



YOUR INSPECTION REPORT

Built On A Foundation You Can Trust !

PREPARED BY:

DJ Hynek



FOR THE PROPERTY AT:

Your Address

None, AB

PREPARED FOR:

YOUR NAME

INSPECTION DATE:

Thursday, February 9, 2012



DJ's Home Inspections
52 Irving Crescent
Red Deer, AB T4R 3R9

403.358.0227

Home Inspector Lic #332680

<http://www.djshomeinspection.ca>
trust@djshomeinspection.ca



June 19, 2021

Dear Your Name,

RE: Report No. 1046, v.7

Your Address

None, AB

Thank you for choosing us to perform your home inspection. We hope the experience met your expectations.

There are a series of colored tabs at the top of each page of the attached report that you can click for easy navigation. The report begins with an executive Summary and then has one section for every major home system (Roofing, Exterior, Structure, etc.). There is some reference material at the end (See the More Info tab and Reference tab.).

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

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

DJ Hynek
on behalf of
DJ's Home Inspections

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ROOFING

Your Address, None, AB February 9, 2012

Report No. 1046, v.7

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ROOFING

EXTERIOR

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Description

General: • The purpose of the roof and it's components is to shed water off and away from the structure. When we examine the roof our goal is to identify whether the roof covering is near the end of it's service life, to determine whether the flashings are present & installed correctly and see how they're functioning.

The home is considered to face: • West

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Aluminum

Limitations

Roof inspection limited/prevented by: • Snow/ice/frost

Inspection performed:

• By walking on roof



1.



2.

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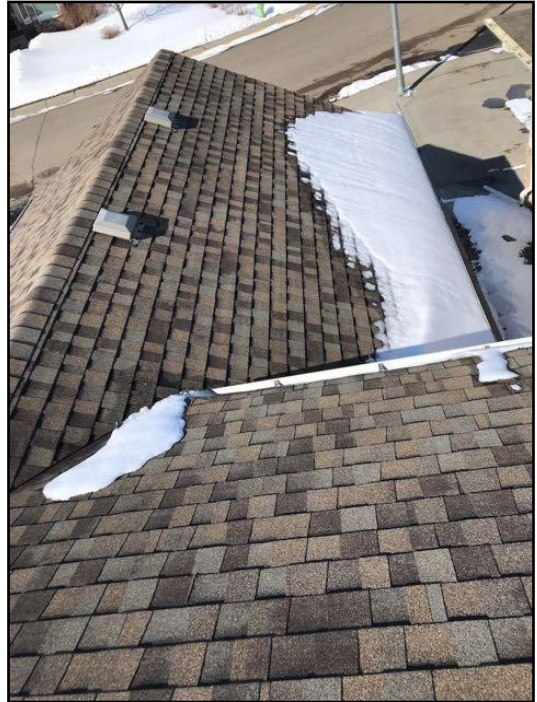
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3.



4.



5.

- From adjacent building

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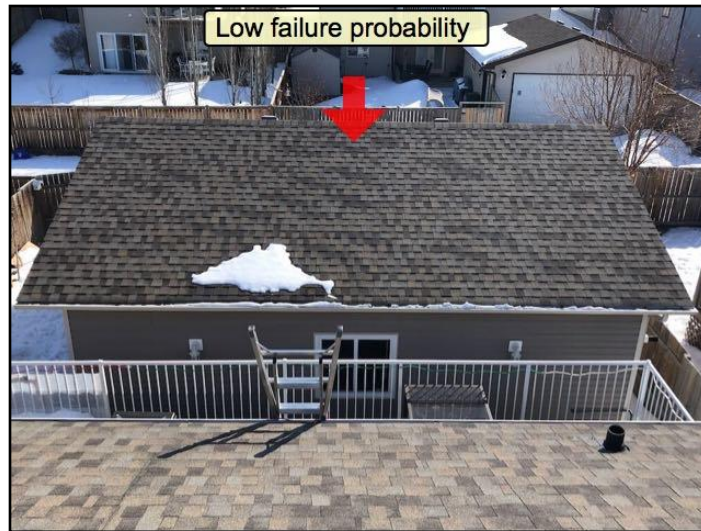
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6.

Age determined by: • The age of roof covering (shingles, tile, wood shakes, rolled roofing etc.) is not possible to be determined during a visual home inspection. Recommend requesting receipts from previous homeowner(s) for installation, maintenance, or repairs done.

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys

Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection.

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Description

General: • Similar to the roof, the function of the exterior is to keep water out of the structure of the house and to provide cosmetic appeal. When we check the exterior we look for any points at which water can enter and damage the structure. We also look at walkways, electrical outlets and various items that can have a safety or structural impact on the home.

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

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

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Aluminum](#)

Wall surfaces and trim: • [Vinyl siding](#) • [Artificial stone](#)

Driveway: • Concrete

Walkway: • Concrete

Deck: • Raised • Pressure-treated wood • Railings • Gas Hook Up For BBQ

Exterior steps: • Concrete • No performance issues were noted.

Fence: • Wood

Garage:

- Attached
- Detached



7.

Garage vehicle doors: • Present

Garage vehicle door operator: • Present

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Limitations

General: • Evaluation of systems and components for weathertightness are subject to the limitations and weather conditions present at time of the inspection. Certain weather conditions can occur that may present problems that can not be predicted.

Inspection limited/prevented by: • Storage • New finishes/paint/trim • Car/storage in garage

No or limited access to:

• Area below steps, deck, porches



8.

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Outbuildings other than garages and carports

Recommendations

RECOMMENDATIONS \ General

2. Condition: • Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that lot grading around the house slope down away from the building so that the surface water from rain and melting snow is directed away from the building, rather than toward the foundation. It is important that gutters and downspout collect roof water and carry it away from the house. Maintain proper drainage by ensuring downspout discharge water well away from the foundation. This note is included as a general maintenance reminder to check and correct (if required) the grading, and cleaning out of the gutters on an annual basis.

ROOF DRAINAGE \ Gutters

3. Condition: • [Leak](#)

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

Location: Roof

Task: Have a certified specialist repair

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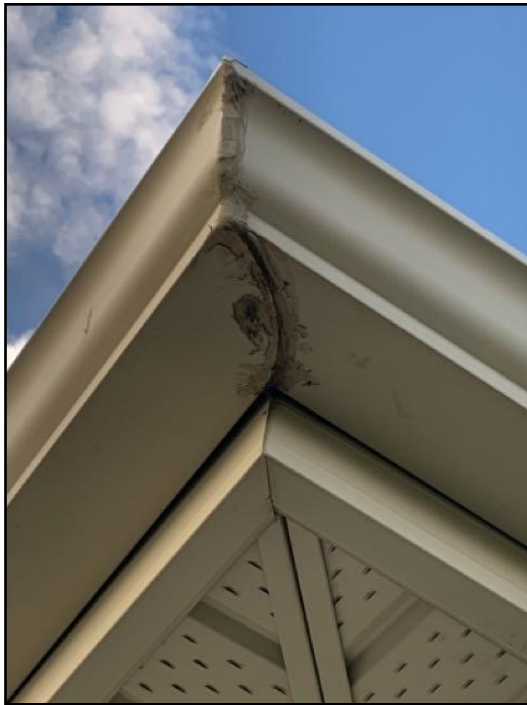
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Time: At time of possession



9.



10.

ROOF DRAINAGE \ Downspouts

4. Condition: • [Too few](#)

It is important to keep gutters clean and free of dirt/debris when excessive gutter length without downspouts every 35 feet.

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

Location: Roof

Task: Have a certified specialist clean

Time: Regular Maintenance

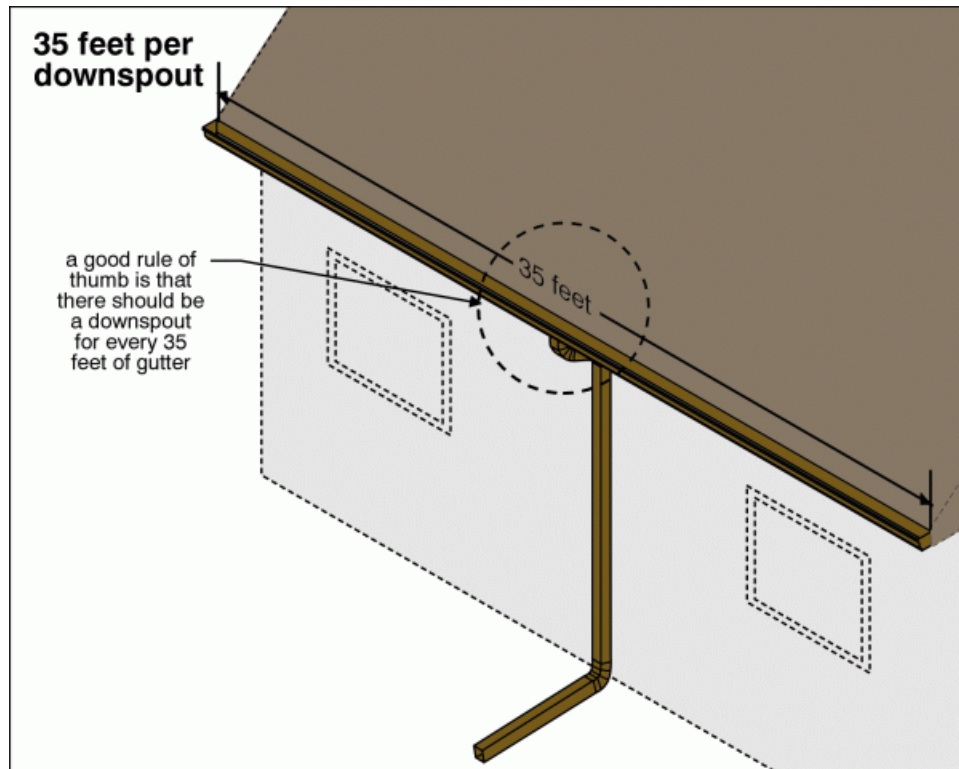
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WALLS \ Vinyl siding

5. Condition: • [Mechanical damage](#)

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

Location: Exterior Wall

Task: Have a certified specialist replace

Time: Discretionary

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11.



12.

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

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

Location: Exterior Wall

Task: Have a certified specialist improve

Time: At time of possession

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13.



14.



15.

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

7. Condition: • Cover damaged

Implication(s): Increased operating costs

Location: Exterior Wall

Task: Replace

Time: At time of possession

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16.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

8. Condition: • [Paint or stain needed](#)

Implication(s): Shortened life expectancy of material

Location: Deck

Task: Protect

Time: Regular maintenance

LANDSCAPING \ Walkway

9. Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Location: Walkway

Task: Protect

Time: Regular maintenance

LANDSCAPING \ Driveway

10. Condition: • Cracked or damaged surfaces

Implication(s): Trip or fall hazard

Location: Driveway

Task: Protect

Time: Regular maintenance

11. Condition: • [Unsealed gap at building](#)

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

Location: Driveway

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Task: Protect

Time: Regular maintenance



17.

LANDSCAPING \ Fence

12. Condition: • Gate latch - adjustment needed

Implication(s): Reduced operability

Location: Yard

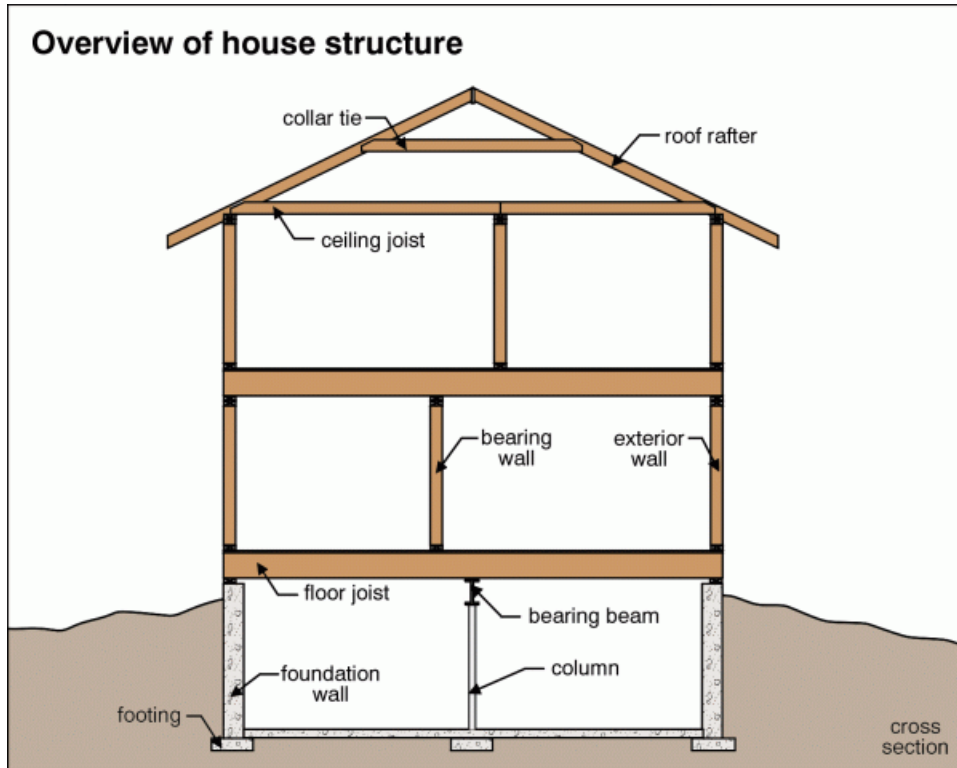
Task: Improve

Time: Regular maintenance

Description

General:

- Our goal with the structure is to make sure that the house (from what we can visually observe at time of inspection) is structurally stable. Building codes change over time, so our job here is to look for signs of general structure failure when they are present.



Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Engineered wood](#) • Steel columns • Engineered wood beams • Subfloor - OSB (Oriented Strand Board)

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

Roof and ceiling framing: • [Trusses](#) • [Oriented Strand Board \(OSB\) sheathing](#)

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Storage

Percent of foundation not visible: • 95 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components • Attic load bearing components concealed by insulation cannot be traversed

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APPLIANCES	MORE INFO	REFERENCE							

Recommendations

FOUNDATIONS \ General notes

13. Condition: • [Parging damaged or missing](#)

Implication(s): Chance of damage to structure | Shortened life expectancy of material

Location: Exterior Wall

Task: Have a certified specialist improve

Time: When remodeling



18.



19.



20.

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Description

General: • The electrical system in your home is there to provide electricity to convenient locations safely. We look at your main electrical panel as well as any sub panels to make sure that the available electricity is ample for the house size and what the average family needs. Special attention is also paid to making sure that it is distributed safely throughout the house. A representative sample of fixtures are tested. i.e. receptacles, switches, lights etc.

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

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

Main disconnect/service box rating:

• [100 Amps](#)



21.

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

System grounding material and type: • [Copper - ground rods](#) • Bonded to gas line

Electrical panel manufacturers:

• Eaton/Cutler-Hammer

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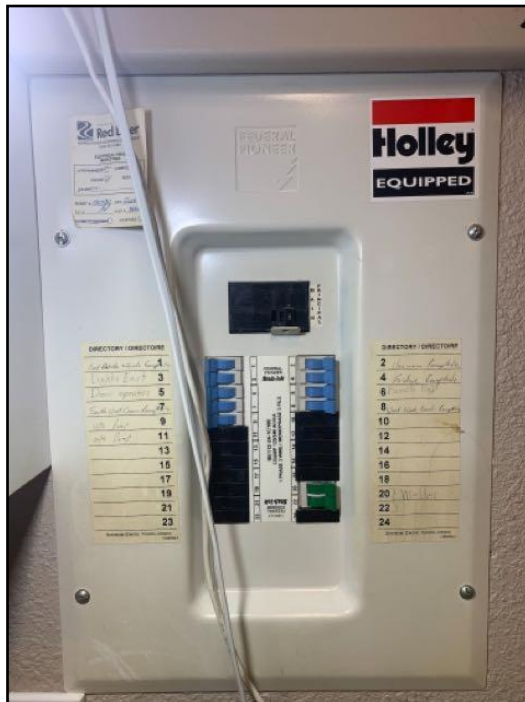
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22.

- Federal Pioneer



23.

Auxiliary panel (subpanel) type and location: • [Breakers - garage](#)

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Auxiliary panel (subpanel) rating: • [100 Amps](#)

Number of circuits installed: • 23

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#) • [Copper - metallic sheathed](#)

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#) • [AFCI - panel](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Combination smoke/CO alarm(s) noted • Present on every floor

Fire Extinguishers: • Present

Limitations

General: • Due to limitations of time and scope, branch circuit load analysis is not part of a home inspection.

Inspection limited/prevented by: • Storage

Panel covers: • Disconnect covers are not removed by the building inspector

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

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

Not included as part of a building inspection: • Testing of smoke and/or carbon monoxide alarms • Determination of the age of smoke and carbon monoxide alarms

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

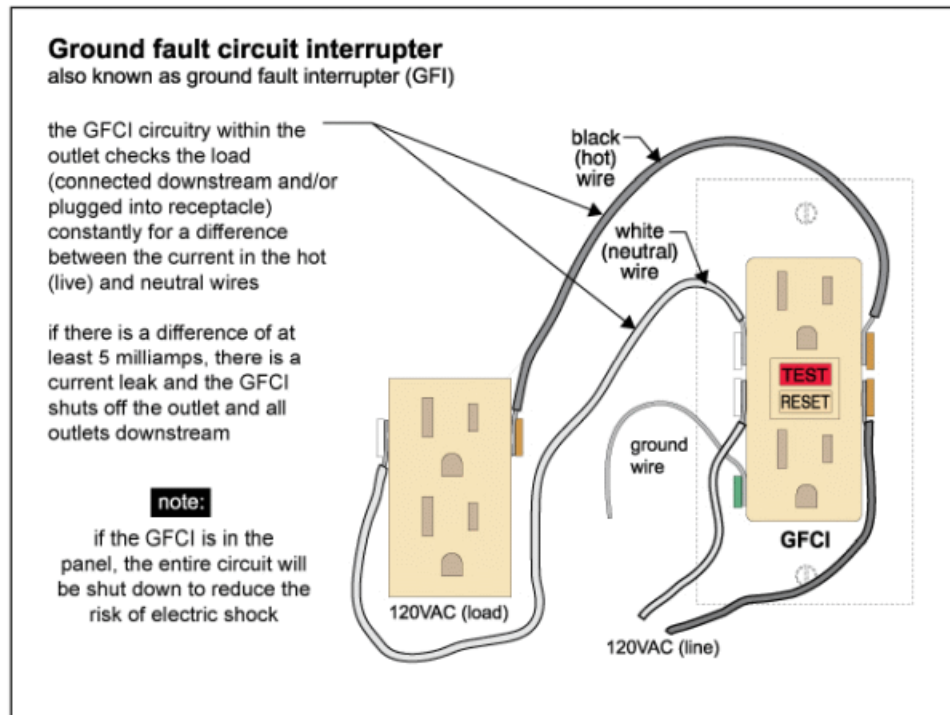
14. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Kitchen, Laundry Area

Task: Have a certified specialist improve

Time: When remodelling



DISTRIBUTION SYSTEM \ Lights

15. Condition: • Exposed to mechanical damage (No cage or protective lens)

Implication(s): Glass breaking | Physical injury

Location: Staircase

Task: Protect

Time: At time of possession

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Description

General: • The main function of the heating system is to provide a comfortable amount of heat throughout the home and to be large enough to satisfy heating needs on the coldest day of the year. We make sure that the heating system is in good working order and safely exhausts any products of combustion out of the house.

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Lennox

Model number: G50UH-36B-080-07 Serial number: 5904F02005



24.



25.

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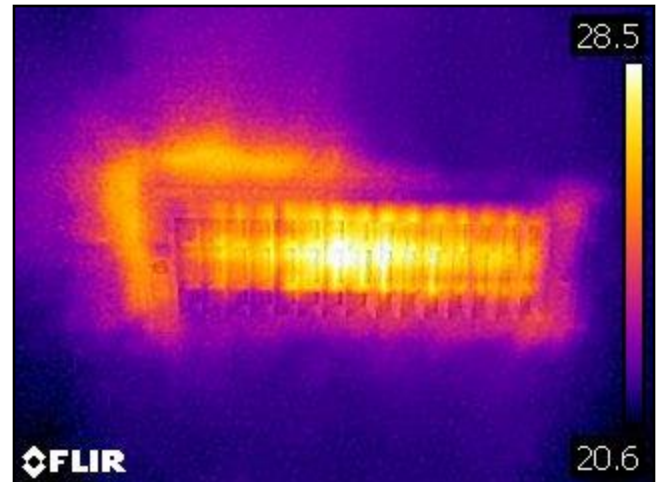
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26.



27.

Heat distribution: • [Ducts and registers](#) • [Hot water radiant piping](#)

Approximate capacity: • 88,000 BTU/hr

Efficiency: • [Mid-efficiency](#)

Exhaust venting method: • [Forced draft](#)

Combustion air source: • Outside

Approximate age: • [8 years](#)

Typical life expectancy: • Furnace (Mid-High Efficiency) 20-25 Years

Main fuel shut off at: • Meter

Air filter: • Disposable • 16" x 25" • 1" thick

Exhaust pipe (vent connector): • Type B

Auxiliary heat:

• Radiant floor heating (hot water)

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28.



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30.



31.

Fireplace/stove:

- [Gas fireplace](#)

Model number: BGD40-N Serial number: BGD40/BCDV400 009286

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32.



33.

Chimney/vent: • [Metal](#)

Location of the thermostat for the heating system: • Hallway • First Floor

Ancillary components: • Programmable thermostat

Limitations

Zone, boiler and radiator valves: • Not tested as part of a building inspection

Fireplace/wood stove:

- Connection to chimney not inspected
- Turned off

Gas fireplace turned off at time of inspection

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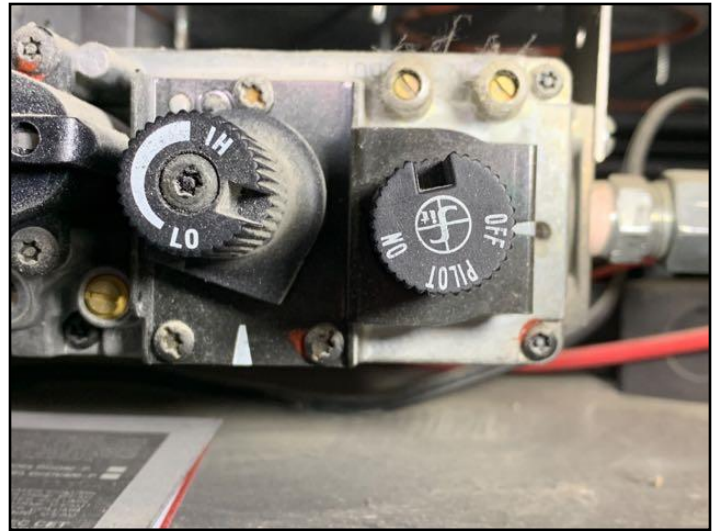
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34.



35.

Heat exchanger: • Not visible

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys • Heat exchangers

Recommendations

RECOMMENDATIONS \ Overview

16. Condition: • Service of furnace not up to date

Implication(s): Increased heating costs, shortened life expectancy of equipment

Location: Basement

Task: Have a certified specialist service and clean

Time: Regular Maintenance

FIREPLACE \ Gas fireplace or gas logs

17. Condition: • Dirt or debris in cabinet

Implication(s): Increased fire hazard

Location: Interior

Task: Clean

Time: Regular maintenance

HEATING

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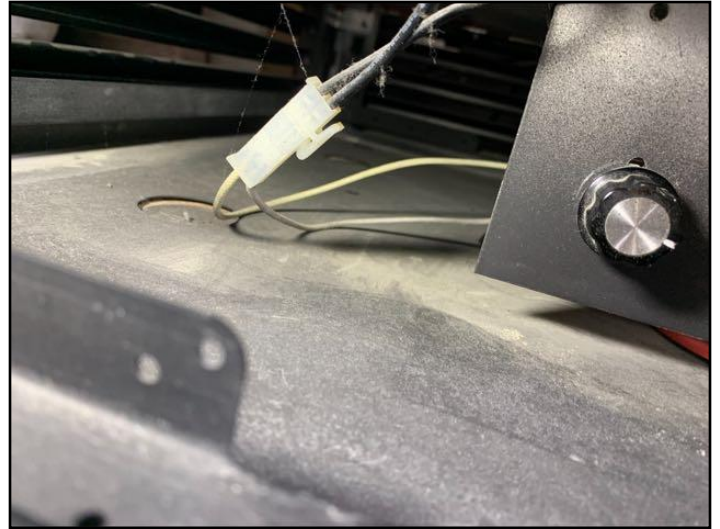
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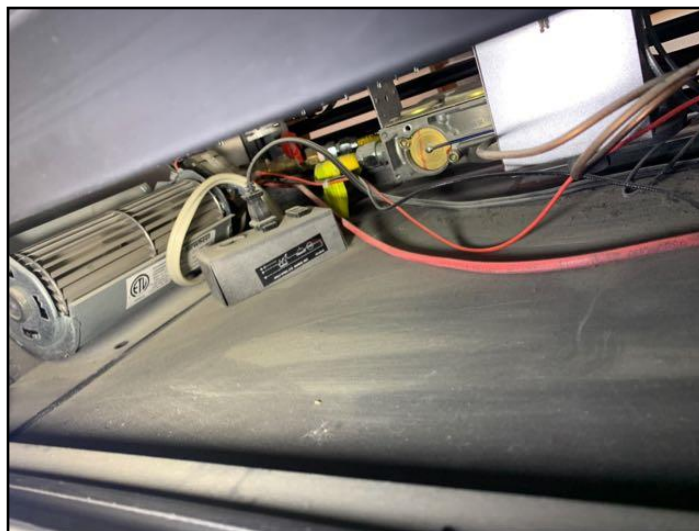
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ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	INSULATION	PLUMBING	INTERIOR	APPLIANCES	KITCHEN
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Description

General: • Unfortunately most of the walls in the house will have finishings hiding the insulation. We inspect the insulation that is visible and will make recommendations when it's sufficient. Actual insulation requirements can vary depending on many factors which can not be determined during a home inspection.

Attic/roof insulation material: • Not determined • Not visible

Attic/roof insulation amount/value: • Not determined • [Not visible](#)

Attic/roof air/vapor barrier: • Not determined • [Not visible](#)

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

Wall insulation material: • Not determined • Not visible

Wall insulation amount/value: • Not determined • Not visible

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • [Glass fiber](#)

Foundation wall insulation amount/value: • [R-12](#)

Foundation wall air/vapor barrier: • Plastic

Mechanical ventilation system for building: • Principal exhaust fan • Bathroom exhaust fan

Limitations

Inspection limited/prevented by lack of access to:

- Attic



39.



40.

INSULATION AND VENTILATION

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- Roof space

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Not included as part of a building inspection: • Insulation cannot be disturbed

Recommendations

RECOMMENDATIONS \ Overview

18. Condition: • No insulation recommendations are offered as a result of this inspection.

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Description

General: • It's important that a homes plumbing system is well designed and watertight. A proper plumbing system will safely carry waste out of the home, prevent noxious gasses from entering and supply hot and cold potable water to rooms within the home. We make sure that the supply, drain, waste and venting are functioning properly and sufficient to handle regular everyday use.

Water supply source (based on observed evidence): • Public

Service piping into building: • [Plastic](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Meter

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

Water heater type: • [Tankless/Indirect](#)

Water heater location: • Utility room

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Direct vent - sealed combustion

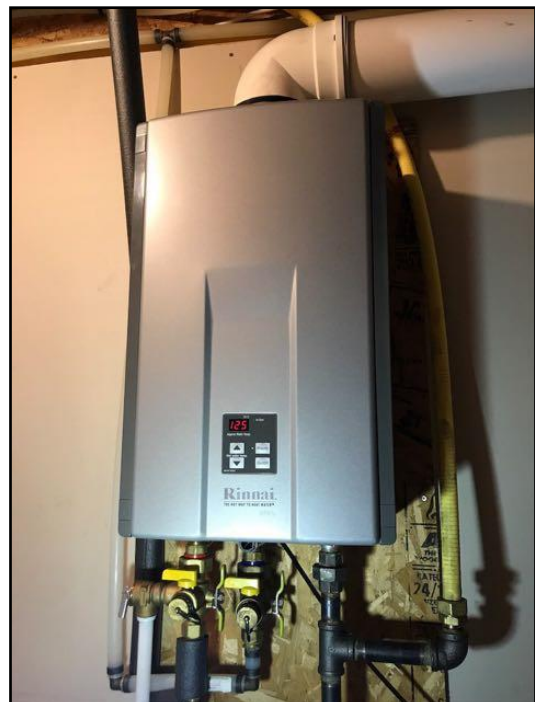
Water heater manufacturer:

• Rinnai

Model number: R94-LSi Serial number: 08. 06-146186



41.



42.

PLUMBING

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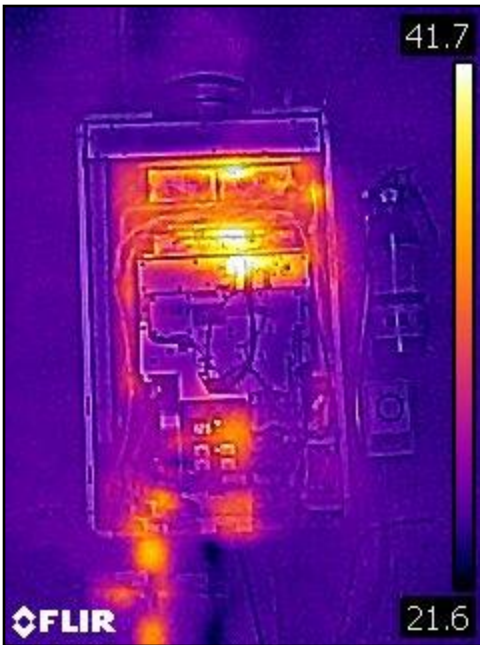
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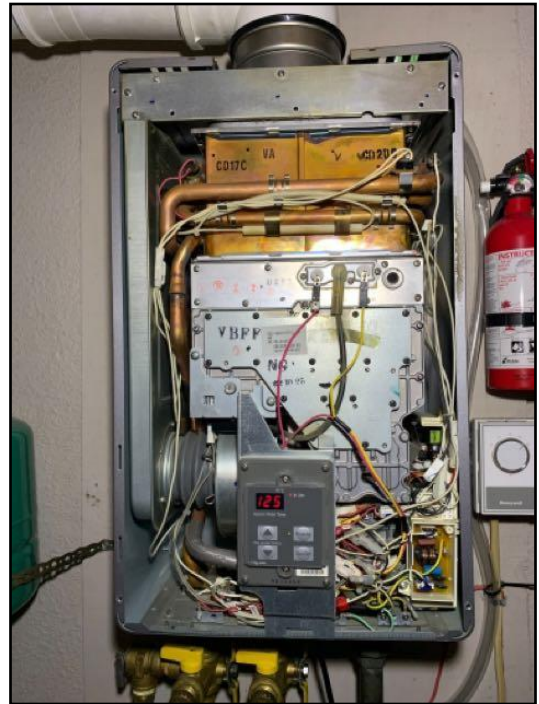
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43.



44.

Water heater tank capacity: • Not determined

Water heater approximate age: • 6 years

Hot water circulating system: • [Present](#)

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [ABS plastic](#)

Floor drain location: • Near heating system

Water treatment system: • Water softener • Reverse osmosis

Gas piping: • Steel • CSST (Corrugated Stainless Steel Tubing)

Main fuel shut off valve at the: • Gas meter

Backwater valve:

• Present

Labeled as present not located not inspected at time of inspection

ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	INSULATION	PLUMBING	INTERIOR	APPLIANCES	KITCHEN
APPLIANCES	MORE INFO	REFERENCE							



45.

Exterior hose bibb (outdoor faucet): • Present • Frost free

Limitations

Fixtures not tested/not in service: • Hot tub

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Not included as part of a building inspection: • Washing machine connections

Recommendations

WATER HEATER \ Tankless coil

19. Condition: • Service

Implication(s): Equipment failure

Location: Utility Room, Garage

Task: Have a certified specialist service

Time: Regular maintenance

WASTE PLUMBING \ Drain piping - performance

20. Condition: • A video inspection of the waste plumbing is recommended to determine whether there are tree roots, other obstructions, or damaged pipes. This is common on older properties especially when mature trees are nearby. This is a great precautionary measure and can help prevent a sewage backup, although many homeowners wait until there

are problems with the drains. This Speciality Service can be booked locally.

WASTE PLUMBING \ Backwater valve

21. Condition: • Cover not removed

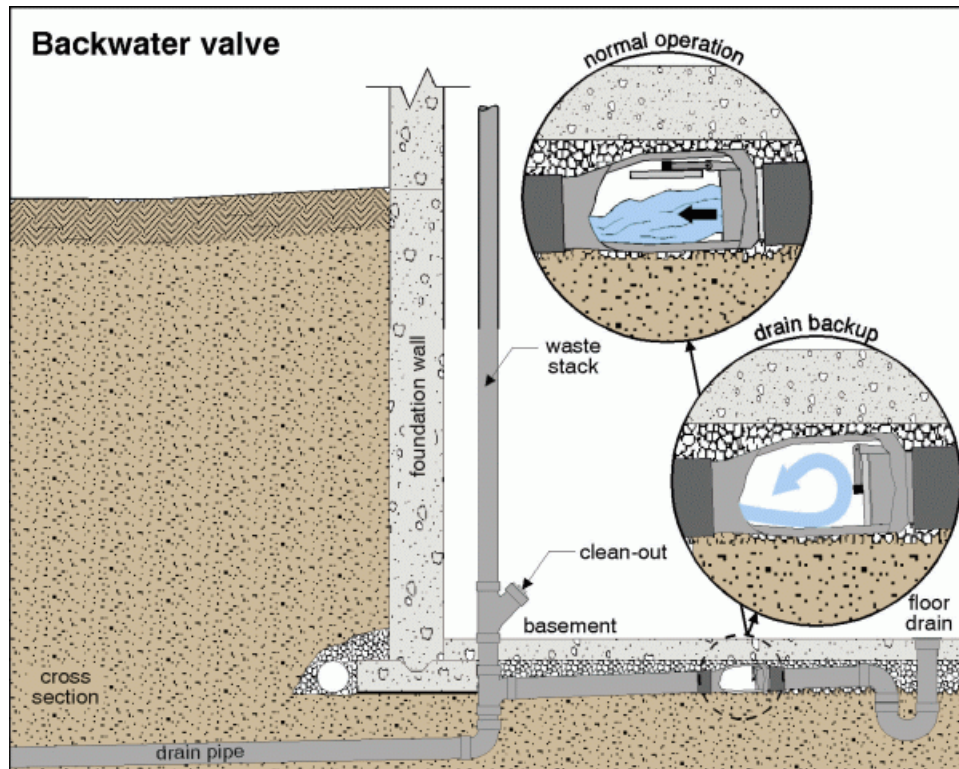
Recommend certified specialist locate backwater valve remove cover and inspect flapper assembly and it's performance

Implication(s): Chance of sewage backing up

Location: Basement

Task: Have a certified specialist further evaluate

Time: At time of possession



ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	INSULATION	PLUMBING	INTERIOR	APPLIANCES	KITCHEN
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Description

General: • Interior finishes are mostly cosmetic, and therefore a matter of taste. However we examine them all to ensure that they are functioning as intended and pose no hazards to those in the home. Interior items that are in a state of disrepair can frequently be a signpost for another problem within the house.

Major floor finishes: • [Carpet](#) • [Resilient](#) • [Laminate](#) • Tile

Major wall and ceiling finishes: • [Plaster/drywall](#) • [Stucco/texture/stipple](#)

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

Glazing: • [Double](#)

Exterior doors - type/material: • [Storm](#) • Metal-clad • Garage door - metal

Doors: • Inspected

Range fuel: • Electricity

Appliances: • Refrigerator • Dishwasher • Central vacuum • Door bell • Microwave/Exhaust Fan Combo • Range • Freezer

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

Kitchen ventilation: • Recirculating type

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Inventory Garbage disposal (food waste grinder): • In-sink-erator (ISE)

Limitations

General: • A representative sample of some items are inspected. i.e. Windows, doors, cabinets etc.

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards

Not tested/not in service: • Microwave • Dishwasher

Not included as part of a building inspection: • Cosmetic issues • Perimeter drainage tile around foundation, if any • Aesthetics or quality of finishes • Window treatments

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection • Appliances are not fully inspected, oven temp readings & operation of cycles on appliances are not included. Operational check performed by tested on/off only as part of the home the home inspection.

Percent of foundation not visible: • 100 %

Basement leakage: • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection

Garage door: • Auto reverse function at garage door not tested

Recommendations

WALLS \ General notes

22. Condition: • Cracks

Implication(s): Chance of structural movement | Damage or physical injury due to falling materials

Location: Interior

Task: Repair

Time: When remodeling



46.

EXHAUST FANS \ Kitchen range exhaust system

23. Condition: • Not vented to exterior

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

Location: Kitchen

Task: Have a certified specialist improve

Time: At time of possession

GARAGE \ Floor

24. Condition: • [No drain](#)

Poor water management system in garage, recommended but discretionary to provide vehicle matt to collect unwanted water.

Implication(s): Chance of water entering building

Location: Garage

Task: Provide

Time: At time of possession

INTERIOR

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GARAGE \ Door between garage and living space

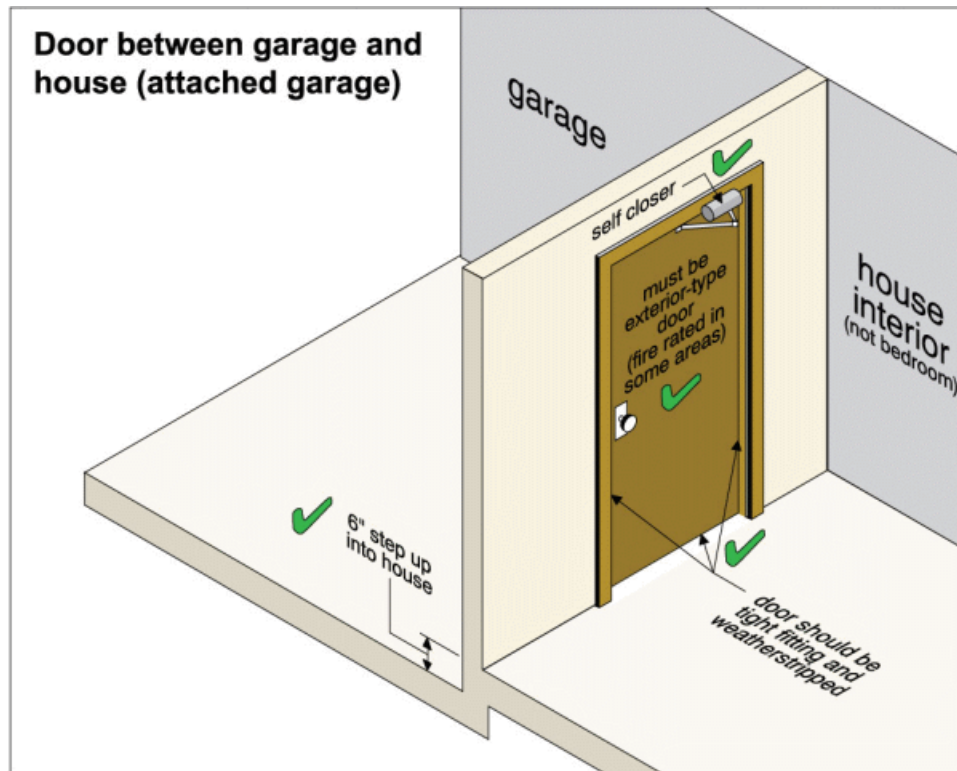
25. Condition: • Does not close door fully

Implication(s): Hazardous combustion products entering home

Location: Interior

Task: Have a certified specialist improve

Time: At time of possession



47.

APPLIANCES \ Dryer

26. Condition: • Dryer vent obstructed

Implication(s): Equipment ineffective | Fire hazard

Location: Exterior Wall

Task: Clean

Time: Regular maintenance



48.

COMMENTS \ Additional

27. Condition: • blank note



49.



50.

INTERIOR

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51.



52.



53.



54.

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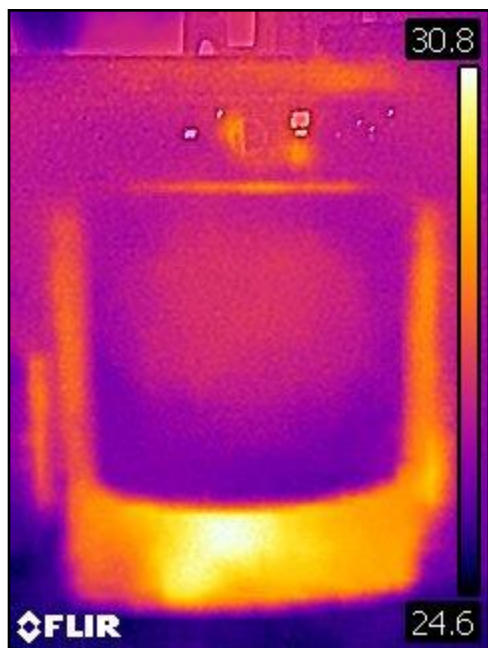
ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	INSULATION	PLUMBING	INTERIOR	APPLIANCES	KITCHEN
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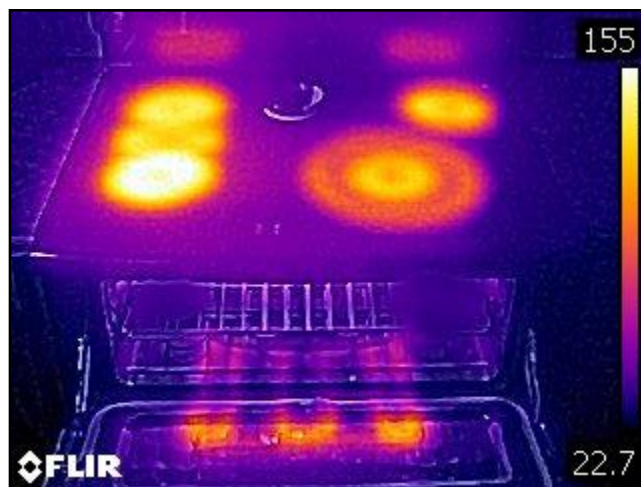
55.



56.



57.



58.

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59.



60.

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Description

Range: • Electric • Ceramic glass with electric elements • Freestanding

Exhaust fan/range hood: • Recirculating type • Combination microwave oven & fan

Oven: • Convection • Self-cleaning

Refrigerator: • Freezer on bottom

Freezer: • Upright

Dishwasher: • Built-in • Under-counter

Microwave oven: • Over-the-range • Microwave/convection

Washer and dryer: • Front-loading washer • Electric dryer • Dryer vented to exterior

Doorbell: • Wired type • Front door • Back door

Kitchen counter material: • Laminate

Limitations

General: • Appliances are tested for basic operation only. • Appliances are not moved during the inspection

Not Tested/Not In Service: • Oven

Countertop: • Some areas were concealed by storage.

KITCHEN

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Description

Counter Type: • Formica

Dishwasher: • Appears Functional

Plumbing: • Appears Functional

Misc. Appliance: • Built-in microwave appears functional

Limitations

Countertop: • view restricted by personal property

Plumbing: • View below sink(s) restricted by supplies, etc.

Recommendations

COUNTERS/ CABINETS \ Counters

28. Condition: • Moderate wear

COUNTERS/ CABINETS \ Cabinets

29. Condition: • Moderate wear

PLUMBING \ Sink

30. Condition: • Moderate Wear

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Description

Range: • Electric • Ceramic glass with electric elements • Low failure probability

Exhaust fan/range hood: • Recirculating type • Combination microwave oven & fan • Low failure probability

Oven: • Convection • Self-cleaning • Double oven • Low failure probability

Refrigerator: • Freezer on bottom • Side-by-side • Ice maker • Ice dispenser • Low failure probability

Freezer: • Upright • Low failure probability

Dishwasher: • Built-in • Low failure probability

Microwave oven: • Over-the-range • Low failure probability

Waste disposal: • Continuous feed • Feed guard in place • 1 horsepower • Low failure probability

Washer and dryer: • Front-loading washer • Electric dryer • Dryer vented to exterior • Low failure probability - washer & dryer

Central vacuum system: • Canister type • Low failure probability

Doorbell: • Wired type • Front door • Back door

Kitchen counter material: • Laminate

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Description

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items explain how to prevent and correct some common problems.

Roof Leaks: • 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.

Annual Roof Maintenance: • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of your roof.

Ice Dams on Roofs: • [Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms](#) at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather.

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood.

Heating and Cooling System - Annual Maintenance: • An annual maintenance agreement that covers parts and labour is recommended for all heating and cooling equipment. Humidifiers and electronic air cleaners should be included in the service agreement. The first service visit should be arranged as soon as possible, preferably before equipment is used. • Filters for furnaces and air conditioners should be checked monthly during the operating season and changed when they are dirty. Duct systems should be balanced during regular servicing for maximum comfort. Systems with heating and air conditioning require different balance setups for summer and winter. • For boiler/hot water systems, we recommend that any balancing or adjusting of radiator valves be performed by a specialist, due to the risk of leakage. Heating system valves are not operated during a home inspection. • Gas fireplaces and heaters should be included in annual service plans with gas furnaces, boilers or water heaters.

Fireplace and Wood Stove Maintenance: • Wood burning appliances and their chimneys should be inspected and cleaned before you use them the first time and annually thereafter. We recommend specialists with WETT (Wood Energy Technology Transfer) designations for this kind of work.

Electrical System - Label the Panel: • The electrical panel should be labelled to indicate what is controlled by each fuse or breaker. Where the panel is already labelled, please verify the labelling is correct. Do not rely on the labelling being accurate.

Insulation Amounts - Current Standards: • Current standards for insulation in new construction are outlined below: • Attic and roof space: R-40 (R-50 if electric heat) • Floors above garages and other unheated areas: R-25 • Cathedral roof: R-28 • Walls: R-19 (R-29 if electric heat) • Basement/crawlspace walls: R-12 (R-19 if electric heat)

Reduce Air Leaks: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

Bathtub and Shower Maintenance: • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions. • [Click for](#) more information.

Smoke and Carbon Monoxide (CO) Detectors: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.) Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home

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inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

Washing Machine Hoses: • We suggest braided steel hoses rather than rubber hoses for connecting washing machines to supply piping in the home. A ruptured hose can result in serious water damage in a short time, especially if the laundry area is in or above a finished area of the home.

Clothes Dryer Vents: • We recommend vents for clothes dryers discharge outside the home, and the vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces drying time, energy consumption and cost; and minimizes the risk of a lint fire inside the vent.

MORE GOOD INFORMATION: • The following links give you access to documents that provide additional information on a range of topics.

Life Cycles and Costs: • [Ballpark estimates based on a typical three-bedroom home.](#)

Priority Items for Home Buyers: • [A list of things you should do when moving into your new home and a few regular maintenance items.](#)

Maintenance: • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components.](#)
This document helps you look after your home.

When Things Go Wrong: • [Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

Supplementary Information: • [This section provides information on topics beyond the scope of home inspection](#) including asbestos, radon, urea formaldehyde foam insulation, lead, carbon monoxide, household pests and mould.

Standards of Practice: • [CAHPI Standards of Practice](#) • [ASHI Standard of Practice for Home Inspections](#)

END OF REPORT

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The links below connect you to a series of documents that will help you understand your home and how it works. 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