitchen First Floor**Task:** Repair by a qualified contractor**Time:** Less than 1 year

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Interior

Ceilings\General

Water damage

Implications: Chance of movement | Rot | Leakage

Location: First Floor Foyer

Task: Repair by a qualified contractor

Time: Less than 1 year

Windows\Frames

Rot

Implications: Chance of damage to structure | Material deterioration

Location: South Basement

Task: Replace by a qualified contractor

Time: Immediate

Windows\Hardware

Inoperative

Notes: Locking mechanism inoperable

Implications: System inoperative or difficult to operate

Location: Master Bedroom First Floor

Task: Repair by a qualified contractor

Time: Less than 1 year

Garage\Door between garage and living space

No self closer

Notes: Not at current standards - consider installing closure when renovating

Implications: Hazardous combustion products entering home

Location: Kitchen Garage

Task: Provide

Time: Discretionary

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Conclusion

Most houses are designed to last a very long time, but many of the components are consumable. Roofs, heating systems, air conditioning systems and water heaters, for example, wear out and are replaced from time to time. A home with older systems does not mean a poor-quality house.

Many elements like kitchens, bathrooms, flooring, siding, and windows are most often changed for lifestyle and decorating reasons. These discretionary home improvements are typically planned projects.

Unplanned repairs or replacements are never welcome, but are part of the 'joy of home ownership'. We encourage you to set up maintenance programs to protect your investment, reduce costs, improve comfort and efficiency, and extend life expectancy.

A WORD ABOUT WATER - Uncontrolled water is the enemy of homes. It not only damages the replaceable components, it also attacks the permanent elements of a home including wood and steel structural members, siding, trim, windows, doors, walls, floors, and ceilings. Water also promotes mold growth.

Water sources include rain, snow, surface water, ground water; leaks from plumbing and heating systems and condensation. Again, preventative maintenance is the key to protecting your investment and avoiding water damage. This includes keeping gutters and downspouts clear and leak free and discharging water well away from the building. Lot grading should slope slightly down away from the home to direct surface water away from the home.

Annual maintenance programs on roofs, gutters, heating and cooling systems help minimize water damage.

ASBESTOS, MOLD AND OTHER ENVIRONMENTAL ISSUES

Environmental issues are outside the scope of a home inspection. Inspectors do not identify or evaluate issues such as asbestos, mold and indoor air quality. Many building materials contain asbestos, and moisture problems may result in visible or concealed mold. An Environmental Consultant can assist with these types of issues.

END OF OVERVIEW

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Roofing

Observations and Recommendations

General

Tune Up

Implications: 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.

Task: Tune Up

Time: Yearly

Description and General Information

General

General View of Roof



Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

The home is considered to face

West

Sloped roofing material[Asphalt shingles](#)**Sloped roof flashing material**

Aluminum

Probability of leakage

Low

Approximate age

0-5 years

Typical life expectancy

15-20 years

Roof Shape

Hip

Inspection Methods and Limitations

Inspection performed

With a camera on pole

Age determined by

Reported by seller

Not included as part of a building inspection

Not readily accessible interiors of vent systems, flues, and chimneys

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SERVICES

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Exterior

Observations and Recommendations

Roof drainage\Gutters

Dirty/debris

Location: Exterior

Task: Clean Service annually



Walls\Masonry (brick, stone) and concrete

Cracked

Implications: Chance of water entering building | Weakened structure | Chance of movement

Location: North Exterior Wall Garage

Task: Correction by qualified contractor

Time: Discretionary



Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

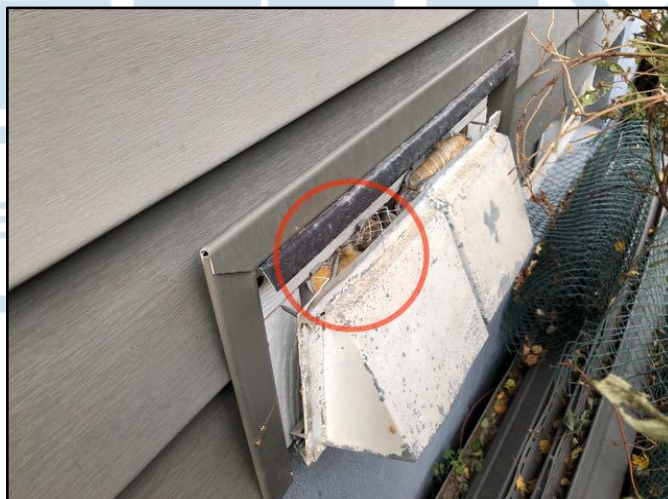
Plumbing

Interior

Reference

Parging damaged or missing**Implications:** Chance of damage to structure | Shortened life expectancy of material**Location:** East Second Floor**Task:** Correction by qualified contractor**Time:** Discretionary**WallsVent (fan, clothes dryer, etc.)**

Cover does not close properly

Notes: Trim material not complete - moisture intrusion- possible damage to building materials**Implications:** Chance of pests entering building | Increased heating and cooling costs**Location:** East Basement**Task:** Repair by a qualified contractor**Time:** Immediate

Summary

Roofing

Exterior

Structure

Electrical

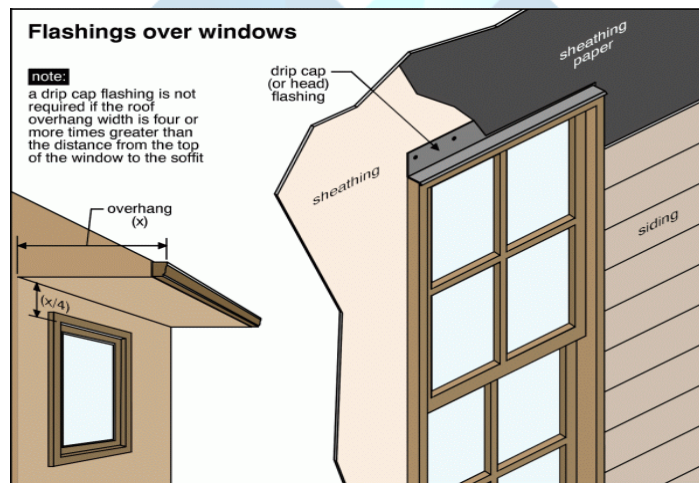
Heating

Insulation

Plumbing

Interior

Reference

Exterior glass/windows\Frames[Rot or insect damage](#)**Implications:** Chance of water damage to contents, finishes and/or structure | Material deterioration**Location:** South Basement**Task:** Replace by a qualified contractor**Time:** Less than 1 year**Exterior glass/windows\Exterior drip caps/Drip cap flashing/Head flashing**[Missing](#)**Implications:** Chance of water damage to contents, finishes and/or structure**Location:** Basement East**Task:** Provide**Time:** Immediate

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Doors\Doors and frames[Loose or poor fit](#)

Notes: Double doors not closing properly - not sealing properly allowing air infiltration - heating an cooling inefficiencies

Implications: Chance of damage to finishes and structure

Location: East Basement Family Room

Task: Repair by a qualified contractor

Time: Discretionary

Doors\Exterior trim[Missing](#)

Implications: Chance of damage to finishes and structure

Location: East Basement

Task: Provide

Time: Immediate



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SERVICES

Summary

Roofing

Exterior

Structure

Electrical

Heating

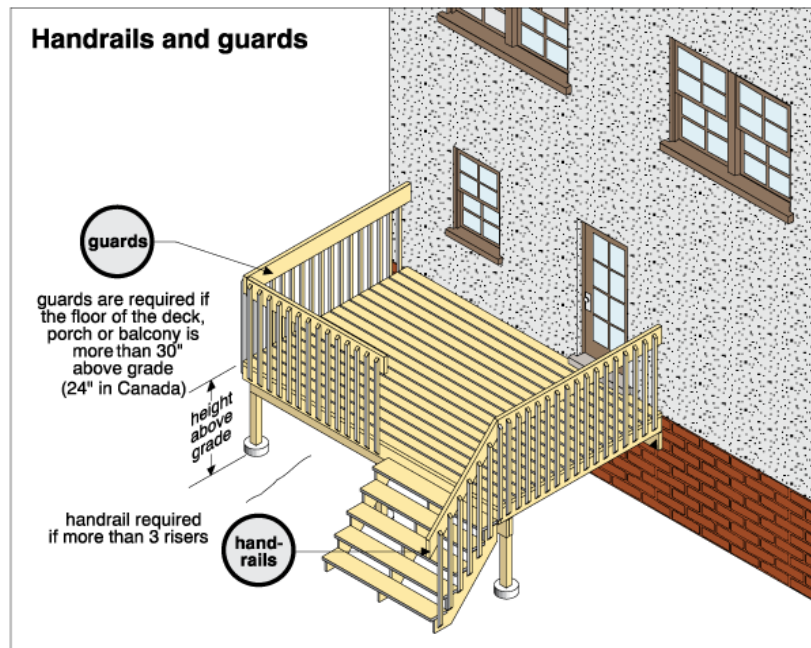
Insulation

Plumbing

Interior

Reference

Porches, decks, stairs, patios and balconies\Floors**Damage****Notes:** Vinyl deck covering is deteriorated, exposing the concrete structure below - Trip hazard**Implications:** Weakened structure | Chance of movement**Location:** East First Floor Exterior Deck**Task:** Replace by a qualified contractor**Time:** less than a year

Porches, decks, stairs, patios and balconies\Handrails and guards[Missing](#)**Implications:** Fall hazard**Location:** East First Floor Deck**Task:** Provide**Time:** Immediate

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Landscaping\General

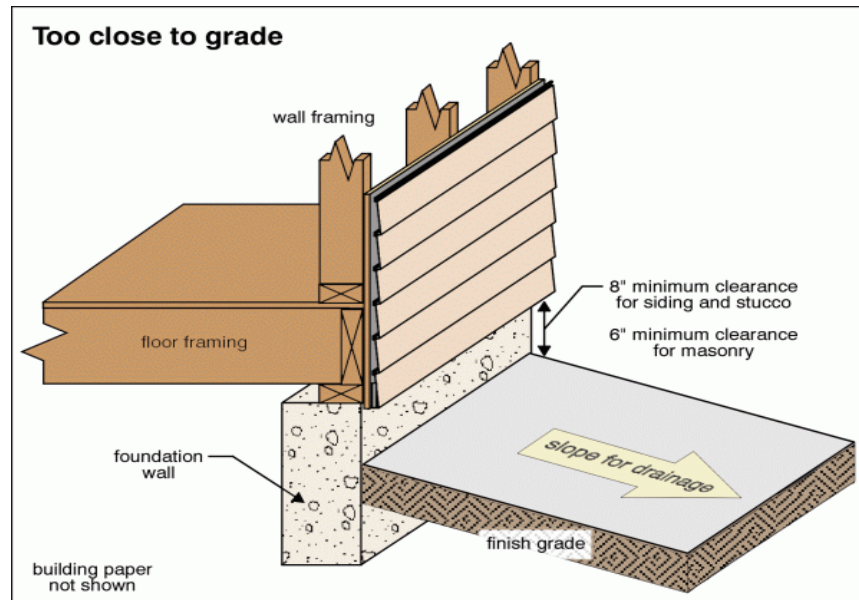
Siding too close to grade

Implications: Chance of water entering building | Weakened structure | Rot | Insect damage

Location: Various Exterior

Task: Correction by qualified contractor

Time: Less than 1 year



Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Landscaping\Lot grading

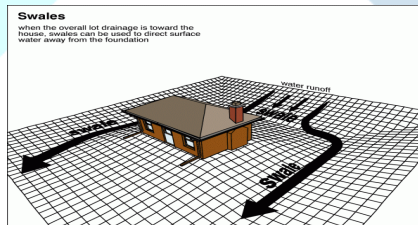
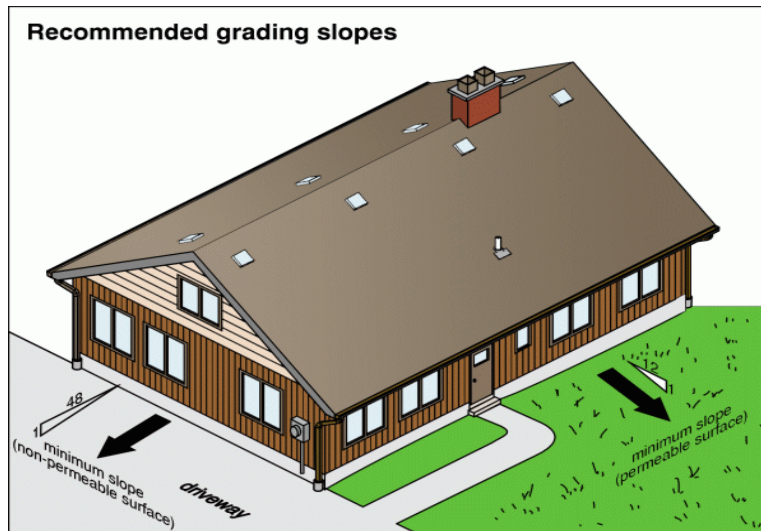
[Improper slope or drainage](#)

Implications: Chance of water damage to contents, finishes and/or structure

Location: West First Floor

Task: Correction by qualified contractor

Time: Less than 1 year



Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Landscaping\Walkway

Settlement

Location: West Exterior**Task:** Repair by a qualified contractor**Time:** Discretionary**Landscaping\Driveway**[Cracked or damaged surfaces](#)**Implications:** Trip or fall hazard**Location:** Various**Task:** Monitor

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Garage\Door into garage / Man-door[No self-closer](#)**Implications:** Hazardous combustion products entering home | Increased fire hazard**Location:** First Floor Kitchen Garage**Task:** Provide**Time:** Less than 1 year[Weatherstripping missing or ineffective](#)**Implications:** Hazardous combustion products entering home**Location:** Kitchen Garage**Task:** Correct**Time:** Less than 1 year**Garage\Vehicle doors**

Damage

Location: Middle**Task:** Repair or replace by a qualified contractor**Time:** Discretionary

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Garage\Vehicle door operators

Sensors poorly located

Notes: No sensors on this door - safety issue - not to current standards**Implications:** Physical injury**Location:** First Floor Garage**Task:** Provide**Time:** Immediate**Description and General Information****General**

General View of Exterior



Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Gutter & downspout material[Aluminum](#)**Gutter & downspout type**[Eave mounted](#)**Gutter & downspout discharge**[Above grade](#)**Lot slope**[Away from building](#)[Flat](#)**Soffit (underside of eaves) and fascia (front edge of eaves)**[Aluminum](#)**Wall surfaces and trim**[Vinyl siding](#)[Wood](#)**Driveway**

Concrete

**Walkway**

Concrete

Pressure-treated wood

Crushed stone

Patio stones

Deck

Concrete

Vinyl

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference



Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Porch

No porch on this home

Exterior steps

Concrete

Patio

Concrete

Patio stones

No performance issues were noted.

Garage

Attached

Inspection Methods and Limitations

Exterior inspected from

Ground level



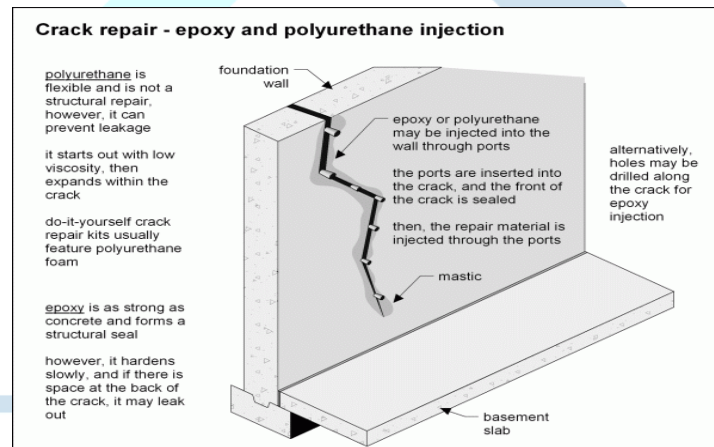
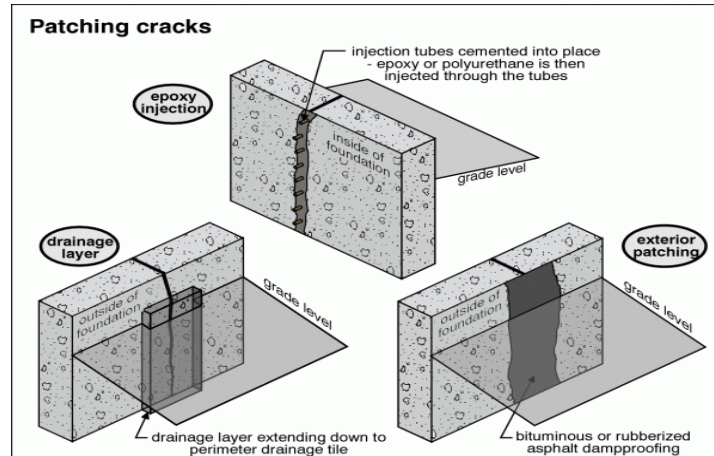
Structure

Observations and Recommendations

Foundations\General

Typical minor cracks

Implications: Chance of water entering building



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S E R V I C E S

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

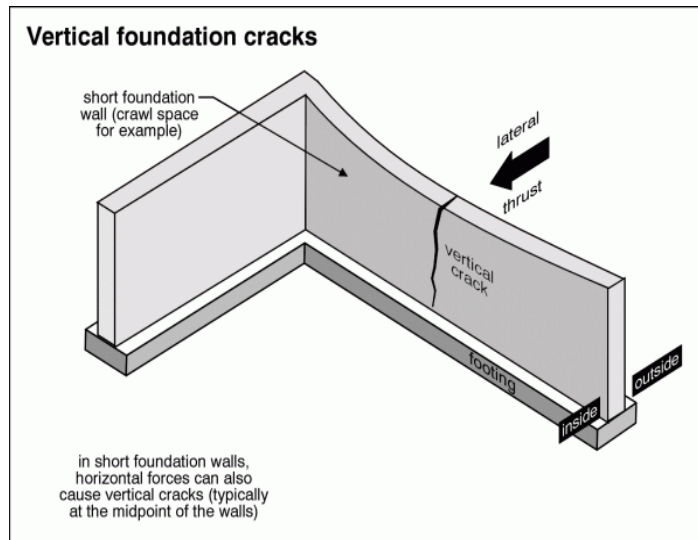
Reference

Cracked

Implications: Chance of water damage to contents, finishes and/or structure | Weakened structure

Location: Basement Exterior Wall

Task: Monitor Inspect annually



Parging damaged or missing

Implications: Chance of damage to structure | Shortened life expectancy of material

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Description and General Information

Configuration

[Basement](#)

Foundation material

[Poured concrete](#)

Floor construction

[Joists](#)

Steel columns

Wood beams

Subfloor - plank

Exterior wall construction

[Wood frame](#)

Roof and ceiling framing

Rafters/ceiling joists

[Plywood sheathing](#)

Inspection Methods and Limitations

Inspection limited/prevented by

Ceiling, wall and floor coverings

Storage

Attic/roof space

Inspected from access hatch

Percent of foundation not visible

80 %

Environmental issues are outside the scope of a home inspection

This includes issues such as asbestos.

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Electrical

Observations and Recommendations

Distribution system\Wiring - installation

[Open splices](#)

Implications: Electric shock | Fire hazard

Location: Basement Various

[Undersized wire](#)

Implications: Electric shock | Fire hazard

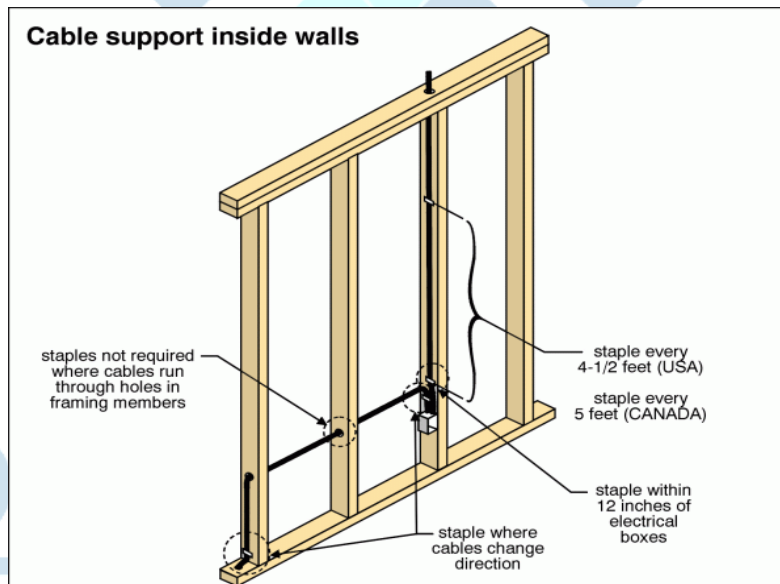
Location: Various Basement

Task: Correction by qualified contractor

Time: Immediate

[Not well secured](#)

Implications: Electric shock | Fire hazard



[Abandoned wire](#)

Implications: Electric shock

[Flexible conduit needed](#)

Implications: Electric shock

Location: Basement Family Room

Task: Correction by qualified contractor

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

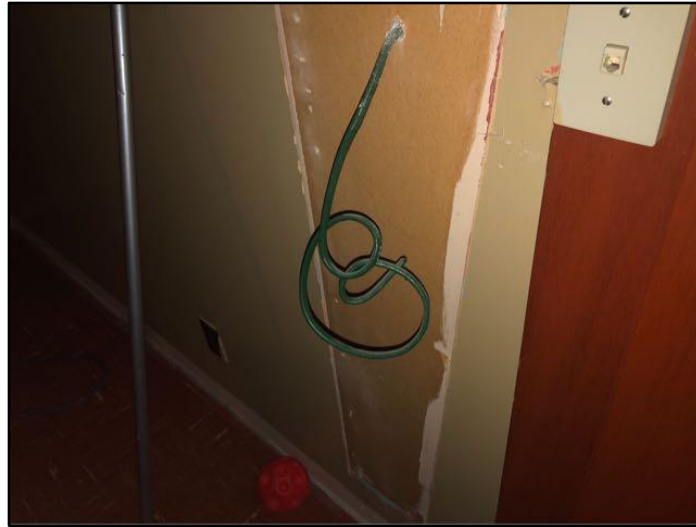
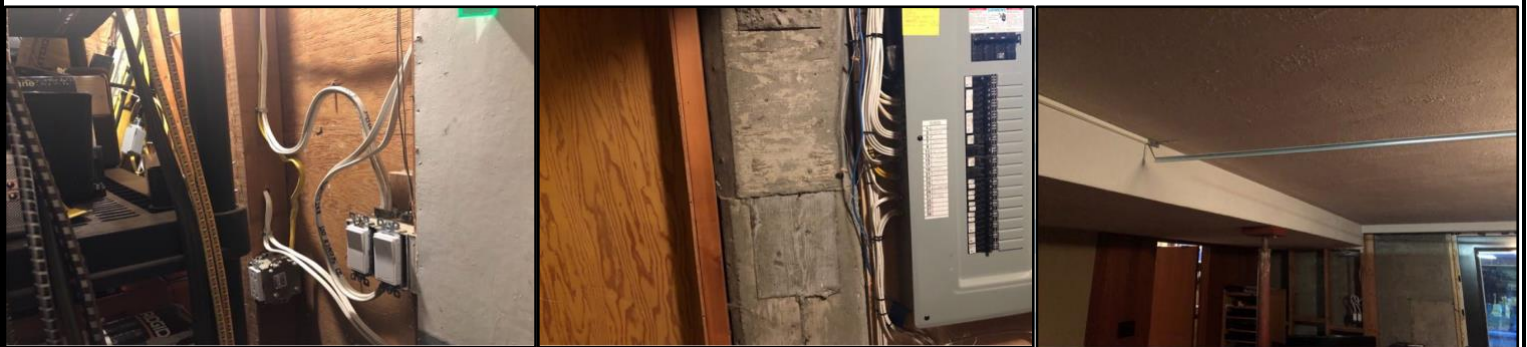
Plumbing

Interior

Reference

Distribution system\Wiring - damaged or exposed

Exposed, energized bare conductor

Location: Basement Family Room**Task:** Correction by qualified contractor**Time:** ImmediateExposed on walls or ceilings**Implications:** Electric shock**Location:** First Floor Garage and basement**Task:** Correction by a qualified contractor**Time:** Less than 1 year

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Distribution system\Outdoor wiring[Extension cord for garage door opener](#)**Implications:** Fire hazard**Location:** First Floor Garage**Task:** Repair by a qualified contractor**Time:** within a year**Distribution system\Junction boxes**[Cover loose or missing](#)**Implications:** Electric shock | Fire hazard**Location:** Basement Laundry Area**Task:** Correction by qualified contractor**Time:** Immediate

Summary

Roofing

Exterior

Structure

Electrical

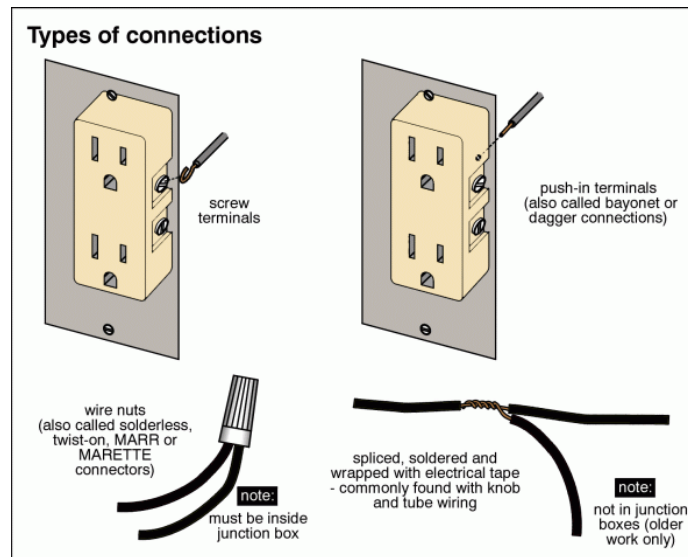
Heating

Insulation

Plumbing

Interior

Reference

Missing**Notes:** Missing junction box**Implications:** Electric shock | Fire hazard**Location:** Basement Family Room**Task:** Correction by qualified contractor**Time:** Immediate

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

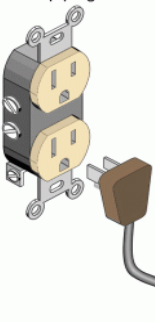
Plumbing

Interior

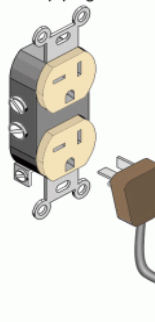
Reference

Overcrowded**Implications:** Electric shock | Fire hazard**Location:** Basement Utility Room**Task:** Correction by qualified contractor**Distribution system\Outlets (receptacles)**Wrong type**Notes:** 20 amp outlet on a 15 amp circuit**Implications:** Electric shock | Fire hazard**Location:** East Basement Panel**Task:** Correction by qualified contractor**Time:** Immediate**Wrong type receptacle**

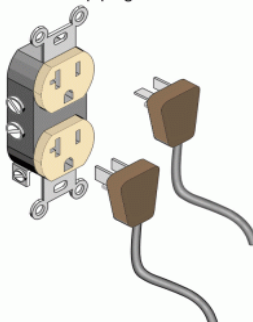
120 volt, 15 amp
receptacle
accepts only 15
amp plugs



120 volt, 20 amp
receptacle
accepts only 20
amp plugs



120 volt, 20 amp
receptacle
accepts 15 and 20
amp plugs



20 amp receptacles shouldn't be installed
on 15 amp circuits
when you see 20 amp receptacles, check
that they are attached to 12 gauge wire



Summary

Roofing

Exterior

Structure

Electrical

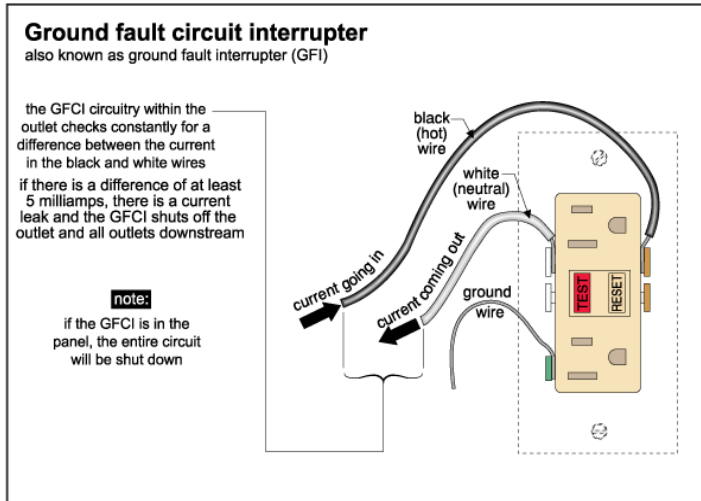
Heating

Insulation

Plumbing

Interior

Reference

No GFCI/GFI (Ground Fault Circuit Interrupter)**Implications:** Electric shock**Location:** First Floor Kitchen**Task:** Provide**Time:** Less than 1 year**Distribution system\Switches**Inoperative**Implications:** Inadequate lighting**Location:** Basement Bathroom**Task:** Correction by qualified contractor**Time:** Immediate

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Distribution system\Cover plates

For switch is damaged

Implications: Electric shock

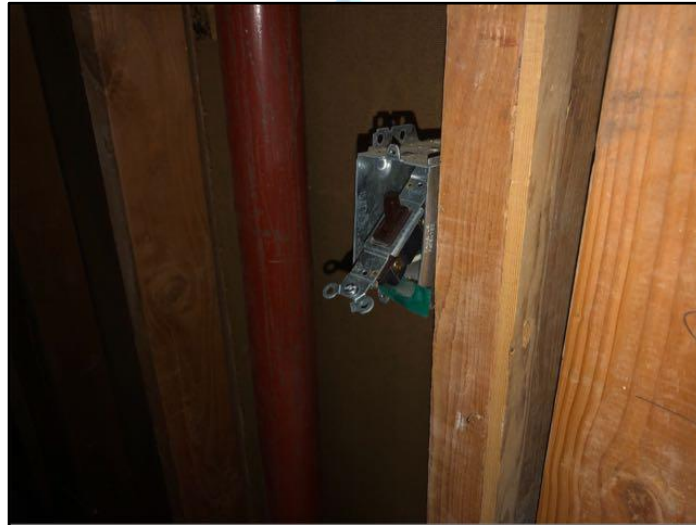
For switch is missing

Implications: Electric shock

Location: Basement Family Room

Task: Correction by qualified contractor

Time: Immediate



For outlet (receptacle) is missing

Implications: Electric shock

Location: Various Basement

Task: Correction by qualified contractor

Time: Immediate

Distribution system\Smoke alarms (detectors)

More than 10 years old

Implications: Life safety hazard

Task: Replace

Time: Immediate

Past life expectancy

Implications: Life safety hazard

Distribution system\Carbon monoxide (CO) alarms (detectors)

None observed

Implications: Health hazard

Location: Throughout

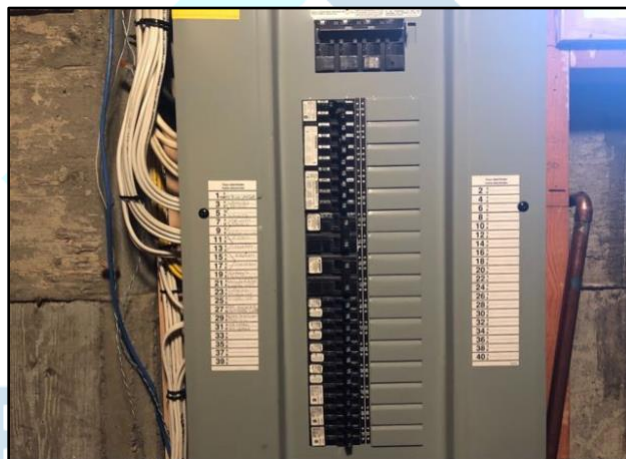
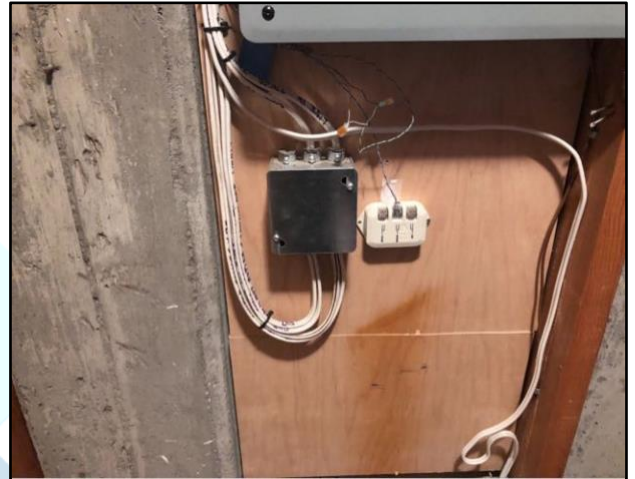
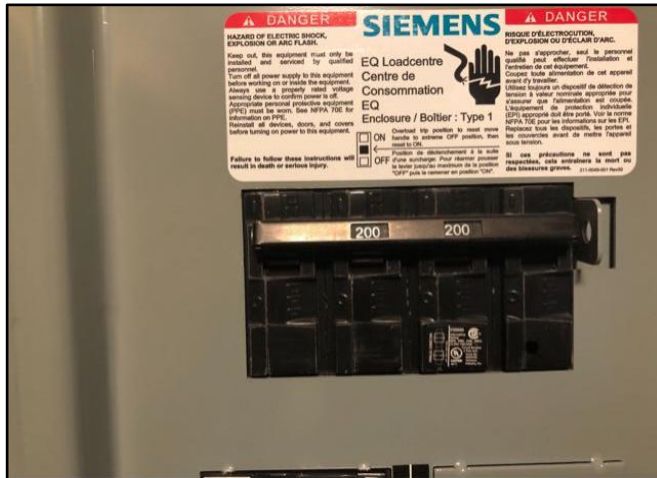
Task: Provide

Time: Immediate

Description and General Information

General

General Views of Electrical



Service entrance cable and location

Overhead copper



Summary

Roofing

Exterior

Structure

Electrical

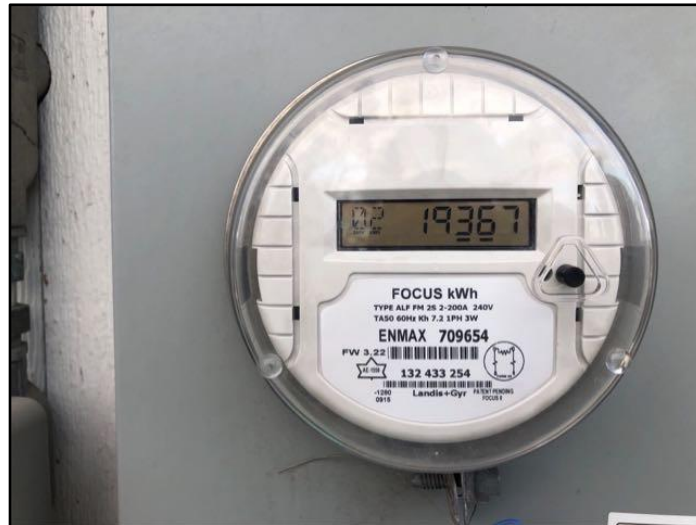
Heating

Insulation

Plumbing

Interior

Reference

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 type and location**[Breakers - basement](#)**Distribution panel rating**[200 Amps](#)**Electrical panel manufacturers**

Siemens

Number of circuits installed

27

Distribution wire material and type[Copper - non-metallic sheathed](#)**Type and number of outlets (receptacles)**[Grounded and ungrounded - typical](#)**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI)**[GFCI - kitchen](#)

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Smoke alarms (detectors)[Present](#)**Notes:** Not tested recommend replacement**Carbon monoxide (CO) alarms (detectors)**

None noted

Inspection Methods and Limitations**Inspection limited/prevented by**

Storage

System ground

Continuity not verified

Quality of ground not determined

Not included as part of a building inspection

Remote control devices

Testing of smoke and/or carbon monoxide alarms

Amperage, voltage, and impedance measurements

Determination of the age of smoke and carbon monoxide alarms

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Heating

Observations and Recommendations

Furnace\Air filter

[Dirty](#)

Implications: Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs

Location: Basement Furnace Room

Task: Clean

Time: Immediate and Ongoing



Furnace\General

Service Furnace

Furnace\Life expectancy

[Near end of life expectancy](#)

Implications: Equipment failure | No heat for building

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Furnace\Cabinet

Rust

Implications: Material deterioration | Reduced system life expectancy

Location: Front Basement Furnace Room

Task: Further evaluation

Time: Less than 1 year



Furnace\Electronic air cleaner

Dirty

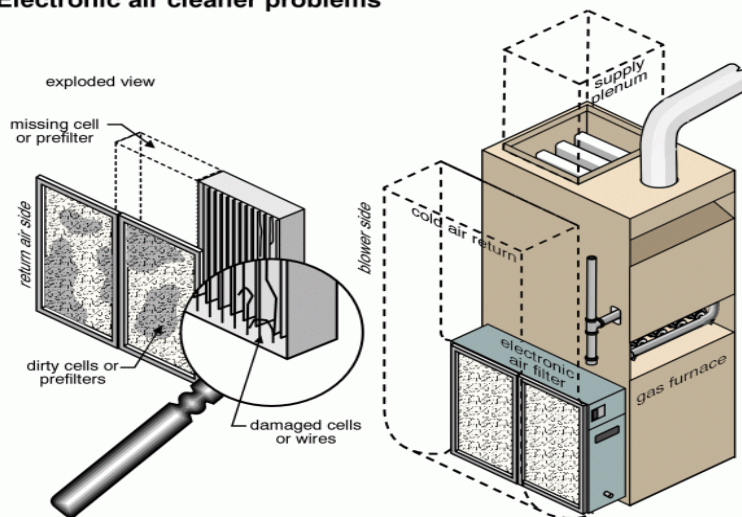
Implications: Equipment ineffective | Increased heating costs | Reduced comfort

Location: Basement Furnace Room

Task: Clean

Time: Less than 1 year

Electronic air cleaner problems



Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Furnace\Humidifier

Water supply turned off to humidifier / possible issue with supply line - water stains on framing

Location: Basement Furnace Room

Task: Correction by qualified contractor

Time: Less than 1 year



[Clogged pad, mesh or nozzle](#)

Implications: Equipment not operating properly

Location: Basement Furnace Room

Task: Clean

Time: Immediate



[Summary](#)[Roofing](#)[Exterior](#)[Structure](#)[Electrical](#)[Heating](#)[Insulation](#)[Plumbing](#)[Interior](#)[Reference](#)

Description and General Information

System type[Furnace](#)**Fuel/energy source**[Gas](#)**Furnace manufacturer**

Lennox

Model: G8Q3-120-3**Serial:** 6390B08255**Heat distribution**[Ducts and registers](#)**Approximate capacity**[80,000 BTU/hr](#)**Efficiency**[Conventional](#)**Exhaust venting method**[Direct vent](#)**Combustion air source**

Interior of building

Outside

Approximate age[29 years](#)

DETTEXX
ENTERPRISES
HOME INSPECTION
SERVICES

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Typical life expectancy

Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at

Meter

Exhaust pipe (vent connector)

Double wall

Type B

Chimney/vent[Metal](#)**Humidifiers**[Trickle/cascade type](#)**Mechanical ventilation system for home**

None

Location of the thermostat for the heating system

Hallway

First Floor

Inspection Methods and Limitations

Safety devices

Not tested as part of a building inspection

Heat loss calculations

Not done as part of a building inspection

Heat exchanger

Not visible

Electronic air cleaner

Cannot verify proper operation

Insulation and Ventilation

Observations and Recommendations

Attic/roof\Insulation

Amount less than current standards

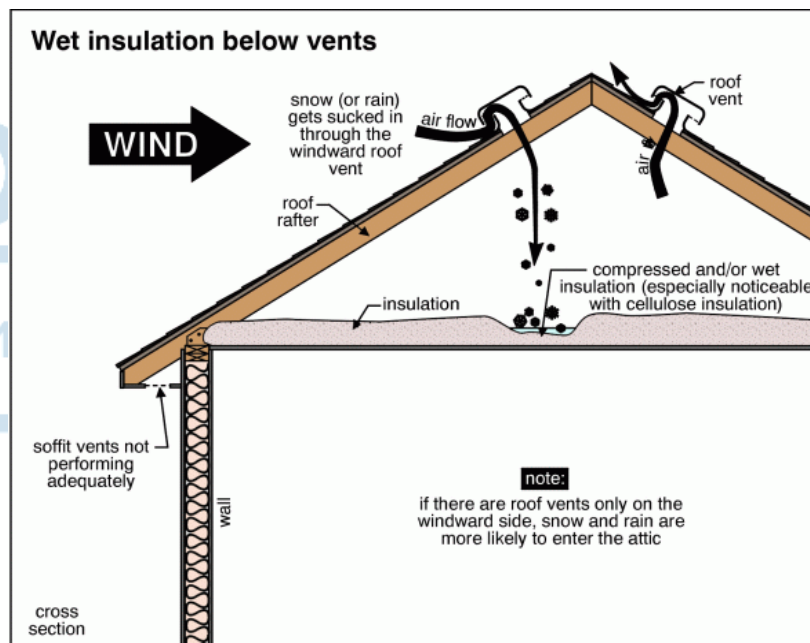
Implications: Increased heating and cooling costs

Gaps or voids

Implications: Increased heating and cooling costs | Reduced comfort

Compressed

Implications: Increased heating and cooling costs | Reduced comfort



Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

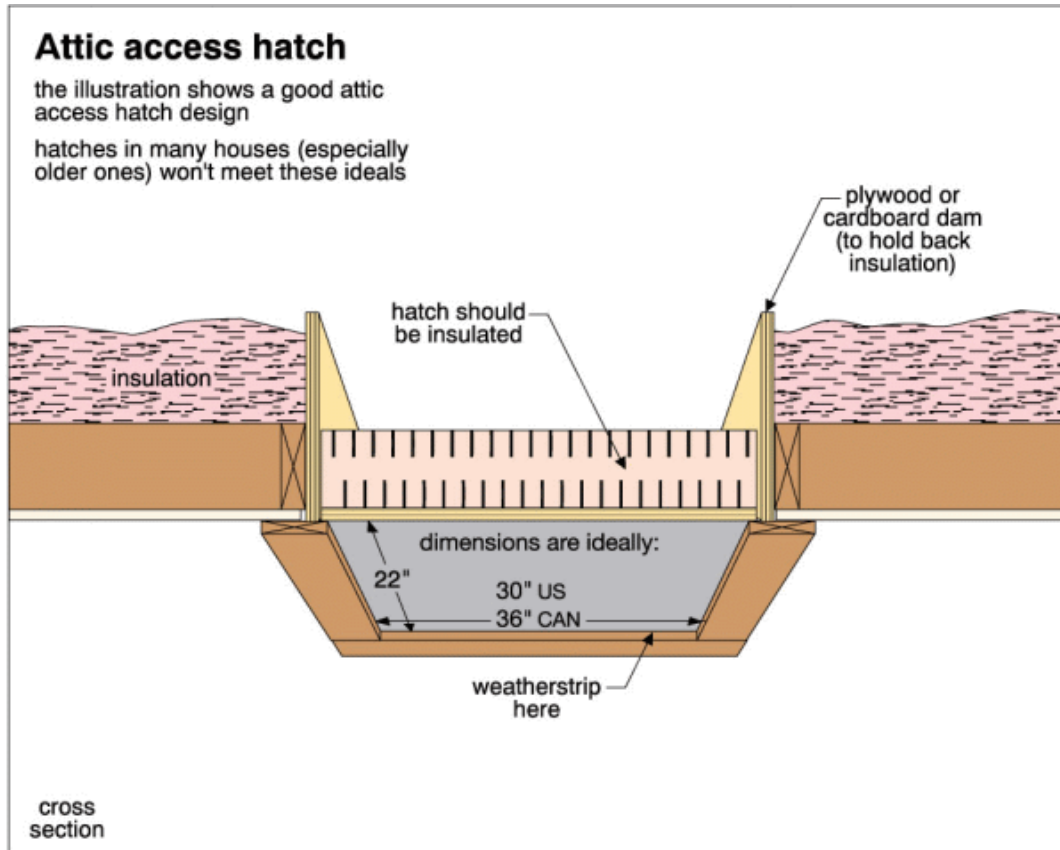
Plumbing

Interior

Reference

Attic/roof/Hatch/Door[Not weatherstripped](#)

Implications: Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

**Foundation\Interior insulation**[Missing](#)

Implications: Increased heating costs

Location: Throughout Basement

Task: Provide

Time: Less than 1 year

Description and General Information**Attic/roof insulation material**[Glass fiber](#)[Wood shavings](#)**Attic/roof insulation amount/value**

R value is hard to determine considering mixed types of insulation

5 inches

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Attic/roof air/vapor barrier[Kraft paper](#)**Attic/roof ventilation**[Roof vent](#)[Soffit vent](#)

Turbine vent

Wall insulation material

Not visible

Wall air/vapor barrier

Not visible

Foundation wall insulation material

None

Mechanical ventilation system for home

None

Inspection Methods and Limitations**Attic inspection performed**

By entering attic, but access was limited

Air/vapor barrier system

Continuity not verified

Mechanical ventilation effectiveness

Not verified



Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Plumbing

Observations and Recommendations

Water heater\Life expectancy

[Low failure probability](#)**Implications:** No hot water

Fixtures and faucets\Hose bib or bibb (outdoor faucet)

[Inoperative](#)**Notes:** Supply line disconnected at the interior of basement for rear hose bib**Implications:** Equipment inoperative**Location:** Rear Exterior**Task:** Correction by qualified contractor**Time:** Less than 1 year

Fixtures and faucets\Basin, sink and laundry tub

[Slow drains](#)**Notes:** Old steel galvanize drain line - poor slope - possible obstruction -built up over time.**Implications:** Chance of water damage to contents, finishes and/or structure**Location:** West Kitchen First Floor**Task:** Repair by a qualified contractor**Time:** Less than 1 year

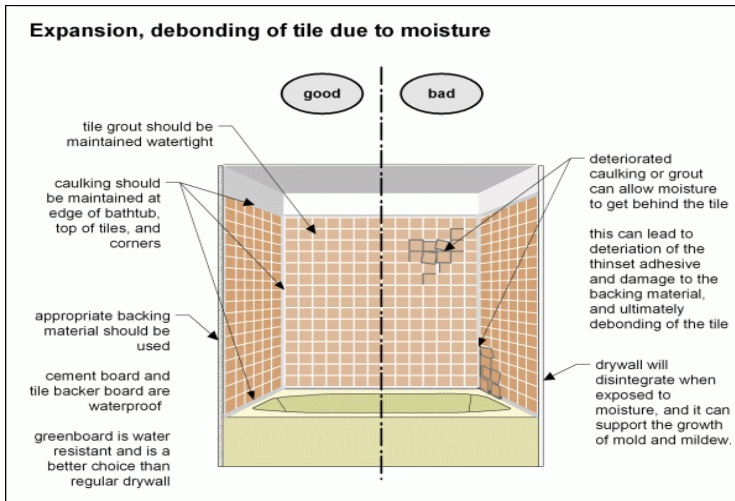
Fixtures and faucets\Bathtub

Hot and Cold water supply lines reversed at tub fixture

Location: First Floor Bathroom**Task:** Correction by qualified contractor**Time:** Less than 1 year

Fixtures and faucets\Bathtub enclosure

[Caulking loose, missing or deteriorated](#)**Implications:** Chance of water damage to contents, finishes and/or structure[Grout loose, missing or deteriorated](#)**Implications:** Chance of water damage to contents, finishes and/or structure[Tile loose, broken or missing](#)**Notes:** High moisture reading at tiles just above the tub**Implications:** Chance of water damage to contents, finishes and/or structure**Location:** Bathroom First Floor**Task:** Repair or replace by a qualified contractor**Time:** Immediate



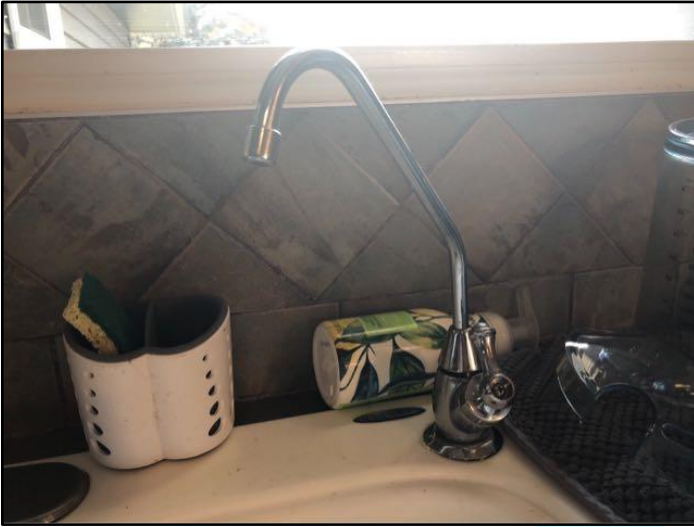
[Summary](#)[Roofing](#)[Exterior](#)[Structure](#)[Electrical](#)[Heating](#)[Insulation](#)[Plumbing](#)[Interior](#)[Reference](#)

Description and General Information

General

General Views of Plumbing

Notes: Filtered drinking water



Water supply source

Public

Service piping into building

[Copper](#)

Supply piping in building

[Copper](#)

Main water shut off valve at the

West

Basement

Water flow and pressure

[Typical for neighborhood](#)

Water heater type

[Conventional](#)

Water heater location

Basement

Utility room

Water heater fuel/energy source

[Gas](#)

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Water heater exhaust venting method

Natural draft

Water heater manufacturer

John Wood

Water heater tank capacity[40 gallons](#)**Water heater approximate age**

4 years

Water heater typical life expectancy

10 to 15 years

Hot water temperature (Generally accepted safe temp. is 120° F)

105° F

Waste disposal system[Public](#)**Waste and vent piping in building**[ABS plastic](#)[Cast iron](#)**Floor drain location**

Near laundry area

Gas piping

Steel

Main fuel shut off valve at the

Gas meter

Backwater valve

Not present

Exterior hose bibb (outdoor faucet)

Present

Inspection Methods and Limitations

Items excluded from a building inspection

Tub/sink overflows

The performance of floor drains or clothes washing machine drains

Landscape irrigation system

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Interior

Observations and Recommendations

Ceilings\General

Typical flaws

[Water damage](#)

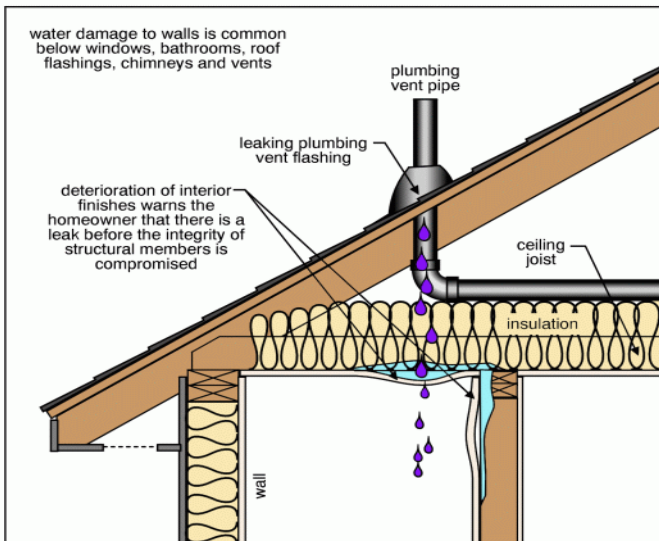
Implications: Chance of movement | Rot | Leakage

Location: First Floor Foyer

Task: Repair by a qualified contractor

Time: Less than 1 year

Common locations for water damage



DETTExx
ENTERPRISES
HOME INSPECTION
SERVICES

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Ceilings\Plaster or drywall

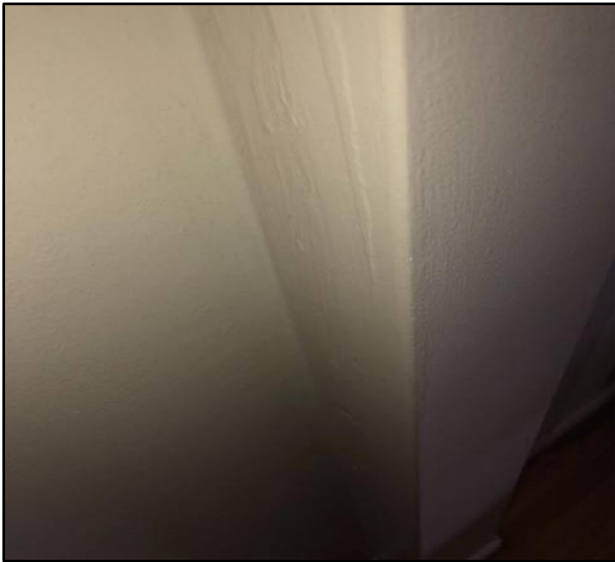
Finish coat cracked and or peeling, usually cosmetic and could be the result of wind or seismic activity, expansion and contraction caused by humidity and temperature changes, and poor material fastening and finishing.

Notes: Evidence of previous moisture intrusion

Location: Middle First Floor Foyer

Task: Monitor

Time: Ongoing

**Walls\Plaster or drywall**

[Water damage](#)

Location: First Floor Bathroom

Task: Repair by a qualified contractor

Time: Less than 1 year



Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Floors\Wood/Solid Hardwood

Substantial Scratch

Location: Various First Floor Family Room

Task: Repair by a qualified contractor

Time: Discretionary



Squeaks

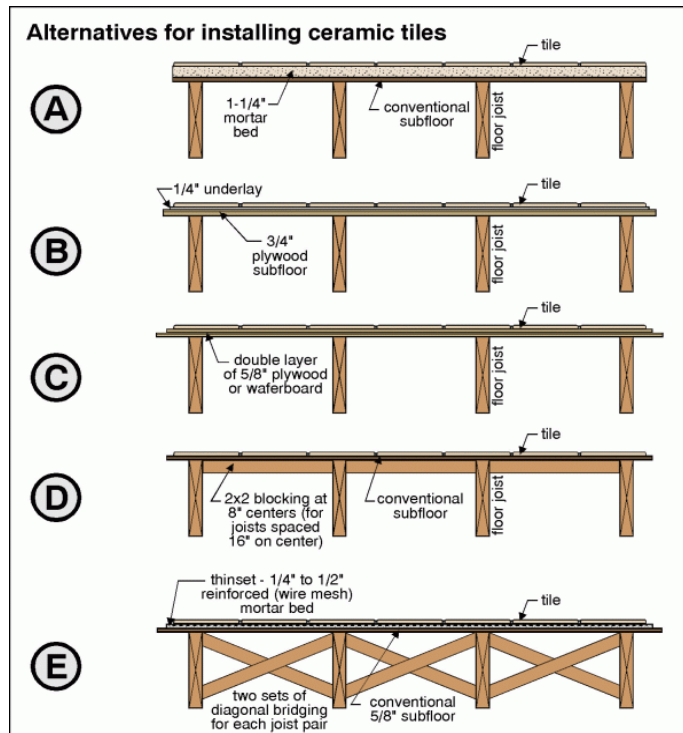
Implications: Noise nuisance

Location: First Floor Hall

Task: Correct

Time: Discretionary



Floors\Ceramic tile, stone, marble, etc[Tiles cracked](#)**Implications:** Trip or fall hazard**Location:** First Floor Kitchen**Task:** Replace by a qualified contractor**Time:** Discretionary

Windows\Frames

Rot

Implications: Chance of damage to structure | Material deterioration

Location: South Basement

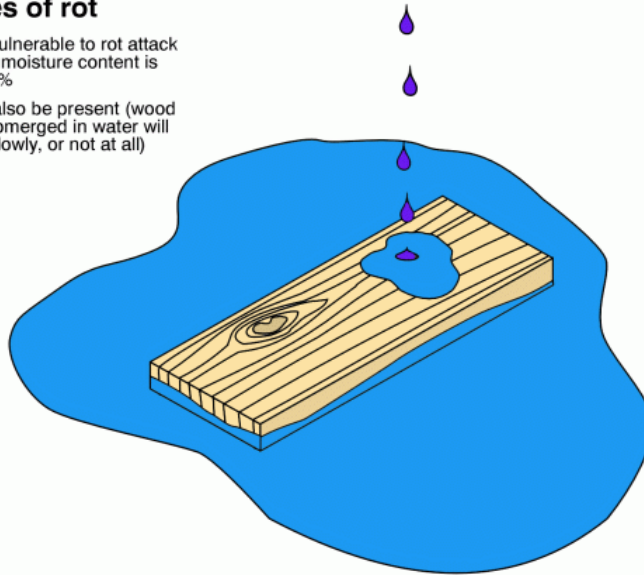
Task: Replace by a qualified contractor

Time: Immediate

Causes of rot

wood is vulnerable to rot attack when the moisture content is above 20%

air must also be present (wood totally submerged in water will rot very slowly, or not at all)



Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Windows\Hardware

Inoperative

Notes: Locking mechanism inoperable

Implications: System inoperative or difficult to operate

Location: Master Bedroom First Floor

Task: Repair by a qualified contractor

Time: Less than 1 year



Doors\Storms and screens

Torn

Implications: Chance of pests entering building

Location: East First Floor Garage

Task: Repair by a qualified contractor

Time: Discretionary



Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Carpentry\Countertops

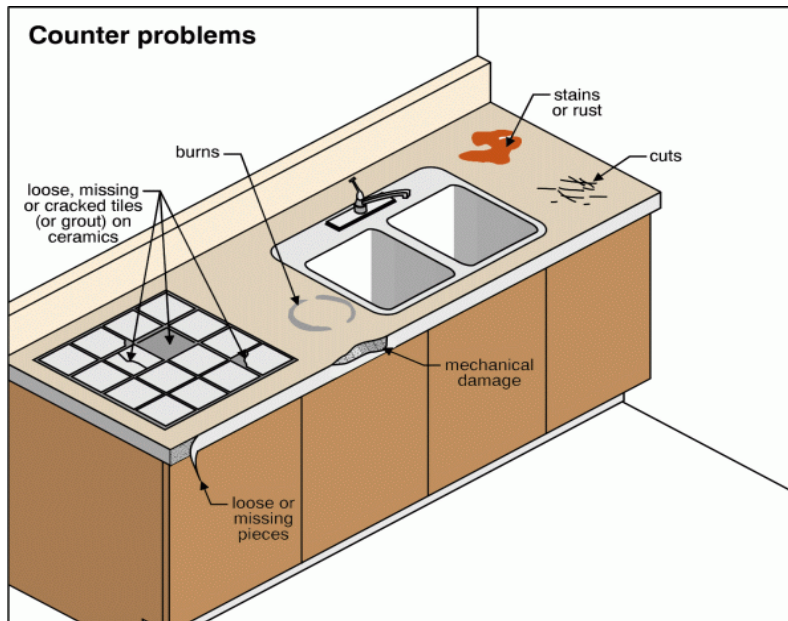
Burned, cut or worn

Implications: Hygiene issue

Location: First Floor Kitchen

Task: Repair or replace by a qualified contractor

Time: When remodelling



Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

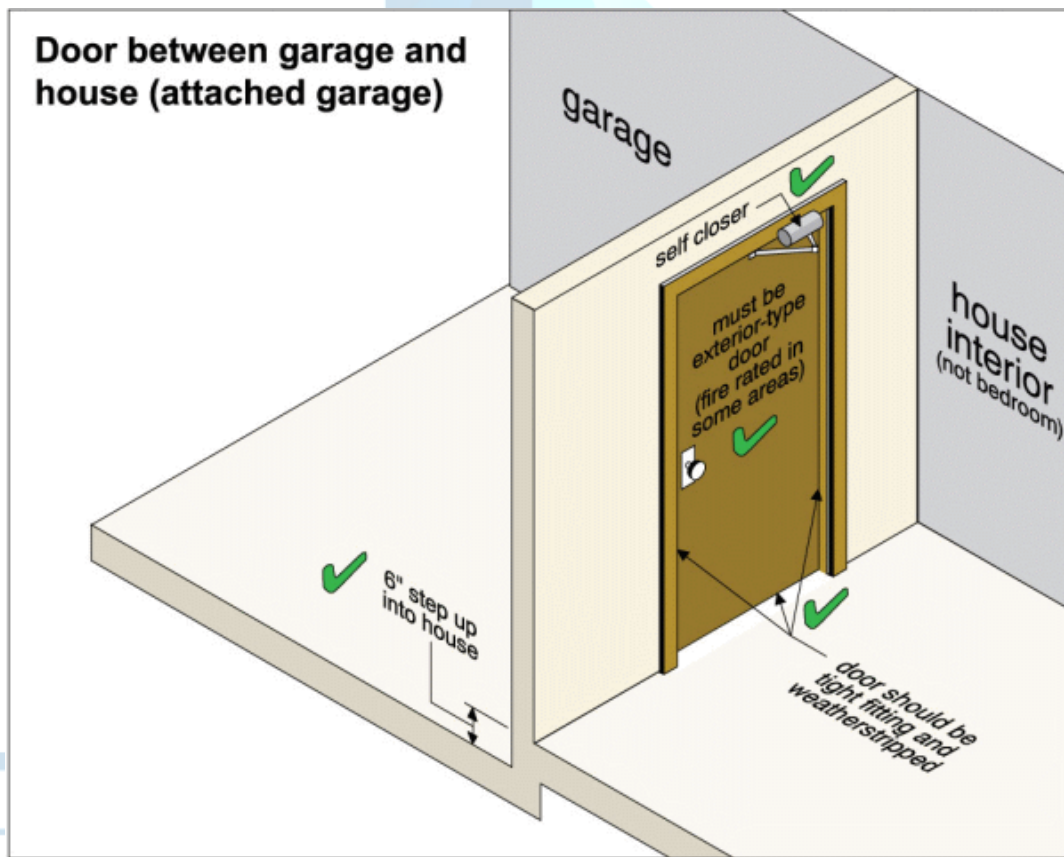
Plumbing

Interior

Reference

Exhaust fans\Kitchen range exhaust system

Not vented to exterior

Implications: Chance of condensation damage to finishes and/or structure**Garage\Door between garage and living space**[No self closer](#)**Notes:** Not at current standards - consider installing closure when renovating**Implications:** Hazardous combustion products entering home**Location:** Kitchen Garage**Task:** Provide**Time:** Discretionary[Weatherstripping missing or ineffective](#)**Implications:** Hazardous combustion products entering home | Increased heating and cooling costs | Reduced comfort**Location:** Garage**Task:** Provide**Time:** Less than 1 year

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

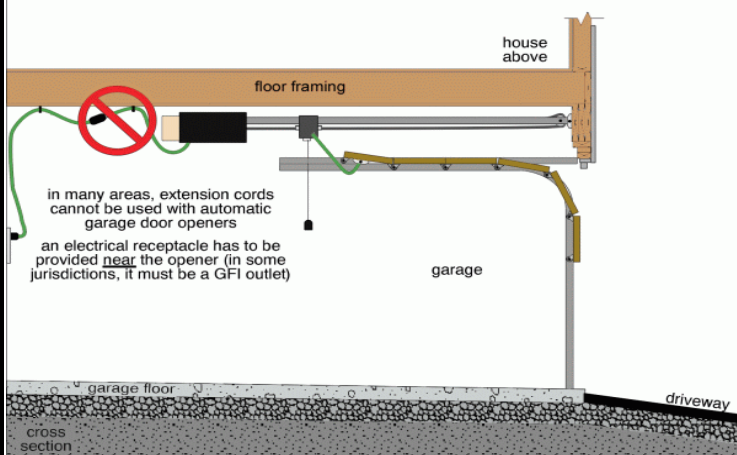
Garage\Vehicle doors

[Rusted or dented](#)**Implications:** Material deterioration**Location:** Garage**Task:** Replace by a qualified contractor**Time:** Discretionary

Garage\Vehicle door operators

[Extension cord for opener](#)**Implications:** Electric shock**Location:** Garage**Task:** Correction by qualified contractor

Check electrical connection



Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

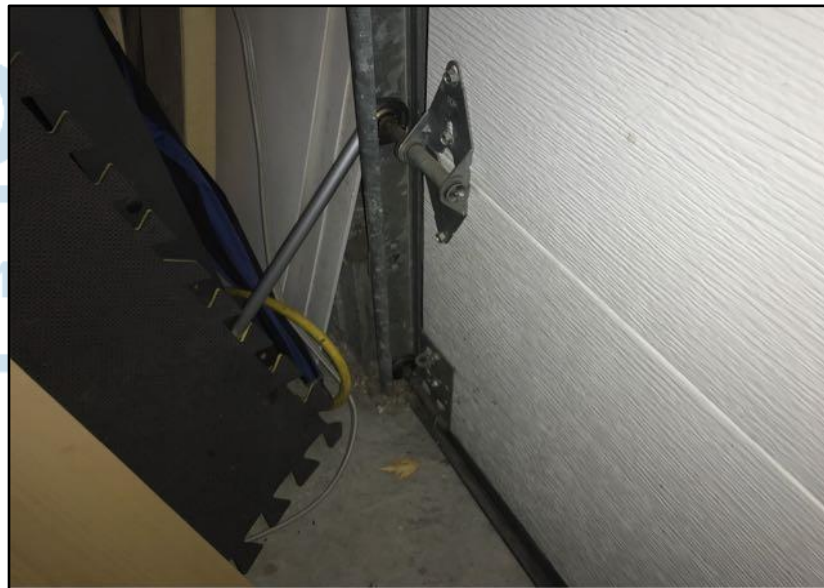
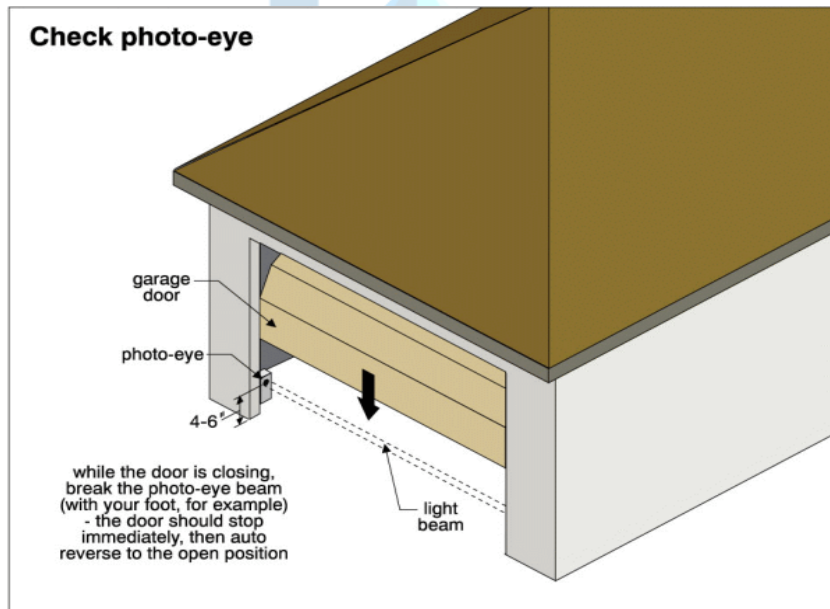
No photo-eye Sensors

Implications: Physical injury

Location: Garage

Task: Provide

Time: Less than 1 year



Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Description and General Information

Major floor finishes

[Carpet](#)[Hardwood](#)[Ceramic](#)

Major wall finishes

[Plaster/drywall](#)

Major ceiling finishes

[Plaster/drywall](#)

Major wall and ceiling finishes

[Plaster/drywall](#)

Windows

Vinyl

Metal-clad wood

Glazing

[Double](#)

Exterior doors - type/material

[Wood](#)

Metal-clad

Garage door - metal

Doors

Inspected

Oven type

Conventional

Oven fuel

Electricity

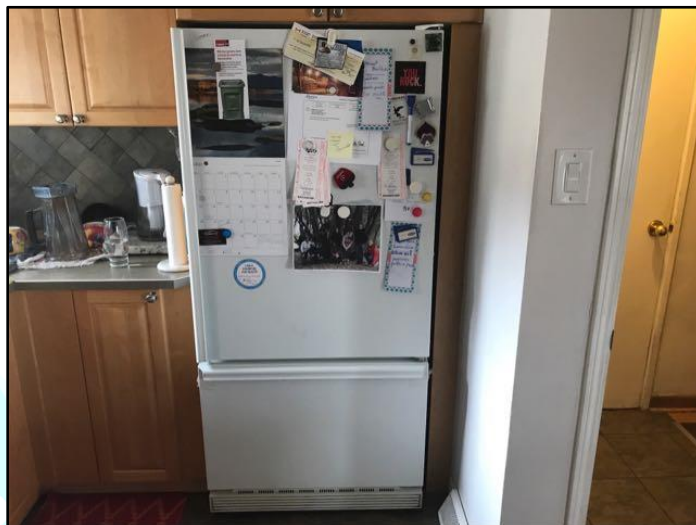
Range fuel

Electricity

Appliances

Refrigerator





model GSDE258600WN = DVE12303A
 WEIGHT/AMTOL 1.1 4.000 4.0 000
 REWEIGHT/REWEIGHT 6.2 000 6.2 000
 WEIGHT 6.2 000
 MADE IN CHINA/MADE IN CHINA




Microwave/Exhaust Fan Combo

HOME INSPECTION SERVICES

Summary

Roofing

Exterior

Structure

Electrical

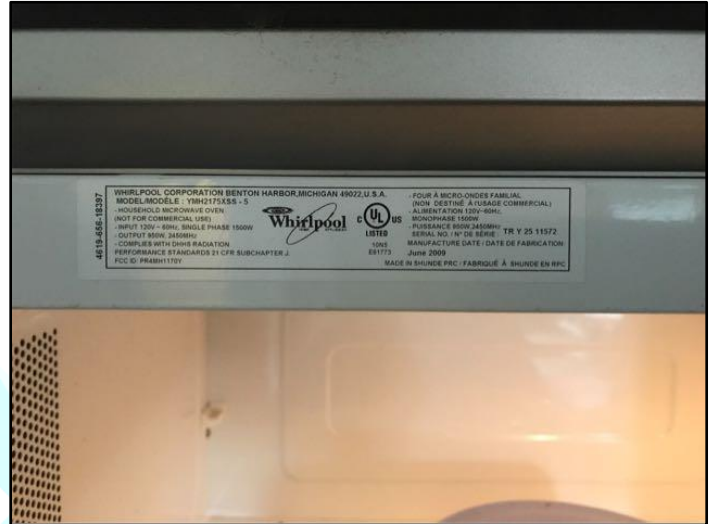
Heating

Insulation

Plumbing

Interior

Reference



Range
Range



Laundry facilities

Washer

Dryer

Vented to outside

120-Volt outlet

Kitchen ventilation

Over the range microwave ventilation fan vented to the exterior

Bathroom ventilation

None

Summary

Roofing

Exterior

Structure

Electrical

Heating

Insulation

Plumbing

Interior

Reference

Laundry room ventilation

Clothes dryer vented to exterior

Counters and cabinets

Inspected

Stairs and railings

Inspected

Inventory Dishwasher

GE

Inventory Furnace

Lennox

Inventory Microwave or Microwave/Rangehood

Whirlpool

Inventory Range

GE

Inventory Refrigerator

GE

Inspection Methods and Limitations**Inspection limited/prevented by**

Storage/furnishings

Not included as part of a building inspection

Carbon monoxide alarms (detectors), security systems, central vacuum

Appliances

Environmental issues including asbestos

Appliances

Appliances are not inspected as part of a building inspection

Percent of foundation not visible

80 %

Reference Library

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.



ROOFING, FLASHINGS AND CHIMNEYS



PLUMBING



EXTERIOR



INTERIOR



STRUCTURE



APPLIANCES



ELECTRICAL



SUPPLEMENTARY



HEATING



HOME SET-UP AND MAINTENANCE



COOLING/HEAT PUMPS



INSULATION

DETTEXX

ENTERPRISES

H O M E I N S P E C T I O N
S E R V I C E S



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