

Odds On Home Inspection Services

Home Inspection Report



1234 Mock Street , calgary, Alberta

Inspection prepared for: Mock Report
Real Estate Agent: Mock Agent - Mock Realty

Date of Inspection: 4/17/2014 Time: 4pm
Age of Home: 2004 Size: Approx 2400 sq ft
Weather: Cool - Cloudy

Inspector: Chris Odd
License # 332395
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Email: odds-onn@hotmail.com
www.HomeInspectionsCalgary.ca

Report Summary

Garage

Page 12 Item: 9	Fire Door Conditions	<ul style="list-style-type: none"> • The fire door should automatically close, if it does not as required this is deemed as a safety hazard, suggest adjusting to do so ASAP. • No self closer. Recommend installation of self closer to protect against fume entry.
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Fireplace

Page 16 Item: 3	Firepalce Coments	<ul style="list-style-type: none"> • Not operational - Recommend further review and cleaning by a qualified professional prior to use.
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Kitchen/Dining Area

Page 17 Item: 4	Kitchen Electrical Condition	<ul style="list-style-type: none"> • No GFCI protection present, suggest installing GFCI protected receptacles to enhance safety. All receptacles within 3 feet of a water source- If possible, sometimes panels will not set up for this upgrade.
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Bathrooms

Page 26 Item: 6	Bathroom Exhaust Fan Condition	<ul style="list-style-type: none"> • Exhaust fan is vented into attic area - must vent externally
Page 29 Item: 14	Traps/Drains/Supply Condition	<ul style="list-style-type: none"> • Bathroom venting into attic - must vent externally
Page 29 Item: 15	Toilet Condition	<ul style="list-style-type: none"> • Toilet slightly loose. Recommend tightening to prevent water damage.

Electrical

Page 35 Item: 3	Main Panel Comments	<ul style="list-style-type: none"> • Double tapping observed. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers, or result in loose connections and overheating of the breaker or connections. Ideally, doubled-up circuits should be independently fused.
Page 36 Item: 4	Sub Panelcomments	<ul style="list-style-type: none"> • Double tapping observed at one position. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers, or result in loose connections and overheating of the breaker or connections. Ideally, doubled-up circuits should be independently fused.
Page 36 Item: 5	Smoke detector comments	<ul style="list-style-type: none"> • Periodic testing is suggested to ensure proper working order, these only have a life span of 10 years even if they sound on testing, if age is unable to determine, i suggest replacing all on day of possession. • Carbon monoxide detectors in place and worked on testing, (CO2 detectors only have a 7 year life span, if age unknown suggest replacing)
Page 37 Item: 6	Electrical Comments	<ul style="list-style-type: none"> • Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.

Heating

Page 38 Item: 2	Burner Chamber Comments	<ul style="list-style-type: none">• Due to presence of rust, scale, and some debris in this appliance, a service review by a licensed HVAC contractor is advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchangers is not within the scope of this inspection and should be performed prior to closing to ensure the proper and safe operation of the system.• The presence of soot, carbon, or yellow flame indicates improper combustion may be occurring with this appliance. This is a "Safety Concern". Further review by the local utility company or licensed heating contractor is recommended prior to closing to ensure safety.
Water Heater		
Page 41 Item: 3	Temperature Pressure Release Valve Conditions	<ul style="list-style-type: none">• Discharge pipe is missing on the temperature pressure relief valve. Suggest installing the required ¾ inch discharge pipe on the temperature pressure relief valve to within 1 foot of floor or to exterior of the building to ensure safety.
Page 41 Item: 4	Water Heater Comments	<ul style="list-style-type: none">• Children should be kept away from water heater as the high pressure release valve, if disturbed, can cause scalding.
Attic		
Page 45 Item: 6	Attic Comments	<ul style="list-style-type: none">• Recommend installation of fresh weatherstripping annually at attic hatch to reduce build up of warm moist air.

General Information

1. Inspector

Chris Odd - Certified Master - Alberta licensed Home Inspector - #332395 -
Certified Thermographer

2. Persons in Attendance

Buyers , Buyers Agent

3. Occupancy

The property is occupied by the owner

4. Property Information

This is a Bungalow

5. Levels

Bungalow

6. Estimated Age

This home is approximately 15 years old

7. Weather conditions

Cloudy • Cool • Partial snow cover

Expectations

1 - Purpose: The purpose of the inspection is to attempt to detect the presence of home defects by performing a visual inspection of the property and it is a snapshot of the condition of the home today at the time of inspection. This report will not address environmental concerns or provide cost estimates.

2 - Scope: The scope of the inspection is limited to the readily accessible areas of the property and is based on the condition of the property at the precise time and date of the inspection. Things can and do change and a home inspection will not stop these changes from occurring. Furthermore, as such, the report is not a guarantee or warranty that hidden defects do or do not exist. As a courtesy ODDS ON may point out conditions that contribute to possible home problems/defects but such comments are not part of the final report.

3 - Report: The CLIENT will be provided with a report of ODDS ON Home Inspection Services's visual observations. ODDS ON is not able to determine all deficiencies from visual observations alone. Some deficiencies may go unnoted in the report and the client accepts this. The report is not intended to comply with any legal obligations to disclosure. The Home Inspector is a Generalist, not a specialist in all disciplines.

4 - Exclusivity: The report is intended for the sole, confidential and exclusive use and benefit of the CLIENT and ODDS ON has no obligation or duty to any other party. ODDS ON accepts no responsibility for use by third parties. There are no third party beneficiaries to this agreement. This Agreement is not transferable or assignable. Notwithstanding the foregoing, the CLIENT understands that ODDS ON may notify the homeowner, occupant, or appropriate public agency of any condition(s) discovered that may pose a safety or health concern. Inspection is not Building code or By-Law compliance.

5 - Limitation of Liability: It is understood ODDS ON and its associates are not insurers and that the

inspection report shall not be construed as a guarantee or warranty of any kind. The CLIENT agrees to hold ODDS ON and their respective officers, agents and employees harmless from and against any and all liabilities, demands, claims, and expenses incident thereto for injuries to persons and for loss of, damage to, destruction of property, cost of repairing or replacing, or consequential damage arising out of or in connection with this inspection.

6 - Major Problems: The purpose of the Home Inspection is to find and identify visible existing major problems apparent on the visual inspection of the home. Home Inspectors can greatly reduce the risk of a home purchase but it is impossible to totally eliminate the risk.

7 - Asbestos can be found in many different forms within the home, If you think asbestos may be in your home, don't panic. Usually the best thing is to leave asbestos material that is in good condition alone.

Generally, material in good condition will not release asbestos fibers.

Check material regularly if you suspect it may contain asbestos. Don't touch it, but look for signs of wear or damage such as tears, abrasions, or water damage. Damaged material may release asbestos fibers. This is particularly true if you often disturb it by hitting, rubbing, or handling it, or if it is exposed to extreme vibration or air flow.

Sometimes the best way to deal with slightly damaged material is to limit access to the area and not touch or disturb it. Discard damaged or worn asbestos gloves, stove-top pads, or ironing board covers. Check with local health, environmental, or other appropriate officials to find out proper handling and disposal procedures.

If asbestos material is more than slightly damaged, or if you are going to make changes in your home that might disturb it, repair or removal by a professional is needed. Before you have your house remodeled, find out whether asbestos materials are present. We strongly recommend this is tested and removed by a professional licensed contractor.

8 - Litigation: The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the Province in which ODDS ON has its principal place of business. If ODDS ON is the substantially prevailing party in any such litigation, the CLIENT shall pay all legal costs, expenses and attorney's fees of ODDS ON in defending said claims.

9 - Environmental Concerns: The inspection will NOT address environmental concerns including, but not limited to: air quality, water quality/quantity, sealed/underground fuel storage tanks, UFFI, asbestos, radon gas, molds, toxins, etc. The inspection report will also NOT address infestation by wood boring insects, rodents or other vermin. The CLIENT understands and acknowledges that it may be necessary to call on specialists in these areas to identify and evaluate these risks.

10 - Entire Agreement: This Agreement represents the entire agreement between the PARTIES. No statement or promise made by ODDS ON or its respective officers, agents or employees shall be binding.

11 - Standards of Practice: The inspection shall be completed in accordance within the InterNACHI Standards of Practice and Codes of Ethics.

The client is strongly advised to clarify anything that they don't understand

12 - Odds On Home Inspection services is a team of fully qualified, insured and bonded home inspectors, regulated by the Alberta government and InterNACHI - Each individual has its own company name but solely work for Odds On enterprises Ltd and under the umbrella of Odds On Home Inspection Services.

Exterior

1. Driveway Condition

Good	Fair	Poor	NI	NP
X				

Materials: Dirt • Gravel

2. Exterior Wall Cladding Condition

Good	Fair	Poor	NI	NP
X	X			

Materials: Stone Clad

Observations:

- Higher levels of wall clad around the home are only visually inspected from the ground level.
- Areas of minor damage noted.



Minor clad repairs required



Attach trim as required

3. Trim Conditions

Good	Fair	Poor	NI	NP
X				

Materials: Wood, Metal & Vinyl

Observations:

- All trim correct and secure during inspection.



Scrape and repaint as required

4. Window/Frame Conditions

Good	Fair	Poor	NI	NP
X				

Materials: Metal Frame • Mixture of Fixed, Sliding and double hung windows

Observations:

- All windows in the home were in good working order during the inspection.

5. Exterior Door Conditions

Good	Fair	Poor	NI	NP
X				

Materials: Metal Clad

Observations:

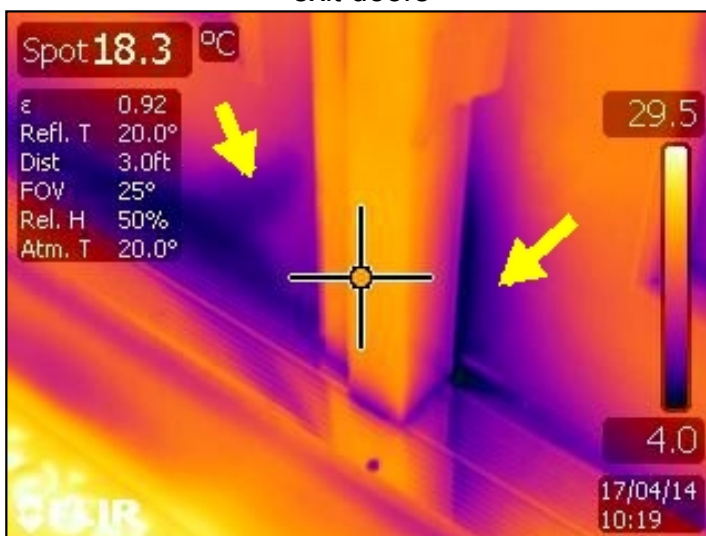
- Highly recommend replacing all weatherstripping and door sweeps, if and when required to reduce heat loss in the home.
- Adjusting lock sets at exit doors will allow the door to pull tighter to the weatherstripping reduce heat loss during the winter months.



Replace weatherstripping to reduce heat loss at exit doors



Heat loss at exit doors due to poor weatherstripping



6. Gutter Condition

Good	Fair	Poor	NI	NP
X				

Materials: Metal

Observations:

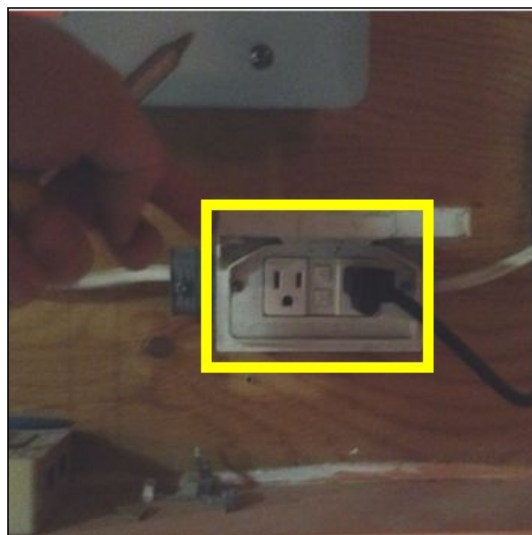
- Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage.
- Correct drainage around the structure is very important to protect the home, negligence of correct drainage may result in future moisture issues into the home, comments made on currant drainage are of the day of the inspection only.

7. Electrical Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- GFCI in place and operational
- GFCI resets at main electrical panel



Reset for external receptacles - under main panel

8. Exterior Faucet Conditions

Good	Fair	Poor	NI	NP
X				

Location: Front

Observations:

- During the months of Oct/Nov we strongly suggest you winterize all external faucets, to prevent freezing.

9. Lot Grade and Drainage Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot accurately predict the performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems is limited to visible conditions and evidence of past problems only. Buyer is advised to ask of disclosure information about drainage failure in the past.
- For correct drainage around the home all sides would slope away from the home, this aids water at foundation wall.

10. Foundation Conditions

Good	Fair	Poor	NI	NP
X				

Type: Concrete

Observations:

- Cement parging is flaking/deteriorated, this is extremely common and decorative but suggest review for repair as necessary to protect the foundation wall from premature aging.
- Common cracks noted - Most vertical cracks in a foundation wall do not seriously damage the structure of your home. Vertical cracks are most often caused by the shrinkage of the concrete as it cures, but they also tend to occur from damage as the foundation settles. The more significant problem in this case is that you are now vulnerable to water seeping into your basement, we suggest sealing to prevent this, but should this cracking appear to worsen, consultation with a qualified contractor for required repairs is recommended.



Common shrinkage cracks noted

11. Deck Condition

Good	Fair	Poor	NI	NP
X				

Materials: Wood

Observations:

- This is a limited review due to snow cover, visible inspection only.

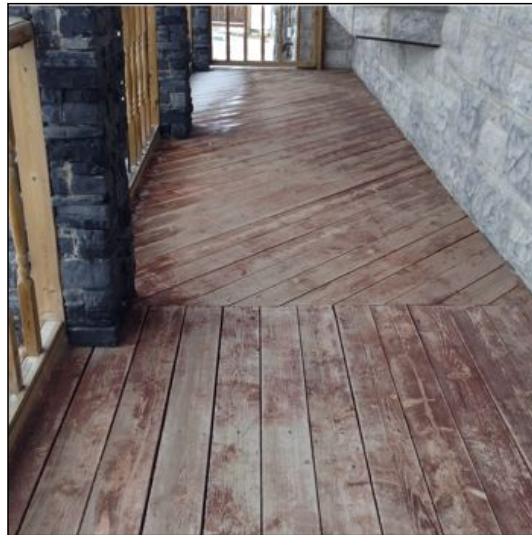
12. Porch Condition

Good	Fair	Poor	NI	NP
X				

Materials: Wood

Observations:

- Porch is weathered, suggest cleaning, as necessary, and treating with an oil based, water-repellent preservative to protect and extend the life of the wood.



Re seal porch

13. Stair Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Stairs in good order but no handrail present - This is a safety feature and should be in place when 3 or more stairs are in place.



Add handrail at steps as required

14. General Exterior Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- It is not the Inspectors reasonability to determine permits or boundaries for the home, suggest ensuring correct permits are in place and that a compliant RPR is available.
- An effective water management program is required for all homes. This includes maintenance of all wooden components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashings. Buyer is advised that while there may not be evidence of water intrusion into structure at time of inspection, NO STATEMENT referring to future performance can be made due to changing weather and structure conditions.
- Please be aware the inspector is not required to know provincial code, quote code, or use code in any part of this report.

Roof

1. Methods Used to Inspect Roof

How Inspected: Roof was mounted for full assessment

2. Roof Condition

Good	Fair	Poor	NI	NP
X				

Materials: Asphalt Shingles

Observations:

- The roof was in good visual condition on day of inspection, on going monitoring of condition is suggested as future cannot be predicted.



3. Roof Flashing Condition

Good	Fair	Poor	NI	NP
X				

Materials: Metal

Observations:

- Flashing is fitted correctly and in good condition where visible.

4. Roof Surface Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- The roof shows normal wear for its age and type.

5. Roof Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- We do not give an estimation of life span.
- Comment made on the roof are of the visible areas only as snow covered.

Garage**1. GarageType**

Type: Attached

2. Garage Roof Condition

Good	Fair	Poor	NI	NP
X				

Materials: Asphalt Shingles

Observations:

- Same as house

3. Garage Exterior Conditions

Good	Fair	Poor	NI	NP
X				

Materials: Same as House • Decorative clad

4. Gutter/ Downspout Conditions

Good	Fair	Poor	NI	NP
X				

Materials: Metal

Observations:

- Same as house
- Keep water draining away from the structure.

5. Garage Floor Condition

Good	Fair	Poor	NI	NP
X				

Materials: Concrete

Observations:

- Common cracks noted - This is common settlement and no reason for concern. Dry at the time of the inspection.



Gargae area

6. Garage Door Condition

Good	Fair	Poor	NI	NP
X				

Materials: Metal

Observations:

- Garage door in good condition, over time weatherstripping will require replacing.

7. Garage Door Hardware Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- The door is tested to ensure correct operation - All working as required on day of inspection.
- Suggest lubrication of garage door tracks and moving components for smooth and correct operation.

8. Garage Door Opener Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Safety reverse in place and operational - This is tested to ensure correct operation.

9. Fire Door Conditions

Good	Fair	Poor	NI	NP
	X			

Materials: Metal Clad

Observations:

- The fire door should automatically close, if it does not as required this is deemed as a safety hazard, suggest adjusting to do so ASAP.
- No self closer. Recommend installation of self closer to protect against fume entry.



Door into garage should self close for safety

10. Fire Wall Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Firewall in good condition, no holes or damage - If damage occurs in the future, repair to maintain the fire rating.

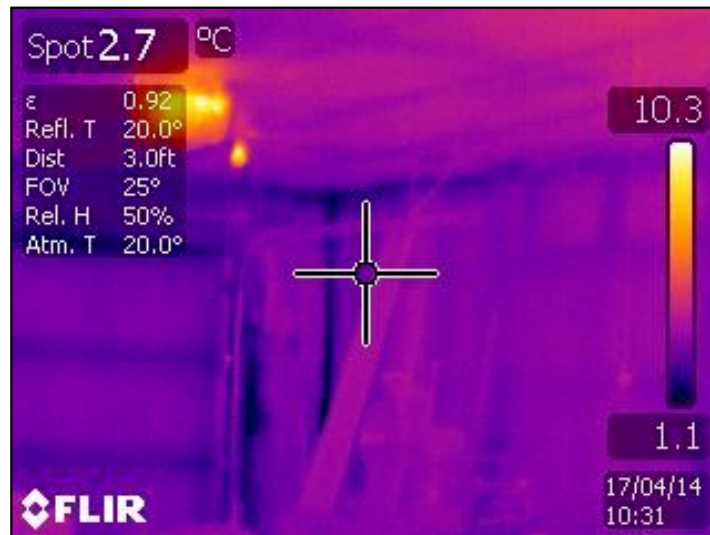
11. Garage Wall Condition

Good	Fair	Poor	NI	NP
X				

Materials: Drywall • Wood

Observations:

- Dry at the time of the inspection, walls/ceiling in good shape and condition.



Garage fully insulated

12. Garage Electrical Condition

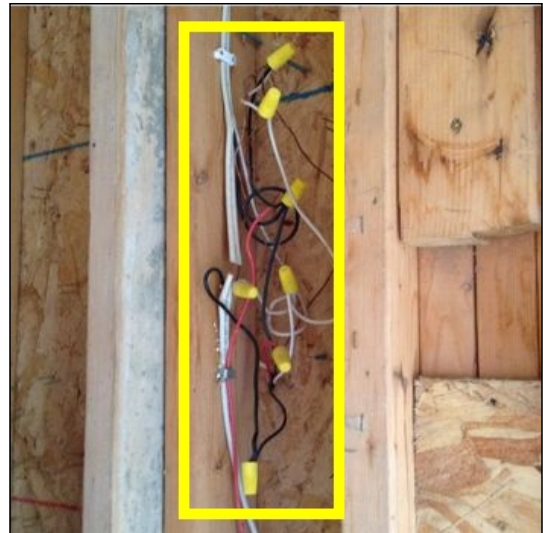
Good	Fair	Poor	NI	NP
X				

Observations:

- All assessable electrical outlets were tested for faults - No issues to report.
- Limited review of all receptacles due to personal storage.
- Add cover plates to receptacles and light switches for safety.



All wires should be in sealed junction boxes



Seal exposed junction box



Add cover plates

13. Garage Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- No issues to report in garage area on day of inspection.
- Limited inspection due to storage of personal property, hidden areas excluded from the report.
- Visual inspection only as outlined the contract.

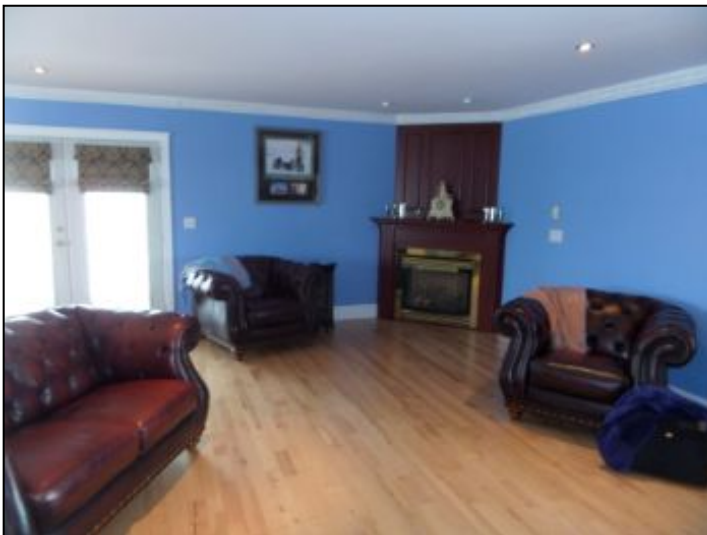
Living Room

1. Floor Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Hardwood noted - In good condition.



Living room



Living room



Living room

2. Ceiling Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- Dry on the day of the inspection - Ceiling/Walls in good condition.

3. Window Condition

Good	Fair	Poor	NI	NP
X				

Observations:

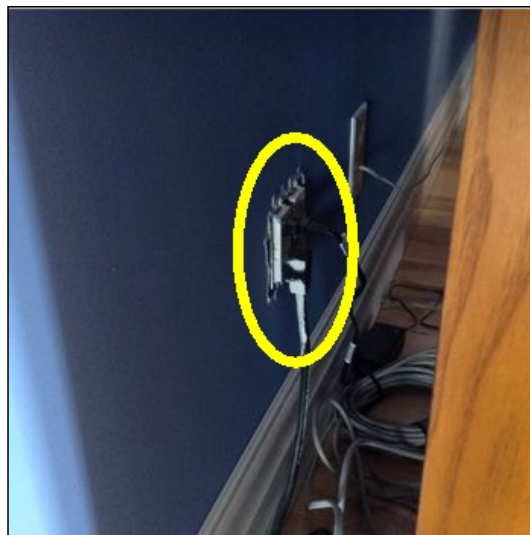
- All the windows in the home were tested (opened unless fixed) and worked as required on the day of the inspection.

4. Electrical Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- All accessible receptacles and switches worked as required on the day of the inspection.
- Some outlets not accessible due to furniture and or stored personal items.



Add cover plates for safety

5. Other Interior Area Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- The Living space was fully inspected and all areas were in good condition.
- Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.

Fireplace

1. Fireplace Location

Location: The fireplace is located in the Living Room.

2. Firepalce Style

Style: Gas Direct vent - It can only be assumed that this appliance was installed to manufacturer's specifications.

3. Firepalce Coments

Good	Fair	Poor	NI	NP
		X		

Observations:

- **Not operational - Recommend further review and cleaning by a qualified professional prior to use.**



Fireplace requires attention

Kitchen/Dining Area

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Kitchen Floor Condition

Good	Fair	Poor	NI	NP
X				

Materials: Wood • Vinyl Tile

Observations:

- Hard Wood - In good condition.



Kitchen area

2. Ceiling Conditions

Good	Fair	Poor	NI	NP
X				

Materials: Acoustic Spray • Drywall/Plaster

Observations:

- In good condition and no stains - dry at the time of the inspection.

3. Kitchen Windows Condition

Good	Fair	Poor	NI	NP
X				

Style: Double Hung • Fixed

Observations:

- Window opened to test - All working as required, unless fixed.

4. Kitchen Electrical Condition

Good	Fair	Poor	NI	NP
X	X			

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles to enhance safety. All receptacles within 3 feet of a water source- If possible, sometimes panels will not set up for this upgrade.

5. Kitchen Cabinate Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Cabinet were secure and all doors and draws tested for damage or problems.

6. Kitchen Counter Top Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Laminate countertops should be well caulked to stop moisture damage.

7. Kitchen Sink Condition

Good	Fair	Poor	NI	NP
X				

Materials: Granite Style

8. Traps/Drains/Suply Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- No leaks at traps or drains, water was run for some time to fully test for problems.

9. Stove/Oven Conditions

Good	Fair	Poor	NI	NP
X				

Style: Electric

Observations:

- The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.
- The electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures.

10. Dishwasher Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Dishwasher was tested by running on a regular cycle, it was working well on the day of the inspection, no leaks. Buyer is advised that no warranty is offered on this or any other appliance.

11. Hood Fan Condition

Good	Fair	Poor	NI	NP
X				

Exterior Vented

12. Microwave

Good	Fair	Poor	NI	NP
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection, no guarantees can be given.

13. Kitchen Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- All visual areas of the kitchen were inspected to find potential faults, all issues found have been documented.

Laundry Area**1. Laundry Area Location**

Location: Basement

2. Floors

Good	Fair	Poor	NI	NP
X				

Materials: Vinyl Tile

Observations:

- Floors in good condition



Laundry room

3. Walls Condition

Good	Fair	Poor	NI	NP
X				

Materials: Drywall/Plaster

Observations:

- In good condition and dry at the time of the inspection.

4. Door Condition

Good	Fair	Poor	NI	NP
X				

Materials: Hollow Core

Observations:

- Door tested and worked as required.

5. Window Condition

Good	Fair	Poor	NI	NP
X				

Materials: Fixed

Observations:

- Window tested and worked as required.

6. Washer Hook-ups

Good	Fair	Poor	NI	NP
X				

Observations:

- Washer hook ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.
- The washing machine was run on a short cycle to test its operation and for leaks, all worked as required on the day of the inspection.

7. Dryer Hook-ups

Good	Fair	Poor	NI	NP
X				

Observations:

- The dryer was tested on a short cycle and worked as required.

8. Laundry Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- Appliances were run to test and worked as required, these can fail at anytime, no warranties or guarantees given on appliances.

Other Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of

hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Floor Condition

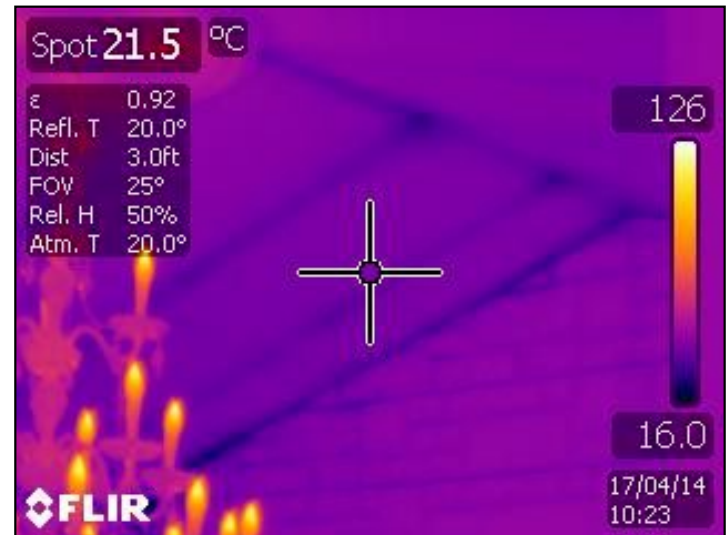
Good	Fair	Poor	NI	NP
X				

Observations:

- Floors were in good condition.



Separation noted on dining area - No humidifier will not help



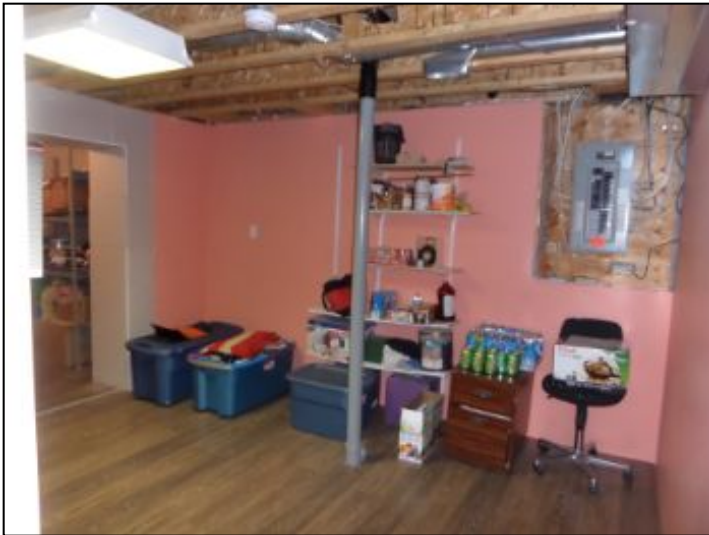
All well insulated at vaulted areas



Dining room



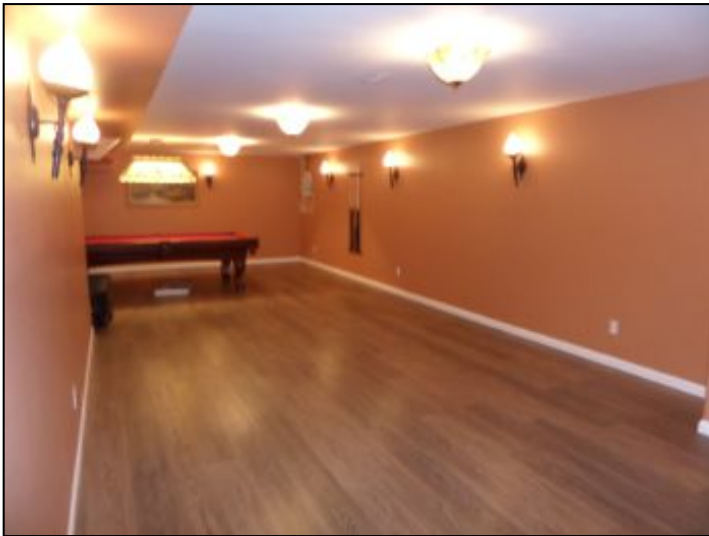
Basement walkway/Gym



Basement store room



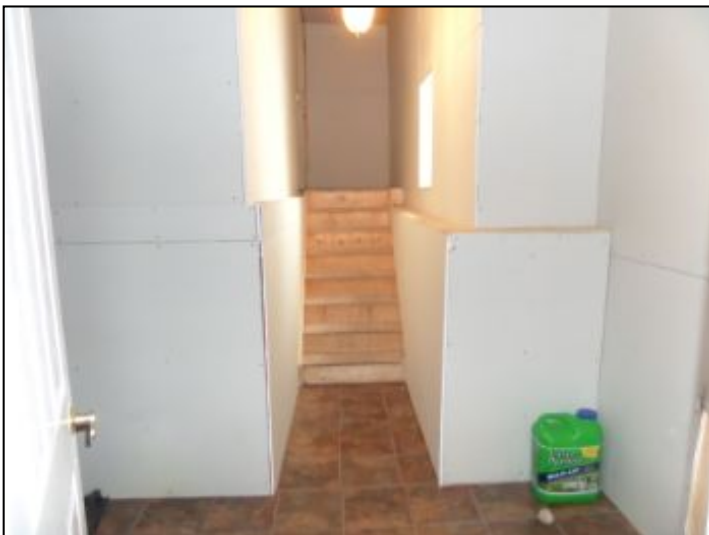
Basement store room



Basement rec room



Basement rec room



Walk way to garage



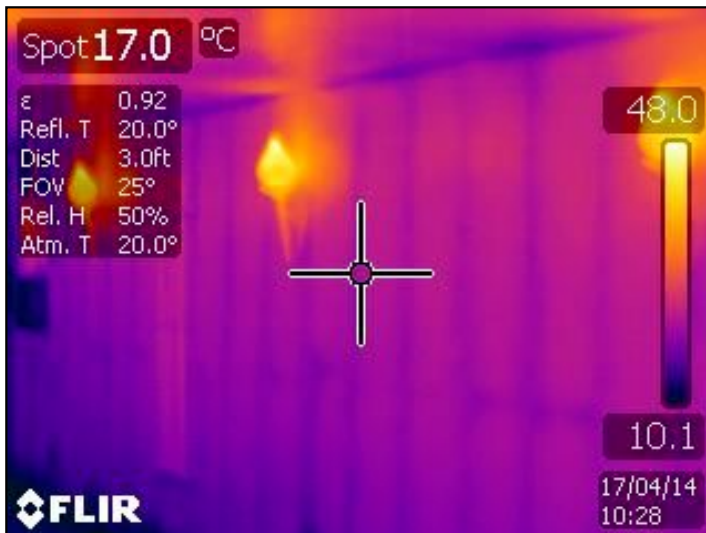
Spare room

2. Wall Condition

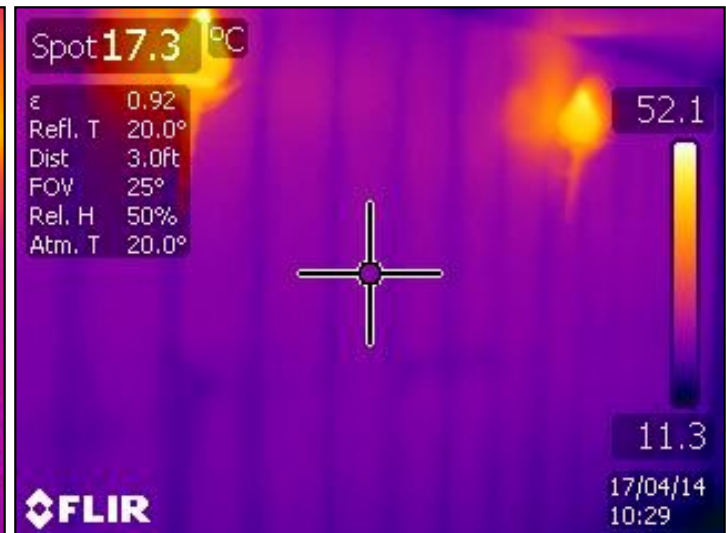
Good	Fair	Poor	NI	NP
X				

Observations:

- All walls/ceilings were in good condition and dry at the time of the inspection. (cosmetic issues are not part of the inspection)



All good below grade on day of inspection



Below grade

3. Door Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- Doors were tested and in good working order.

4. Window Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Windows are opened and tested to ensure they work as required. All good on day of inspection.
- Missing screens observed.



Some screens missing around the home

5. Electrical Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- Receptacles are tested for wiring faults - None on day of inspection.

6. Stair Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- The stairs were secure and a hand rail was present.

7. Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- This comment is in regards to the entire home, personal storage, furniture and any items covering problems, are excluded from the inspectors responsibility as a visual inspection only.
- Infrared Thermal Imaging has its limitations, certain surfaces that are reflective will limit what is visible to the thermographer. Please be reminded that this is non evasive inspection.

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

Bedrooms

1. Floor Condition

Good	Fair	Poor	NI	NP
X	X			

Observations:

- Hard Wood was note - This was in good condition.



Slight floor separation noted in bedroom 2



Slight separation in en suite 3



Bedroom 3



Bedroom 2



Master bedroom

2. Ceiling Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- The bedroom walls/ceilings were in good condition, dry at the time of the inspection.

3. Door Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- Bedroom doors all tested and worked as required.

4. Window Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- All bedroom windows were tested (opened) unless fixed) and all worked as required.

5. Electrical Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- Receptacles and switches were tested and worked as required were assessable on the day of the inspection.
- Some outlets not accessible due to furniture and or stored personal items.

6. Other Interior Area Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.

Bathrooms

1. Bathroom Location

Type: Basement • Main Level • Main Bathroom • Ensuite to Master bedroom

2. Bath FloorConditions

Good	Fair	Poor	NI	NP
X				

Materials: Wood

Observations:

- Bathroom floors are in good condition.



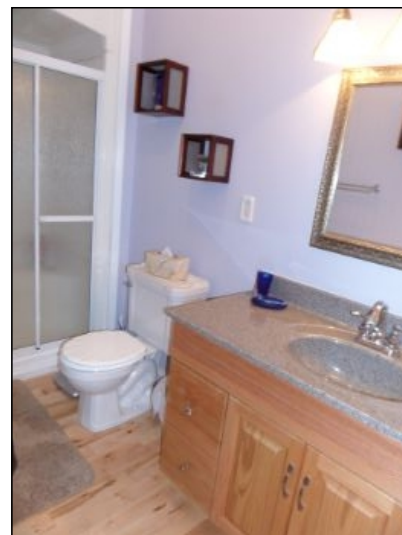
En suite to bedroom 3



En suite to master



En suite to master



En suite to bedroom 2

3. Bathroom Ceiling Condition

Good	Fair	Poor	NI	NP
X				

Materials: Tile • Drywall/Plaster • Acoustic Spray

Observations:

- All the bathroom walls/ceilings were in good condition, and dry.

4. Bathroom Doors Condition

Good	Fair	Poor	NI	NP
X				

Materials: Hollow Core • Pocket/sliding

Observations:

- Door were all tested and worked and locked as required.



Handle required at en suite pocket door

5. Electrical Condition

Good	Fair	Poor	NI	NP
X				

Observations:

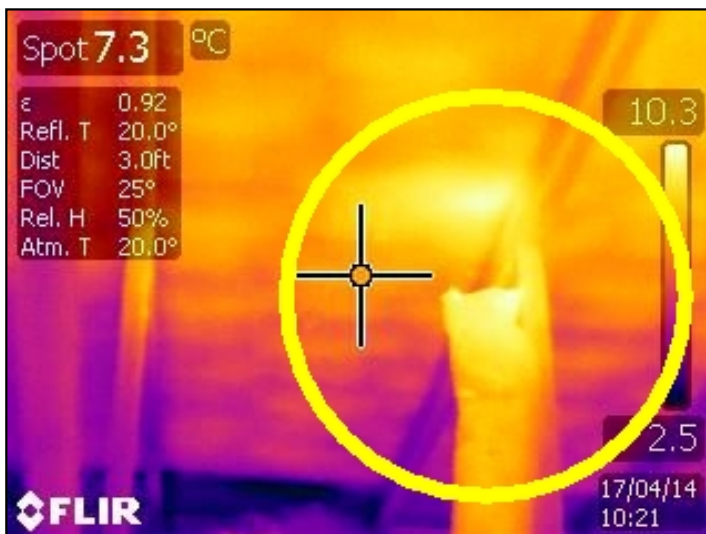
- GFCI in place and operational

6. Bathroom Exhaust Fan Condition

Good	Fair	Poor	NI	NP
X		X		

Observations:

- All vent fans should be kept clean to function as correctly.
- Exhaust fan is vented into attic area - must vent externally



Venting into attic



exhaust fan is vented into attic area - must vent externally



In correct venting can cause moisture and mold issues



Should be externally vented

7. Tub/Whirlpool Condition

Good	Fair	Poor	NI	NP
X				

Materials: Tub • Whirlpool/Jetted Tub

Observations:

- Tub was partly filled to test, the home was thermally scanned for hidden leaks, none on day of inspection, we can not be held responsible for future leaks. Leaks can start at anytime.
- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition on the day of the inspection only.



Tested and worked as required

8. Tub Surround Condition

Good	Fair	Poor	NI	NP
X				

Materials: Ceramic Tile • Plastic

9. Shower Base Condition

Good	Fair	Poor	NI	NP
X				

Materials: Plastic

Observations:

- Always keep the shower base well caulked to protect the sub floor from damage.

10. Shower Surround Condition

Good	Fair	Poor	NI	NP
	X			

Materials: Plastic

Observations:

- Non evasive inspection - Inspector cannot be responsible for issues behind tiled areas.
- As and when required - Suggest all tile edges of the shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring on the day of the inspection.



Bedroom 2 en suite - slight leak at shower



Slight leaking at shower in en suite 2

11. Shower Door Condition

Good	Fair	Poor	NI	NP
X				

Materials: Glass

Observations:

- Shower door was tested and operational.

12. Shower Faucet Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Shower faucet was run for a period of time to test for leaks or issues.

13. Sink Condition

Good	Fair	Poor	NI	NP
X				

Materials: Fiberglass

14. Traps/Drains/Supply Condition

Good	Fair	Poor	NI	NP
X		X		

Observations:

- No leaks at traps, drains or supply lines on day of inspection.
- Bathroom venting into attic - must vent externally



Drain venting should be externally vented

15. Toilet Condition

Good	Fair	Poor	NI	NP
X	X			

Observations:

- Some floor covering prevent us seeing hidden damage to sub floors, due to this they are excluded from the responsibility of the inspector.
- The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area.
- Suggest tightening the anchor bolts and caulking part way around the base to stop excess movement, once caulked do not use for 24 hours.
- **Toilet slightly loose. Recommend tightening to prevent water damage.**



Partly caulk toilet in en suite to secure



Secure master en suite toilet

16. Counters/ Cabinates Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Suggest caulking to protect the counter tops from water damage.

17. Bathroom Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- All the bathrooms were individually inspected and all areas tested for potential problems.

Unfinished Basement/Furnace Room**1. Basement Access**

Access by basement stairway

2. Foundation Comments

Good	Fair	Poor	NI	NP
X				

Type: Finished Basement**Observations:**

- Inaccessible areas behind insulation and vapour barrier are not within the scope of this report. Buyer is urged to review the sellers Property Information Sheet to determine if any issues such as seepage have occurred in past as this inspection is limited to visually accessible items only.
- Finished basement: finished areas in basement were observed. Access to the original basement walls, floors, and ceilings was not available due to the additional construction that is present such as framed out walls, covered ceilings, and added floor coverings. As these areas are not visible or accessible to the inspector they are excluded from this inspection.



Furnace area

3. Basement Stairs Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- The stairs were secure and a hand rail was present.

4. Basement Floor Condition

Good	Fair	Poor	NI	NP
X				

Materials: Concrete**Observations:**

- Common cracks noted - All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process.

5. Basement Walls Condition

Good	Fair	Poor	NI	NP
X				

Materials: Drywall

Observations:

- Dry at the time of the inspection.
- Limited review due to storage of personal property.

6. Basement Ceilings Condition

Good	Fair	Poor	NI	NP
X				

Materials: Unfinished • Open Beam

Observations:

- Dry at the time of the inspection.

7. Joist Condition

Good	Fair	Poor	NI	NP
X				

Materials: Manufactured

Observations:

- Floor joists are an important part of the supportive structure of a floor. They hold up the weight of a building, absorb impacts on the floor, and create structural support so that the floor will be stable and secure. Suggest consulting professional prior to modification.



Over cutting weakens the floor joists

8. Beams Condition

Good	Fair	Poor	NI	NP
X				

Materials: Wood

Observations:

- Support framework should not be altered as it is a vital component of overall structure, no alterations should be made without seeking the advice.

9. Support Post Comments

Good	Fair	Poor	NI	NP
X				

Materials: Screw Jacks

Observations:

- Never remove support posts with our seeking structural advice.

10. Subfloor Condition

Good	Fair	Poor	NI	NP
X				

Materials: Plywood/OSB - Plywood and OSB are made differently. Oriented strand board is made from heat-cured adhesives and wood particles that are arranged in layers that cross. Plywood is constructed from thin sheets of veneer, which are thin layers of wood peeled from a log. In plywood, the sheets are cross-laminated and glued together using a hot press. Due to these construction differences, plywood appears much more smooth and consistent than OSB. But the finished products are very similar in strength and performance characteristics.

Observations:

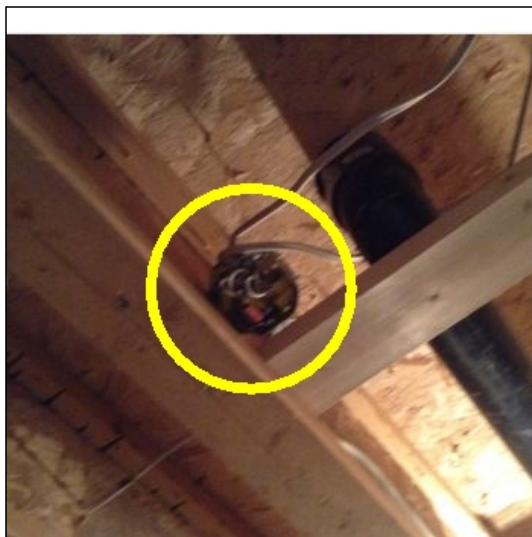
- No visible leaks were observed or damage to materials at the time of the inspection on going monitoring suggested.

11. Electrical Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- All electrical element were inspected - No issues found on day of inspection.



Seal open junction box in furnace room

12. Visible Plumbing Condition

Good	Fair	Poor	NI	NP
X				

Materials: ABS - (acrylonitrile butadiene styrene),
PVC - (poly vinyl chloride),
Plastic • Copper • Pex

Observations:

- All plumbing tested for problems, no issues present during the inspection.

13. Insulation Condition

Good	Fair	Poor	NI	NP
X				

Materials: Rolled/Batt Insulation

Observations:

- Visible at unfinished area only - No comments can be made on insulation in concealed areas.

14. Distribution/Ducts

Good	Fair	Poor	NI	NP
X				

Ducts/Registers**Observations:**

- Duct work is in place and correct, sealing joints, gaps and holes will reduce heat loss in unwanted areas, and giving a more pressure around the home, it is common for rooms further from the furnace to have a slightly lower heat distribution.

15. Basement Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- The basement area was dry on day of the inspection, future conditions cannot be determined as these are changeable with the weather conditions, suggest gaining information from seller on any past water/moisture penetration.
- Buyer is advised to refer to Disclosure Statement regarding past water intrusion.

Plumbing**1. Main Shutoff Location**

Good	Fair	Poor	NI	NP
X				

Materials: Plastic/Pex**Observations:**

- No leaks at the time of the inspection, ongoing monitoring of all plumbing suggested.



Water shut off to feed

2. Supply Liine Condition

Good	Fair	Poor	NI	NP
X				

Materials: Pex • Copper**Observations:**

- Visible supply lines appeared in good condition and no leaks were found unless otherwise stated.

3. Waste Line Condition

Good	Fair	Poor	NI	NP
X				

Materials: Plastic/PVC/ABS**Observations:**

- No leaks observed at the time of the inspection, keep toilets well secured to the floor to reduce the risk of leaking at waste line.

4. Sump Pump Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

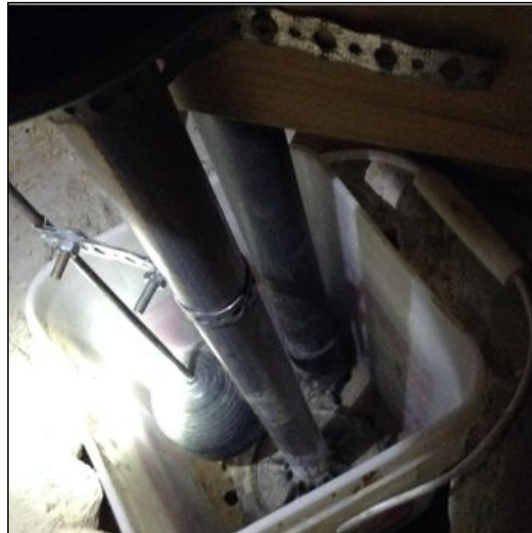
- The sump pump was activated and worked as required, we suggest regular monitoring/testing to ensure it works as required.

5. Sump Pit Conditions

Good	Fair	Poor	NI	NP
X				

Observations:

- Pit was totally dry on day of inspection.



Home made sump tested and worked as required

6. Plumbing Comments

Good	Fair	Poor	NI	NP
X				

Comments:

- All plumbing components tested well at time of inspection unless otherwise noted.

Suggest monitoring the visible pipes for leaking as part of ongoing maintenance.

Electrical**1. Main Service Drop Condition**

Good	Fair	Poor	NI	NP
X				

Type: Main Service Drop is underground

Observations:

- Incoming supply line was in good serviceable condition where visible.

2. Electrical panel Condition

Good	Fair	Poor	NI	NP
X	X			

Type / Materials: Breakers • Branch circuit wiring is copper • Service entrance cables are copper/multi strand aluminum. (Where visible)

Observations:

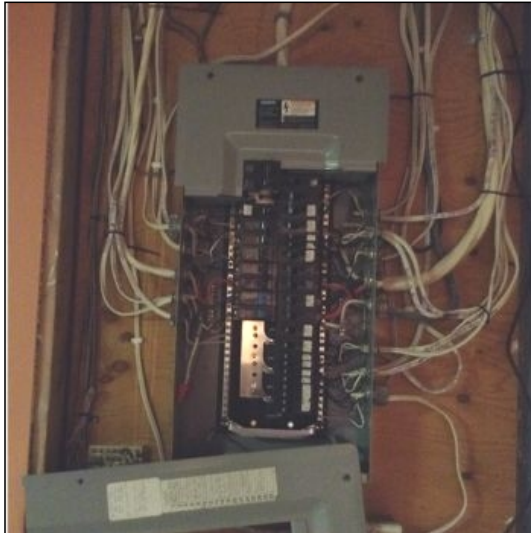
- The main service is approximately 100 amps, 240 volts.
- Open positions observed for future expansion.

3. Main Panel Comments

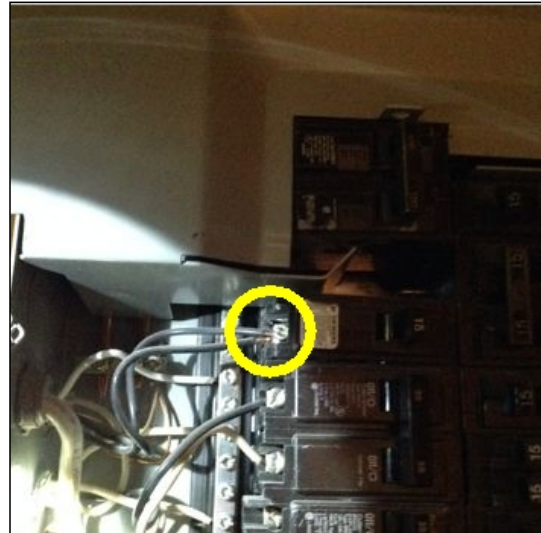
Good	Fair	Poor	NI	NP
X	X			

Observations:

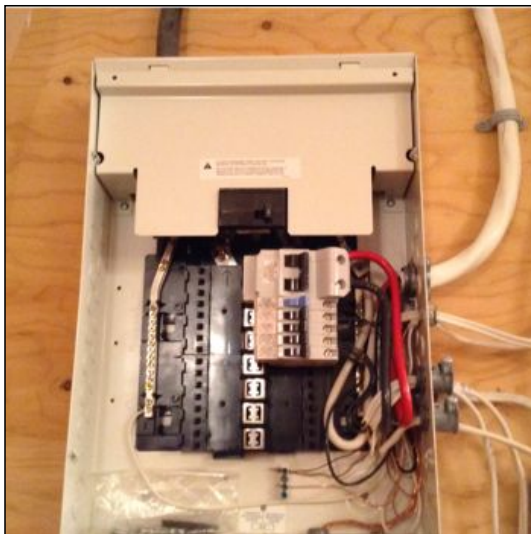
- All appeared good when inspected on the day of the inspection.
- Double tapping observed. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers, or result in loose connections and overheating of the breaker or connections. Ideally, doubled-up circuits should be independently fused.



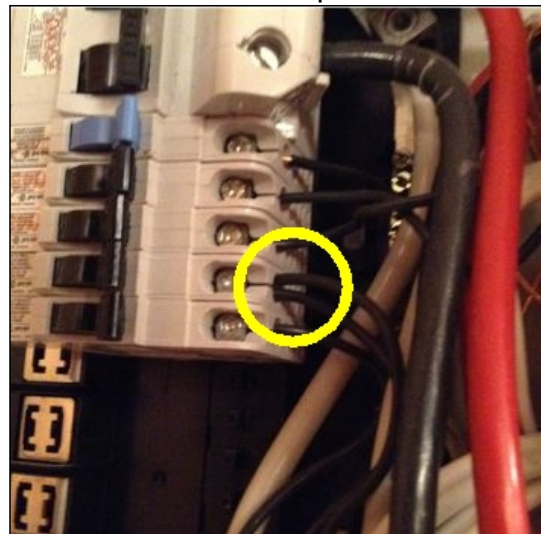
100 amp at store room panel



Possible double tapping in store room panel - not the inspectors job to decide if the breaker is single or double pole



Rec room panel



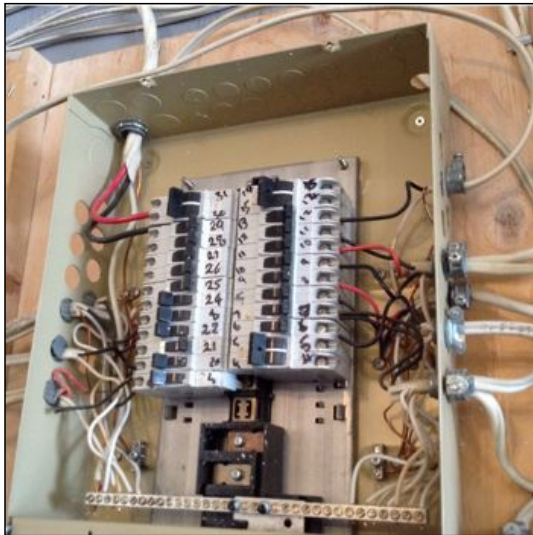
Double tapping in rec room panel

4. Sub Panel comments

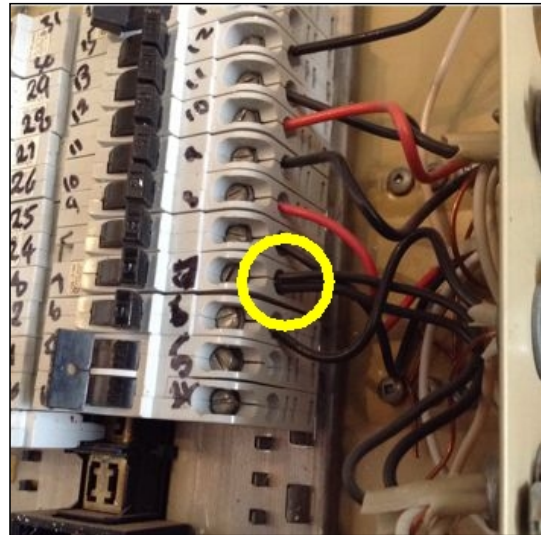
Good	Fair	Poor	NI	NP
X	X			

Observations:

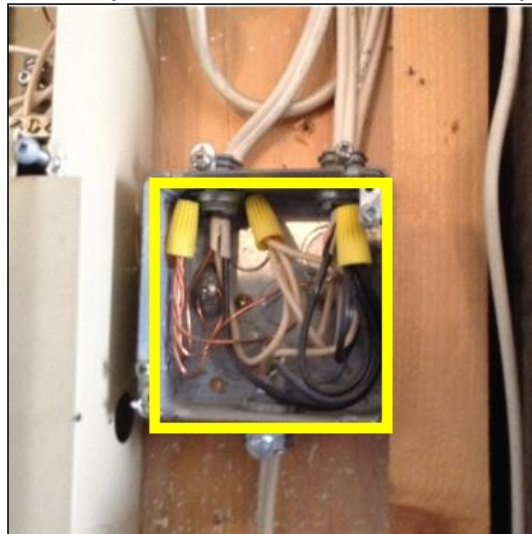
- Located in garage
- Double tapping observed at one position. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers, or result in loose connections and overheating of the breaker or connections. Ideally, doubled-up circuits should be independently fused.



Cover requires attaching to main panel



Double tapping in garage sub panel



Close open junction boxes

5. Smoke detector comments

Good	Fair	Poor	NI	NP
X				

Location: Basement • Main Floor

Observations:

- Periodic testing is suggested to ensure proper working order, these only have a life span of 10 years even if they sound on testing, if age is unable to determine, i suggest replacing all on day of possession.
- Carbon monoxide detectors in place and worked on testing, (CO2 detectors only have a 7 year life span, if age unknown suggest replacing)



All tested and worked as required - due to age replace all and add carbon monoxide detectors



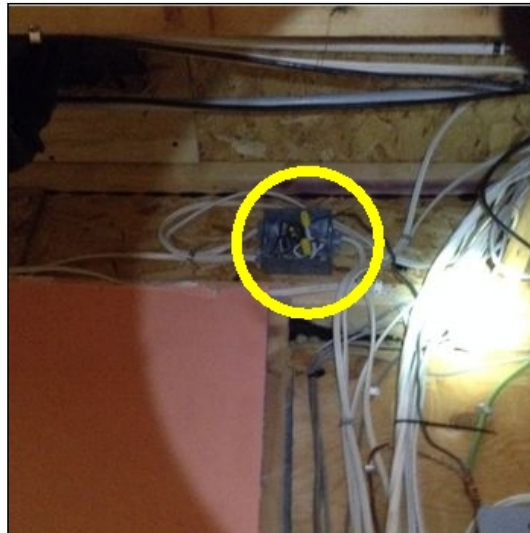
Carbon monoxide detector in place

6. Electrical Comments

Good	Fair	Poor	NI	NP
X	X			

Observations:

- As generalists our electrical inspections are limited - if a more advanced inspection is required suggest contacting electrician for full review.
- It is not the inspectors responsibility to confirm permits for the property.
- For education purposes - A ground-fault circuit interrupter (GFCI) can help prevent electrocution. If a person's body starts to receive a shock, the GFCI senses this and cuts off the power before he/she can get injured. GFCIs are generally installed where electrical circuits within appliances may accidentally come into contact with water. They are most often found in kitchens, bath and laundry rooms, outside or in the garage - We may suggest GFCI upgrades in areas, these upgrades are suggestions only and in some cases not possible due to the age of the home/panel. For more detailed review of electrical issues suggest electrician to review if required.
- The electrical service to this home is typical and adequate for this home. As many receptacles as physically possible were tested and were serviceable, unless otherwise noted.
- All electrical issues within the home should repaired/replaced buy a professional electrician, do not attempt repairs unless fully qualified.
- **Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.**



Open junction box above main panel

Heating

1. Heating

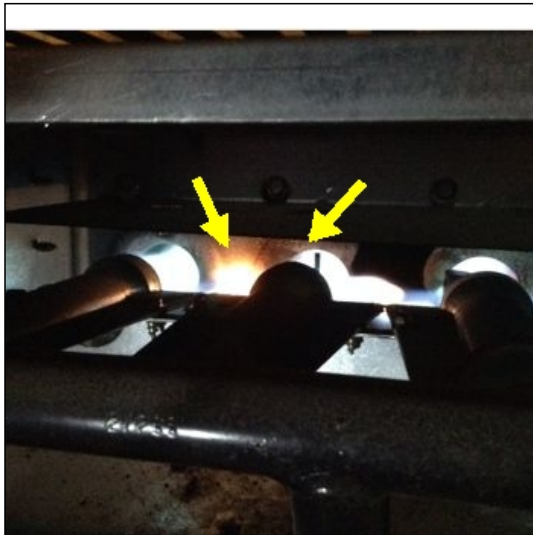
Type: Propane Forced Air

2. Burner Chamber Comments

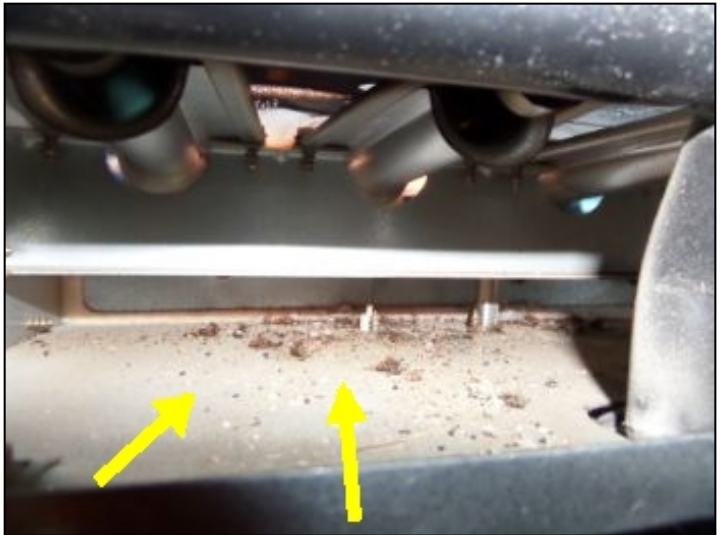
Good	Fair	Poor	NI	NP
	X	X		

Observations:

- Annual clean/service is recommended on possession and then ongoing annually.
- Cracks and/or holes in the heat exchanger are not part of the inspection unless easily visible.
- No record of recent service observed, suggest full clean and service on possession then every 2 years.
- Due to presence of rust, scale, and some debris in this appliance, a service review by a licensed HVAC contractor is advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchangers is not within the scope of this inspection and should be performed prior to closing to ensure the proper and safe operation of the system.
- The presence of soot, carbon, or yellow flame indicates improper combustion may be occurring with this appliance. This is a "Safety Concern". Further review by the local utility company or licensed heating contractor is recommended prior to closing to ensure safety.



Full clean and service required - heating engineer to assess flame issue



Full clean and service required



Flame not even - possibly problem - hvac engineer to inspect



3. Exhaust Venting Conditions

Good	Fair	Poor	NI	NP
X				

Materials: Plastic

Observations:

- Vent lines in good condition where visible.

4. Humidifier Comments

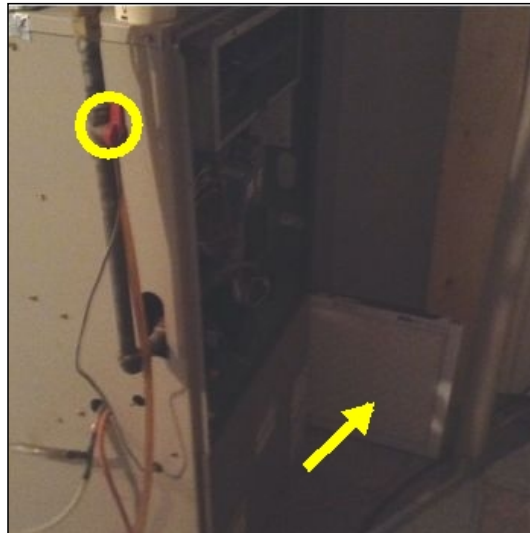
Observations: No humidifier present.

5. Air Filter Condition

Good	Fair	Poor	NI	NP
X				

Observations:

- Suggest filters are changed every 2-3 months, unless otherwise stated by the filters manufacture.



Gas shut off to furnace - replace filter every 2-3 months

6. Thermostat Condition

Good	Fair	Poor	NI	NP
X				

Recommend securing operation manual from seller and confirming proper operation prior to close.

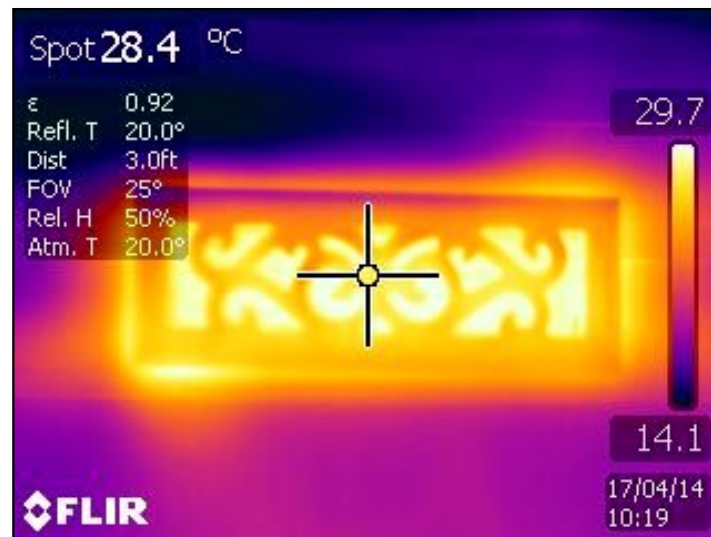
7. Distribution Ducting Condition

Good	Fair	Poor	NI	NP
X				

Type: Ducts and Registers

Observations:

- All heat registers are tested using thermal imaging to ensure they are operating consistently as required.



Heating tested and worked as required

8. Heating Comments

Good	Fair	Poor	NI	NP
X	X			

Observations:

- The heating was run for a period of time to test - Serviceable and in good working order.



No kill switch for furnace and powered with extension cord

Water Heater

1. Water Heater

Electric water heater noted - This was 10 years old and working as required.

2. Supply lines Condition

Good	Fair	Poor	NI	NP
X				

Materials: Pex and Copper

Observations:

- No leaks at supply lines or fittings.

3. Temperature Pressure Release Valve Conditions

Good	Fair	Poor	NI	NP
				X

Observations:

- Discharge pipe is missing on the temperature pressure relief valve. Suggest installing the required $\frac{3}{4}$ inch discharge pipe on the temperature pressure relief valve to within 1 foot of floor or to exterior of the building to ensure safety.

4. Water Heater Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- Serviceable at time of inspection. No warranties can be offered on this or any other appliance.
- Children should be kept away from water heater as the high pressure release valve, if disturbed, can cause scalding.



Water shut off to tank - add pressure relief valve

Attic

1. Methods Used to Inspect

How Inspected: Entering attics that are insulated can be dangerous. Attics with insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl/walk the attic area when they believe it is a danger to them or that they might damage the attic insulation or cause damage. Due to this it is a limited review of all area, viewed only from the hatch at attic edge with a flashlight.

2. Framing Condition

Good	Fair	Poor	NI	NP
X				

Style: Truss

Observations:

- Unable to determine condition in some areas due to amount of insulation cover.



All good in attic on day of inspection



All good in attic

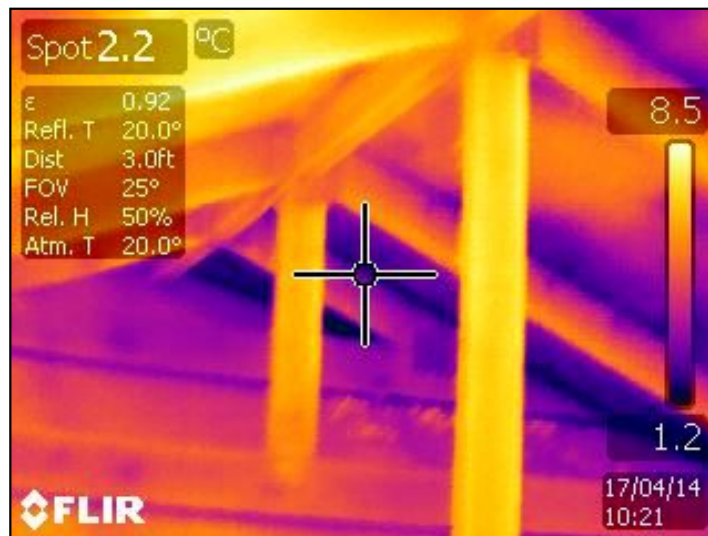
3. Sheathing Condition

Good	Fair	Poor	NI	NP
X				

Materials: Plywood/OSB

Observations:

- The attic space was visually inspected and Infrared thermally scanned, it all appeared dry on the day of the inspection. (we can only comment on what is visible and assessable from the attic hatch at the ladders edge)



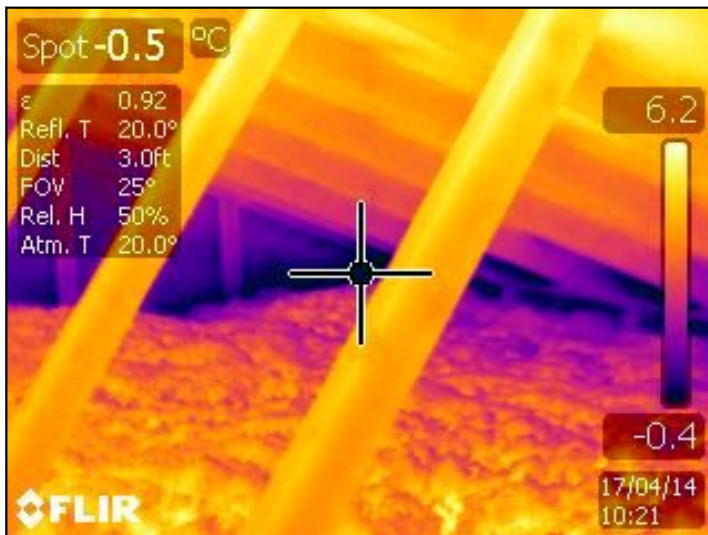
4. Insulation Condition

Good	Fair	Poor	NI	NP
X				

Materials: Blown in - Loose fill insulation

Observations:

- Approx 12-14 Inches of insulation noted in attic space.
- Suggest adding insulation to the back of the attic hatch, to reduce heat loss.



Add insulation to attic hatch



Approx 12 inches noted

5. Ventilation Conditions

Good	Fair	Poor	NI	NP
X				

Style: Hooded Roof Vents • Soffit Vents

Observations:

- Proper ventilation in your attic or roof space is critical to the performance of your roofing material, life cycle cost of roofing material and house structure, home system venting, attic condensation, ice dams, ceiling leaks, R value of insulation, energy costs, health of occupants, and so much more.

6. Attic Comments

Good	Fair	Poor	NI	NP
X				

Observations:

- Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mould is kept in check. While there may be very little or no evidence of mould build-up in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mould can be potentially hazardous and will spread when moisture enters the attic cavity and is not vented to the exterior. Any area of suspected mould should be reviewed by a qualified contractor for analysis and removal.
- Recommend monitoring performance of roof through regular attic review due to condition of roofing materials. Water intrusion can occur at any time after the inspection, future performance unknown.
- It is common to see staining around attic hatch entrance and the hatch itself, this when heat escapes into attic hatch in winter, hot air hits cold air and turns to condensation, this can be helped by replacing weatherstripping, in some times the sheathing can also be affected and in extreme cases mould can start to form.
- Comments made on the attic are reflected on recent weather conditions, during long periods of dry spells leaks are not visible, so excluded from being the responsibility of the home inspector, we can only comment on the condition on the day of the inspection.
- **Recommend installation of fresh weatherstripping annually at attic hatch to reduce build up of warm moist air.**



Add weatherstripping at attic hatch