ROCKY MOUNTAIN HOME INSPECTIONS LTD.
780-224-1151
hello@rm-hi.ca
https://www.rm-homeinspections.ca

RESIDENTIAL HOME INSPECTION

1234 Main Street
Canmore, AB T1W 0E3

Buyer Name
10/05/2025 9:00AM

Inspector
Kyle Dowdeswell
Certified Master Inspector®
780-224-1151
hello@rm-hi.ca

Agent
Agent Name
555-555-5555
agent@spectora.com

TABLE OF CONTENTS

Hi Matthew��

Thank you for putting your trust in Rocky Mountain Home Inspections Ltd. to conduct your inspection. Once you have had a chance to review the report please feel free to contact us with any questions.

We hope you're enjoying your experience with us and if you could spare a moment, we'd love it if you could leave us a Google review. Your feedback means a lot!

Click to leave a Google Review

Kyle

Please Read the ENTIRE Report

Unfortunately, many clients tend to focus on the summary. This report has a large amount of information about your home and may denote things such as; locations of emergency shutoffs, types of materials, routine maintenance tips, and other information that will educate you on your home. **We ask that you please take the time to read the report in its entirety inclusive of the *Limitations Tabs where applicable.***

*******Verbal statements or opinions expressed at the time of the inspection are not to be relied upon. Only the statements written in this report are the official opinions of your inspector and Rocky Mountain Home Inspections Ltd.*******

It is recommended to download a PDF of the report for your files. (While the repot link/access does not expire, internet outages can occur.)

Orientation

For the purposes of this inspection, the front of the home is defined as the section shown in the "Front Elevation" photo. Any references to the left or right sides of the home should be understood from the perspective of standing in front and facing it. Additionally, tapping or clicking on the photos will reveal location identifiers when the viewpoint is not immediately clear, all based on the front-of-home orientation.

Overview

Rocky Mountain Home Inspections Ltd. strives to perform all inspections in compliance with the **Standards of Practice** as set forth by **InterNACHI**. As such, we inspect the readily accessible, visually observable, installed systems and components

of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive nor quantitative.

By accepting and relying on this report you are stating you understand and acknowledge that you were told either before the start of the inspection or during previous communications including acceptance of the Inspection Agreement that the inspection is not intended to be technically exhaustive or to imply that every component was inspected or that every possible defect was discovered and notated in this report. Furthermore, you agree to the Scope of The Inspection, Its limitations which have been described in the limitations section of the report and inspection agreement. The purpose of a home inspection is to give you a general idea as to the condition of the components and systems inspected rather than a comprehensive list of all defects in the home. A representative number of doors, windows, switches, and receptacles were inspected in accordance with InterNACHI's Standards Of Practice.

Definitions that may help you understand the above statement better:
System = a set of components working together as parts of a mechanism or an interconnecting network. Examples of a system would be the Roofing system, the Plumbing system, and the Electrical system.
Component = a part or an element of a system. Examples of components would be a shingle in a Roofing system, a faucet in a Plumbing system, and a circuit breaker in an Electrical system.

This report contains observations of those systems and components that, in our professional judgment, were not functioning properly, significantly deficient, or unsafe. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the client's contingency period or prior to closing**, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

Once a component of the greater system or entire system has been identified as in need of maintenance and or further evaluation it is your job to have the appropriate contractor further evaluate and assess that entire system before the end of your contingency period. Rocky Mountain Home Inspections Ltd. will not be responsible for additional defects that the specific contractor did not bring to your attention.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection cannot predict future conditions or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of Inspection only and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, water infiltration into crawl spaces or basements, and failed window seals. This report is only supplemental to the Seller's Disclosure. Refer to the InterNACHI Standards of Practice (linked to above), and the Inspection agreement regarding the scope and limitations of this inspection.

You WILL discover additional defects that have not been addressed during the inspection or reflected in the inspection report once you move in. A real estate inspection helps to reduce some of the risks involved in purchasing a home however it cannot remove these risks entirely, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is not possible in the time frame of a home inspection to observe every surface of a home and do a comprehensive test of all the systems and components. The role of your home inspector is to bring to your attention that a particular system or condition of the home needs to be further evaluated and assessed by a specific contractor and NOT identify every possible defect that exists for that particular system or condition of the home.

This inspection is **NOT** intended to be considered as **a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH**. This inspection report should be used alongside the seller's disclosure, pest inspection report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is, unfortunately, a part of homeownership.

How to Read Your Home Inspection Report

Please take a moment to view the video below to learn how to read your home inspection report and navigate it efficiently to get the most from it.

How to Read Your Home Inspection Report

Notice to Third Parties

NOTICE TO THIRD PARTIES: This document is non-transferable to any and all third-parties, including; subsequent buyers, sellers, and listing agents. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT NAMED HEREIN**. This report is governed by an Inspection agreement between Rocky Mountain Home Inspections Ltd. and the client; Matthew Stewart that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. It is not reasonable for any other party to rely on the Report without first obtaining written authorization from Rocky Mountain Home Inspections Ltd.. Liability is expressly denied to any person other than the Client and those who obtain written consent from Rocky Mountain Home Inspections Ltd., and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on the Report. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; pools and spas, outbuildings or any other detached structure, storm doors and storm windows, screens, the integrity of multiple pane window glazing or thermal window seals, window AC units, central vacuum systems, water softeners, alarm, and intercom systems, and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks. **Appliances were tested as a courtesy and were in working condition (the appliance turned on) at the time of the inspection (unless otherwise noted). It cannot be guaranteed that the appliances will be functional at the time of possession. It is recommended that the appliances be re-tested prior to possession.**

Water and gas shut-off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. We don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with building codes, ordinances, statutes, regulatory requirements or restrictions, of any kind whatsoever; The market value of the property or its marketability; The advisability or inadvisability of the purchase of the property; Any component or system that was not observed; Calculate the strength, adequacy, design or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly, a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead-based paint, radon, mould, wood destroying organisms (termites, carpenter ants, etc.), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide. **Any mention of the possible presence of any of these is done as a courtesy.** All repairs and renovations are recommended to be done by a qualified contractor. For more information on Asbestos we recommend going to this Government of Canada Website: Asbestos - In the Home

Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor who is either licensed or certified in the field of concern. If we recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover

additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in Rocky Mountain Home Inspections Ltd.'s opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

QUALITY OF REPAIRS: If repairs are made to a property based on the results of our inspection, the work should be performed by qualified contractors. Qualified means a licensed, bonded, insured professional with a reasonable amount of experience. Contractors providing repairs should provide documentation in the form of work orders and/or receipts with a scope of work completed (itemized list(s) and description) and their Contractor's License Number.

If repairs are made and the information above provided, then there's generally no need for a re-inspection. **Under no circumstance, can or will we assume the responsibility for repairs completed by a handyman, unlicensed person, or licensed trades professional. Often times, the repair efforts/items are not visible to the Inspector.**

Thermal Imaging Information

THERMAL IMAGING: A thermal imaging camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which are beyond the scope of a home inspection. Thermal imaging readings will vary from day to day depending on conditions, and a satisfactory reading on the day of the inspection does not necessarily mean that no underlying latent defect or concern exists within the examined area.

Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. We can make no representations regarding conditions that may be present in these areas but were

concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

COMPONENT LIFE EXPECTANCY: Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, which couldn't be determined by the inspector.

PHOTOGRAPHS/VIDEOS: Photos and videos are included in your inspection report. These photos are for informational purposes only and do **NOT attempt to show every instance or occurrence of a defect**. For example, if the report has three photos of hail damage on the roof, this does not mean that there is only hail damage in those areas. Photographs are a tool to convey findings and are not intended to enhance those findings or diminish any findings not photographed.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact us for clarification.

If you have any questions arising from this report, please contact us and we would be happy to provide further clarification.

Detached Item(s) Present

Only items and components directly and permanently attached to the structure are inspected according to the InterNACHI Standards of Practice, and most of these items are only required to be reported on with their respective effect on the structure. This home may contain detached patios, stairs, retaining walls, outbuildings, decks, pools, fireplaces, etc. If comments are made with regard to these items, any comments **should be viewed as a courtesy only, and not be construed as an all-inclusive listing of deficiencies**. If any detached items or structures are of concern, evaluation of these items should be conducted by qualified individuals.

Comment Key - Definitions

This report divides deficiencies into three categories; **Major Defects or Safety (in red)**, **Marginal Defects (in orange)**, and **Minor Defects/Maintenance Items/FYI(in blue)**. **Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed as soon as possible.**

Major Defects/Safety/Expensive - Items or components that were defective and may require major/costly repairs. This category may also contain serious safety hazards or concerns that **are in need of immediate attention**. Items categorized in this manner typically **require repairs or replacement by a Qualified Contractor**.

Marginal Defects - Items or components that were found to include a deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, or the defect may lead to further problems. **Repairs or replacement is recommended for items** categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically **require repairs from a Handyman or Qualified Contractor** and are not considered routine maintenance or DIY repairs. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. **Major repairs or replacements should be anticipated, and planned for**, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC Systems, Water Heaters, etc.
Minor Defects/Maintenance Items/FYI - Items or components that were found to **be in need of recurring or basic general maintenance** and/or may need minor repairs that may improve their functionality.

These categorizations are in our professional judgment and based on what we observed at the time of inspection. This categorization should not be construed to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. The recommendations in each comment are more important than their categorization. Due to your perception, opinions, or personal experience, you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

This report contains technical information. If you were not present during this inspection or do not understand what the report is referencing or what contractors you should contact and have them further review the recommended systems and components, please call our office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the report's content.

Your Job As a Homeowner: Schedule a Home Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term, and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

A Certified Master Inspector (CMI)® can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with Rock Mountain Home Inspections Ltd. today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Click the Schedule Now tab to book!

Schedule Now

ROCKY MOUNTAIN HOME INSPECTIONS

SUMMARY

20
MAINTENANCE OR FYI ITEM

27
RECOMMENDATION

1
SAFETY HAZARD OR POTENTIALLY VERY COSTLY

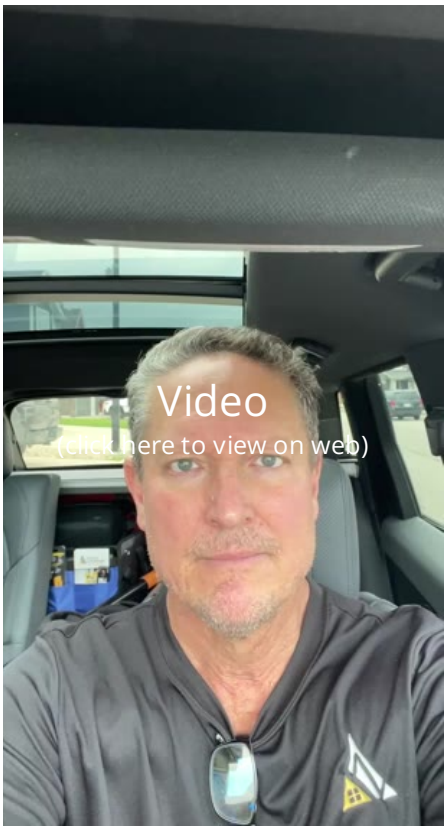
The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items we would like to draw extra attention to. Use the Report Summary as your starting point to understand the most pressing issues in your inspection. From there, dive into the detailed comments to determine the next steps. The summary is not a complete listing of all the findings in the report and reflects the opinion of the inspector. **Please review all pages of the report including Limitations Tabs as the summary alone does not explain all of the issues or identify areas that were not accessible.** All repairs should be done by a licensed & bonded tradesman or qualified professional. Rocky Mountain Home Inspections Ltd. recommends obtaining a copy of all receipts, warranties, and permits for the work completed.

5.10.2 Garage - Floor: Deterioration/Cracking - Moderate
7.1.1 Electrical Panel - General: Panel Cover Screw(s) Missing
7.1.2 Electrical Panel - General: Open Breaker Slots
7.6.1 Electrical Panel - Breakers / Wiring: Wiring across bus bar
8.10.1 Heating System - Humidifier: Past Leak at Shutoff Valve
8.11.1 Heating System - Condensate Removal: Past Condensate Leak
9.10.1 Heating System 2 - Humidifier: Damaged
9.11.1 Heating System 2 - Condensate Removal: Past Condensate Leak
10.8.1 Plumbing - Backwater Valve: Clean Lid And Service
10.10.1 Plumbing - Floor Drain: Debris
11.1.1 Water Heater - General: No Permit/Inspection Sticker
11.2.1 Water Heater - Operation: Nearing End Of Life
11.7.1 Water Heater - Water Inlet / Outlet: Past Water Leaks
12.7.1 Structure - Floor / Slab: Common Sealed Cracks
13.7.1 Basement - Unfinished Areas - Electrical: Missing Insulation
14.2.1 Interior - Closet: Doorstop Missing/Damaged/Not functional
14.3.1 Interior - Ceiling: Water Staining/Damage - No Moisture
14.3.2 Interior - Ceiling: Patching Visible
14.4.1 Interior - Walls: Baseboards / Water Staining - Damage
14.6.1 Interior - Doors: Doorstop Missing/Damaged/Not functional
14.7.1 Interior - Windows: Water Damage - Below Casing
14.8.1 Interior - Electrical: Loose Outlet
14.11.1 Interior - Stairs / Railings: Baluster(s) - Loose
15.3.1 Bathroom(s) - Cabinet / Countertop: Doors Rub
15.4.1 Bathroom(s) - Sinks: Stopper Would Not Engage
15.5.1 Bathroom(s) - Traps / Faucets: Past Leaks
15.5.2 Bathroom(s) - Traps / Faucets: Handle Loose/damaged
15.7.1 Bathroom(s) - Toilet: Past Leaks
17.3.1 Laundry Room/Area - Washer Hose Bib: Hose(s) Past Life Span
17.3.2 Laundry Room/Area - Washer Hose Bib: Past Water Leak
18.1.1 Gas Fireplace - Main Floor - General: Dirty Below Fireplace
20.4.1 Attic - Sheathing: Suspected Mildew or Mould Noted
20.6.1 Attic - Insulation: Consider Additional Insulation

1: INSPECTION DETAILS

Information

General: Introduction



General: Elevation Photos

Any references to the left or right sides of the home should be understood from the perspective of standing in **front** and facing it.

(This applies to the door photo taken from the hallway for an apartment condominium)


Front of Home


Rear of Home

General: Inspection Type
Residential Home Inspection

General: Inspection Method
Visual, Non-invasive

General: Residence Type/Style
Detached, Single Family Home

General: Attendance
Buyer Agent present

General: Occupancy
Occupied - Furnished, Access to some items such as: electrical

General: Electric Status
On

outlets/receptacles; windows; wall/floor surfaces; and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

General: Gas/Oil Status
On

General: Water Source / Status
Municipal, On

General: Sewage Disposal
Municipal

General: Weather Conditions
Overcast

General: Precipitation In The Past 48 Hours?
Yes, Rain

General: Soil Conditions
Damp

General: General Limitations

- Typical wear & tear such as nicks, scratches, touch-ups, etc are considered normal and may or may not be indicated in this report. The inspection does not cover damage/defects concealed by furniture, rugs, wall panelling, fixtures and/or stored items/clutter.
- **Materials in a home MAY contain asbestos.** Asbestos can be found in many products and is still being used in manufacturing many products available today, however its use in home products, once common, has been drastically reduced. One very common product in which asbestos was commonly used was in drywall compound used to seal joints between drywall sheets and to create interior wall textures. Because drywall compound stocks were warehoused, asbestos-containing drywall compound may be present in older homes. Although asbestos is a known health hazard, it is dangerous only when in a form in which it can be inhaled. Cutting or sanding drywall compound that contains asbestos will release asbestos particles into the air where they may be inhaled. You should keep this in mind if you plan to renovate your home. Regulations governing asbestos removal vary by local jurisdiction. Asbestos abatement (removal) can be extremely expensive. Once you own a home that contains asbestos, your options for changes requiring demolition may be affected by the fact that you may be required to pay for asbestos removal. Asbestos in some forms, such as vinyl flooring, is often left in place and covered, rather than removed. This is an acceptable practice in many instances. Much information about asbestos is available online. The only way to know for certain whether asbestos is in a particular product or material is to have testing performed. Consider having an asbestos screening performed before the expiration of your Inspection Objection Deadline. **Any mention of the possible presence of any asbestos is done as a courtesy.**

General: General Note: Permits

The clients are advised to ensure any and all permits that may be required for the property are present and finalized. These include (but not limited too - likewise not all may apply) - Deck, Basement, Garage Heater, AC, Occupancy, Electrical Upgrades etc. The verification of permits falls outside the scope of a standard home inspection. Any permit/inspection sticker identified as present/visible or not present/visible at the time of inspection is done so as a courtesy only.

Your Inspector(s): Kyle Dowdeswell, CMI®

- **Alberta Inspector License Number:** 347083
- **Alberta Business License Number:** 347081
- **WETT Number:** 12746
- **Inspection Company:** Rocky Mountain Home Inspections Ltd.

General Note: **Alarm-Monitored Smoke and Carbon Monoxide Detectors**

Alarm-monitored smoke and carbon monoxide detectors are not noted as installed units for the purpose of this inspection. These units are potentially not in a working condition if the alarm service is not current/active. Recommend confirming active status prior to your closing date.

Limitations

General

UNPLUGGED APPLIANCE(S)

Unplugged appliance(s) not tested. Due to possible unknown reasons for an appliance to be unplugged/not powered the inspector(s) do not plug them in. Further investigation is recommended prior to the contract closing date. Recommend disclosure from the sellers to determine if the unplugged appliances are in working condition.

General

EXTERIOR BAR/BBQ AREA/FIREPLACE

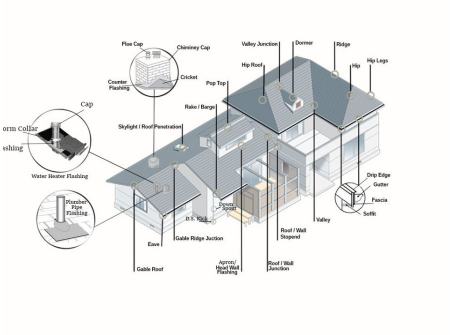
Exterior bar/BBQ/fireplace are not in the scope of a home inspection. Further investigation is recommended to confirm the functionality of these units.

2: ROOF

Information

General: Information

Where visible, the roof was inspected for proper installation or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Roof Terminology

General: General Information And Limitations

Often roofs are not accessible for safety or other reasons. These may include; the roof is wet, frost or snow covered, or the roof is too steep or too high. Inspections that do not involve walking on the roof surface are not as reliable as those that are performed by other methods and there are limitations to the inspection. Only visible/accessible areas of chimneys, flues, and caps can be inspected and reported on. The approximate design life stated in this report is only an estimation of remaining shingle life and can be affected by many factors such as weather conditions, etc. The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor. No warranty on the shingle design life can be provided. Clients are advised to consult a roofing expert for a professional opinion if they are concerned about these limitations.

General: Roof Views

General: Inspection Method

Ground, Drone / Quadcopter, Ladder at the Eaves

General: Unable to Inspect - Percentage

10% or less

General: General Maintenance

The application of caulking may be required on the roof in such areas as exposed nail heads, nail holes, slight imperfections in the granular material, etc. Caulking will shrink with age and **must be maintained**, to reduce the possibility of moisture intrusion.

Roof Coverings: Information

The roofing material was inspected at visible portions for excessive granule loss, signs of curling or delamination, loss of adhesion between the shingles, and any other signs of damage or excessive age. No deficiencies were observed unless otherwise noted in this report.

Roof Coverings: Material
Asphalt / Fiberglass

Roof Coverings: Type
Architectural

Roof Structure : Information

The roofing structure appeared to be in satisfactory condition. No deficiencies were observed **unless otherwise noted in this report**.

Valley: Information

The valley(s) were inspected at visible portions for excessive granule loss, signs of curling or delamination, loss of adhesion between the shingles, and any other signs of damage or excessive age. The valley(s) appeared to be in satisfactory condition, allowing for normal wear and tear, at the time of inspection. No deficiencies were observed unless otherwise noted in this report.

Valley: Material
Asphalt / Fiberglass shingle

Flashing: Information

Visible portions of the flashing were inspected looking for installation related deficiencies or damage (drip edge, sidewall, headwall, counter, etc - if applicable). Typically most areas of flashing are not visible as they are covered by the roof covering material, and therefore functionality has to be determined by looking for moisture intrusion on the sheathing in the attic, or ceilings where the flashing was presumed to be in place. No deficiencies were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Combustion Flue: Type
N/A

Plumbing Vents: Information

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Plumbing Vents: Type
ABS

Roof Vents: Information

The roof vents and other roof penetrations were inspected by looking at their clearance, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Roof Vents: Type
Box Vents, Exhaust Gooseneck
Vents, Soffit

Fascia / Soffit: Information

The trim, soffit, and fascia were inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Fascia / Soffit: MAINTENANCE: Recommend Bi-annual painting / staining of wood surfaces

Recommend regular preparation and painting/staining of wood surfaces to help prevent water damage.

Gutters / Eaves: Information

The gutters were inspected looking for proper attachment, debris in the channel, standing water, damage, etc. Leaking gutters cannot be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the home, sealing may be needed at seams or endcaps. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Gutters / Eaves: Material

Aluminum, Continuous

Downspout: Information

The downspouts were inspected to ensure they were diverting rainwater away from the foundation walls. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection unless otherwise noted in this report.

Leader / Extension: Information

The leaders/extensions were inspected to ensure they were diverting rainwater away from the foundation walls. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection unless otherwise noted in this report.

Leader / Extension: All Sections Should Remain Fastened

All sections should remain fastened securely and kept clean to facilitate proper water flow. **Ensure downspout leaders are extended above grade, 6' to 8' away from the building** to reduce the possibility of moisture penetration into the basement.

Limitations

General

INSPECTED FROM GROUND AND/OR INTERIOR

FYI: Roof was visually inspected from accessible points on the ground and/or interior. If a roof is too high, is too steep, is wet, or is composed of materials that can be damaged if walked upon, the roof is not mounted. Therefore, the client is advised that this is a limited review and that a licensed roofer should be contacted if a more detailed report is desired.

General

INSPECTED USING A DRONE/QUADCOPTOR

FYI: This system is used when the roof is inaccessible due to height, material, pitch, and/or weather conditions. The client is advised that some areas of the roof will not be visible due to the nature of the design of the roof and the equipment used. Although every effort is made to inspect the roof fully, there are limitations.

Observations

2.2.1 Roof Coverings

Recommendation

CAULKING MAINTENANCE NAIL HEADS, IMPERFECTIONS, ETC

The application of caulking was required on the roof in such areas as exposed nail heads, nail holes, slight imperfections in the granular material, etc. Caulking will shrink with age and must be maintained, to reduce the possibility of moisture intrusion. Evaluation of the whole roof is recommended by a certified roofing contractor.

Recommendation

Contact a qualified roofing professional.

Front of Garage

2.2.2 Roof Coverings

Recommendation

DETERIORATION MINOR

At the time of inspection, I observed that the roofing material was showing some signs of deterioration. They appeared to be adequately protecting the underlying home structure at the time of the inspection. Recommend further evaluation by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.

Front of Home

Front of Home

2.10.1 Gutters / Eaves

Maintenance or FYI Item

DIRTY REQUIRES CLEANING

Recommend cleaning at least once per year or as often as required to prevent clogging of gutters and downspout/leaders.

Recommendation

Contact a qualified professional.

2.10.2 Gutters / Eaves

Recommendation

HOLDING WATER

The gutters were holding water, requires further investigation and repair if necessary by a qualified contractor.

Recommendation

Contact a qualified gutter contractor

Front of Garage

2.12.1 Leader / Extension

Maintenance or FYI Item

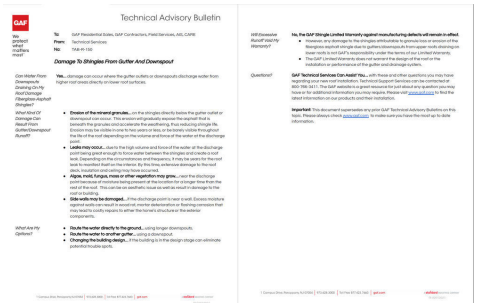
INSTALL LEADER ACROSS ROOF

ONE OR MORE PLACES

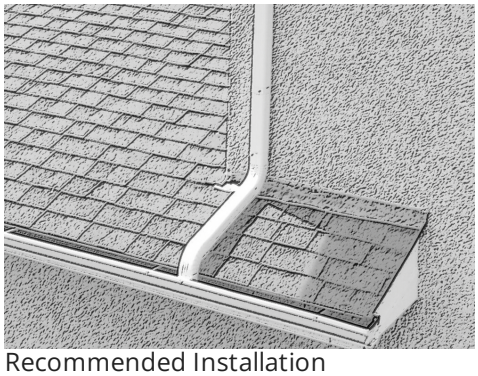
IMPROVE: Although **not required by code** we recommend installing leader from top roof downspout, along lower roof directly into lower gutter to prevent premature wear of the lower roof's shingles.

Recommendation

Contact a qualified professional.


Technical Advisory Bulletin

Damage To Shingles From Gutter And Downspout


Recommended Installation

2.12.2 Leader / Extension

Maintenance or FYI Item

BENT OR DAMAGED

The leaders / extensions were bent or damaged in areas at the time of the inspection and should be repaired or replaced by a qualified contractor to ensure proper roof drainage.

Recommendation

Contact a qualified professional.

3: EXTERIOR

Information

General: General Information And Limitations

Any cladding / siding, especially composition or hardboard siding must be closely monitored. Even modern composition siding and especially trim is particularly vulnerable to moisture damage. All seams be must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture is kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

General: MAINTENANCE: Seal All Exposed Areas

Recommend ensuring **all exposed areas (holes, cracks, pipe entry points, or any dissimilar material abutments, etc) are sealed** to reduce the risk of water intrusion and subsequent damage.

General: MAINTENANCE: Recommend Bi-annual painting / staining of wood surfaces

Recommend regular preparation and painting/staining of wood surfaces to help prevent water damage.

Foundation Exterior: Information

The foundation exterior was visually inspected from the exterior looking for significant damage, presence of proper flashing, and potential water entry points, etc. Obscured or covered sections of the foundation could not be inspected. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Exterior Surface: Information

The walls and wall cladding were inspected looking for significant damage, presence of proper flashings, and potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Exterior Surface: Exterior Material

Fiber Cement (James Hardie Board or similar)

Trim: Information

The trim was inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Intake / Exhaust Vents: Information

The intake/exhaust vents were inspected by looking at their general condition, checking for debris in the vents, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Doorbell: Information

The doorbell was tested by depressing the button and listening for a chime. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Doorbell: Doorbell Type

Video Doorbell

Exterior Doors: Information

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Exterior Doors: Lockset Information

Locksets (deadbolts & door handles) are not inspected for their functionality with keys, as replacement or re-keying of any deadbolts and handles is recommended due to not knowing who may possess keys to the home. Therefore deadbolts and handles will be reported on with respect to the misalignment of the door only, preventing them from latching or locking properly.

Window Exteriors: Information

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report. **(As part of the SOP inspectors are not required to determine the integrity of multiple-pane window glazing or thermal window seals, any mention of a failed seal was done as a courtesy).**

Window Screen: Information

The window screens were inspected looking for damage, and whether some or all of the screens were present. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Lighting: Information

In the exterior lighting inspection, we attempt to operate exterior fixtures. Fixtures may appear to be inoperative due to bulbs that need to be replaced, connection to a timer or light-sensitive switch, or a problem may exist with the light fixture, wiring or the switch. No wiring deficiencies were reported unless otherwise noted in this report.

Lighting: Light Sensor / Timer

Although exterior lighting is outside the scope of a home inspection, the inspector attempts to operate exterior fixtures. Fixtures may appear to be inoperative due to bulbs that need to be replaced, connection to a timer or light-sensitive switch, or a problem may exist with the light fixture, wiring or the switch. You should consult with seller regarding the operation of exterior fixtures.

Electrical Outlet(s) / Wiring: Information

A representative number of outlets were tested with a polarity tester to confirm proper wiring, GFCI outlets were inspected for presence and functionality. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

Electrical Outlet(s) / Wiring: Type

120 VAC, GFCI

Service Conduit / Wiring: Information

The service conduit/wiring was inspected by looking at its general workmanship and state. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Hose Bibb: Information

The hose bibb(s) were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies were observed unless otherwise noted in this report.

Sump Discharge: N/A

Observations

3.3.1 Exterior Surface

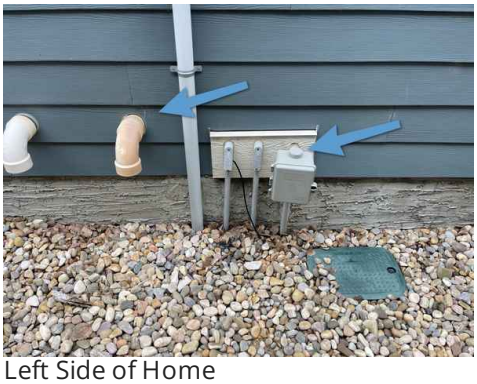
Maintenance or FYI Item

SEAL EXPOSED AREAS

Ensure all exposed areas (holes, cracks, pipe entry points, around windows/doors and at any dissimilar material abutments, etc) are sealed to reduce the risk of water intrusion and subsequent damage.

Recommendation

Contact a handyman or DIY project


Left Side of Home


Left Side of Home


Left Side of Home


Rear of of Home Dining Room

3.4.1 Trim

Recommendation

PAINT / STAIN - PEELING/FADING OR UNFINISHED

Exterior surfaces had peeling or unfinished paint and required maintenance to help prevent deterioration. Maintaining exterior surfaces on an annual basis will extend its lifespan.

Recommendation

Contact a qualified professional.


Middle of Garage

4: LOTS AND GROUNDS

Information

General: General Information And Limitations

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with extensions or splash blocks that discharge away from the building. In other inspections, we have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter. Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home. Recommend maintain landscaping, Vegetation (Flowers, Grass, Shrubs) around the home can be helpful in absorbing some moisture at foundation, gravel, stone, and decorative wood chip, generally does not allow water to shed from grade, it is important to monitor changes in grading.

General: MAINTENANCE: Recommend Bi-annual painting / staining of wood surfaces

Recommend regular preparation and painting/staining of wood surfaces to help prevent water damage.

General: FYI - Cracking is a common occurrence

Cracking is a common occurrence at concrete surfaces. Cracks that are not sealed will allow further deterioration as water expands and contracts from freeze and thaw cycles. Sealing of the cracks to prolong the life of the concrete would be advised.

Driveway: Information

The driveways (if applicable) were inspected to determine their effect on the structure of the home only. We will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Driveway: Poured Concrete

Walkway: Information

The walkways (if applicable) were inspected to determine their effect on the structure of the home only. We will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Steps: Information

The steps were inspected by looking at their construction, attachment, risers, and treads, applicable railings, landings, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Deck: Information

The deck(s) were inspected looking for water-related damage, construction-related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Deck: Calgary Deck Guide

City of Calgary Decks

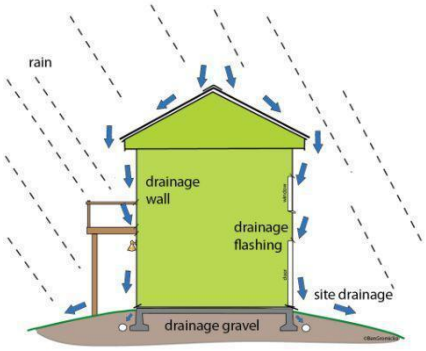
Grading / Drainage: Information

The grading around the home was inspected to determine that it was designed to allow rainwater to drain away from the structure adequately. The soil is recommended to slope away from the home, with a 6-inch drop in elevation, in the

first 10 feet away from the structure (5% grade). When the 5% grade cannot be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Grading / Drainage: Positive Drainage

It is very important runoff water drains away from the foundation to minimize the chance of water leakage into the basement, as cracks in foundation walls are common. Make sure the ground, patios and walkways slope away from the house for the first six feet (2 meters) around the perimeter of the home. Slope should be at least 1" per foot.



Adding dirt backfill to any low lying areas located around the foundation is recommended as needed to ensure proper drainage away from the foundation at all times, assess your grade after each spring melt.

Window Well: Information

The window wells were inspected on there general condition, whether or not drains were visible/present, if emergency egress standards have been met, etc.

Window Well: Window Well Drain

Present

Vegetation: Information

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No deficiencies were observed unless otherwise noted in this report.

Vegetation: Maintenance Tip

When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

Gas Meter / Main Gas Valve: Information

The gas meter and exterior piping were inspected by looking for mechanical damage, construction-related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Fence: Information

The fence was inspected looking for water-related damage, construction-related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Irrigation Systems: Home is equipped with an underground sprinkler system

The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.


Left Side of Home

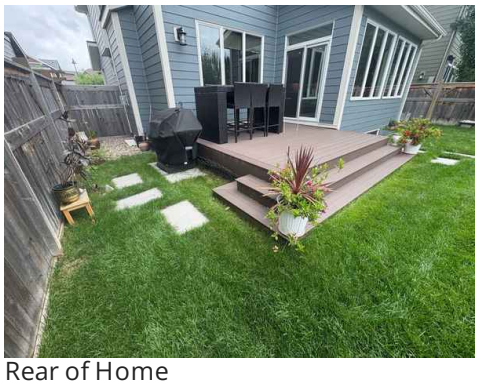
Limitations

Deck

NO ACCESS BELOW DECK

There was no access to view the structure below the deck. This limits the inspection.


Rear of Home


Rear of Home

Observations

4.2.1 Driveway

Maintenance or FYI Item

CRACKS - COMMON

At the time of inspection I observed common cracks in one or more areas of the driveway. Cracks exceeding 1/4 inch (6 mm) should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.

Recommendation

Contact a handyman or DIY project

Front of Home

Front of Home

4.3.1 Walkway

Maintenance or FYI Item

CRACKS - COMMON

At the time of inspection I observed common cracks in the sidewalk. Cracks exceeding 1/4 inch (6 mm) should be filled with an appropriate sealant to avoid continued damage to the walkway surface from freezing moisture.

Recommendation

Contact a handyman or DIY project

Front Right Side of Home

4.6.1 Grading / Drainage

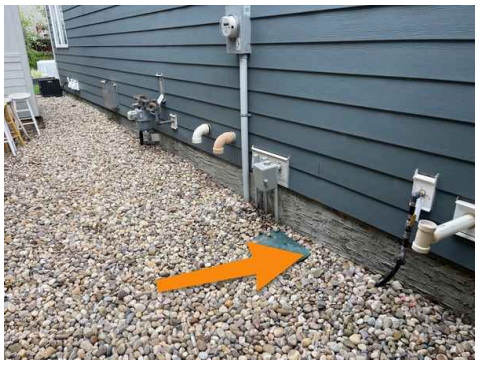
Recommendation

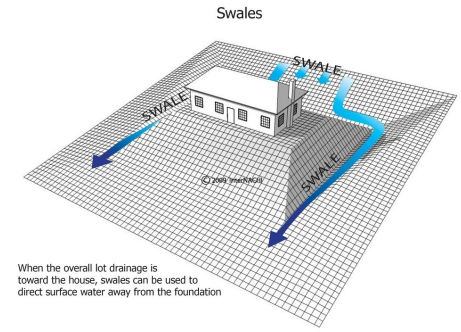
NEGATIVE OR NEUTRAL GRADE / HOME

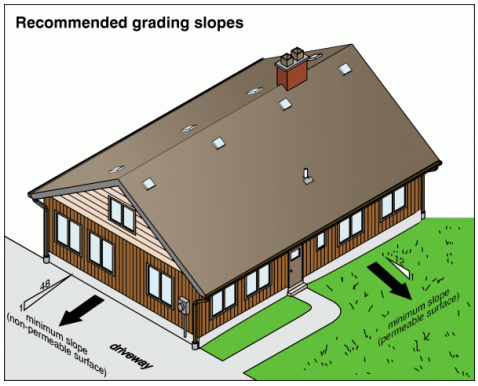
The home had areas of neutral or negative drainage at grade which may route runoff from precipitation to the foundation. The ground should slope away from the home 1/4" per foot for a distance of at least six feet from the foundation. Recommend further evaluation by a qualified professional.

Recommendation

Contact a qualified landscaping contractor







4.7.1 Window Well

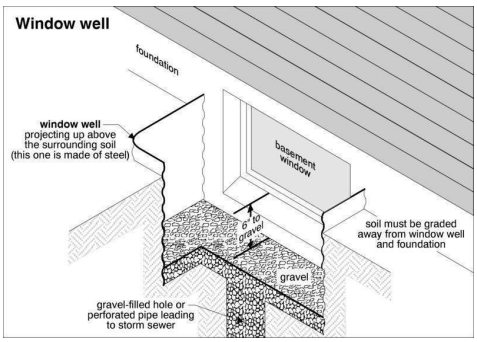
Recommendation

INADEQUATE CLEARANCE - BELOW WINDOW

IMPROVE: The grading at the basement windows should be at least 4-6" below the bottom of the window sill. This will help prevent the infiltration of water/moisture around the window frame(s)

Recommendation

Contact a qualified professional.



Right Side of Home

4.7.2 Window Well

Recommendation

STORAGE ITEMS

The window well should never be used as a place to store items.

Recommendation

Contact a qualified professional.

Right Side of Home

4.9.1 Gas Meter / Main Gas Valve

Maintenance or FYI Item

CORROSION

Corrosion noted. Recommend cleaning and painting all affected areas

Recommendation

Contact a qualified professional.

5: GARAGE

Information

General: General Information And Limitations

The inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Doors, windows, and automatic safety features on overhead doors will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Personal items in the structure may prevent the inspector from viewing all areas on the garage/carport. All exposed walls, ceilings, and floors will be inspected and be commented on accordingly

General: Type

Attached

General: MAINTENANCE: Seal all exposed areas

Recommend ensuring all exposed areas (holes, cracks, pipe entry points, or any dissimilar material abutments, etc) are sealed to reduce the risk of water intrusion and subsequent damage.

General: MAINTENANCE: Recommend Bi-annual painting / staining of wood surfaces

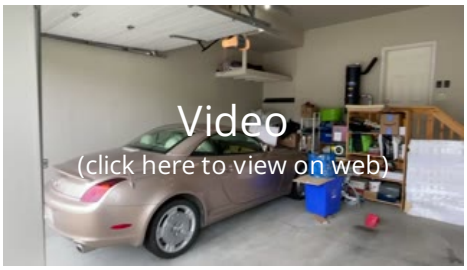
Recommend regular preparation and painting/staining of wood surfaces to help prevent water damage.

Unable to Inspect: Percentage

50% to 75%

Unable to Inspect: Unable to Inspect Reason(s)

Finished Walls/Ceiling, Vehicle(s), Storage items



Service (man) Doors: Information

The service doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. Automatic closure devices were tested to ensure that doors attached to the home are fully closed by the devices. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Service (man) Doors: Type

Metal Insulated

Grade Beam: Information

The grade beam/curb was inspected looking for significant damage, presence of proper flashing, and potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Grade Beam: Visible Portions Only

Ceiling: Information

The ceilings throughout the garage were inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks and significant defects were also inspected for. No reportable conditions or moisture stains were visibly present at the time of inspection unless otherwise noted in this report.

Ceiling: Drywall - Taped

Attic Hatch / Access: Information

The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Attic Hatch / Access: Type

Standard framed box

Attic Hatch / Access 2: Information

The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Attic Hatch / Access 2: Type

Standard framed box

Walls: Information

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Walls: Drywall - Taped

Wall Insulation / Vapour Barrier:
Insulation Type
Unknown

Floor: Information

Visible portions of the floors throughout the garage were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Floor: Cracking Is A Common Occurrence On Concrete Surfaces

Cracking is a common occurrence on concrete surfaces. Cracks that are not sealed can allow further deterioration as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete would be advised.

Floor: Poured Concrete

Floor: Control Joints

Control joints are planned cracks which allow for movements caused by temperature changes and drying shrinkage. In other words, if the concrete does crack-you want to have an active role in deciding where it will crack and that it will crack in a straight line instead of randomly.

Electrical: Information

A representative number of outlets were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

Lighting: Information

In the lighting inspection, we attempt to operate all light fixtures. Fixtures may appear to be inoperative due to bulbs that need to be replaced, connection to a timer or light-sensitive switch, or a problem may exist with the light fixture, wiring or the switch. No wiring deficiencies were reported unless otherwise noted in this report.

Stairs / Railings: Information

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Overhead Garage Door: Information

The door(s) were examined for significant damage or installation related deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Overhead Garage Door: Type

Insulated, X 2

Door Operation: Information

The garage door(s) were tested checking for proper operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Opener: Information

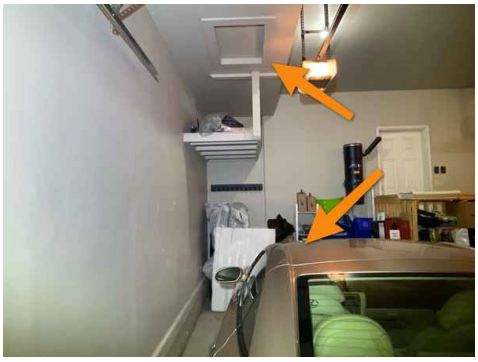
The garage door opener(s) were tested by operating the wall mounted transmitter and checking for proper operation, beam safety and contact safety were also tested. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Limitations

Attic Hatch / Access

BLOCKED

Attic access was blocked. Unable to inspect.



Attic Hatch / Access 2

BLOCKED

Attic access was blocked. Unable to inspect.

Right Side

Painted

Wall Insulation / Vapour Barrier

WALLS COVERED

All or part of the walls were covered, unable to inspect the covered sections.

Lighting

EXTERIOR LIGHTING

Although exterior lighting is outside the scope of a home inspection, the inspector attempts to operate exterior fixtures. Fixtures may appear to be inoperable due to bulbs that need to be replaced, connection to a timer or light-sensitive switch, or a problem may exist with the light fixture, wiring or the switch. You should consult with seller regarding the operation of exterior fixtures.

Observations

5.10.1 Floor

Maintenance or FYI Item

CRACKS - COMMON

Common cracks (1/4-inch or less) were visible in the garage floor at the time of the inspection. Cracks exceeding 1/4-inch should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.

Recommendation

Contact a handyman or DIY project

5.10.2 Floor

Recommendation

DETERIORATION/CRACKING - MODERATE

Moderate deterioration/cracking was noted in some areas. Recommend sealing and repair as required.

Recommendation

Contact a qualified professional.

6: ELECTRICAL

Information

General: General Information And Limitations

Due to limitations of time and scope, branch circuit load analysis and breaker-outlet tracing is not part of a home inspection. Recommend testing smoke and/or carbon monoxide detectors on a monthly basis to ensure the operation of units. It is important to replace smoke detectors by the expiry dates (average smoke detector lifespan is about 10yrs). Smoke and/or Carbon monoxide detectors will not be tested due to possibly being linked to security systems and to avoid triggering accidental alarms.
Only actual GFCI outlets are tested and tripped. Some bathrooms may have what appear to be non-GFCI outlets but are actually protected by a GFCI outlet in a remote area (garage, another bathroom, etc.). Confirm with the owner that apparent non-GFCI outlets within 5' of wet areas are thus protected.
If your home does not have a carbon monoxide detector, we recommend making that investment. (new homes are required by code to have them tied into the homes electrical system)

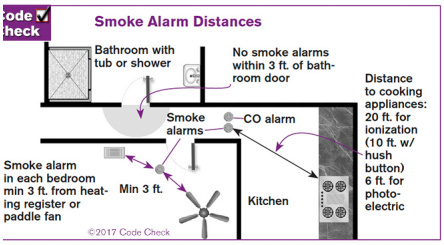
General: Home Safety Product Placement Guide

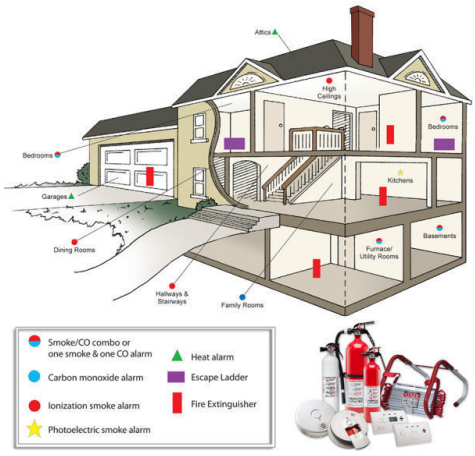
Links to information about Smoke Alarms and Carbon Monoxide Alarms

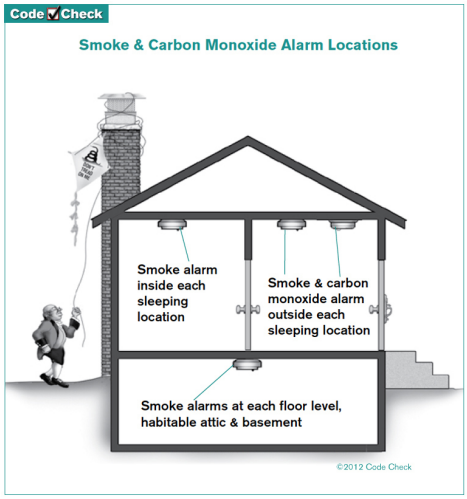
Carbon Monoxide Alarms

Smoke Alarms

Fire Safety







Meter Socket: Type

Square / Rectangular

Meter Socket: Service Amps

100 Amps

Meter Socket: Service Volts

120 - 240 Volts, Assumed

Meter Socket: Potential Load Calculation Required

In the event that additional electrical requirements are being considered - Electric Vehicle Charger, Hot Tub, Air Conditioner etc. a Load Calculation conducted by a qualified licensed electrical contractor is recommended.

Electrical Mast / Service Entrance Conductors: Electrical Service Conductors
Below Ground

Electrical Mast / Service Entrance Conductors: Conductor Type
Non-metallic sheathed cable

Ground: Ground Type
Rod or Plate in Ground, Assumed, Not Visible

Smoke / Carbon Monoxide Detectors : Type
Hard wired, Combination Smoke/Carbon Monoxide

Smoke / Carbon Monoxide Detectors : Not Tested

During our inspection, we do not operate smoke and carbon monoxide alarms. We also do not smoke-test alarms, which is the only definitive test to confirm proper function. We recommend installation in the following areas for smoke detectors: wall or ceiling outside bedrooms (or in each bedroom) in the garage, and basements. If there are no fire extinguishers in the house it is recommend that a fire extinguisher be accessible in the kitchen, garage, and second floor if present.

Smoke / Carbon Monoxide Detectors : Smoke Detector Locations

Where should smoke alarms be located?

- Install at least one smoke alarm on every level of your home, including the basement (but not in unfinished attics).
- Put smoke alarms in the hallways that lead to each bedroom.
- On floors without bedrooms, install the smoke alarm in or near each living area such as dens, living and family rooms.
- Put a smoke alarm on the ceiling at the bottom of any staircase leading to upper floors.
- Mount the smoke alarm high on walls or ceilings (remember smoke and hot gases rise). Wall-mounted alarms should be placed at least 10 to 30 cm down from the ceiling. Ceiling-mounted alarm should be placed at least 10 cm away from the nearest wall. If ceilings are pitched, install the alarm near the ceilings highest point.

Smoke / Carbon Monoxide Detectors : New Smoke / Carbon Monoxide Detectors

All new smoke and carbon monoxide detectors should have an expiry date sticker on them. **Replace any expired or any smoke and carbon monoxide detectors without an expiry date.**

Smoke / Carbon Monoxide Detectors : Carbon Monoxide - CO

Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

Smoke / Carbon Monoxide Detectors : Steps To Prevent Carbon Monoxide Poisoning

Steps to prevent carbon monoxide poisoning include the following:

- Purchase and install a carbon monoxide detector on each level of your home and near sleeping areas. Use those marked CAN/CSA-6.19-01, which have met the Standards Council of Canada guidelines. Follow the directions carefully for installing and using the detector. Be prepared so that you know what to do if the detector alarm sounds.
- Have your heating system inspected each year.
- Monitor appliances, chimneys, and vents for visible soot, rust, stains, blockage, or corrosion. Also have them inspected each year. When in use, make sure they vent properly to allow gas to escape from enclosed areas.
- Don't close the fireplace or wood/pellet stove damper before the fire is completely out.
- Don't use kerosene or propane heaters in an enclosed area. Don't use a gas kitchen oven to heat your home.
- Don't burn charcoal or use a grill indoors.
- Don't place power generators or pressure washers near windows or doors of your home.
- Don't use paint remover that has methylene chloride in it, especially when children are around. (Methylene chloride converts to carbon monoxide in the body.)
- Don't smoke cigarettes or have your child near someone who is smoking, especially in a poorly ventilated room.

Limitations

Meter Socket

VISUAL INSPECTION

Visual inspection of the exterior of the meter socket only. Only the utility company can open the meter socket.

7: ELECTRICAL PANEL

Information

General: Information

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

Basement Mechanical Room

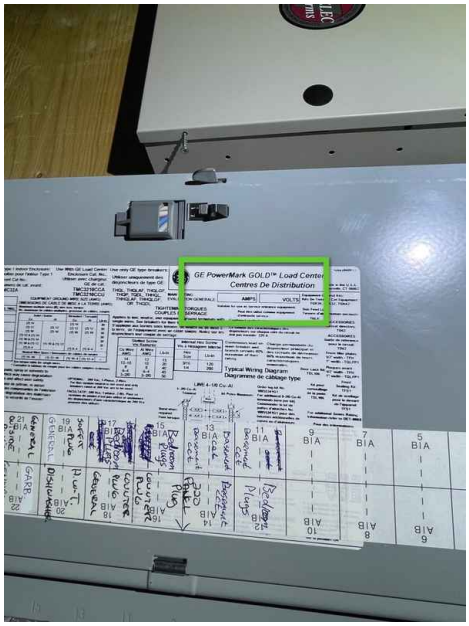
General: Breaker Panel Views

General: Brand / Manufacturer

Federal Pioneer, General Electric CGE

Panel Max Capacity: The panel label listed the panel rating at:

Unknown, Not Labeled



Main Breaker (Service Disconnect): The main electrical disconnect was rated at:

100 Amp

Panel Service: Panel Service Amperage

120 / 240 VAC Single Phase 3-Wire Service, 100 Amp

Service Material: Material

Aluminum, Antioxidant Paste Present

Breakers / Wiring: General Information and Limitations

Residential branch circuits consist of devices such as conductors (wiring), switches, outlets, connections for permanently-wired appliances and the electrical conductors which supply them with electricity. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The inspection does not include the removal of cover plates and inspection of branch circuits and wiring is limited to proper response to testing of switches and electrical outlets.

Breakers / Wiring: Conductor Material
Copper

Breakers / Wiring: Rating
Rated for Copper and Aluminum

Aluminum Wiring: Status
Not Present, Except Main Service Material

Unused Breakers: Breaker Count / Size
N/A

Bus Bar: Bus Bar Ok

AFCI / CAFCI: Information

Modern electrical codes require branch circuits at all bedrooms and living spaces to be AFCI protected. The electrical code at the time this house was built may not have required AFCI protection at these circuits. Nonetheless, we strongly recommend they be added to all bedroom circuits as an extra preventive fire safety measure. Licensed electrician recommended.

AFCI / CAFCI: AFCI Protection
Breaker in panel

GFCI: Information

Modern electrical standards require Ground Fault Circuit Interrupter (GFCI) protection in all wet areas. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution in all wet areas

GFCI: GFCI Protection
At Outlets Only

Bonding: Panel Bonding Ok

Panel Outlet: Outlet Type
120 VAC, X 2

Occupancy / Permit Sticker: Sticker Type
City of Calgary Permit

Observations

7.1.1 General

PANEL COVER SCREW(S) MISSING

Maintenance or FYI Item

Panel cover screw(s) missing. Recommend replacement.

Recommendation

Contact a handyman or DIY project

7.1.2 General

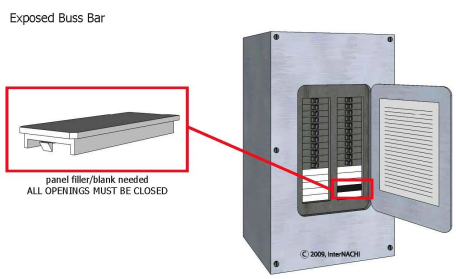
Recommendation

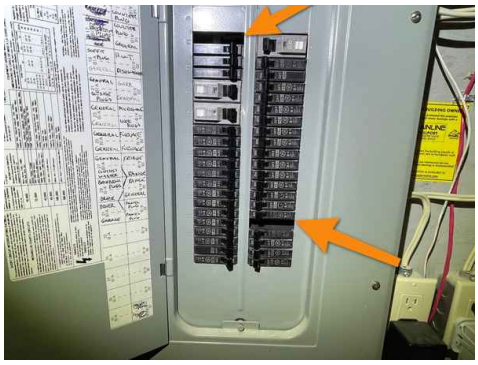
OPEN BREAKER SLOTS

At the time of inspection, I observed open breaker panel slot(s) in the panel box cover exposing the bus bar. Electrocution hazard. Recommend further evaluation and repair as required by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.





7.6.1 Breakers / Wiring

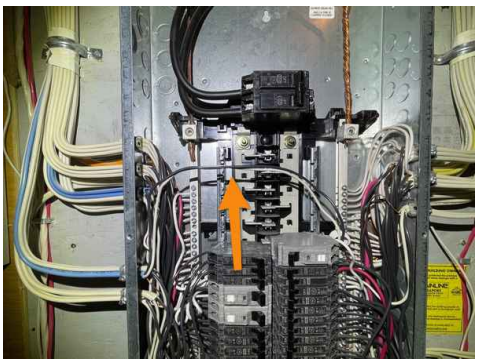
Recommendation

WIRING ACROSS BUS BAR

At the time of inspection I observed electrical wires were poorly installed, across the main bus bar. Recommend further evaluation by a qualified electrician contractor.

Recommendation

Contact a qualified electrical contractor.



8: HEATING SYSTEM

Information

General: Information
Left Side

The inspection of the HVAC system is limited to the response of the system at the thermostat in both heating and cooling modes (weather dependent); visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). An HVAC contractor should be consulted if a more thorough inspection is desired.

General: General Information And Limitations

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.
Certain areas of the heat exchanger are not visible without the invasive dismantling of components, which should only be done by a licensed HVAC contractor; if this is a concern, a qualified heating specialist should be contacted.
There is no warranty in any way on any inspected component including furnace heat exchangers, which can crack at any time without warning.
Electronic components of heating systems, especially computer motherboards, can fail at any time and without warning; regular maintenance of the furnace and cleaning of the heating ducts is highly recommended and will help reduce the risk but cannot prevent failure.
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC contractor.

General: Heating System Views

General: Unable to Inspect
75%+

Certain areas of the furnace are inaccessible for inspection without dismantling the unit. If further inspection is desired, contact an HVAC contractor.

General: Area Served
Main Floor, Basement

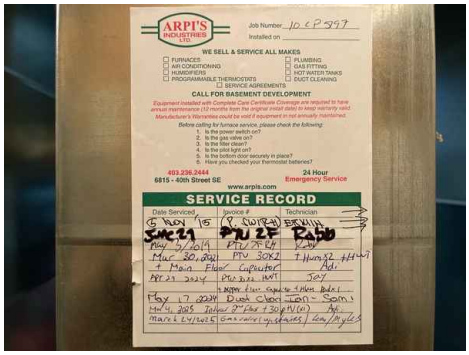
General: Type
Furnace

General: Brand / Manufacturer
Lennox

General: Energy Source
Natural Gas

General: Approximate Age (Year of Manufacture)
2013

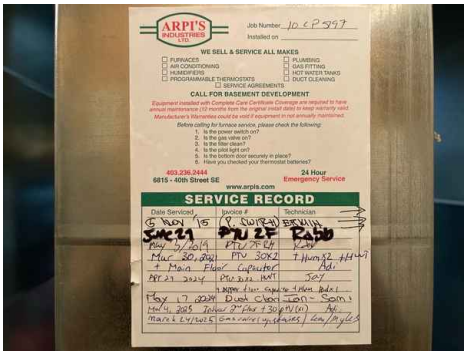
General: Last Cleaned
2024



General: Last Serviced

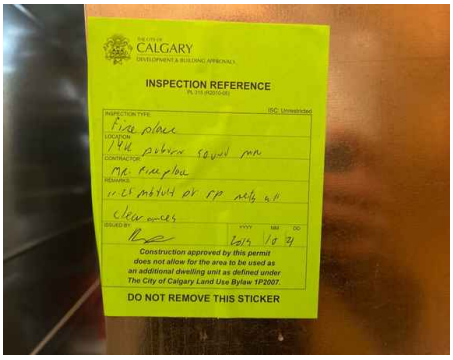
2025

General: Maintenance Record



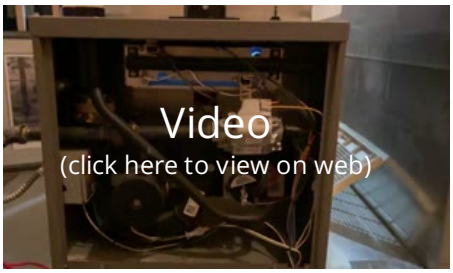
General: Inspection Sticker

There was an acceptable inspection sticker present for the furnace installation.



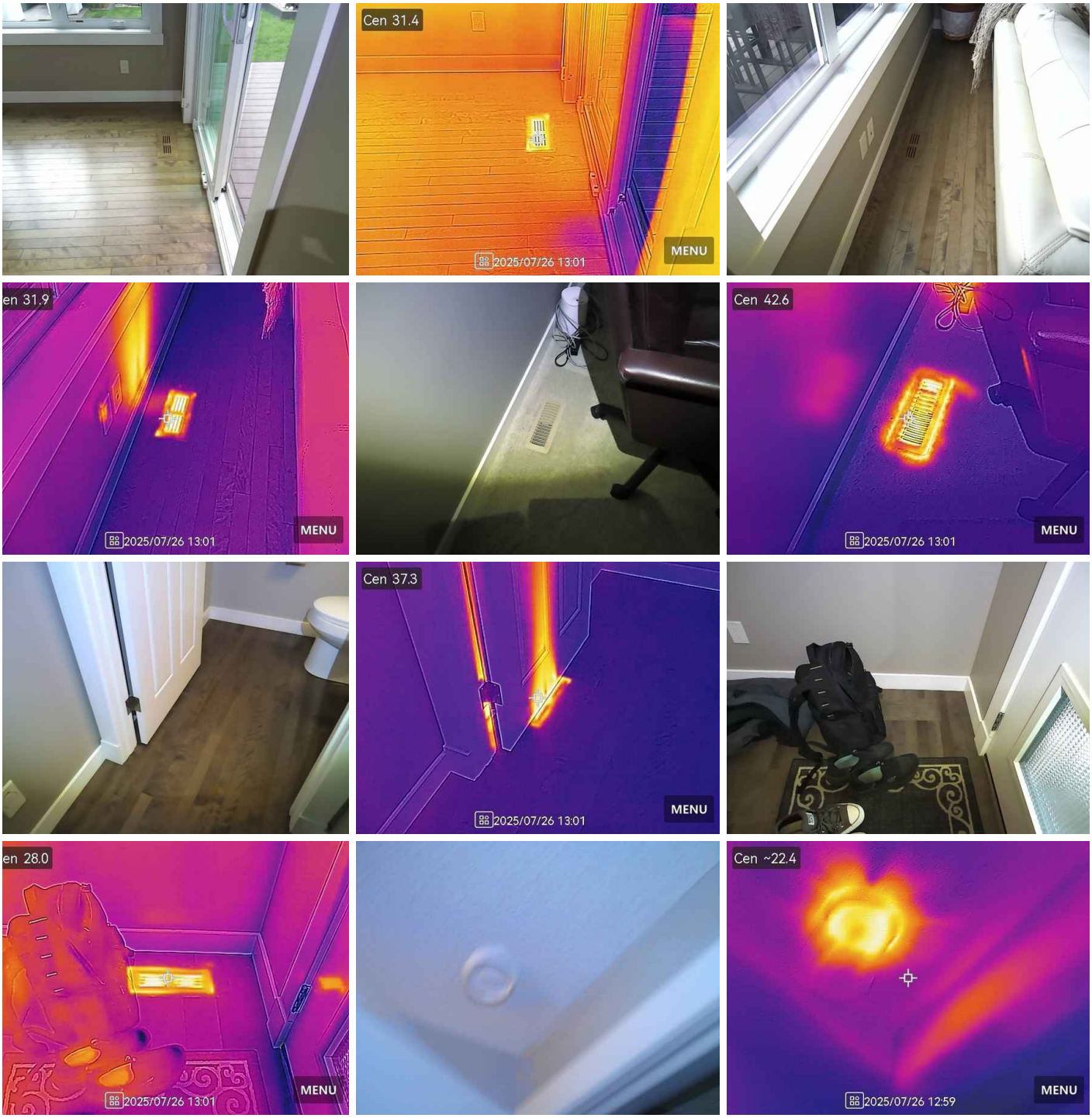
Operation: Typical Life Span-Hi Efficiency

A heating system has a designed life of typically 15 - 25 years with regular maintenance/servicing.



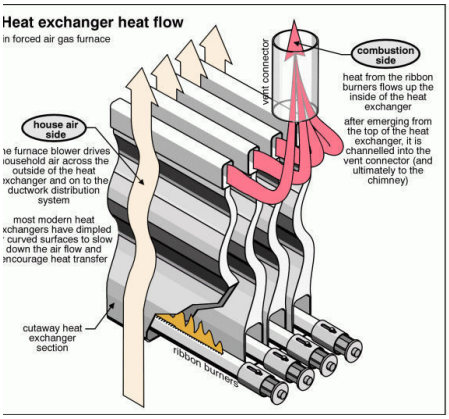
Operation: Thermal Images

Thermal images from various locations around the home, showing the heating system in operation.



Heat Exchanger: Information

Visible portions of the heat exchanger were inspected looking for signs of corrosion, cracking, damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.



Outside Combustion Air: Material
ABS Pipe

Blower Fan / Filter: Type
Direct drive, Disposable filter

Blower Fan / Filter: Filter Size
16x25x1

Distribution System: Ductwork
Non-insulated

Distribution System: Configuration
Central

HRV - Heat Recovery Ventilator: N/A

ERV - Energy Recovery Ventilator: N/A

Flue Pipe: Material
PVC Gas Vent

Humidifier: Type
Bypass / Flow Through

Humidifier: Regular Maintenance Required
Recommend maintenance on a seasonal basis for proper function of the humidification system.

Condensate Removal: Information
It is normal to hear water running from the condensate line into the floor drain when the furnace is running. As the exhaust cools from the furnace it condenses and that condensate is collected and drained

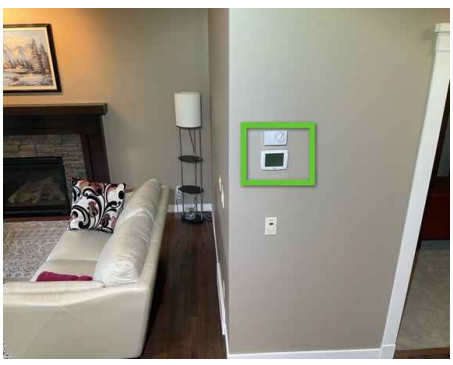
Condensate Removal: Material
PVC

Condensate Removal: No Leaks Observed
No leaks observed at time of inspection. Recommend monitoring since the condensate is very corrosive.

Gas Shut Off: Location
Left, Side, Heating System

Electrical Shutoff: Location
Next to, Mechanical Room Door

Thermostat: Type(s) & Location(s)
Main Floor Hallway
Programmable
It is recommended to confirm that the previous owner or user has removed their access to any "smart" thermostat in the property. This will ensure the new owner or user can take full control of the device. Note that some smart thermostats may be password protected.



Thermostat: Start of Inspection

Thermostat: Testing Temperature Setting

Thermostat: End of Inspection

Limitations

General

NOT ALL AREAS VISIBLE / ACCESSIBLE

Certain areas of the heating system were accessible for inspection without dismantling the unit. If further inspection is desired, contact an HVAC contractor.

Heat Exchanger

INSPECTION LIMITED

No visible indication of cracks or holes. However, certain areas of the heat exchanger are inaccessible for inspection without dismantling the unit. If further inspection is desired, contact a heating contractor.

Distribution System

VISIBLE PORTIONS ONLY

Refers to visible portions of the distribution system only.

Observations

8.10.1 Humidifier

Recommendation

PAST LEAK AT SHUTOFF VALVE

Evidence of past leaks were noted at the shutoff valve. Dry at the time of inspection. Recommend monitoring and repair or replacement as required by qualified point contractor.

Recommendation

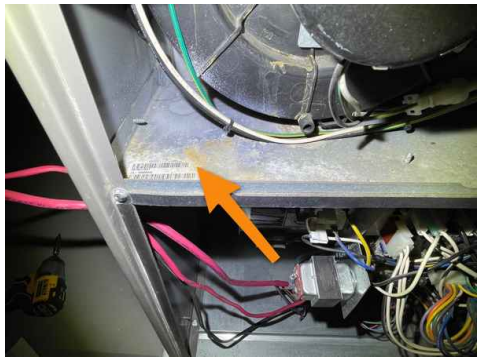
Contact a qualified professional.

8.11.1 Condensate Removal

Recommendation

PAST CONDENSATE LEAK

Evidence of past condensate leak noted. No leaks observed at time of inspection. Recommend monitoring since the **condensate is very corrosive**. Recommend further review and evaluation by a qualified licensed HVAC technician.



Recommendation

Contact a qualified HVAC professional.

9: HEATING SYSTEM 2

Information

General: Information
Right Side

The inspection of the HVAC system is limited to the response of the system at the thermostat in both heating and cooling modes (weather dependent); visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). An HVAC contractor should be consulted if a more thorough inspection is desired.

General: General Information And Limitations

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.
Certain areas of the heat exchanger are not visible without the invasive dismantling of components, which should only be done by a licensed HVAC contractor; if this is a concern, a qualified heating specialist should be contacted.
There is no warranty in any way on any inspected component including furnace heat exchangers, which can crack at any time without warning.
Electronic components of heating systems, especially computer motherboards, can fail at any time and without warning; regular maintenance of the furnace and cleaning of the heating ducts is highly recommended and will help reduce the risk but cannot prevent failure.
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC contractor.

General: Heating System Views

General: Unable to Inspect
75%+

Certain areas of the furnace are inaccessible for inspection without dismantling the unit. If further inspection is desired, contact an HVAC contractor.

General: Area Served
Second Floor

General: Type
Furnace

General: Brand / Manufacturer
Lennox

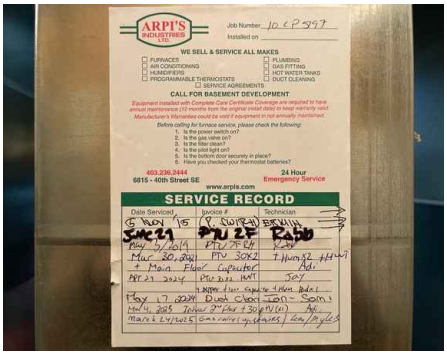
General: Energy Source
Natural Gas

General: Approximate Age (Year of Manufacture)
2013

General: Last Cleaned
2024

General: Last Serviced
2025

General: Maintenance Record

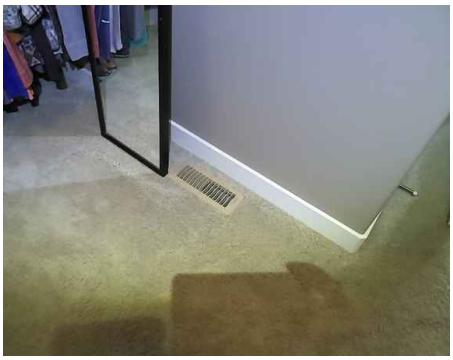


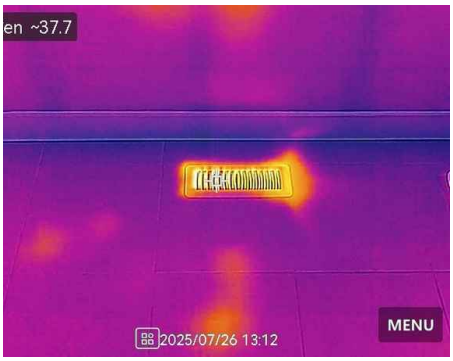
Operation: Typical Life Span-Hi Efficiency

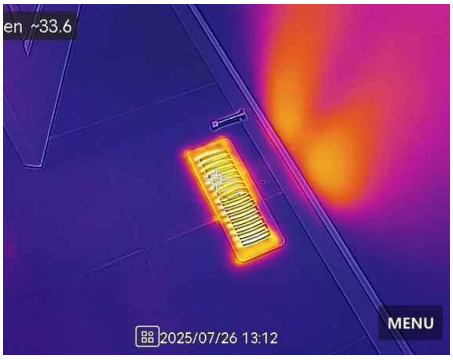
A heating system has a designed life of typically 15 - 25 years with regular maintenance/servicing.

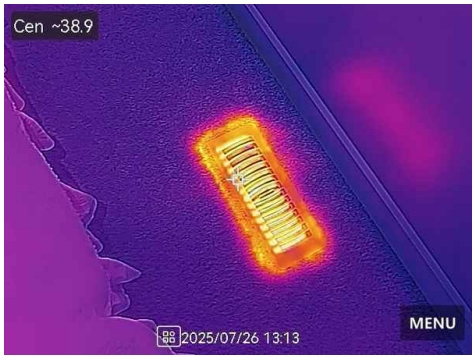
Operation: Thermal Images

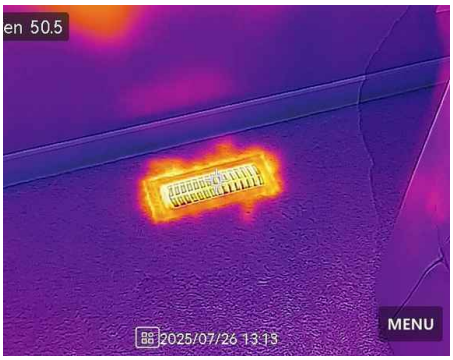
Thermal images from various locations around the home, showing the heating system in operation.





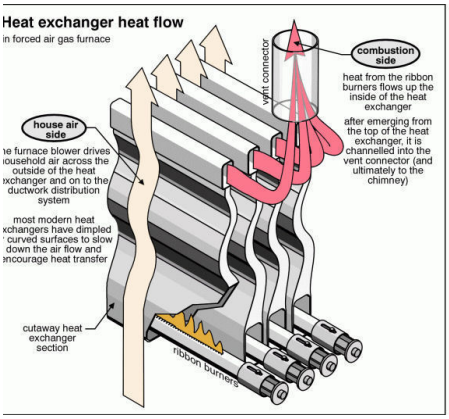






Heat Exchanger: Information

Visible portions of the heat exchanger were inspected looking for signs of corrosion, cracking, damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.



Outside Combustion Air: Material
ABS Pipe

Blower Fan / Filter: Type
Direct drive, Disposable filter

Blower Fan / Filter: Filter Size
16x25x1

Distribution System: Ductwork
Non-insulated

Distribution System: Configuration
Central

HRV - Heat Recovery Ventilator: N/A

ERV - Energy Recovery Ventilator: N/A

Flue Pipe: Material
PVC Gas Vent

Humidifier: Type
Bypass / Flow Through

Humidifier: Regular Maintenance Required

Recommend maintenance on a seasonal basis for proper function of the humidification system.

Condensate Removal: Information

It is normal to hear water running from the condensate line into the floor drain when the furnace is running. As the exhaust cools from the furnace it condenses and that condensate is collected and drained

Condensate Removal: Material

PVC

Condensate Removal: No Leaks Observed

No leaks observed at time of inspection. Recommend monitoring since the condensate is very corrosive.

Gas Shut Off: Location

Left, Side, of Heating System

Electrical Shutoff: Location

Next to, Mechanical Room Door

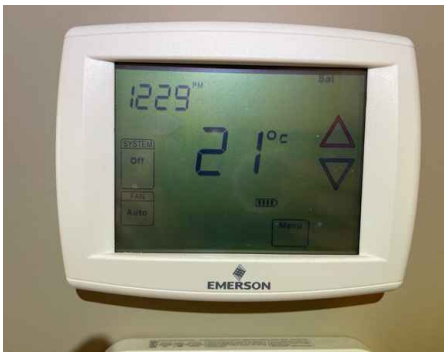
Thermostat: Type(s) & Location(s)

2nd Floor Primary Bedroom

Programmable

It is recommended to confirm that the previous owner or user has removed their access to any "smart" thermostat in the property. This will ensure the new owner or user can take full control of the device. Note that some smart thermostats may be password protected.

Thermostat: Start of Inspection



Thermostat: Testing Temperature Setting

Thermostat: End of Inspection

Limitations

General

NOT ALL AREAS VISIBLE / ACCESSIBLE

Certain areas of the heating system were accessible for inspection without dismantling the unit. If further inspection is desired, contact an HVAC contractor.

Heat Exchanger

INSPECTION LIMITED

No visible indication of cracks or holes. However, certain areas of the heat exchanger are inaccessible for inspection without dismantling the unit. If further inspection is desired, contact a heating contractor.

Distribution System

VISIBLE PORTIONS ONLY

Refers to visible portions of the distribution system only.

Observations

9.10.1 Humidifier

Recommendation

DAMAGED

Cracked/Damaged . Repair or replacement recommended

Recommendation

Contact a qualified professional.

9.11.1 Condensate Removal

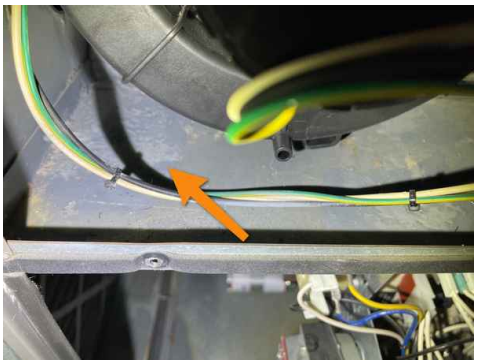
Recommendation

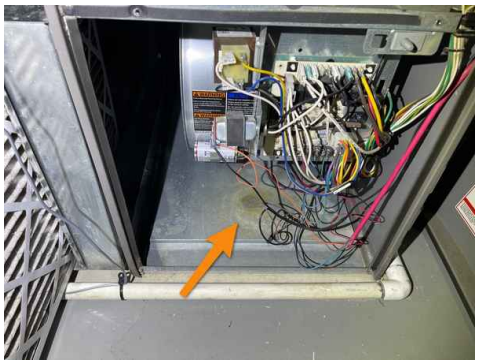
PAST CONDENSATE LEAK

Evidence of past condensate leak noted. No leaks observed at time of inspection. Recommend monitoring since the **condensate is very corrosive**. Recommend further review and evaluation by a qualified licensed HVAC technician.

Recommendation

Contact a qualified HVAC professional.





10: PLUMBING

Information

General: General Information And Limitations

This inspection does not analyze water quality or quantity if this is a concern the client should seek a qualified water testing company and/or consult with their realtor.
Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at any time, especially if the home is vacant for a period of time, and no warranty can be provided that leaks will not develop after inspection.
Because of minerals and other contaminants found in the water, the replacement of the sacrificial anode every 3-5 years to help maintain and possibly extend the serviceable life of the hot water tank.
Note that if in a rural location, sewer service and/or water service might be provided by a private waste disposal system and/or well. Inspection, testing, analysis, or opinion of the condition and function of private waste disposal systems and wells are not within the scope of a home inspection. Recommend consulting with the seller concerning private systems and inspection, if present, by an appropriate licensed professional familiar with such private systems.
If a Septic System is on the property, pumping is generally recommended before purchase.

General: Water Source

Municipal - Public

Service Line: Information

Visible portions of the water service line were inspected looking for leaks or other deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Service Line: Material

PEX (plastic) pipe

Main Water Shutoff: Information

The shut-off valve appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed unless otherwise noted in this report. The valve is not operated to test its functionality.

Water Distribution Lines: Information

Visible portions of the water distribution lines were inspected looking for leaks or other deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Water Distribution Lines: Material / Type

PEX, Visible Portions

Visible portions

Drain, Waste, and Vent Pipes (DWV): Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other deficiencies. No reportable conditions (significant defects) were visibly present unless otherwise noted in this report.

Drain, Waste, and Vent Pipes (DWV): Material

ABS, Visible Portions

Gas Services Lines: Material

Steel / Black pipe

Gas Services Lines: Bonded to Electrical Panel

Sewer Clean-out: Information

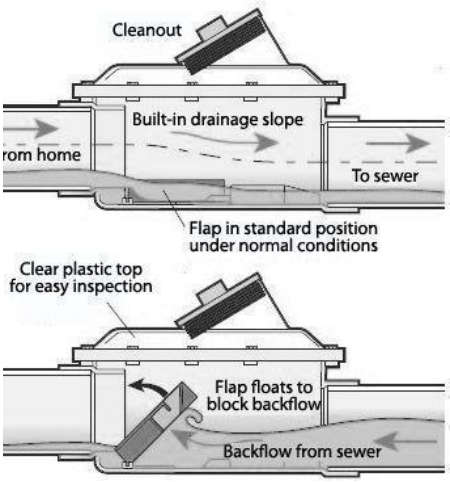
Sewer cleanouts are reported on with regards to their presence only and are not attempted to open or verify any other information. No deficiencies were observed unless otherwise noted in this report.

Sewer Clean-out: Accessibility

Ensure that all plumbing clean-outs are left accessible. Installation of access panels/covers is acceptable.

Backwater Valve: Information

Backwater valves are reported on with regards to their presence only and are **not attempted to open or verify any other information**. No deficiencies were observed unless otherwise noted in this report. The backwater valve is a mechanical device that requires periodic inspection and cleaning.



A backflow valve is designed to stop water or sewage from flowing into your house should the main sewer line become overloaded. Annual maintenance inspections are strongly recommended.

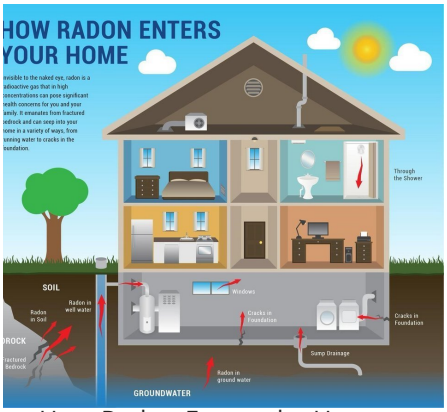
Sump Pump: Type

Not Visible / Not Present

Floor Drain: Information

The floor drain appeared to be in generally serviceable condition at the time of the inspection. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Radon Mitigation System: Radon Information



How Radon Enters the Home

Radon Mitigation System: Information - Radon Rough-in Not Present

Radon mitigation rough-in pipe has not been installed. This may **not** have been a requirement when this home was built.

FYI: Radon mitigation rough-in became required on November 1st, 2015.

Radon Testing is necessary to know if mitigation is required.

Shutoff Valve Position: Start/End of Inspection

Main water shutoff was **not** manipulated

Observations

10.8.1 Backwater Valve

Maintenance or FYI Item

CLEAN LID AND SERVICE

The backwater valve is a mechanical device that requires periodic inspection and cleaning. Recommend cleaning off the lid and inspecting the device.

Recommendation

Contact a qualified plumbing contractor.

10.10.1 Floor Drain

Recommendation

DEBRIS

Floor drain was full of debris. Further investigation recommended by certified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

11: WATER HEATER

Information

General: Information

The inspection of the water heater is limited to the response of the system at the temperature control module; visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). A plumbing contractor should be consulted if a more thorough inspection is desired.

For information about hot water temperature recommendation:

Water Temperature Tips

General: General Information And Limitations

Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at any time, especially if the home is vacant for a period of time, and no warranty can be provided that leaks will not develop after inspection. Because of minerals and other contaminants found in the water, the replacement of the sacrificial anode every 3-5 years to help maintain and possibly extend the designed life of the water heater.

General: Water Heater Views

General: Type
Natural Gas - Power Direct Vent

General: Area Served
Whole Building

General: Brand / Manufacturer
Bradford White

General: Approximate Age (Year of Manufacture)
2013

General: Capacity
62 Imp Gal / 75 US Gal / 284 L

Operation: Typical Lifespan

Average life expectancy for a hot water tank in this area is 10 to 15 years. With regular servicing the tank life expectancy can increase slightly. Composition of water supply can decrease life expectancy. Because of the high levels of calcium in the water in the area, recommend servicing the hot water tank yearly

Flue Pipe: Material
PVC Gas Vent

TPR Valve and Drain Tube: TPR Valve Material / Type
Brass / Copper

TPR Valve and Drain Tube: Drain Tube Installed
Yes

Electrical Shut Off: Location
Left Side of Water Heater

Gas Shut Off: Location
Front of Water Heater

Water Inlet / Outlet: Information

The water inlet and exit pipes appeared to be in serviceable condition at the time of the inspection. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Drain Valve: Information

The drain valve appeared to be in serviceable condition at the time of the inspection. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Temperature Settings : Start/End of Inspection

Temperature setting was **not** manipulated

Observations

11.1.1 General

NO PERMIT/INSPECTION STICKER

Maintenance or FYI Item

FYI: No permit/inspection sticker was visible for the install. Recommend further investigation.

Recommendation

Contact the seller for more info

11.2.1 Operation

NEARING END OF LIFE

Recommendation

Water heater is nearing or at the end of its designed life. This is not to say it should be replaced. The water heater appeared to be operating at the time of inspection. Recommend further evaluation by a certified professional and regular maintenance of unit to ensure it runs as efficiently as possible and to help prolong the life of the unit.

Recommendation

Contact a qualified plumbing contractor.

Manufactured in 2013

11.7.1 Water Inlet / Outlet

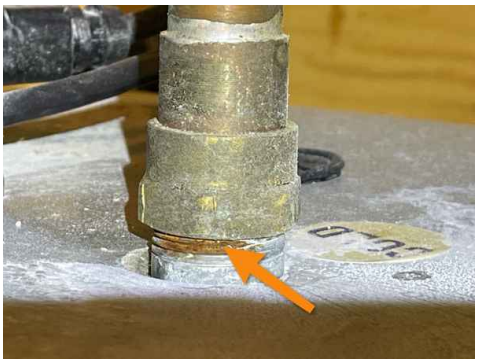
PAST WATER LEAKS

Recommendation

Evidence of past or current water leaks/damage was noted on or near the lines. Dry and no leaks observed at the time of the inspection. Recommend further evaluation by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



12: STRUCTURE

Information

General: General Information And Limitations

Comments only refer to the visible portions of the structure, structure contained within finished spaces are unable to be visually inspected. This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under-floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist.
Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guarantee that the foundation, and the overall structure and structural elements of the building are sound. For a more thorough investigation of the structure, a licensed structural contractor or engineer should be contacted.

Structure Type: Type / Material

Wood frame

Foundation Walls: Information

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Foundation Walls: Material

Poured Concrete, Based on the visible portion

Foundation Walls: Foundation Cracks and Lot Drainage

Since foundation cracks are common and sometimes concealed, all surface water must be directed away from the foundation walls to prevent the potential for water penetration into the basement. No evidence of water penetration or moisture readings on the base of the walls unless otherwise stated below.

Beams: Material / Type

LVL - Laminated veneer lumber

Joists / Trusses: Material / Type

I-Joist (Engineered joist)

Piers / Posts: Material / Type

Steel Posts

Floor / Slab: Material

Poured Concrete

Floor / Slab: Floor Cracks

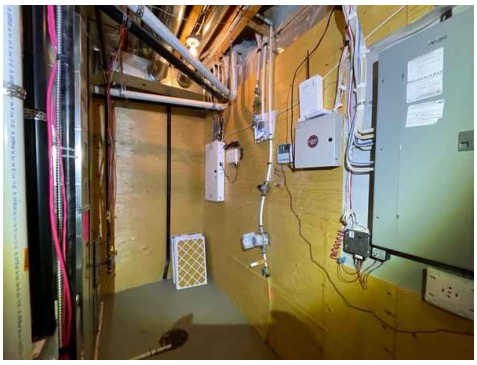
Cracks in a concrete slab are not directly related to the structural integrity of the home. The potential for water seepage (through the cracks) exists, if the area is in a high water table and/or if negative drainage exists. All surface water must be directed away from the foundation to reduce possible moisture intrusion into basement. Our moisture readings and observations are not conclusive, and we cannot provide any guarantee that moisture will not enter the basement in the future.

Limitations

Foundation Walls

EXTERIOR WALLS COVERED

Some or all exterior walls were **completely covered** by finished walls and/or insulation and poly or hidden by storage items and furniture. Unable to inspect the covered areas.



Beams

BEAM POCKETS NOT VISIBLE

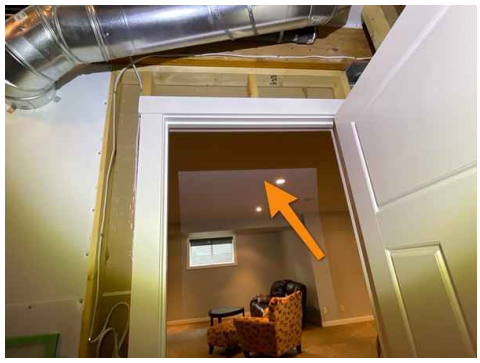
The beam pockets were not visible. Unable to inspect these areas.

A beam pocket is a recessed space designed to hold the end of a beam in a vertical structural surface such as a concrete or masonry wall, or a column. It creates an opening framing the form of an intersecting beam.

Joists / Trusses

UNABLE TO INSPECT

Unable to visually inspect all or part of the floor joists. Covered with finished ceiling/walls, only able to inspect/comment on the visible portion(s)



Observations

12.7.1 Floor / Slab

Maintenance or FYI Item

COMMON SEALED CRACKS

FYI: Common sealed crack(s) noted in the basement floor.

Recommendation

Contact a qualified professional.

13: BASEMENT - UNFINISHED AREAS

Information

General: General Information And Limitations

The basement section refers to the unfinished, below-grade sections of the home. Insulation and poly cannot be removed, any covered defects were not visible and therefore could not be inspected. Basement leaks are often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that lot grading around the house slope down away from the building so that surface water from rain and melting snow are directed away from the building, rather than toward the foundation. It is important that gutters and downspouts collect roof water and carry it away from the house. Maintain proper drainage by ensuring downspouts discharge water well away from the foundation wall. This note is included as a general maintenance reminder to check and correct (if required) the grading on an annual basis.

General: Finished?

Unfinished

Only the unfinished areas of the basement will be commented on in this section.

Unable to Inspect: Percentage

50% to 75%

Ceilings: Ceiling

Exposed Framing

Walls: Type

Exposed Framing, Exposed framing/insulation/vapour barrier, Plywood

Floor: Type

Poured Concrete

Floor: Cracking Is A Common Occurrence At Concrete Surfaces

Cracking is a common occurrence at concrete surfaces. Recommend sealing the cracks before finishing the floor.

Doors: Information

Interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Electrical: Type

120 VAC GFCI

Lighting: Information

In the interior lighting inspection, we attempt to operate all light fixtures. Fixtures may appear to be inoperative due to bulbs that need to be replaced, connection to a timer or light-sensitive switch, or a problem may exist with the light fixture, wiring or the switch. No wiring deficiencies were reported unless otherwise noted in this report.

HVAC: Information

The HVAC components were inspected visually. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

HVAC: Forced-Air / Gas

Vapour Barrier: Information

The wall vapour barrier appeared to be in generally serviceable condition at the time of the inspection. No reportable deficiencies were present unless otherwise noted in this report.

Insulation: Information

The wall insulation appeared to be in generally serviceable condition at the time of the inspection. No reportable deficiencies were present unless otherwise noted in this report.

Stairs / Railings: Information

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Moisture: State / Status

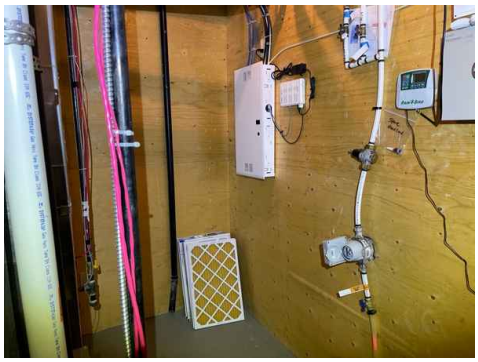
No moisture detected at time of inspection

Limitations

Unable to Inspect

UNABLE TO INSPECT REASON(S)

Foundation Walls Covered, Storage items, HVAC Equipment



Floor

FLOOR COVERED

All or partially covered. Unable to inspect the covered areas.

Vapour Barrier

VISIBLE PORTIONS

Refers to visible portions only

Vapour Barrier

WALLS FINISHED

Some/all walls completely finished, unable to inspect.

Insulation

VISIBLE PORTIONS

Refers to visible portions only

Insulation

WALLS FINISHED

Some/all walls completely finished. Unable to inspect.

Observations

13.7.1 Electrical

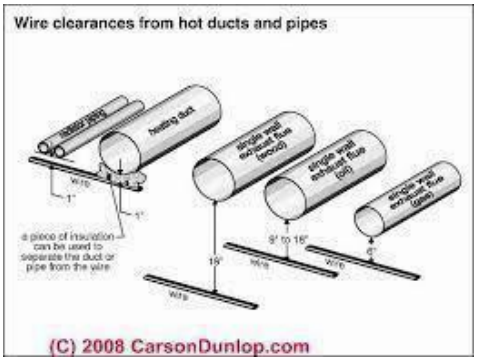
Maintenance or FYI Item

MISSING INSULATION

Missing insulation between the wires and the duct-work. This protects the wires from potentially rubbing though and shorting the electrical system or causing the duct-work to become energized.

Recommendation

Contact a qualified professional.



14: INTERIOR

Information

General: General Information And Limitations

Stored items and/or clutter can prevent a thorough inspection of some of the walls, floors and closets. Typical wear & tear such as nicks, dents, scratches, touch-ups, etc. may not be indicated in this report. The inspection does not cover damage/deficiencies concealed by area rugs, furniture, fixtures, wall paneling, art, clutter/storage.

General: Basement - Fully Finished

Closet: Information

The closet(s)/wardrobe(s) were inspected by testing the operation of their doors and looking for significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Ceiling: Information

The ceilings throughout the home were inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks and significant defects were also inspected for. No reportable conditions or moisture stains were visibly present at the time of inspection unless otherwise noted in this report.

Walls: Information

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Floor: Information

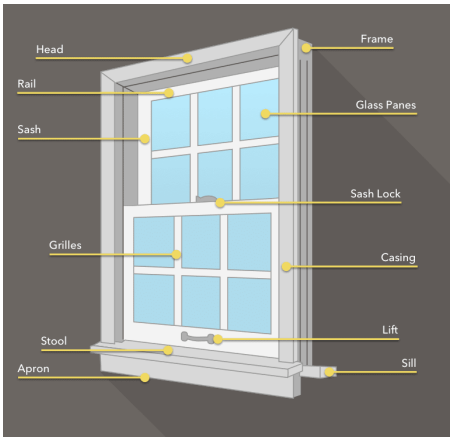
Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

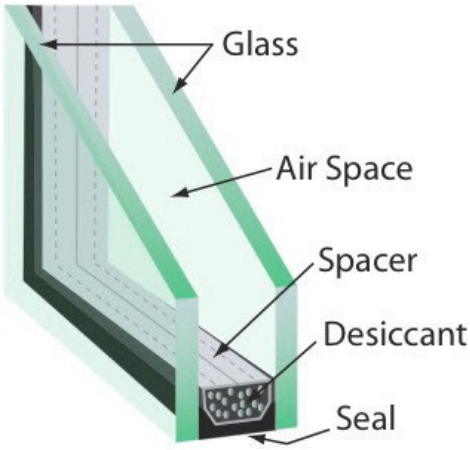
Doors: Information

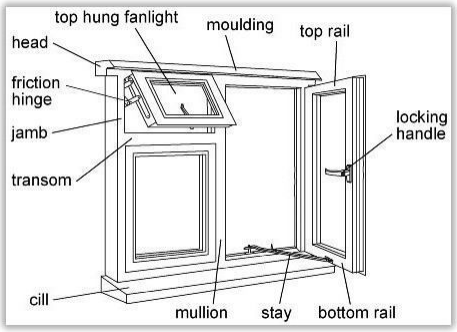
A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Windows: Information

The windows were inspected by operating a representative number (We will try and operate every window in the home, but personal belongings may block accessibility to some).***(As part of the SOP inspectors are not required to determine the integrity of multiple-pane window glazing or thermal window seals, any mention of a failed seal was done as a courtesy).*** Their operation was tested, along with looking for damage, broken glass, etc. No reportable deficiencies were present unless otherwise noted in this report.







Electrical: Information

A representative number of outlets were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

Lighting: Information

In the interior lighting inspection, we attempt to operate all light fixtures. Fixtures may appear to be inoperative due to bulbs that need to be replaced, connection to a timer or light-sensitive switch, or a problem may exist with the light fixture, wiring or the switch. No wiring deficiencies were reported unless otherwise noted in this report.

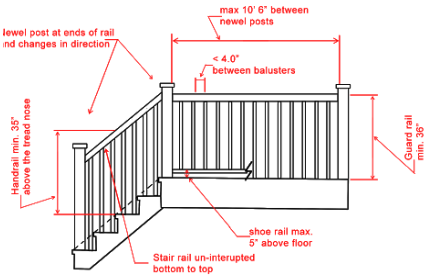
HVAC: Information

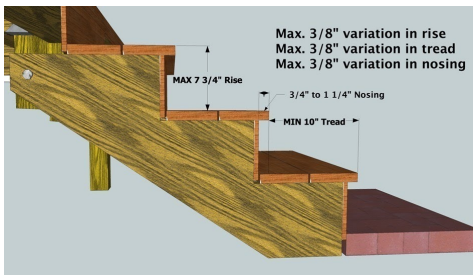
The HVAC registers were inspected visually and a representative number of supply register covers were removed to look for significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

HVAC: Natural Gas - Forced Air

Stairs / Railings: Information

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.





Typical Modern Standards

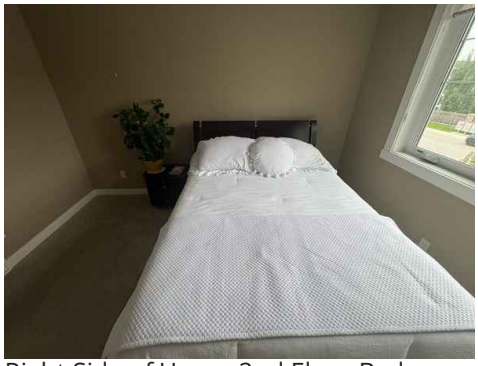
Limitations

Walls

COVERED AREAS

Furniture and storage items observed. Evaluation of covered areas recommended when the house is empty. Unable to inspect the covered areas.


Front of Home Family Room 2nd Floor


Right Side of Home 2nd Floor Bedroom


Rear of Home Primary Bedroom 2nd Floor

Observations

14.2.1 Closet

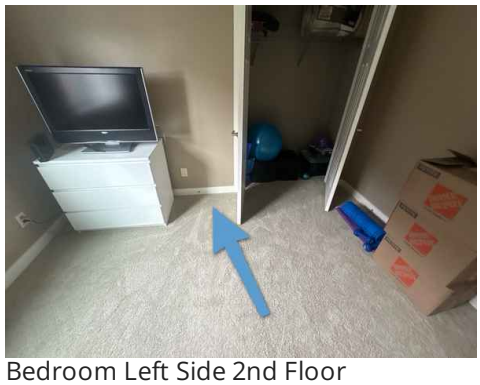
Maintenance or FYI Item

DOORSTOP MISSING/DAMAGED/NOT FUNCTIONAL

One or more doorstops was missing/damaged/not functional. This condition may result in wall/door damage. The Inspector recommends that doorstops be installed/replaced.

Recommendation

Contact a qualified professional.


Bedroom Left Side 2nd Floor

14.3.1 Ceiling

Recommendation

WATER STAINING/DAMAGE - NO MOISTURE

Evidence of past or present water (or other) staining/damage, requires further investigation and repair (if necessary) by a qualified contractor. No moisture detected at the time of the inspection.

Recommendation

Contact a qualified professional.


Main Floor Living Room


Main Floor Office/Den

14.3.2 Ceiling

Maintenance or FYI Item

PATCHING VISIBLE

FYI: Patching / painting / previous repairs were visible in the ceiling.

Recommendation

Contact a qualified professional.

Basement Right Side

Basement Right Side

14.4.1 Walls

Recommendation

BASEBOARDS / WATER STAINING - DAMAGE

There was water (or other) staining/damage to the baseboards, this is also common with MDF baseboards in wet areas. Recommend further evaluation and repair as required. Replace damaged baseboard as required and monitor for future moisture damage.

Recommendation

Contact a qualified professional.

2nd Floor Primary Bedroom Ensuite

2nd Floor Primary Bedroom Ensuite

2nd Floor Bathroom

Basement Bathroom

Main Floor Hallway Half Bathroom

14.6.1 Doors

Maintenance or FYI Item

DOORSTOP MISSING/DAMAGED/NOT FUNCTIONAL

One or more doorstops was missing/damaged/not functional. This condition may result in wall/door damage. The Inspector recommends that doorstops be installed/replaced.

Recommendation

Contact a qualified professional.

Primary Bedroom Bathroom

14.7.1 Windows

Recommendation

WATER DAMAGE - BELOW CASING

Evidence of past water damage below the window in the casing. This can be from windows left open, condensation on the glass, Window frames not draining, etc. Requires further investigation and repair if necessary. Recommend disclosure from the sellers to determine the source of the water stains.

Recommendation

Contact a qualified professional.

Rear of Home Dining Room Left Side

Rear of Home Dining Room Left Side

14.8.1 Electrical

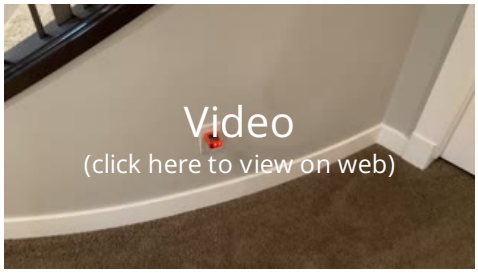
Recommendation

LOOSE OUTLET

At the time of inspection I observed a loose outlet. Recommend further evaluation by a qualified electrical contractor.

Recommendation

Contact a handyman or DIY project



Basement

14.11.1 Stairs / Railings

Recommendation

BALUSTER(S) - LOOSE

At the time of inspection, it was observed that one or more balusters on a stairwell handrail/guardrail were loose. Recommend further evaluation and repair as needed by a qualified contractor.

Recommendation

Contact a qualified professional.

Basement Stairwell

15: BATHROOM(S)

Information

General: General Information And Limitations

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved, it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at ANY time (especially if the home is vacant for a period of time). No warranty can be provided that leaks will not develop after the inspection. Replace worn caulking to help prevent moisture penetration and/or damage. The overflows may have been tested as they are rarely used and they frequently leak. This can be caused by improper installation or a dried-out gasket. If this is a concern to you we recommend having the overflow inspected for proper installation and gasket integrity by a licensed plumber before testing. Typical wear & tear such as nicks, scratches, touch-ups, etc are considered normal and may or may not be indicated in this report. The inspection does not cover damage/defects concealed by furniture, rugs, wall panelling, fixtures and/or stored items/clutter.

Mirrors: Information

Mirrors appeared to be in serviceable condition at the time of the inspection. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Cabinet / Countertop: Information

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Sinks: Information

The sink(s) appeared to be in serviceable condition at the time of the inspection. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Traps / Faucets: Information

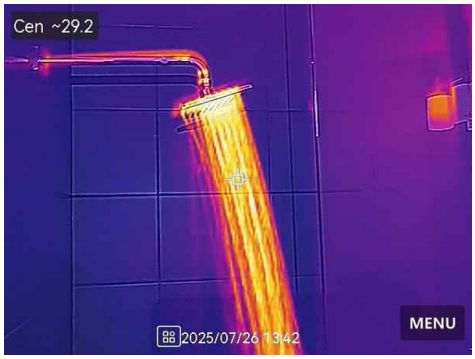
The traps/plumbing appeared to be in serviceable condition at the time of the inspection. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

For information about hot water temperature recommendation:

Water Temperature Tips

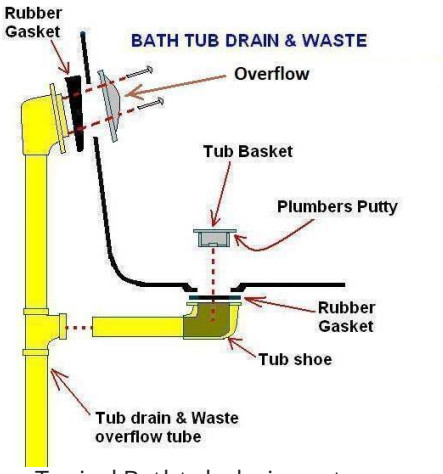
Traps / Faucets: Thermal Images

Thermal images from a representative number of fixtures showed adequate hot water temperature at the time of inspection, these values can vary +/- 4% or more of displayed readings. The recommended maximum temperature for hot water is 49 degrees Celsius.



Bathtub|Shower / Surround: Information

The tub(s)/shower(s) appeared to be in a serviceable condition at the time of the inspection. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.



Typical Bathtub drain system

Bathtub|Shower / Surround: Maintenance

Suggest all tile edges and tub 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. This damage is not always visible or accessible to the inspector at the time of inspection.

Toilet: Information

The toilet(s) appeared to be in serviceable condition at the time of the inspection. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Exhaust Fan: Information

The ventilation system(s) appeared to be in serviceable condition at the time of the inspection. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Exhaust Fan: Current Guidelines

Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.

Observations

15.3.1 Cabinet / Countertop

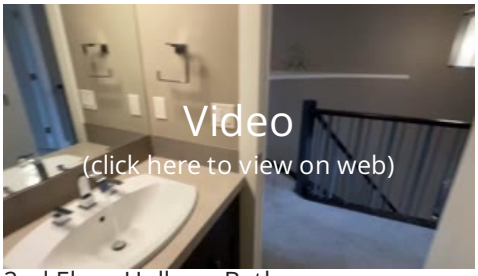
Recommendation

DOORS RUB

The doors rubs when trying to open/close, requires adjustment.

Recommendation

Contact a qualified professional.



2nd Floor Hallway Bathroom

15.4.1 Sinks

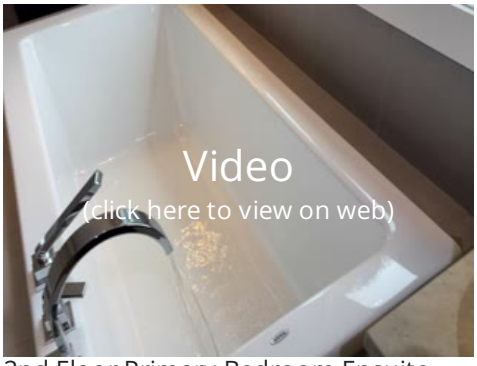
Maintenance or FYI Item

STOPPER WOULD NOT ENGAGE

At the time of inspection, I observed that a drain stopper would not engage. Recommend further evaluation by a qualified professional.

Recommendation

Contact a qualified professional.



2nd Floor Primary Bedroom Ensuite Right Side


2nd Floor Hallway Bathroom


Main Floor Hallway Half Bathroom

15.5.1 Traps / Faucets

Maintenance or FYI Item

PAST LEAKS

Evidence of past water leaks noted. No leaks observed at the time of the inspection. Requires monitoring and repair if necessary.

Recommendation

Contact a qualified plumbing contractor.


Basement Bathroom


Basement Bathroom


Main Floor Hallway Half Bathroom

15.5.2 Traps / Faucets

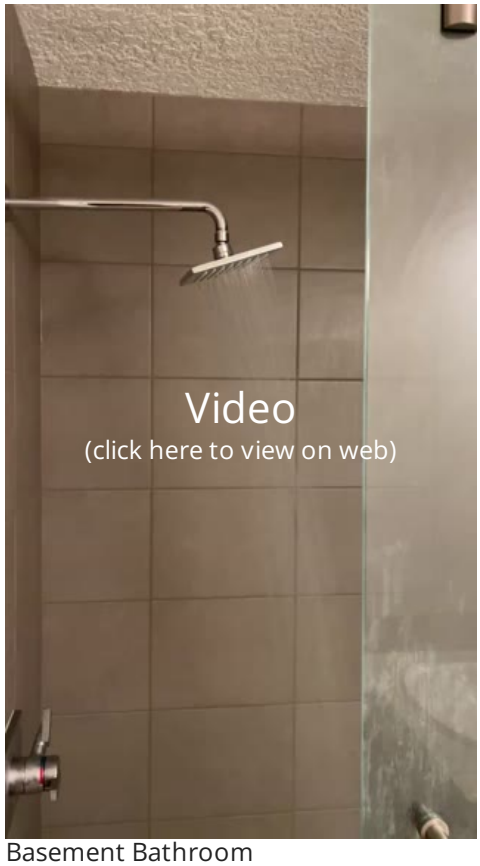
Recommendation

HANDLE LOOSE/DAMAGED

One or more faucet handles were loose/damaged. Requires repair or replacement.

Recommendation

Contact a qualified plumbing contractor.



Basement Bathroom

15.7.1 Toilet

Recommendation

PAST LEAKS

Evidence of past water leaks noted. Dry and no leaks observed at the time of the inspection. Repair as required.

Recommendation

Contact a qualified plumbing contractor.

2nd Floor Primary Bedroom Ensuite

16: KITCHEN

Information

General: General Information And Limitations

Due to the unpredictable and latent nature of appliance problems, no warranty can be provided that appliances will not develop problems after the inspection. An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about them. Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at any time, especially if the home is vacant for a period of time, and no warranty can be provided that leaks will not develop after the inspection. Replace worn caulking to help prevent moisture penetration/damage.

Cabinet / Countertop: Information

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Sinks: Information

The sink(s) appeared to be in serviceable condition at the time of the inspection. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Traps / Faucets: Information

The traps/plumbing appeared to be in serviceable condition at the time of the inspection. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

For information about hot water temperature recommendation:

Water Temperature Tips

Appliances: Appliances Present At Inspection

Refrigerator, Dishwasher, Gas/Electric Range

The appliances (if present) were tested for functionality and **NOT** all cycles were tested. They were **NOT tested for things such as temperature, cooking ability, cleaning ability, freezing ability, etc**. Testing of appliances is beyond the standards of practice (SOP), we do try to test them all but only as a courtesy. We also **cannot** guarantee that Appliances will be in working condition upon possession.

Appliances: Refrigerator - Water Line Present

Appliances: Quick Tests Only

The appliances were tested for functionality and **NOT** all cycles were tested. They were **NOT tested for things such as temperature, cooking ability, cleaning ability, freezing ability, etc**.. Testing of appliances is beyond the standards of practice (SOP), we do try to test them all but only as a courtesy. We also cannot guarantee that Appliances will be working condition upon possession.

Kitchen

Exhaust Hood / Ventilator: **Exterior vented - Assumed**

End of Inspection - Dishwasher State: **Dishwasher Empty of Water?**
Yes


Kitchen

End of Inspection - Range / Oven / Cooktop State: **Range / Oven / Cooktop Off?**
Yes

Kitchen

Limitations

Appliances

UNPLUGGED APPLIANCE(S)

Water and gas shut-off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. We don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances. Further investigation recommended prior to the contract closing date.

Exhaust Hood / Ventilator

EXTERIOR VENTILATION

We cannot always determine if the ventilation system is venting to the exterior. We do our best to determine this but often finished/covered spaces prevent a full inspection.


Kitchen

17: LAUNDRY ROOM/AREA

Information

General: General Information And Limitations

Due to the unpredictable and latent nature of appliance problems, no warranty can be provided that appliances will not develop problems after the inspection.
Due to the unpredictable nature of plumbing leaks, it is important to stress that unforeseen leaks can occur at any time, especially if the home is vacant for a period of time, and no warranty can be provided that leaks will not develop after the inspection.

Appliances: Appliances Present At Inspection

Clothes Washer, Clothes Dryer

The appliances (if present) were tested for functionality and **NOT** all cycles were tested. They were **NOT tested for things such as temperature, cleaning ability, etc**. Testing of appliances is beyond the standards of practice (SOP), we do try to test them all but only as a courtesy. We also **cannot** guarantee that Appliances will be in working condition upon possession.

Appliances: Quick Tests Only

The appliances were tested for functionality and **NOT** all cycles were tested. They were **NOT tested for things such as temperature, drying ability, cleaning ability, etc**.. Testing of appliances is beyond the standards of practice (SOP), we do try to test them all but only as a courtesy. We also cannot guarantee that Appliances will be working condition upon possession.

Washer Hose Bib: Information

Washer hose bib appeared to be in serviceable condition at the time of the inspection. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Washer Drain: Information

Washer drain appeared to be in serviceable condition at the time of the inspection. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Dryer Vent: Information

The dryer vent/exhaust appeared to be in generally serviceable condition at the time of the inspection. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Dryer Vent: Exhaust Info

Ensure vent pipes are as short and straight as possible using a rigid vent pipe (when possible) to minimize lint buildup and the potential for a lint fire.

Dryer Vent: Materials

Aluminized Foil

Cabinet / Countertop: Information

The cabinets/countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Floor Drain: Information

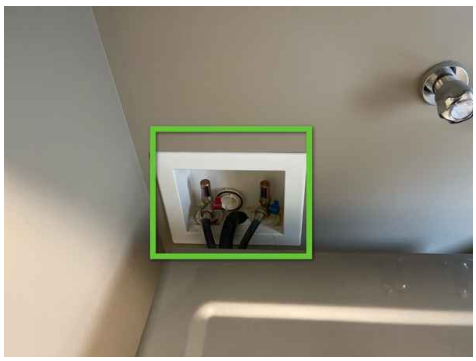
The floor drain appeared to be in generally serviceable condition at the time of the inspection. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Floor Drain: Type

Assumed present but not visible

Floor Drain: Water Shutoff

Water shut off device is recommended in all laundry rooms even with a floor drain (automatic water supply shut-off systems)



Whenever laundry is above finished interior areas automatic shut offs are highly recommended to prevent damages

Floor Drain: Dry Drain - Basement Drain Exit Point

Basement discharge for above grade laundry room floor drains are purposely left open. Do not terminate into the sewer drain. The idea is that if there is a leak in the laundry room, the drain in the basement will have water coming out of it to alert the homeowner of the issue. Extending the basement termination closer to the basement floor drain is recommended.

Clothes Washer State at End of Inspection : Water Emptied from Machine?

Yes

Observations

17.3.1 Washer Hose Bib

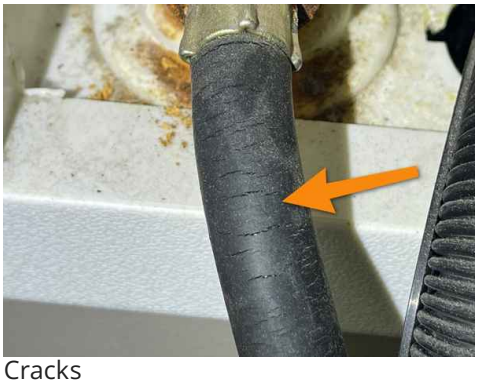
Recommendation

HOSE(S) PAST LIFE SPAN

The clothes washer machine hose(s) were observed at the time of inspection to be past the designed life. Recommend replacing with new hose(s) to prevent failure and possible leaks.

Recommendation

Contact a handyman or DIY project



Cracks

17.3.2 Washer Hose Bib

Maintenance or FYI Item

PAST WATER LEAK

Evidence of past water leaks noted at one or more of the hose bibs. Dry and no leaks observed at the time of the inspection. Recommend monitoring and repair if necessary.

Recommendation

Recommended DIY Project

18: GAS FIREPLACE - MAIN FLOOR

Information

General: Fireplace Image

General: Manufacturer

Heat-N-Glo

General: Approximate Age

2013

Operation: Information

The fireplace appeared to be in serviceable condition at the time of the inspection. No deficiencies were observed unless otherwise noted in this report.

Operation: Switch Location

Cover Glass: Information

The cover glass appeared to be in generally serviceable condition at the time of the inspection. No deficiencies were observed unless otherwise noted in this report.

Circulation Fan: Information

The circulation fan appeared to be in generally serviceable condition at the time of the inspection. No deficiencies were observed unless otherwise noted in this report.

Glass Heat Protection: Information

The heat protection appeared to be in generally serviceable condition at the time of the inspection. No deficiencies were observed unless otherwise noted in this report.

Flue Pipe: Not Visible

Outside Vent: Information

The outside vent appeared to be in generally serviceable condition at the time of the inspection. No deficiencies were observed unless otherwise noted in this report.

Outside Vent: Location

Right side of Home

Observations

18.1.1 General

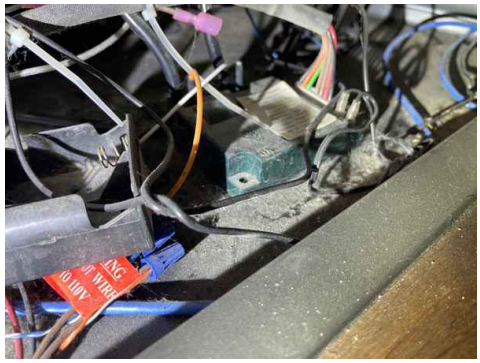
Maintenance or FYI Item

DIRTY BELOW FIREPLACE

Cleaning and maintenance recommended.

Recommendation

Contact a qualified professional.



19: GAS FIREPLACE - BASEMENT

Information

General: Fireplace Image

General: Manufacturer

Heat-N-Glo

General: Approximate Age

Unknown

Operation: Information

The fireplace appeared to be in serviceable condition at the time of the inspection. No deficiencies were observed unless otherwise noted in this report.

Operation: Switch Location

Cover Glass: Information

The cover glass appeared to be in generally serviceable condition at the time of the inspection. No deficiencies were observed unless otherwise noted in this report.

Circulation Fan: Information

The circulation fan appeared to be in generally serviceable condition at the time of the inspection. No deficiencies were observed unless otherwise noted in this report.

Glass Heat Protection: Information

The heat protection appeared to be in generally serviceable condition at the time of the inspection. No deficiencies were observed unless otherwise noted in this report.

Flue Pipe: Not Visible

Outside Vent: Information

The outside vent appeared to be in generally serviceable condition at the time of the inspection. No deficiencies were observed unless otherwise noted in this report.

Outside Vent: Location

Left Side of, Home

20: ATTIC

Information

General: General Information And Limitations

Attics are navigated as best we can. Levels of high insulation, HVAC ductwork, framing, and other factors can prevent physical and visual accessibility of some areas and items. The amount of the attic that was able to be safely and visually inspected will be listed as an approximate percentage above. Insulation is not moved or disturbed for visual accessibility of items. The inspection of this area is limited to visual portions only. Any areas that were not visible are excluded from this inspection.

General: Attic Views




General: Method of Inspection
From the attic access

General: Location
Primary Bedroom Ensuite Closet
Ceiling

General: Unable To Inspect
25%, due to limited access and or framing obscuring views.

The inspection of the attic is limited to visual portions only. Any areas that were not visible are excluded from this inspection.

Attic Hatch / Access: Type
Standard framed box

Framing: Type
Truss

Framing: Factory Built Truss System

The roof framing consists of a factory built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets, which are nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Sheathing: Material
Oriented Strand Board

Ventilation: Type
Roof, Soffit

Insulation: Information

A house with poor insulation will have increased heating and cooling costs. During the heating season (winter), homes with poorly insulated attics or roofs will lose heat through the ceiling or roof more quickly than homes which are well insulated. This heat loss can result in increased heating costs. During the cooling season (summer), homes with poorly insulated attics or roofs will experience higher indoor temperatures as heat from the roof covering material radiates downward into the living space. Properly installed insulation helps prevent this heat from entering the living space where it causes cooling systems to operate more often, resulting in increased cooling costs.

Insulation: Type
Blown in Fiberglass

Insulation: Depth
In Undisturbed Areas the Insulation Averages About:, 11-13 inches in depth

Insulation: Current Standards

Current standards for this area is 10"-16" (depth can vary depending on the insulation Type) for approx. R-40 insulating value

Vapour Barrier: Information
Plastic / Polyethylene

Exhaust: Type
Bathroom

Exhaust: Material
Insulated Flex

Plumbing : Material
ABS

Moisture Penetration: Status / State
Attic dry at time of inspection

Electrical: Type
Unknown - Not Visible, Solar Conduit - Roughed-in

General Note(s): What is Attic Rain

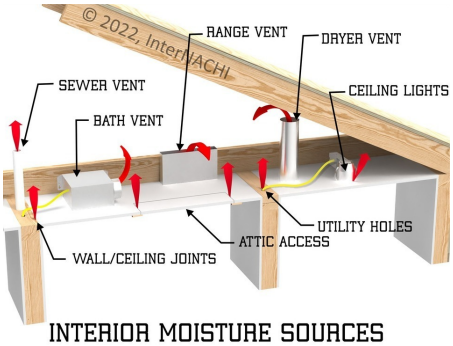
Attic rain is a phenomenon caused by extremely cold weather followed by a rapid warm-up. Condensation forms inside the attic of a home in the cold. But when it gets warmer, that condensation melts and rains down onto the insulation. With good airflow in an attic, this shouldn't be a problem for many homeowners because the moisture that dripped into the insulation will evaporate naturally. It becomes more of a problem when extra moisture is released into the attic.

Homeowners need to anticipate the weather. When a cold snap is forecast we recommend turning down your humidifier. Reducing the moisture inside a home will also reduce condensation in the attic.

It's generally not a huge problem, you may see a little bit of water and maybe some staining here and there, call your roofing company is recommended just to make sure everything is ok.

Keep an eye on windows when it's cold. If there is ice forming at the bottom that means there's likely too much moisture inside and it's a good idea to lower the setting on your humidifier, to turn on bathroom fans or your HRV to vent that air.

If the weather is milder and the rise of the temperature is slower, this problem will generally not happen.



INTERIOR MOISTURE SOURCES
Additional interior sources of moisture in an attic

Limitations

General

FRAMING RESTRICTS VISIBILITY

Due to the design of the roof framing members portions of the structure are not visible.


Front Vault

General

INSPECTED FROM THE ACCESS ONLY

For safety reasons the attic is only inspected from the access hatch/door (refer to our Standards of Practice).

Insulation

MEASUREMENTS OF THE INSULATION

Measurements of the Insulation were taken within arms reach of the attic access. Different levels may be found elsewhere.

Vapour Barrier

PRESENCE OF VAPOR BARRIER WAS ONLY CONFIRMED

Presence of vapor barrier was only confirmed in a couple of locations, due to insulated ceiling joists/rafters, consistency of vapor barrier cannot be fully confirmed without removal and disturbing all insulation.

Observations

20.4.1 Sheathing

Safety Hazard or Potentially Very Costly

SUSPECTED MILDEW OR MOULD NOTED

Suspected mildew or mould noted. Recommend testing and suitable remediation if necessary by a qualified contractor.

Recommendation

Contact a qualified environmental contractor

20.6.1 Insulation

Recommendation

CONSIDER ADDITIONAL INSULATION

Current standards for this area is 16-18" for approximately R-60 insulating value. Install additional insulation as required.

Recommendation

Contact a qualified insulation contractor.

21: REPORT CONCLUSION

Information

General: REPORT CONCLUSION and WALKTHROUGH

CONCLUSION:

We proud of the service we provide and trust that you will be happy with the quality of the report. We have made every effort to provide you with an accurate assessment of the condition of the property at the time of inspection and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet and opened every window and door, or identified every problem. Also, because the inspection is essentially visual, latent defects could exist. we cannot see behind walls. Therefore, you should not regard the inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, window seals will fail, and systems may fail without warning. I cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for our client. It is not transferable to other people. **The report is only supplemental to a seller's disclosure**. Thank you for taking the time to read this report and call if you have any questions. We are always attempting to improve the quality of our service and report.

PRE-CLOSING WALKTHROUGH:

The walk-through before closing is the time for the Client to inspect the property. Conditions may change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The client should be thorough during the walk-through. Any defect or problem discovered during the walk-through should be discussed with the owner/seller of the property before closing. Purchasing the property with a known defect or problem releases Rocky Mountain Home Inspections Ltd. and its Inspector(s) of all responsibility. The client assumes responsibility for all known defects after settlement.

APPLIANCES:

Appliances were tested as a courtesy and were working at the time of the inspection (unless otherwise noted). It cannot be guaranteed that the appliances will be functional at the time of possession. It is recommended that the appliances be re-tested before possession.

NOTE:

If you're reading this report but did not hire us (**Rocky Mountain Home Inspections Ltd.**) to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us directly to discuss the report you're reading for this property so that we can arrange for a re-inspection. Thank you!

Sincerely,

Kyle Dowdeswell

ROCKY MOUNTAIN
HOME INSPECTIONS

22: APPENDIX - APPLIANCES / MECHANICAL / DOCUMENTATION

Information

Appliances and Mechanical : Model & Serial Numbers

Photographs of appliances, HVAC equipment, and/or other items with matching model & serial numbers if visible.

23: APPENDIX - SHUTOFFS / MAINTENANCE INFORMATION

Information

General: Information

This Appendix will contain information about Shutoffs in the home (when visible), including the type, location, etc. It may also include other maintenance information like heating system filters, backwater valve location, Radon rough-in/systems, etc.

Main Gas Valve: Location

Left Side of Home

Main Breaker (Service Disconnect): Location

Basement, Mechanical Room

Heating System: Gas Shut Off Location

Left Side of Heating System

Heating System: Electrical Shut Off Location

Next to Mechanical Room Door

Left Side

Heating System: Filter

Right Side of Heating System

Heating System: Humidifier Water Shutoff

Above Water Heater

Heating System 2: Gas Shut Off Location

Left Side of Heating System

Heating System 2: Electrical Shut Off Location

Next to Mechanical Room Door

Right Side

Heating System 2: Filter

Left Side of Heating System

Heating System 2: Humidifier Water Shutoff

Above Water Heater

Water Heater Shutoff: Gas Shut Off Location

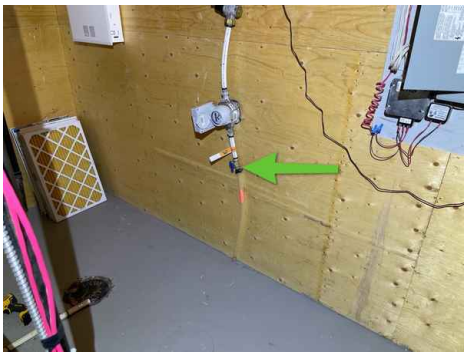
Front of Water Heater

Water Heater Shutoff: Electrical Shut Off Location

Left Side of Water Heater

Main Water Shutoff: Location

Basement, Mechanical Room



Backwater Valve: Location

Basement, Mechanical Room

Plumbing Clean-Out: Location

Basement, Mechanical Room

Sump Pump: Location

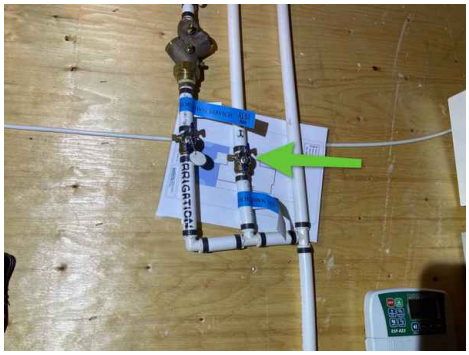
Not Visible or Not Present

Radon System / Rough-in: Location

Not Present / Not Visible

Interior Shutoff/Drain for Exterior Garden Hose Bibbs: Location

Basement, Mechanical Room



24: APPENDIX - INSURANCE SUMMARY

Information

General Information: Summary of Information Generally Requested by Insurance Companies

This section is designed to help answer common questions an insurance company may have about the home. We have summarized key details from various parts of the report for easy access, including information such as the type of roof covering, exterior cladding or siding, the age of the furnace and water heater, and the types of wiring and plumbing systems, among others.

Roofing Material: Material
Asphalt / Fiberglass

Roofing Material: Type
Architectural

Exterior Surface: Material
Fiber Cement (James Hardie Board or similar), Stone veneer

Water Service Line: Material
PEX (plastic) pipe

Water Distribution Lines: Material / Type
PEX, Visible Portions Only

Drain, Waste, and Vent Pipes (DWV): Material
ABS, Visible Portions Only

Backwater Valve / Backflow Preventer: Location
Basement, Mechanical Room

Sewer Clean-out: Location
Basement, Mechanical Room

Sump Pump: Location
Not visible or Not Present

Heating System: Type
Furnace

Heating System: Approximate Age (Year of Manufacture)
2013

Heating System: General Condition
Good condition

Heating System 2: Type
Furnace

Heating System 2: Approximate Age (Year of Manufacture)
2013

Heating System 2: General Condition
Good condition

Water Heater: Approximate Age (Year of Manufacture)
2013

Water Heater: General Condition
Recommend evaluation by a qualified plumbing contractor based on age

Panel Service: Amperage
120 / 240 VAC Single Phase 3-Wire Service, 100 Amp

Main Breaker (Service Disconnect): Rating (Amps)
100 Amp

Panel Max Capacity: Listed Capacity
Unknown

Aluminum Wiring: Status / Type
Not present

Aluminum Wiring: Update Status
N/A

Fire Hydrant: Approximate Distance From the Home
Less than 200 feet, Across the street from the home

Radon Mitigation System: Information
Not visible/present

Number of Smoke / CO Detectors: Smoke Detectors
2

Number of Smoke / CO Detectors: Smoke / Carbon Monoxide Detectors (Combination units)
1

Number of Smoke / CO Detectors: Stand-alone Carbon Monoxide Detectors

0

STANDARDS OF PRACTICE

Inspection Details
1. **Definitions and Scope**
1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.
I.The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
II.The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.
1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.
1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.
2. Limitations, Exceptions & Exclusions
2.1. Limitations:
I.An inspection is not technically exhaustive.
II.An inspection will not identify concealed or latent defects.
III.An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
IV.An inspection will not determine the suitability of the property for any use.
V.An inspection does not determine the market value of the property or its marketability.
VI.An inspection does not determine the insurability of the property.
VII.An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
VIII.An inspection does not determine the life expectancy of the property or any components or systems therein.
IX.An inspection does not include items not permanently installed.
X.This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.
2.2. Exclusions:
I. The inspector is not required to determine:
A.property boundary lines or encroachments.
B.the condition of any component or system that is not readily accessible.
C.the service life expectancy of any component or system.
D.the size, capacity, BTU, performance or efficiency of any component or system.
E.the cause or reason of any condition.
F.the cause for the need of correction, repair or replacement of any system or component.
G.future conditions.
H.compliance with codes or regulations.
I.the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
J.the presence of mold, mildew or fungus.
K.the presence of airborne hazards, including radon.
L.the air quality.
M.the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
N.the existence of electromagnetic fields.
O.any hazardous waste conditions.
P.any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
Q.acoustical properties.
R.correction, replacement or repair cost estimates.
S.estimates of the cost to operate any given system.
II. The inspector is not required to operate:
A.any system that is shut down.
B.any system that does not function properly.
C.or evaluate low-voltage electrical systems, such as, but not limited to: 1. phone lines; 2. cable lines; 3. satellite dishes; 4. antennae; 5. lights; or 6. remote controls.
D.any system that does not turn on with the use of normal operating controls.
E.any shut-off valves or manual stop valves.
F.any electrical disconnect or over-current protection devices.
G.any alarm systems.
H.moisture meters, gas detectors or similar equipment.
III. The inspector is not required to:
A.move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might

restrict the visual inspection.
B.dismantle, open or uncover any system or component.
C.enter or access any area that may, in the inspector's opinion, be unsafe.
D.enter crawlspaces or other areas that may be unsafe or not readily accessible.
E.inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
F.do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
G.inspect decorative items.
H.inspect common elements or areas in multi-unit housing.
I.inspect intercoms, speaker systems or security systems.
J.offer guarantees or warranties.
K.offer or perform any engineering services.
L.offer or perform any trade or professional service other than a home inspection.
M.research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
N.determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
O.determine the insurability of a property.
P.perform or offer Phase 1 or environmental audits.
Q.inspect any system or component that is not included in these Standards.

The complete InterNachi Standards of Practice (SOP) can be found here: InterNachi SOP

Roof
I. **The inspector shall inspect from ground level or the eaves:** A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. **The inspector is not required to:** A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. **The inspector shall inspect:** A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. **The inspector is not required to:** A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Lots and Grounds
I. **The inspector shall inspect**: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. **The inspector is not required to**: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Electrical

I. **The inspector shall inspect:** A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. **The inspector is not required to:** A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Heating System
I. **The inspector shall inspect:** A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. **The inspector is not required to:** A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Heating System 2
I. **The inspector shall inspect:** A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. **The inspector is not required to:** A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Plumbing
I. **The inspector shall inspect:** A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. **The inspector is not required to:** A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the

compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Water Heater
I. **The inspector shall inspect:** A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. **The inspector is not required to:** A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Structure
I. **The inspector shall inspect:** A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. **The inspector is not required to:** A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Basement - Unfinished Areas
I. **The inspector shall inspect:** A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. **The inspector is not required to:** A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Interior
I. **The inspector shall inspect:** A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall

describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. **The inspector is not required to:** A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Attic

I. **The inspector shall inspect:** A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. **The inspector is not required to:** A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.