

Your Inspection Report

123 Baby Point Rd
Toronto, ON



PREPARED FOR:
JENNIFER PERCIVAL

INSPECTION DATE:
Tuesday, January 19, 2016

PREPARED BY:
Adam Hannan

CARSONDUNLOP

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Carson, Dunlop & Associates
120 Carlton Street, Suite 407
Toronto, ON M5A 4K2

416-964-9415
www.carsondunlop.com
info@carsondunlop.com

January 20, 2016

Dear Jennifer Percival,

RE: Report No. 51543
123 Baby Point Rd
Toronto, ON

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

There are a series of coloured tabs at the top of each page of the attached report that you can click for easy navigation. Each tab takes you to a section describing each major home system (Roofing, Exterior, Structure, etc.). Blue, underlined text indicates a hyperlink. Click on the hyperlink for more information on that subject or condition. There is further reference material at the end.

A home inspection identifies the current condition of the property but cannot predict the future. Our home warranty protects you against the high cost of repair and replacement to furnaces, air conditioners, water heaters and appliances for as long as you own your home. To learn more, click on the Appendix heading at the top of any page of your report.

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. Please watch for your follow-up e-mail. We hope you will fill out and return our client questionnaire.

FOR THE BUYER
This inspection report is very helpful, but it's not enough to make a decision about buying a home. A complete home inspection includes both an onsite review of the property with the home inspector and the inspection report. To book your Onsite Review, call us at 800-268-7070. The fee is $260. Without an Onsite Review, our obligation and liability is limited to the seller.

Thanks again for choosing Carson Dunlop

Sincerely,

Adam Hannan
on behalf of
Carson, Dunlop & Associates

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INVOICE

January 20, 2016

Client: Jennifer Percival

Report No. 51543
For inspection at:
123 Baby Point Rd
Toronto, ON

on: Tuesday, January 19, 2016

Sellers Home Inspection - Professional Inspector		$443.70
Coupon		($25.00)
	Subtotal	$418.70
	HST	$54.43
	#108348343 RT0001	
	Total	$473.13

PAID IN FULL - THANK YOU!

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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 and does not include a comprehensive list of minor issues. (That service is available at additional cost.)

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.

ROOFING

General

• Snow/ice on the roof restricted access during the inspection. A full inspection by a specialist is recommended when the snow is gone. Repairs may be required based on the results of the full inspection.

EXTERIOR

RETAINING WALL(S) \ Observations

Condition: • Leaning

Leaning noted at retaining wall at rear top of hill. Check property boundaries with homeowner.

Location: Rear Exterior Retaing

Task: Further evaluation / Repair

Time: Less than 1 year / When needed.

COOLING

AIR CONDITIONING SYSTEM \ Observations

Condition: • Past normal lifespan

The typical lifespan is 10-15 years. The current unit is 17 years old and could not be tested due to the outdoor temperature. Test operation in the Spring. Replace when necessary

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: $3,000 - and up

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.

Un-planned 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.

END OF OVERVIEW

NOTE: BALLPARK COSTS AND TIME FRAMES
Any ballpark costs and time estimates provided are a courtesy and should not be relied on for budgeting or decision-making. Quotations from specialists should be obtained. The word 'Minor' describes any cost up to roughly $500.

Descriptions

Sloped roofing material: • Asphalt shingles

Approximate age: • The roof covering appears to be at the beginning of its normal life expectancy.
Note: Reported to be less than 5 years old.

Chimneys: • Masonry

Observations and Recommendations

General

• Snow/ice on the roof restricted access during the inspection. A full inspection by a specialist is recommended when the snow is gone. Repairs may be required based on the results of the full inspection.

Inspection Methods and Limitations

Roof inspection method: • Binoculars from the ground • Through a window/skylight - limited view

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

Descriptions

Gutter and Downspout Material(s): • Aluminum

Wall Surfaces: • Brick

Retaining Walls: • Concrete / Masonry Block

Observations and Recommendations

DOWNSPOUTS \ Observations

Condition: • Connections poor

Location: Various Exterior

Task: Repair

Time: Regular maintenance

Cost: Regular maintenance item



Connections poor



Connections poor



Connections poor

FASCIA, SOFFITS AND TRIM \ Observations

Condition: • Loose

Location: Rear Exterior

Task: Repair

Time: Less than 1 year

Cost: Regular maintenance item



Incomplete / missing

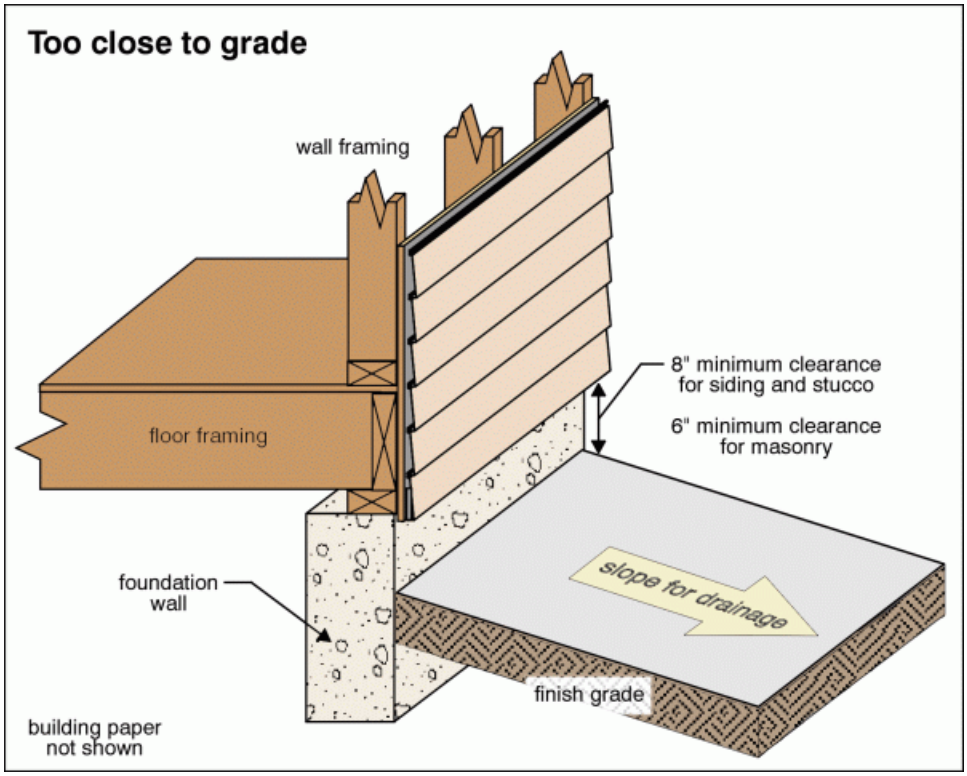
WALL SURFACES \ Observations

Condition: • Masonry less than 6 inches above grade

Location: Rear Exterior

Task: Read information in the link above / Improve

Time: Less than 1 year





Masonry less than 6 inches above grade

RETAINING WALL(S) \ Observations

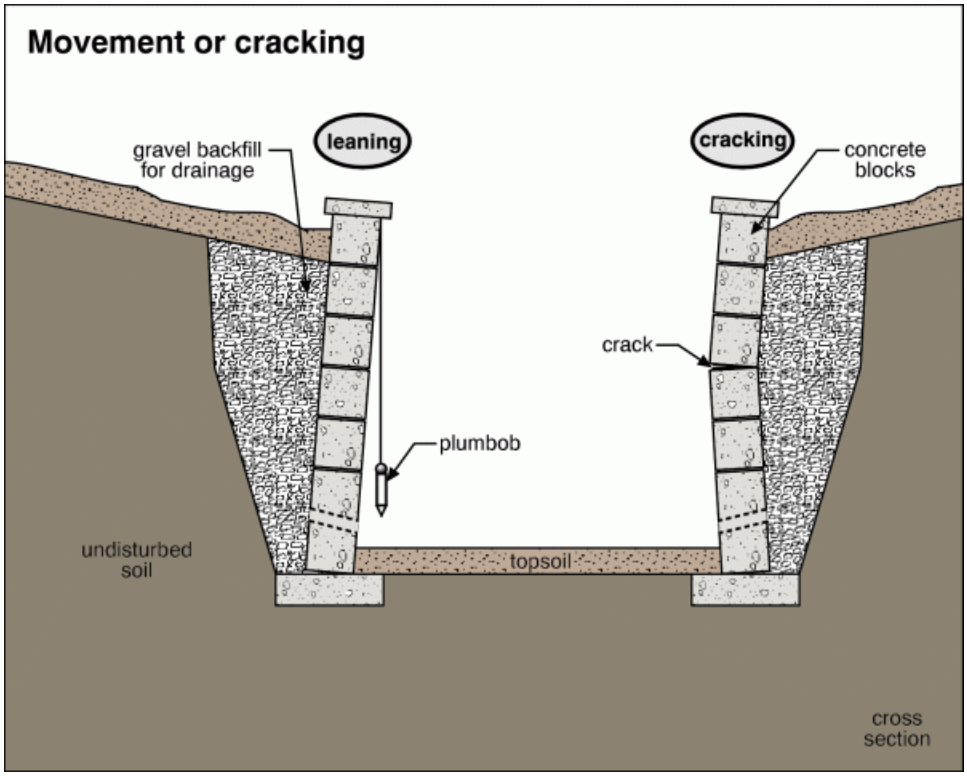
Condition: • Leaning

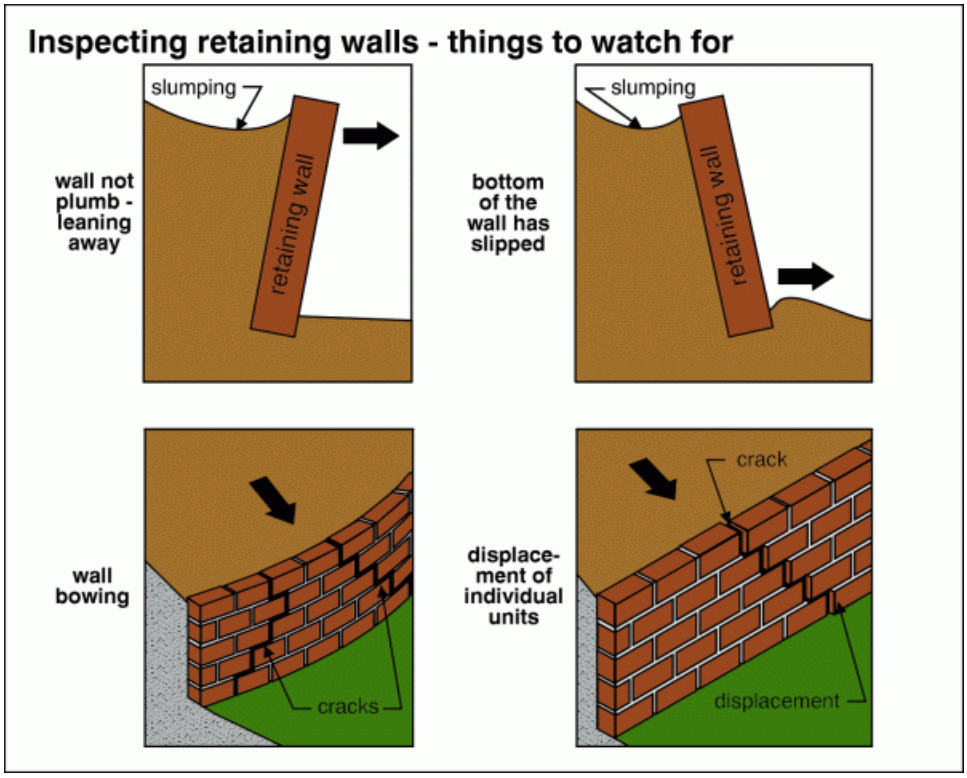
Leaning noted at retaining wall at rear top of hill. Check property boundaries with homeowner.

Location: Rear Exterior Retaing

Task: Further evaluation / Repair

Time: Less than 1 year / When needed.


Movement or cracking
gravel backfill for drainage
leaning
cracking
concrete blocks
crack
plumbob
undisturbed soil
topsoil
cross section


Inspecting retaining walls - things to watch for
slumping
wall not plumb - leaning away
retaining wall
slumping
bottom of the wall has slipped
retaining wall
wall bowing
cracks
crack
displace-ment of individual units
displacement



Evaluation of erosion/retaining walls at th...



Leaning

GARAGE \ Observations

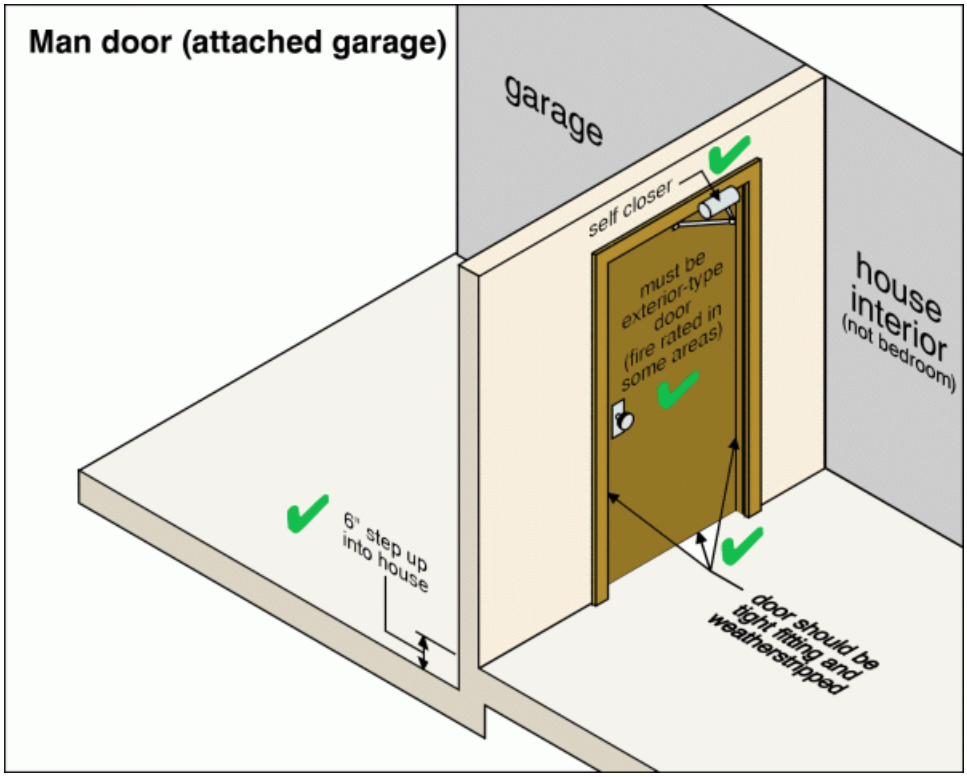
Condition: • Man-door Closer - ineffective

Location: Garage

Task: Correct

Time: Immediate

Cost: Minor



Inspection Methods and Limitations

Exterior inspection method: • The exterior was inspected from ground level.

Limitations: • Fences, outbuildings (other than garages) and landscape features are not included as part of a home inspection.

Limitations: • Garage - storage restricted the inspection • Grading not visible due to snow

Descriptions

Foundations: • Concrete / Masonry block • Not visible in some areas

Configuration: • Basement

Floor Construction: • Joists - wood

Exterior Wall Construction:

• Masonry
• Wood Frame / Masonry Veneer
Addition

Roof and Ceiling Framing: • Rafters/Roof joists

Observations and Recommendations

FOUNDATIONS \ Observations

Condition: • Most foundation walls have small cracks due to minor shrinkage, settlement or shifting. These will not be individually noted, unless leakage or building movement is noted.
Location: Various Exterior Wall
Task: Monitor
Time: Regular maintenance

Inspection Methods and Limitations

Limitations: • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. • The footings supporting the house are typically not visible and cannot be inspected. Only a small part of the foundation can be seen and inspected from outside the home. Finished or concealed portions of the interior of the foundation cannot be inspected.

Descriptions

Service Entrance Cable: • Overhead - wiring material not determined

Service Size: • 100 amps (240 Volts)

System Grounding: • Water pipe - copper

Distribution Panel Type and Location: • Breakers - Basement

Distribution Wire: • Copper - non-metallic sheathed

Outlet Type & Number: • Combination of grounded and ungrounded

Ground Fault Circuit Interrupters: • Powder Room(s)

Ground Fault Circuit Interrupters: • Bathroom(s)

Arc Fault Circuit Interrupters: • None

Observations and Recommendations

General

• All electrical recommendations are safety issues. Treat them as high priority items, and consider the Time frame as Immediate, unless otherwise noted.

MAIN PANEL \ Breakers and Fuses

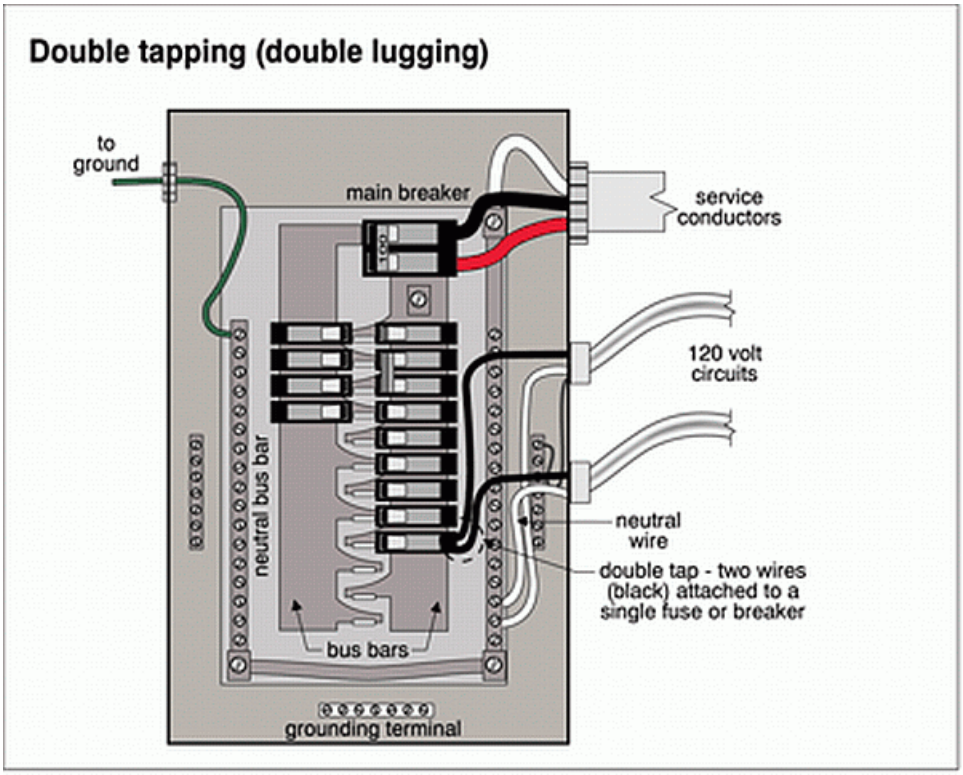
Condition: • Double tap (two wires on one breaker or fuse)

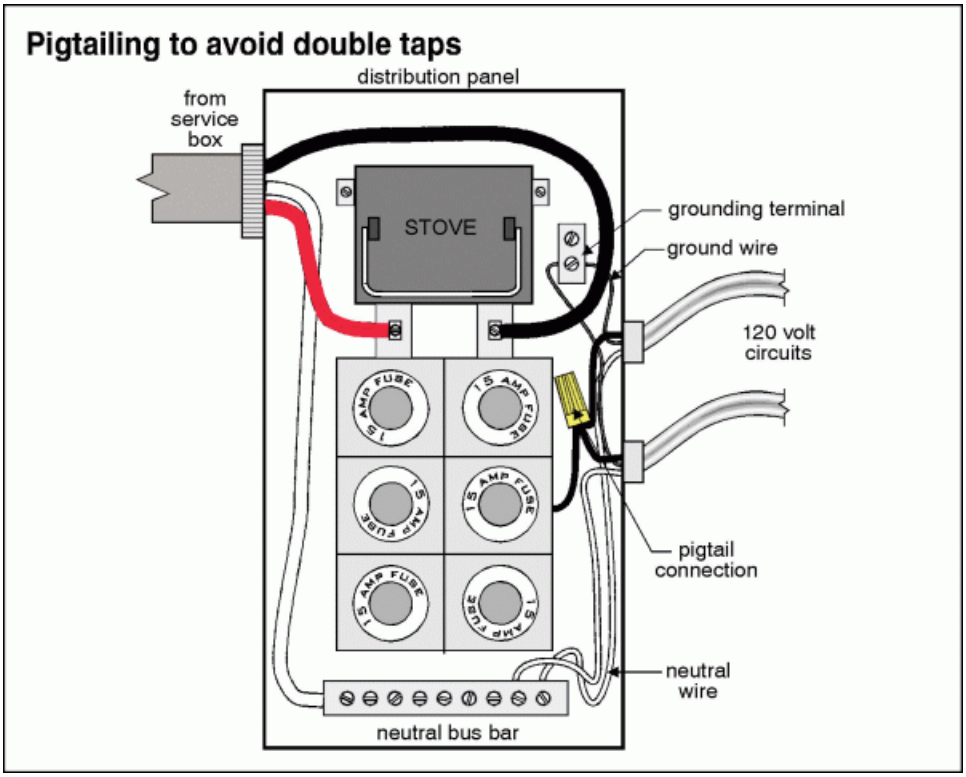
Location: Basement Panel

Task: Correct

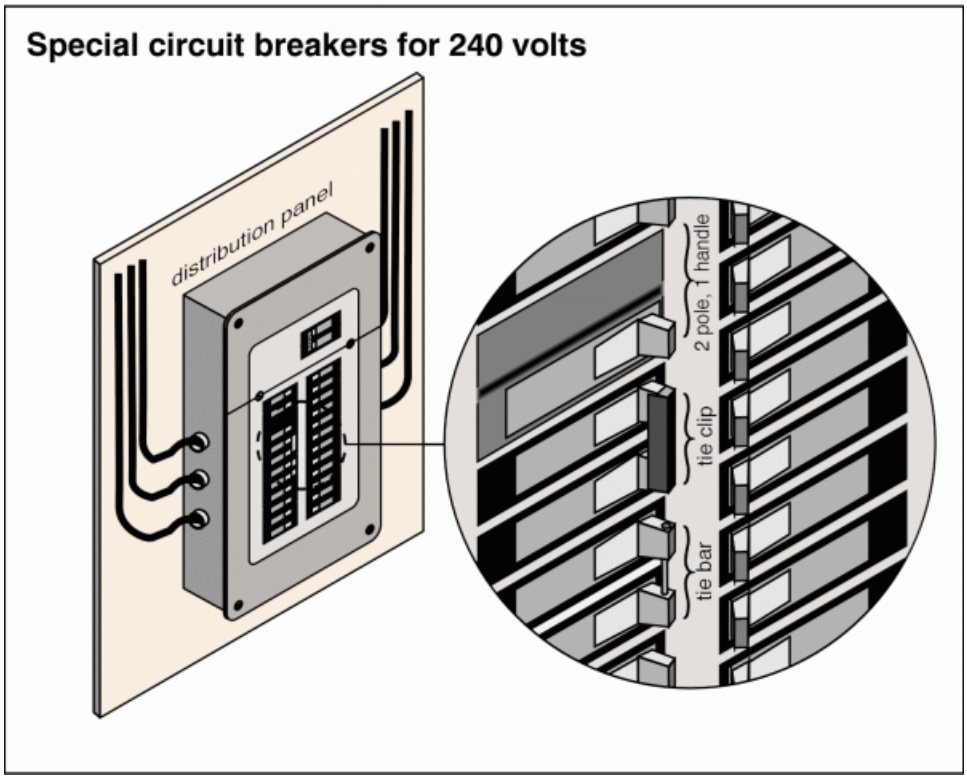
Time: Immediate

Cost: Minor


Double tapping (double lugging)
to ground
main breaker
service conductors
120 volt circuits
neutral bus bar
neutral wire
double tap - two wires (black) attached to a single fuse or breaker
bus bars
grounding terminal


Pigtailing to avoid double taps
distribution panel
from service box
STOVE
grounding terminal
ground wire
120 volt circuits
pigtail connection
neutral wire
neutral bus bar

Condition: • Link - missing on multiwire circuit
Location: Basement Panel
Task: Correct
Time: Immediate
Cost: Minor



OUTLETS \ Observations

Condition: • Some ungrounded 3-prong outlets were noted. There is a slight risk of shock in using three-prong appliances with these outlets. While they are not as good as grounding, Ground Fault Interrupter (GFI) outlets protect people and are a good cost-effective improvement. The cost is typically roughly $100 each. One GFI protects one entire circuit. Consult with your insurance company on their requirements. Some insurance companies require ungrounded outlets be upgraded.
Location: Various
Task: Imrove/Upgrade
Time: As Needed

GROUND FAULT CIRCUIT INTERRUPTERS \ Observations

Condition: • Adding Ground Fault Circuit Interrupters (GFCIs) is a cost-effective safety improvement to existing homes. At an installed cost of roughly $100 each, they provide enhanced protection against electric shock and are particularly useful near wet areas like outdoors, garages, and bathrooms). GFCIs may be either special circuit breakers or special wall outlets (receptacles). Either one protects all downstream outlets on that circuit.
Location: Kitchen
Task: Upgrade

Time: Less than one year

JUNCTION BOXES \ Observations
Condition: • Cover Plate(s) - missing
Location: Basement
Task: Protect
Time: Immediate
Cost: Minor



Cover Plate(s) - missing

Inspection Methods and Limitations

Limitations: • Main disconnect cover not removed - unsafe to do so. • Concealed electrical components are not inspected. • The continuity and quality of the system ground are not verified as part of a home inspection. • The following low voltage systems are not included in a home inspection: intercom, alarm/security, doorbells, low voltage light control, central vacuum, telephone, television, Internet, and Smart Home wiring systems. • A professional home inspection includes the inspection of a representative sample of wiring, lights, receptacles, etc.

Descriptions

Main Heating System - Type: • Furnace

Efficiency: • High efficiency

Main Heating System - Fuel/Energy Source: • Natural gas

Approximate Input Capacity: • 100,000 BTU/hr

Approximate Age: • 14 years

Typical Life Expectancy: • Furnace (high efficiency) - 15 to 20 years

Main Fuel Shut-off Location: • Gas Meter

Supplementary Heating: • Electric Heater(s)

Observations and Recommendations

General

• Furnaces have life expectancies that range from 10 to 25 years depending on the type, heating load and maintenance. An annual maintenance contract is strongly recommended.

Inspection Methods and Limitations

Limitations: • Heat loss calculations are not performed as part of a home inspection. • Safety devices are not tested as part of a home inspection. • The heat exchanger is substantially concealed and could not be inspected.

Environmental issues outside the scope of a home inspection: • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. This Specialty Service can be booked through Carson Dunlop at 1-800-268-7070.

Descriptions

Air Conditioning Type: • Central air conditioning - air cooled

Cooling Capacity (Outdoor Unit): • 30,000 BTU/hr

Approximate Age (Outdoor Unit / Compressor): • 15 to 20 years

Typical Life Expectancy: • 10 to 15 years

Observations and Recommendations

General

• Air conditioning systems are complex with life expectancies of 10 to 15 years, if well maintained and serviced regularly. An annual maintenance contract is strongly recommended.

AIR CONDITIONING SYSTEM \ Observations

Condition: • Past normal lifespan

The typical lifespan is 10-15 years. The current unit is 17 years old and could not be tested due to the outdoor temperature. Test operation in the Spring. Replace when necessary

Location: Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: $3,000 - and up

Inspection Methods and Limitations

Limitations: • Heat gain and heat loss calculations are not performed as part of a home inspection. • Low outdoor temperatures prevented testing in the cooling mode.

Outdoor Temperature Prevented Testing in: • Cooling mode

Descriptions

Reference information on insulation levels: • Read Section 1.0 on Current Insulation Standards • Adding insulation is an improvement rather than a repair.

Attic insulation - value & material: • R-28 • R-32

Attic air/vapour barrier: • None • Spot checked only

Cathedral/sloped roof insulation - value & material: • Amount not determined • Material not determined

Roof ventilation: • Gable vents • Roof vents • Soffit vents

Basement wall insulation - value & material: • Amount not determined • Material not determined

Basement wall air/vapour barrier: • Not visible

Observations and Recommendations

ATTIC \ Insulation

Condition: • Insulation levels suspected to be below modern standards
R-50 as of 2012
Location: Throughout Attic
Task: Upgrade
Time: Discretionary



Condition: • Insulation - voids noted
Location: Various Attic
Task: Improve
Time: Regular maintenance
Cost: Regular maintenance item

Inspection Methods and Limitations

Insulation inspection method: • See STRUCTURE: Inspection Methods and Limitations

Limitations: • Concealed wall insulation is not inspected. • The continuity of air/vapour barriers and the performance of roof and attic ventilation are not verified as part of a home inspection.

Environmental issues outside the scope of a home inspection: • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. This Specialty Service can be booked through Carson Dunlop at 1-800-268-7070. • Moisture problems may result in visible or concealed mold growth. An Environmental Consultant can assist if this is a concern. This Specialty Service can be booked through Carson Dunlop at 1-800-268-7070.

Descriptions

Water Piping to the Building: • Copper

Supply Piping in the Building: • Copper

Main Shut-off Valve Location: • Basement

Water Flow / Pressure: • Typical for neighbourhood

Water Heater Type and Energy Source: • Conventional • Natural Gas

Water Heater Tank Capacity: • 151 liters/40 US gallons

Water Heater Approximate Age: • More than 15 years

Typical Life Expectancy: • 10 to 15 years

Waste Piping Material: • Copper • Plastic

Floor Drain Location: • Furnace room

Pump: • Solid waste (ejector) pump • Sump pump

Observations and Recommendations

General

• Sewage ejector and Sump pit were noted in basement. The full length of the discharge line was not observable. Have Plumber check discharge piping arrangement

Location: Basement

Task: Checkdischarge lines

Time: less than one year





• Most plumbing fixtures may be expected to last 15 years or more, although faucets are often replaced every 10 years. Domestic water heaters typically last 8 to 15 years, depending on several variables including type, usage levels and water quality.

WATER HEATER \ Observations

Condition: • Past normal lifespan
Typical lifespan is 10-15 years. The current unit is 17 years old.
Location: Basement
Task: Replace
Time: Less than 1 year
Cost: Rental?

WASTE PIPING \ Observations

Condition: • A video inspection of the waste plumbing is recommended to determine whether there are tree roots, other obstructions, or damaged pipe. 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 Specialty Service can be booked through Carson Dunlop at 1-800-268-7070.

Condition: • Obstructions
Location: Basement Furnace Room Floor Drain
Task: Correct
Time: As soon as possible



Obstruction floor drain

Condition: • No backwater valve noted
We did not see a backwater valve. Unless there is one, we recommend adding a backwater valve to the main drain line to help protect your property against sewer backups. Some municipalities provide rebates or financial assistance for installing these devices. Some insurance companies offer premium discounts or other benefits for homeowners with backwater valves. The cost varies as shown below, with $2,500 to $3,000 being common numbers. Once installed, they should be inspected annually.
Location: Basement
Task: Provide
Time: Discretionary
Cost: $2,000 - $4,000

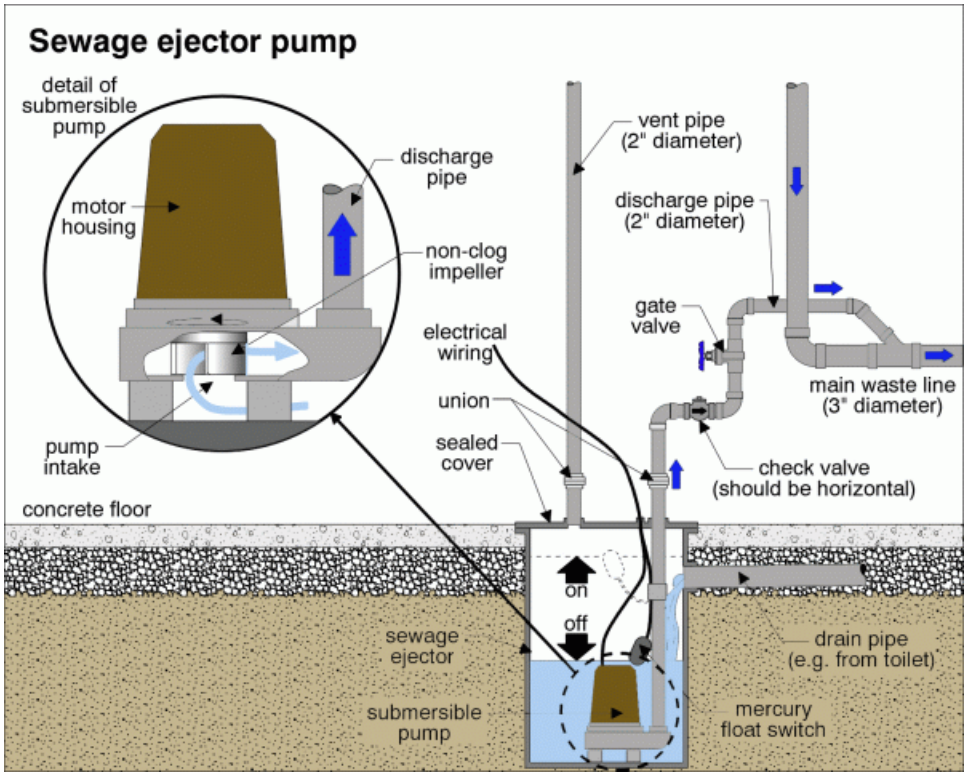
FAUCET \ Observations
Condition: • Stiff
Location: Powder Room
Task: Improve
Time: Regular maintenance
Cost: Regular maintenance item

BASIN \ Observations
Condition: • Drain Stops not effective
Location: First floor and second floor bathroom
Task: Improve
Time: Regular Maintenance

Condition: • Drain slow
Location: Powder Room
Task: Clean
Time: Regular maintenance
Cost: Regular maintenance item

SUMP PIT / PUMP \ Observations
Condition: • Backup Pump (battery powered) - recommended (in case of power outage)

SOLID WASTE PIT / PUMP \ Observations
Condition: • Lid not secured tightly
Location: Basement
Task: Provide Lid
Time: Less than 1 year





Lid not secured tightly

Inspection Methods and Limitations

Limitations: • Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard. • Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection. • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

Environmental issues outside the scope of a home inspection: • Moisture problems may result in visible or concealed mold growth. An Environmental Consultant can assist if this is a concern. This Specialty Service can be booked through Carson Dunlop at 1-800-268-7070.

Descriptions

Windows: • Casement

Exterior Doors: • Conventional - hinged

Observations and Recommendations

General

• Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear.

WINDOWS \ Observations

Condition: • Glass - cracks

Location: Garage

Task: Replace

Time: Less than 1 year

Cost: $200 - $500



Glass - cracks

STAIRS \ Observations

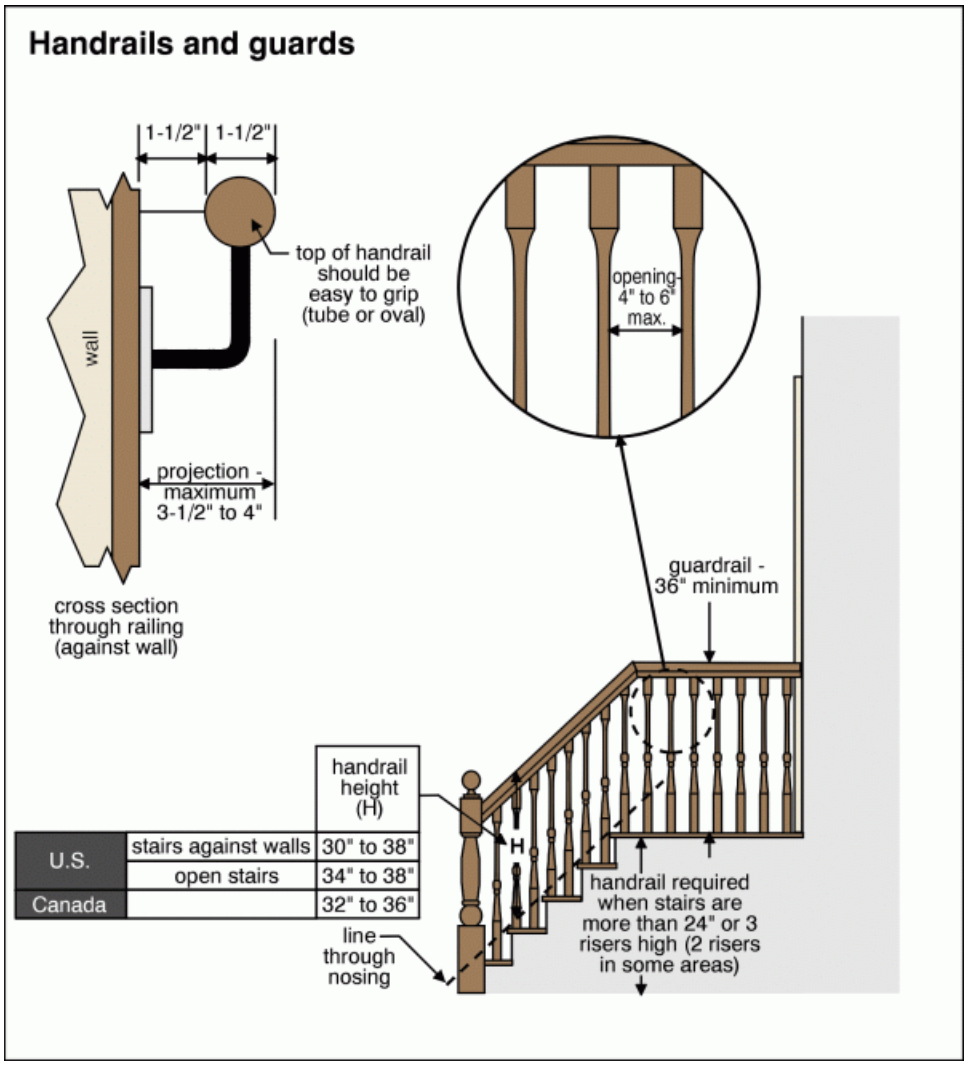
Condition: • Railing - missing

Location: Basement Staircase

Task: Provide

Time: Less than 1 year

Cost: Minor



FIREPLACE / STOVE \ WETT Inspection

Condition: • Fireplace, flue and chimney should be inspected annually and swept as needed by a WETT certified technician and any recommended repairs completed before the fireplace is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association.)

Location: Fireplaces

Task: Inspect

Time: prior to first use

BASEMENT LEAKAGE \ Observations

Condition: • Evidence of prior Basement Leakage noted

The area in the photo was tested with a moisture meter and was dry at time of inspection. A resident noted that the home experienced minor leakage approximately 3 years prior after a heavy rainfall. Exterior improvements were undertaken and they have had no leakage issues since.

Location: Basement

Task: Monitor

Time: Unpredictable



Evidence of prior Basement Leakage noted

WHAT TO DO IF YOUR BASEMENT OR CRAWLSPACE LEAKS \ Observations

Condition: • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. Please read Section 10.0 in the Interior section of the Home Reference Book before taking any action.

To summarize, wet basement issues can be addressed in 4 steps:

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)

2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)

3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is $300 to $600 per crack or hole.)

4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

Inspection Methods and Limitations

Limitations: • Exterior ground is frozen. Inspect for interior leakage in warmer weather. • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Smoke detectors and carbon monoxide detectors are not tested as part of a home inspection. • Limited access to cabinets and closets • Perimeter drainage tile around foundations is not visible and is not included as part of a home inspection. • Basement leakage frequency or severity cannot be predicted during a home inspection • No comment is made on cosmetic finishes during a home inspection.

Limitations: • Basement finishes restricted the inspection • Fireplace - During a home inspection, the chimney flue is not inspected, and the chimney draft is not evaluated. • Storage/furnishings in some areas limited inspection

% of interior foundation wall not visible: • 95

Environmental issues outside the scope of a home inspection: • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. This Specialty Service can be booked through Carson Dunlop at 1-800-268-7070. • Moisture problems may result in visible or concealed mold growth. An Environmental Consultant can assist if this is a concern. This Specialty Service can be booked through Carson Dunlop at 1-800-268-7070.

END OF REPORT

GOOD ADVICE FOR ALL HOMEOWNERS

The following items explain how to prevent and correct some common problems around the house.

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 the 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 the 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. For information on prevention and cure, please see section 1.14.2 of the Roofing section of the Home Reference Book. This can be found under the Reference tab in this report.

Maintaining the Exterior of Your Home
Regular maintenance includes painting and caulking of all exterior wood. Caulking should also be well maintained at joints, intersections, wall penetrations and any other places water may get into the building.

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 or cleaned as needed. Duct systems should be balanced during regular servicing for maximum comfort. Systems with heating and air conditioning are balanced differently for summer and winter.

For boiler/hot water systems, we recommend that any balancing or adjusting the 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.

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, Inc.) designations for this kind of work.

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

Water Heaters
Tankless water heaters should be flushed by a heating or plumbing contractor every year to avoid poor performance and shortened life expectancy.

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. For information on prevention and cure, please see section 10 of the Interior section of the Home Reference Book. This can be found under the REFERENCE tab in this report.

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. 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.

Smoke and Carbon Monoxide (CO) Detectors
Smoke and carbon monoxide 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 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.

Priority Maintenance and Home Set-Up
When moving into a resale home, there are some things that you will want to take care of. The Home Set-Up and Maintenance section in the Home Reference Book will provide you with information regarding both things that are done just once as well as regular maintenance activities. This can be found under the REFERENCE tab in this report.

This is a copy of our home inspection contract and outlines the terms, limitations and conditions of the home inspection.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

The inspection is performed in accordance with the STANDARDS OF PRACTICE of the Ontario Association of Home Inspectors.

To review the STANDARDS OF PRACTICE, visit www.oahi.com/webdocs/StandardsofPractice-OAHI-Rev.pdf

The Home Inspector's report is an opinion of the present condition of the property, based on a visual examination of the readily accessible features of the building.

In addition to the limitations in the STANDARDS, the Inspection of this property is subject to Limitations and Conditions set out in this Agreement.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

A Technical Audit is a more in-depth, technically-exhaustive inspection of the home which will typically reveal more information than a Home Inspection. We have both services available. By signing this agreement, you acknowledge that you have chosen a Home Inspection instead of a Technical Audit.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost.

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage or furniture to look underneath or behind.

3) THIS IS NOT A CODE-COMPLIANCE INSPECTION

The Inspector does NOT try to determine whether or not any aspect of the property complies with any past, present or future codes (such as building codes, electrical codes, fuel codes, fire codes, etc.), regulations, laws, by-laws, ordinances or other regulatory requirements.

4) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

5) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

6) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

7) TIME TO INVESTIGATE

The Home Inspector and the Home Inspection Company will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

8) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

9) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the fee will apply.

10) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection and report are not a guarantee, warranty or an insurance policy with regard to the fitness of the property. A home warranty is available. For more information, visit www.carsondunlop.com/home-inspection/home-warranty-plan/

11) LIMIT OF LIABILITY

THE LIABILITY OF THE HOME INSPECTOR AND THE HOME INSPECTION COMPANY ARISING OUT OF THIS INSPECTION AND REPORT, FOR ANY CAUSE OF ACTION WHATSOEVER, WHETHER IN CONTRACT OR IN NEGLIGENCE, IS LIMITED TO A REFUND OF THE FEES THAT YOU HAVE BEEN CHARGED FOR THIS INSPECTION, OR $1,000, WHICHEVER IS GREATER.

Canadian Association Of Home & Property Inspectors

2012 National Standards of Practice

The National Standards of Practice are a set of guidelines for home and property inspectors to follow in the performance of their inspections. They are the most widely accepted Canadian home inspection guidelines in use, and address all the home's major systems and components. The National Standards of Practice and Code of Ethics are recognized by many related professionals as the definitive Standards for professional performance in the industry.

These National Standards of Practice are being published to inform the public on the nature and scope of visual building inspections performed by home and property inspectors who are members of the Canadian Association of Home and Property Inspectors (CAHPI).

The purpose of the National Standards of Practice is to provide guidelines for home and property inspectors regarding both the inspection itself and the drafting of the inspection report, and to define certain terms relating to the performance of home inspections to ensure consistent interpretation.

To ensure better public protection, home and property inspectors who are members of CAHPI should strive to meet these Standards and abide by the appropriate provincial/regional CAHPI Code of Ethics.

These Standards take into account that a visual inspection of a building does not constitute an evaluation or a verification of compliance with building codes, Standards or regulations governing the construction industry or the health and safety industry, or Standards and regulations governing insurability.

Any terms not defined in these Standards shall have the meaning commonly assigned to it by the various trades and professions, according to context.

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Glossary Note: Italicized words are defined in the Glossary.

1. INTRODUCTION

1.1 The Canadian Association of Home and Property Inspectors (CAHPI) is a not-for-profit association whose members include the following seven provincial/regional organizations: CAHPI-British Columbia., CAHPI-Alberta, CAHPI-Saskatchewan, CAHPI-Manitoba, OAHI (Ontario), AIBQ (Quebec), and CAHPI-Atlantic. CAHPI strives to promote excellence within the profession and continual improvement of inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these National Standards of Practice is to establish professional and uniform Standards for private, fee-paid home inspectors who are members of one of the provincial/regional organizations of CAHPI. Home Inspections performed to these National Standards of Practice are intended to provide information regarding the condition of the systems and components of the building as inspected at the time of the Home Inspection. This does NOT include building code inspections.

These National Standards of Practice enable the building being inspected to be compared with a building that was constructed in accordance with the generally accepted practices at the time of construction, and which has been adequately maintained such that there is no significant loss of *functionality.*

It follows that the building may not be in compliance with current building codes, standards and regulations that are applicable at the time of inspection.

These National Standards of Practice apply to inspections of part or all of a building for the following building types:

- single-family dwelling, detached, semi-detached or row house
- multi unit residential building
- residential building held in divided or undivided co ownership
- residential building occupied in part for a residential occupancy and in part for a commercial occupancy, as long as the latter use does not exceed 40% of the building's total area, excluding the basement.

2.2 THE INSPECTOR SHALL:

A. inspect:

1. *readily accessible,* visually observable *installed systems*, and *components* of buildings listed in these National Standards of Practice.

B. report:

1. on those *systems* and *components* installed on the building inspected which, in the professional opinion or judgement of the *inspector*, *have a significant deficiency* or are unsafe or are near the end of their *service lives*.
2. a reason why, if not self-evident, the *system* or *component has a significant deficiency* or is unsafe or is near the end of its *service life*.
3. the inspector's recommendations to correct or monitor the reported deficiency.
4. on any *systems* and *components* designated for inspection in these National Standards of Practice which were present at the time of the *Home Inspection* but were not inspected and a reason they were not inspected.

2.3 *These National Standards of Practice are not intended to limit inspectors from:*

A. including other inspection services in addition to those required by these National Standards of Practice provided the *inspector* is appropriately qualified and willing to do so.

B. excluding *systems* and *components* from the inspection if requested by the client or as dictated by circumstances at the time of the inspection.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 GENERAL LIMITATIONS:

A. Inspections performed in accordance with these National Standards of Practice

1. are not *technically exhaustive*.
2. will not identify concealed conditions or latent defects.

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3.2 General exclusions:

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

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

C. *Inspectors* are NOT required to offer or perform:
1. any act or service contrary to law, statute or regulation.
2. *engineering, architectural* and technical services.
3. work in any trade or any professional service other than *home inspection*.
4. warranties or guarantees of any kind.

D. *Inspectors* are NOT required to operate:
1. any *system* or *component* which is *shut down* or otherwise inoperable.
2. any *system* or *component* which does not respond to *normal operating controls*.
3. shut-off valves.

E. *Inspectors* are NOT required to enter:
1. any area which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. *confined spaces*.
3. spaces which are not readily accessible.

F. *Inspectors* are NOT required to *inspect*:
1. underground items including, but not limited to storage tanks or other indications of their presence, whether abandoned or active.
2. *systems* or *components* which are not *installed*.
3. *decorative* items.
4. *systems* or *components* located in areas that are not readily accessible in accordance with these National Standards of Practice.
5. detached structures.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing when inspecting an individual unit(s), including the roof and building envelope.
7. test and/or operate any installed fire alarm system, burglar alarm system, automatic sprinkler system or other fire protection equipment, electronic or automated installations, telephone, intercom, cable/internet systems and any lifting equipment, elevator, freight elevator, wheelchair lift, climbing chair, escalator or others;
8. pools, spas and their associated safety devices, including fences.

G. *Inspectors* are NOT required to:
1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or it's *systems* or *components*.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. *dismantle* any *system* or *component*, except as explicitly required by these National Standards of Practice.

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4. STRUCTURAL SYSTEMS

4.1 The inspector shall:

A. inspect:
1. *structural components* including visible foundation and framing.
2. by *probing* a sample of structural components where deterioration is suspected or where clear indications of possible deterioration exist. *Probing* is NOT required when *probing* would damage any finished surface or where no deterioration is visible.

B. describe:
1. foundation(s).
2. floor structure(s).
3. wall structure(s).
4. ceiling structure(s).
5. roof structure(s).

C. report:
1. on conditions limiting access to structural components.
2. methods used to *inspect* the *under-floor crawl space*
3. methods used to *inspect* the attic(s).

4.2 The inspector is NOT required to:

A. provide any *engineering service* or *architectural service*.

B. offer an opinion as to the adequacy of any *structural system* or *component*.

5. EXTERIOR SYSTEMS

5.1 The inspector shall:

A. inspect:
1. exterior wall covering(s), flashing and trim.
2. all exterior doors.
3. attached or *adjacent* decks, balconies, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, and surface drainage on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.
7. landscaping structure attached or adjacent to the building when likely to adversely affect the building.
8. attached garage or carport.
9. garage doors and garage door operators for attached garages.

B. describe
1. exterior wall covering(s).

C. report:
1. the method(s) used to inspect the exterior wall elevations.

5.2 The inspector is NOT required to:

A. inspect:
1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical or hydrological conditions.
4. *recreational facilities*.
5. detached garages and outbuildings.
6. seawalls, break-walls, dykes and docks.
7. erosion control and earth stabilization measures.

6. ROOF SYSTEMS

6.1 The inspector shall:

A. inspect:
1. *readily accessible* roof coverings.
2. *readily accessible roof drainage systems*.
3. *readily accessible* flashings.
4. *readily accessible* skylights, chimneys, and roof penetrations.

B. describe
1. roof coverings.

C. report:
1. method(s) used to inspect the roof(s).

6.2 The inspector is NOT required to:

A. inspect:
1. antennae and satellite dishes.
2. interiors of flues or chimneys.
3. other *installed* items attached to but not related to the roof system(s).

7. PLUMBING SYSTEMS

7.1 The inspector shall:

A. inspect:
1. interior water supply and distribution *systems* including all fixtures and faucets.
2. drain, waste and vent *systems* including all fixtures.
3. water heating equipment and associated venting systems.
4. water heating equipment fuel storage and fuel distribution systems.
5. fuel storage and fuel distribution *systems*.
6. drainage sumps, sump pumps, and related piping.

B. describe:
1. water supply, distribution, drain, waste, and vent piping materials.
2. water heating equipment including the energy source.
3. location of main water and main fuel shut-off valves.

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7.2 The inspector is NOT required to:

A. inspect:
1. clothes washing machine connections.
2. wells, well pumps, or water storage related equipment.
3. water conditioning *systems*.
4. solar water heating *systems*.
5. fire and lawn sprinkler *systems*.
6. private waste disposal *systems*.

B. determine:
1. whether water supply and waste disposal *systems* are public or private.
2. the quantity or quality of the water supply.

C. operate:
1. safety valves or shut-off valves.

8. ELECTRICAL SYSTEMS

8.1 The inspector shall:

A. inspect:
1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and sub panels.
6. distribution conductors.
7. overcurrent protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters (GFCI) (if appropriate).
10. arc fault circuit interrupters (AFCI) (if appropriate).

B. describe:
1. amperage and voltage rating of the service.
2. location of main disconnect(s) and subpanel(s).
3. *wiring methods*.

C. report:
1. presence of solid conductor aluminum branch circuit wiring.
2. absence of carbon monoxide detectors (if applicable).
3. absence of smoke detectors.
4. presence of ground fault circuit interrupters (GFCI).
5. presence of arc fault circuit interrupters (AFCI).

8.2 The inspector is NOT required to:

A. inspect:
1. remote control devices unless the device is the only control device.
2. alarm *systems* and *components*.
3. low voltage wiring, *systems* and *components*.
4. ancillary wiring, *systems* and *components* not a part of the primary electrical power distribution *system*.
5. telecommunication equipment.

B. measure:
1. amperage, voltage, or impedance.

9. HEATING SYSTEMS

9.1 The inspector shall:

A. inspect:
1. *readily accessible* components of *installed* heating equipment.
2. vent systems, flues, and chimneys.
3. fuel storage and fuel distribution *systems*.

B. describe:
1. energy source(s).
2. heating method(s) by distinguishing characteristics.
3. chimney(s) and/or venting material(s).
4. combustion air sources.
5. exhaust venting methods (naturally aspiring, induced draft, direct vent, direct vent sealed combustion).

9.2 The inspector is NOT required to:

A. inspect:
1. interiors of flues or chimneys.
2. heat exchangers.
3. auxiliary equipment.
4. electronic air filters.
5. solar heating *systems*.

B. determine:
1. system adequacy or distribution balance.

10. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

(Unless prohibited by the authority having jurisdiction)

10.1 The inspector shall:

A. inspect:
1. system components
2. vent systems and chimneys

B. describe:
1. fireplaces and solid fuel burning appliances
2. chimneys

10.2 The inspector is NOT required to:

A. inspect:
1. interior of flues or chimneys
2. screens, doors and dampers
3. seals and gaskets
4. automatic fuel feed devices
5. heat distribution assists whether fan assisted or gravity

B. ignite or extinguish fires
C. determine draught characteristics
D. move fireplace inserts, stoves, or firebox contents

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11. AIR CONDITIONING SYSTEMS

11.1 The inspector shall:

A. inspect
1. permanently *installed* central air conditioning equipment.

B. describe:
1. energy source.
2. cooling method by its distinguishing characteristics.

11.2 The inspector is NOT required to:

A. inspect
1. electronic air filters.
2. portable air conditioner(s).

B. determine:
1. system adequacy or distribution balance.

12. INTERIOR SYSTEMS

12.1 The inspector shall:

A. inspect:
1. walls, ceilings, and floors.
2. steps, stairways, and railings.
3. a *representative number* of countertops and *installed* cabinets.
4. a *representative number* of doors and windows.
5. walls, doors and ceilings separating the habitable spaces and the garage.

B. describe:
1. materials used for walls, ceilings and floors.
2. doors.
3. windows.

C. report
1. absence or ineffectiveness of guards and handrails or other potential physical injury hazards.

12.2 The inspector is NOT required to:

A. inspect:
1. *decorative* finishes.
2. window treatments.
3. central vacuum *systems*.
4. *household appliances*.
5. *recreational facilities*.

13. INSULATION AND VAPOUR BARRIERS

13.1 The inspector shall:

A. inspect:
1. insulation and *vapour barriers* in unfinished spaces.

B. describe:
1. type of insulation material(s) and *vapour barriers* in unfinished spaces.

C. report
1. absence of insulation in unfinished spaces within the building envelope.
2. presence of vermiculite insulation

13.2 The inspector is NOT required to:

A. disturb
1. insulation.
2. *vapour barriers*.

B. obtain sample(s) for analysis
1. insulation material(s).

14. MECHANICAL AND NATURAL VENTILATION SYSTEMS

14.1 The inspector shall:

A. inspect:
1. ventilation of attics and foundation areas.
2. mechanical ventilation *systems*.
3. ventilation systems in areas where moisture is generated such as kitchen, bathrooms, laundry rooms.

B. describe:
1. ventilation of attics and foundation areas.
2. mechanical ventilation *systems*.
3. ventilation systems in areas where moisture is generated such as: kitchens, bathrooms and laundry rooms.

C. report:
1. absence of ventilation in areas where moisture is generated such as: kitchens, bathrooms and laundry rooms.

14.2 The inspector is NOT required to:

1. determine indoor air quality.
2. determine system adequacy or distribution balance.

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GLOSSARY

Adjacent
Nearest in space or position; immediately adjoining without intervening space.

Alarm Systems
Warning devices, installed or free-standing, including but not limited to; carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

Architectural Service
Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract, adequacy of design for the location and exposure to the elements.

Automatic Safety Controls
Devices designed and installed to protect *systems* and *components* from unsafe conditions.

Component
A part of a *system.*

Confined Spaces
An enclosed or partially enclosed area that:
1. Is occupied by people only for the purpose of completing work.
2. Has restricted entry/exit points.
3. Could be hazardous to people entering due to:
a. its design, construction, location or atmosphere.
b. the materials or substances in it, or
c. any other conditions which prevent normal inspection procedure.

Decorative
Ornamental; not required for the operation of the essential *systems* and *components* of a building.

Describe
To *report* a *system* or *component* by its type or other observed, significant characteristics to distinguish it from other *systems* or *components.*

Determine
To find out, or come to a conclusion by investigation.

Dismantle
To take apart or remove any component, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance.

Engineering Service
Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

Functionality
The purpose that something is designed or expected to fulfill.

Further Evaluation
Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the *home inspection.*

Home Inspection
The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a building and which *describes* those *systems* and *components* in accordance with these National Standards of Practice.

Household Appliances
Kitchen, laundry, and similar appliances, whether *installed* or freestanding.

Inspect
To examine *readily accessible systems* and *components* of a building in accordance with these National Standards of Practice, *where applicable* using *normal operating controls* and opening *readily openable access panels*.

Inspector
A person hired to examine any *system* or *component* of a building in accordance with these National Standards of Practice.

Installed
Set up or fixed in position for current use or service.

Monitor
Examine at regular intervals to detect evidence of change.

Normal Operating Controls
Devices such as thermostats, switches or valves intended to be operated by the homeowner.

Operate
To cause to function, turn on, to control the function of a machine, process, or system.

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Probing
Examine by touch.

Readily Accessible
Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel
A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

Recreational Facilities
Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

Report
To communicate in writing.

Representative Number
One *component* per room for multiple similar interior *components* such as windows and electric outlets; one *component* on each side of the building for multiple similar exterior *components.*

Roof Drainage Systems
Components used to carry water off a roof and away from a building.

Sample
A representative portion selected for inspection.

Service Life/Lives
The period during which something continues to function fully as intended.

Significant Deficiency
A clearly definable hazard or a clearly definable potential for failure or is unsafe or not functioning.

Shut Down
A state in which a *system* or *component* cannot be operated by *normal operating controls.*

Solid Fuel Burning Appliances
A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

Structural Component
A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System
A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive
An inspection is technically exhaustive when it is done by a specialist who may make extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Under-floor Crawl Space
The area within the confines of the foundation and between the ground and the underside of the floor.

Unsafe
A condition in a *readily accessible, installed system* or *component* which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, missing or improper installation or a change in accepted residential construction Standards.

Vapour Barrier
Material used in the building envelope to retard the passage of water vapour or moisture.

Visually Accessible
Able to be viewed by reaching or entering.

Wiring Methods
Identification of electrical conductors or wires by their general type, such as “non-metallic sheathed cable” (“Romex”), “armored cable” (“bx”) or “knob and tube”, etc.

Note - In these National Standards of Practice, redundancy in the description of the requirements, limitations and exclusions regarding the scope of the Home Inspection is provided for clarity not emphasis.

(CAHPI acknowledges The American Society of Home Inspectors®, Inc. (ASHI®) for the use of their Standards of Practice (version January 1, 2000)

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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

