



## RESIDENTIAL REPORT 1

1234 Main St. St-Lazare QC J7T 3L7

Buyer Name  
01/04/2021 9:00AM



Inspector  
**Karol Bartnicki**

*Bartnicki*

Bachelor in Civil Engineering, 30 years of  
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Bartnicki Inspections

2280 Yearling, Saint Lazare, Qc, J7T 3L7

NEQ 2260417979

QST 4038842249 TQ0001

PST 755216736 RT0001

# SUMMARY

112

ITEMS INSPECTED

10

MAINTENANCE ITEM

50

RECOMMENDATION

7

SAFETY HAZARD

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- ⊖ 3.2.1 Exterior - Foundation exterior view: Cracks - Minor
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- ⊖ 4.3.3 Roof - Flashings & Soffits: Soffits Blocked
- ⊖ 4.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Flue - Cracked
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- ⊖ 5.2.3 Interior, Windows, Doors & Rooms - Doors Interior View: Exterior Door - Not Insulated

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- ⊖ 5.5.1 Interior, Windows, Doors & Rooms - Ceilings Interior: Nail Pops
- ⊖ 5.6.1 Interior, Windows, Doors & Rooms - Kitchen : Cabinets Bottom Edge - Silicone
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# 1: PROCESS

		IN	NI	NP	D
1.1	Buy Back Guarantee	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

## Information

### Color Coding Info

#### MINOR CONCERN

- Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time. These Concerns may be more straightforward to remedy.

#### MODERATE CONCERN

- Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

#### MAJOR CONCERN

- 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 or property. These Concerns are often imminent or may be very difficult or expensive to remedy.

### General Information

The exterior of the building was inspected first to detect any weak points or signs of certain defects.

The pictures taken at the time of the inspection will support this report.

This inspection will allow comments regarding the condition of the building and its components. I will make a list of points, which require special attention, either because they represent a deficiency, or the condition is such that it does not fulfill its intended use. No furniture, equipment or plants were moved.

We will not give any conclusion as to the presence or absence of pyrite since no report was provided and there were no visible signs of its presence.

Furthermore, we do not conclude as to the presence or absence of any harmful or carcinogenic substances (except where we find signs of mold and/or moisture)

The responsibility of the undersigned limits itself to the points mentioned in this report.

Included with this report are the contingencies and limiting clauses.

## Overview

A **Home Inspection** is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only.

This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

## Standards of Practice

Note: (click on the blue links)

Read the [Standards of Practice](#) set forth by the [InterNational Association of Certified Home Inspectors](#) and [CCPIA](#) for an insight into the scope of the inspection.

## Buy Back Guarantee: Buy Back Guarantee

### For added Value to our Inspection!



We will buy your Home back:

If your participating inspector misses anything, we'll buy your home back.

And now for the "fine print":

- It's valid for home inspections performed for home buyers and home sellers by participating InterNACHI® Certified Professional Inspectors® only.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per [InterNACHI's Residential Standards of Practice](#).
- The Guarantee will be honored for 90 days after closing.
- InterNACHI® will pay you whatever price you paid for the home.

## 2: INSPECTION DETAILS

### Information

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#### Covid 19

Signed Covid Declaration,  
Wearing Mask Inside, 2 meter  
distance outside

#### Type of Building

Detached, Single Family

#### Your Job as a Homeowner:

**Checklist of things to do each  
season!**

[Checklist for the homeowner!](#)

#### In Attendance

Client, Listing Agent, 2nd Client

It is highly recommended that the client is present during the inspections and follows the inspector. The explanations will be given during the inspection, with regards to the issues discovered and the equipment used.

#### Inspection Method

Attic Access, Infrared, Visual, Moisture Meter, Dyllos Air test, Radon Test, Basement Access

##### Attic Access -

at the time of the inspection there was access to the attic to allow for visual inspection

**Crawlspace Access** - at the time of the inspection there was access to the crawlspace to allow for visual inspection

##### Infrared -

Thermography is a technique for recording the temperature of objects and materials using infrared rays. Infrared cameras record the temperature at various points on the surfaces inspected. It displays these measurements in a colour image called a thermogram. Based on that we can see; cold air infiltration, lack of insulation, or water infiltration. Our findings are verified with moisture meter.

**Visual** - the inspection is only a visual inspection of the building, no walls are opened nor equipment operated.

**Moisture Meter** - a piece of equipment allowing to determine the moisture content in the building materials

**Dylos Air Test** - equipment that allows to determine number of small and large particles in the air. We can not determine what kind of particles only the acceptable levels.

**Radon Test** - we can test the presence of the radon gas in the basement, test takes minimum 48 hours

**Air Flow Test** - we can measure the speed of the air at the vent registers, we can also verify the air temperature and moisture.

##### Basement -

at the time of the inspection there was access to the basement to allow for visual inspection

#### Occupancy

Furnished, Occupied

At times the place is filled with personal belongings making the inspection difficult as some things may be hidden by various objects, that we are not allowed to move.

#### Temperature (approximate)

-3 Celsius (C)

Temperature is an important factor in the Infrared Scan performed during the inspection, the more temperature differential between the inside and outside the more accurate results can be obtained.

#### Weather Conditions

Cloudy

Weather conditions are important to indicate as some problematic conditions occur only under specific condition ( example: rain with a wind in a specific direction)

## Orientation Details

### Included Photos

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos. Inversely the included photos may not show all problem areas or conditions. A representative example of photos may be used.

### Location References

For the purpose of this report all directions are given as if you are standing facing the front of the house. Items listed as Multiple Locations may not directly reference all effected locations. Examples may be given that should not be construed as the only affected areas. Further evaluation will need to take place to determine every effected location.

### Thermal image

Thermal imaging used during this inspection; The thermal camera does not allow the inspector to "see behind finishes" or through walls, the camera registers the surface temperatures. Thermal imaging reveals surface temperature variations of the building, which can be interpreted by our inspectors to identify problems in structure, moisture content and air leakage. It can also be used to find hidden heating and cooling losses, moisture intrusion, inadequate or non-existent insulation, plumbing leaks and poor construction. Early correction of these conditions can prevent more extensive damage in the future. The thermal images used in this report; the lighter the colour the warmer the temperature. Viewing a wall where there is a temperature difference between one side and the other, for example; a heated room and winter weather outside. The thermal image may reveal a uniform light colour with localized dark patches. The dark patches may be interpreted as voids in the insulation. If the conditions are reversed, with hot outside and air conditioned interior, the same image may show uniform dark temperatures with lighter colour patches.



## Your Job as a Homeowner: What Matters in Your Home Inspection

Buying a home? The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, a checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this, combined with the seller's disclosure and what you notice yourself, makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies for various systems and components, and minor imperfections. These are useful to know about. However, the issues that really matter will fall into four categories:

1. major defects. An example of this would be a structural failure;
2. things that lead to major defects, such as a small roof-flashing leak, for example;
3. things that may hinder your ability to finance, legally occupy, or insure the home; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property.

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Do not kill your deal over things that do not matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

Credit to InterNACHI

## Annual Home Maintenance Inspection: Schedule your Annual 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.

Your InterNACHI-Certified Professional Inspector 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 us 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.

## Limitations

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General

### LIMITATIONS

### Contingency conditions and limitations

I assume no responsibility for legal matters.

This report is to be used within the stipulated goals, and stipulated limits only.

The fees related to the production of this report limit itself to one visit, and production of the report. Any other site visits and their costs, meetings with insurers or other, should be agreed upon in advance.

The undersigned does not agree to testify in court, or appear in court relative to this report of the property concerned, unless another agreement was made for the above.

Possession of this report, or a copy of this report, does not give the right to publication or reproduction, neither the right of utilization by persons other than the client, without prior consent from the undersigned.

### Certification

Taking in consideration the pertinence, the quality, and the quantity of the recorded information, I declare that the building described above was visited by qualified professional and I certify that the opinion and the information included in this report are to the best of my knowledge, are true, and that I have no direct or indirect interest in this real estate property.

### InfraRed Exterior

#### HEAT LOSS

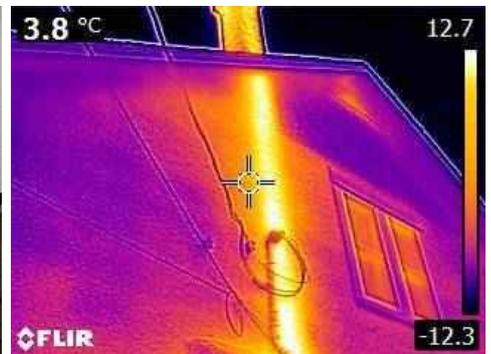
Observed a heat loss, on the outside of the building (the lighter color image). Further investigation is recommended.



Gable vent warm air coming from the attic, attic air should be the same temperature as outside air



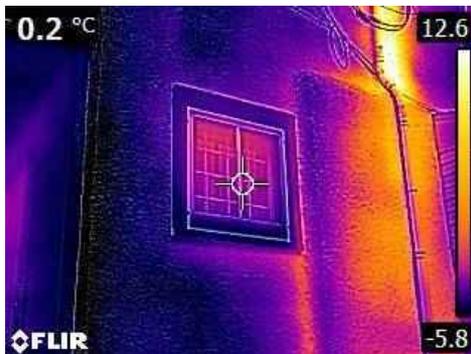
Gable vent warm air coming from the attic, attic air should be the same temperature as outside air



chimney to be verified as it loses a lot of heat



chimney to be verified as it loses a lot of heat

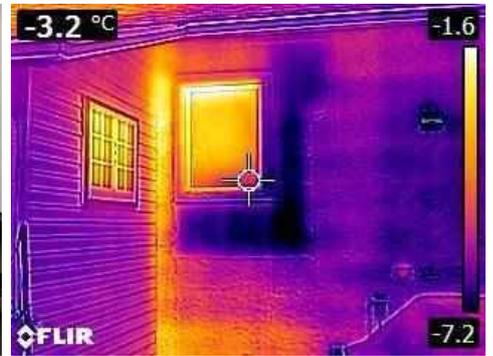




Gable vent warm air coming from the attic, attic air should be the same temperature as outside air



Gable vent warm air coming from the attic, attic air should be the same temperature as outside air



Cold air infiltration into the wall around the kitchen window



Cold air infiltration into the wall around the kitchen window

# 3: EXTERIOR

		IN	NI	NP	D
3.1	Facade, Bricks, Stone, Siding & Trim	X			X
3.2	Foundation exterior view	X			X
3.3	Eaves, Soffits & Fascia	X			X
3.4	Vent Covers	X			X
3.5	Windows	X			X
3.6	Exterior Doors	X			X
3.7	Decks, Balconies, Porches & Steps	X			X
3.8	Walkways, Patios & Driveways	X			X
3.9	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.10	Pool & Spa	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

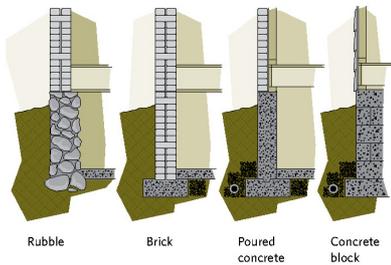
## Information

### Foundation exterior view:

#### Material

Masonry Block

There are different types of foundations:



### Eaves, Soffits & Fascia: EAVES, FACIAS AND SOFFITS

Non Ventilated Soffits, Wood

### Windows: Basement Windows

Tilt & Swing

### Windows: Window Manufacturer

Unknown

### Exterior Doors: Back Door

N/A

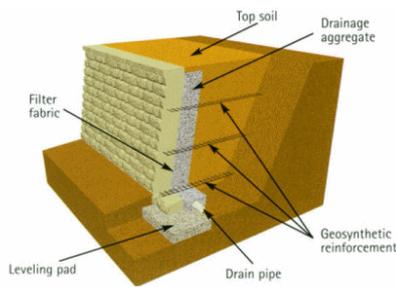
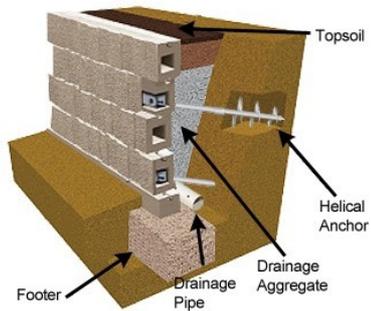
### Exterior Doors: Side Door

Wood, Single Pane

**Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Present**

**Pool & Spa: Spa**

We do not inspect spas. Pictures are for your information only.



**Facade, Bricks, Stone, Siding & Trim: Awning Present**

**An awning** or overhang is a secondary covering attached to the exterior wall of a building. It is typically composed of canvas woven of acrylic, cotton or polyester yarn, or vinyl laminated to polyester fabric that is stretched tightly over a light structure of aluminium, iron or steel, possibly wood or transparent material (used to cover solar thermal panels in the summer, but that must allow as much light as possible in the winter). The configuration of this structure is something of a truss, space frame or planar frame. Awnings are also often constructed of aluminium understructure with aluminium sheeting. These aluminium awnings are often used when a fabric awning is not a practical application where snow load as well as wind loads may be a factor. (Wikipedia)

TYPES OF AWNINGS	FABRICS TO USE
FOLDING ARM AWNINGS	Docril®
STRAIGHT DROP, CHANNEL GUIDE, WIRE GUIDE, 'ZIP' CHANNEL AWNINGS	OUTLOOK
LOCKARM AWNINGS	OUTLOOK, Docril®, Barrington
PIVOT ARM AWNINGS	OUTLOOK, Docril®, Barrington
CANOPY AND DUCTH HOOD AWNINGS	Docril®, Barrington

### Facade, Bricks, Stone, Siding & Trim: Exterior Wall Covering Material

Masonry, Stucco

Exterior insulation and finish systems (EIFS) are proprietary wall cladding assemblies that combine rigid insulation board with a water-resistant exterior coating. Popular chiefly for their low cost and high insulating values, they are used on a range of construction types, from hotels to offices to homes

[More info](#)

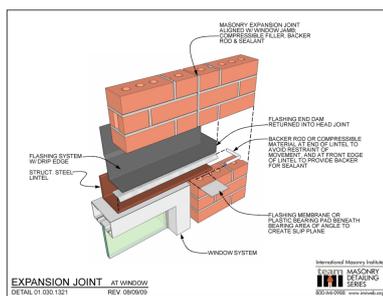


### Facade, Bricks, Stone, Siding & Trim: Steel Angle

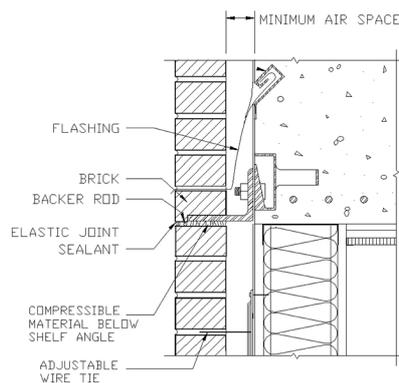
Not Visible

#### Information:

Actually, the steel angle is put in place to create a horizontal break in the brick veneer so that the expansion of the brick can take place, as well as any shrinkage of the structural frame. ... It is also important to differentiate between shelf angles and steel lintels above windows.



Steel Angle over window



Shelf Angle

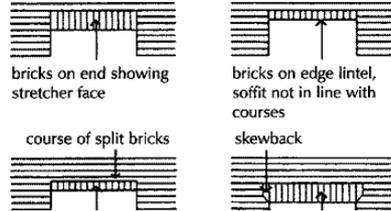
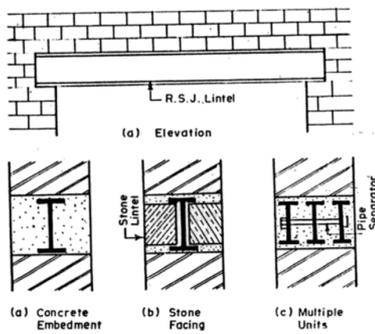
### Facade, Bricks, Stone, Siding & Trim: Window Lintels

Wood

#### Information & examples:

##### Lintels:

Brickwork needs to be supported over openings. There are five methods of doing this: brick arches, steel bars or angles, prefabricated reinforced concrete, prefabricated brickwork and directly from the reinforced concrete structure. The steel angles (known as shelf angles), can provide all the support, or be attached to the primary structure such as a reinforced concrete frame, to which the load is transferred.



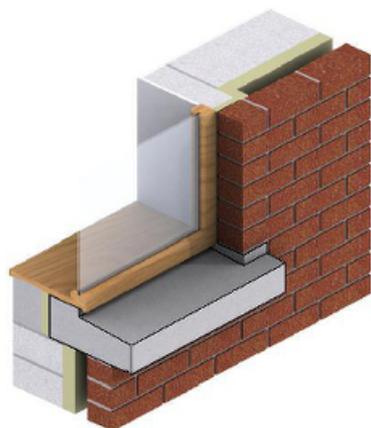
### Facade, Bricks, Stone, Siding & Trim: Window Sills

Wood

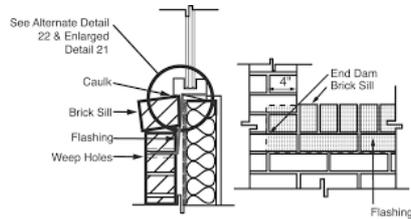
#### Information & examples:

**Window sills** are necessary because they are a part of a building's structure. They serve as the framing of the window to keep it in place. Without a window sill, the opening of that window would sway and shift as the foundation settles. ... The window sill acts as a brace to reinforce the wall.

A window sill is part of the window trim, the decorative covering around the window's edge that protects where the window attaches to the wall and prevents drafts and moisture from getting into the home. The window sill is the flat piece at the bottom of the window.



Stone Sills



Brick Sills



Aluminum sills



Concrete cast sills

## Foundation exterior view: Foundations

### Cement Blocks

Foundation failure is a significant (and costly) problem in its own right. But left unaddressed, even relatively minor foundation damage can lead to much bigger (and more expensive) repairs down the road.

The best defense against escalating expenses is to scan for potential signs of foundation damage and address these issues as soon as they appear. Many of these signs often manifest in other parts of the home, usually several levels above the underlying foundation.

## Foundation exterior view: French Drain & Membrane

French Drain Past its Life Span, French Drain Not present

Exterior French Drain Systems in Quebec



Here is a cross-section of a French drain system running along the cement footing of a foundation. It shows the drain (blue with water), the crushed stone it rests in, and surrounding replacement soil.

French Drains clogged



This is a section of a completely dirt-packed drain system from a house in Montreal, QC.

French drain systems are a common and popular drainage system that have been installed since the early 1920s.

## Eaves, Soffits & Fascia: Soffits, Fascia, Eaves

### What is a soffit?

The word soffit is derived from the French word for "formed as a ceiling" and the Latin term for "to fix underneath." It is the exposed surface beneath the overhanging section of a roof eave. It can also refer to the horizontal underside of similar architectural structures such as an archway, a staircase or a ceiling.

Part of the function of the soffit is to assist in ventilating the attic. The soffit typically features a plain design with small holes that provide air circulation. The air from the soffit cycles to the vents to draw heat and moisture away from the house. This is a highly important function because moisture in the attic can develop rot in the sheathing and rafters.

Most soffits are made from vinyl, an effective material for withstanding the degradation that comes from heat and moisture exposure. This is especially important considering that the soffit can be easily exposed to moisture due to unkempt gutters and wet weather conditions.

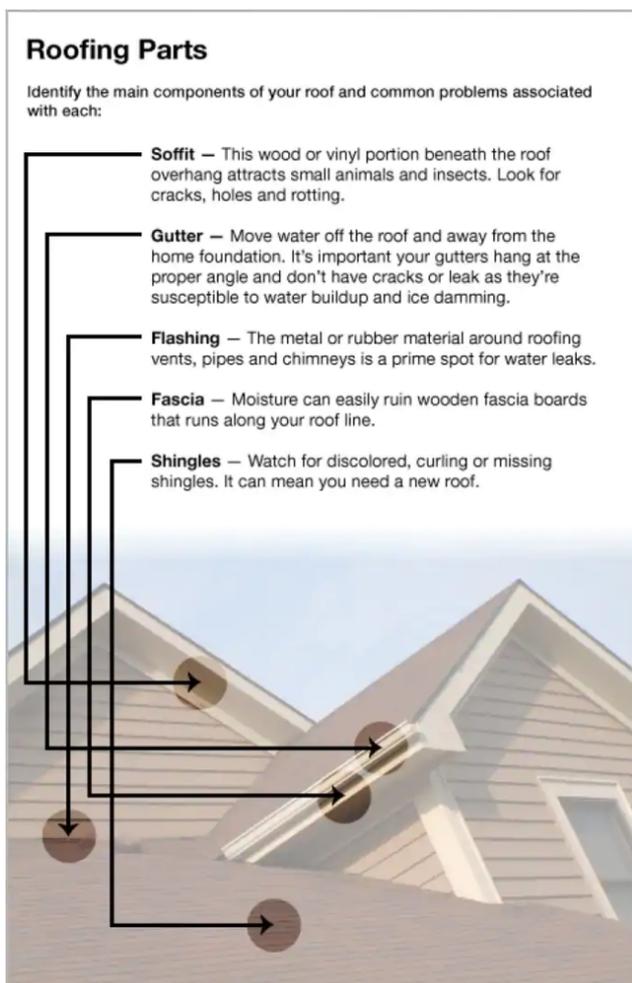
### What is fascia?

Roofing fascia board is another common area that can be damaged and may need to be repaired. The fascia is a vertical finishing edge connected to the ends of the rafters, trusses, or the area where the gutter is attached to the roof. The primary role of the fascia is to act as a layer between the edge of the roof and the outdoors, and is meant to protect the wooden board against water damage that can occur during certain weather conditions.

Aside from its functional role, the fascia also plays a very important aesthetic role since it creates a smoother, more even appearance for the edge of the roof. In addition to protecting the wooden board from water damage, the fascia protects the entire roof and the interior of the house from weather damage by blocking its entrance to the home. The majority of homes will feature a fascia board, but some older home styles lack this component.

### Eaves:

are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls and may be highly decorated as part of an architectural style, such as the Chinese dougong bracket systems.



## Vent Covers: Vent Covers

Plastic, Metal

Exterior wall **vent covers** are placed over the vent in order to prevent certain elements from creating havoc on the home. Exterior wall vents have the ability to dispel moisture, heat and pressure but also act as a barrier against weather elements such as rain, snow and hail.



## Windows: Window Type

Guillotine

8 Types of Windows

- Double-Hung (Guillotine) Windows. This type of window has two sashes that slide vertically up and down in the frame. ...
- Casement Windows. These hinged windows operate by a turn of a crank in an operating mechanism. ...
- Awning Windows. ...
- Picture Window. ...
- Transom Window. ...
- Slider Windows. ...
- Stationary Windows. ...
- Bay or Bow Windows.

**Exterior Doors: Exterior Entry Door**

Steel

Building Code for exterior doors

According to ADA standards, all exterior doors must measure at least 32 inches wide when opened to 90 degrees. The threshold height can be no higher than 3/4 inch, and hardware must be placed at no higher than 48 inches above the finished floor.

Most front entry doors in our area swing inward, and the justification for it used to be that out-swing doors are unsafe because their hinge pins are exposed outside, where they are easily popped out by a burglar to get into the house.

**Exterior Doors: Patio Door**

N/A

So the height is mostly the same for any kind of door, but a sliding glass door width can be almost anything. ... Sliding door consist of two sections one is fixed glass panel and other is sliding glass panel. Standard Size for two-panel sliding glass doors are: 60 inches, or 5 feet.

A sliding glass door or patio door, is a type of sliding door in architecture and construction, is a large glass window opening in a structure that provide door access from a room to the outdoors, fresh air, and copious natural light.

**Decks, Balconies, Porches & Steps: Back Stairs**

N/A

In perhaps their most basic uses, stairs and steps share a single meaning. Both refer to a series of stepsthose "structures consisting of a riser and a tread," as the definition of step puts it. ... When they're outside, they're more often called steps than they are called stairs.

**Decks, Balconies, Porches & Steps: Balconies, Decks and Porches**

Wood

**Balcony** is a platform on the outside of a building, above ground level, with a wall or railing around it.

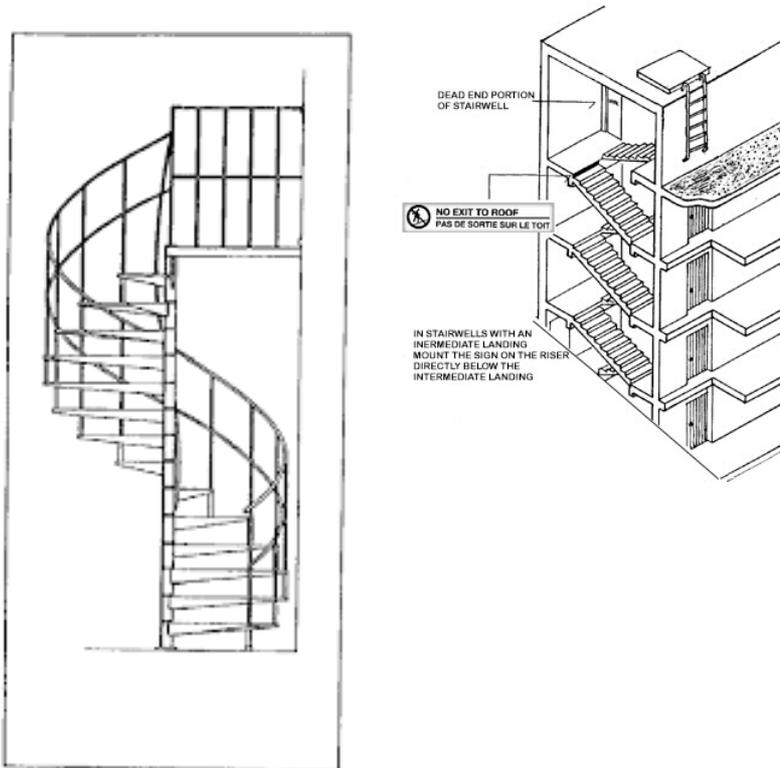
**Deck** is a flat surface capable of supporting weight, similar to a floor, but typically constructed outdoors, often elevated from the ground, and usually connected to a building.

**Porch** is a small area, usually unenclosed, at the main-floor height and used as a sitting area or for the removal of working clothes so as not to get the home's interior dirty, when the entrance door is accessed via the porch.

## Decks, Balconies, Porches & Steps: Emergency Staircase

N/A

A fire escape is a special kind of emergency exit, usually mounted to the outside of a building or occasionally inside but separate from the main areas of the building. ... A fire escape consists of a number of horizontal platforms, one at each story of a building, with ladders or stairs connecting them.



## Decks, Balconies, Porches & Steps: Front Stairs

Wood

In perhaps their most basic uses, stairs and steps share a single meaning. Both refer to a series of steps those "structures consisting of a riser and a tread," as the definition of step puts it. ... When they're outside, they're more often called steps than they are called stairs.



## Decks, Balconies, Porches & Steps: Side Stairs

N/A

In perhaps their most basic uses, stairs and steps share a single meaning. Both refer to a series of steps those "structures consisting of a riser and a tread," as the definition of step puts it. ... When they're outside, they're more often called steps than they are called stairs.

## Walkways, Patios & Driveways: Driveway Material

### Asphalt

A driveway is a piece of hard ground that leads from the road to the front of a house or other building

[Driveways info](#)



## Walkways, Patios & Driveways: Walkway Materials

### Patio Stones

A walkway is a passage or path for people to walk along. Walkways are often raised above the ground. Synonyms: path, alley, footpath, way



## Vegetation, Grading, Drainage & Retaining Walls: Ground Grading

### Negative Grading

Where your home is situated on your lot, and how the land surrounding the site is sloped, can make the difference between a dry basement and one that is annoyingly wet after a heavy rain or major spring thaw. In order to prevent oversaturated soil around basement walls from leaching water into your home, the ground must slope away from the foundation for several feet at a grade of at least 1 inch per foot.

## Vegetation, Grading, Drainage & Retaining Walls: Type of Ground

Grass

There are three basic types of soil:

**sand, silt** and **clay**. But, most soils are composed of a combination of the different types.

**Loam**. Loamy soils are an intermediate soil halfway between sand and clay. This soil typically has a mix of organic material, sand and clay. Loamy soils are considered by builders to be adequate for building on, which means that they are better than clay but worse than sand.

## Pool & Spa: Pool

Pool is **NOT** a part of our inspection.

This is a separate specialized inspection by others.

Pictures if any are only for visualization purposes.



## Deficiencies

3.1.1 Facade, Bricks, Stone, Siding & Trim

### WALL - CRACKING

 Recommendation

Walls showed cracking in one or more places. This is a result of water infiltration into the foundations & temperature changes, and typical as homes age. Recommend waterproofing the foundation and french drain installation.

Parts of the foundation at the back had waterproof membrane installed





membrane visible



3.1.2 Facade, Bricks, Stone, Siding & Trim

**WALL - EVIDENCE OF WATER INTRUSION**

 Recommendation

Walls showed signs of water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.



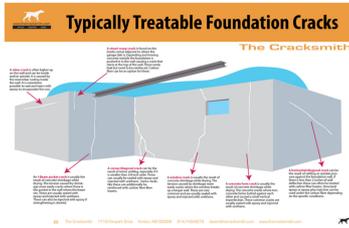
3.2.1 Foundation exterior view

Recommendation

**CRACKS - MINOR**

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

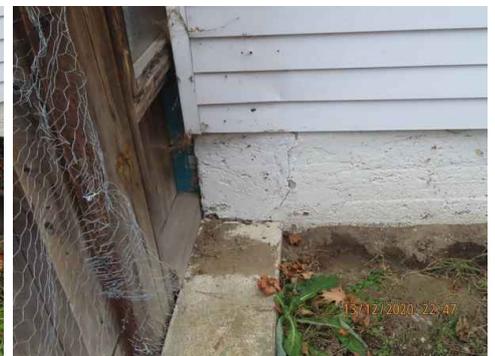
[Here is an informational article](#) on foundation cracks.



Recommendation  
Contact a foundation contractor.



Back



Back

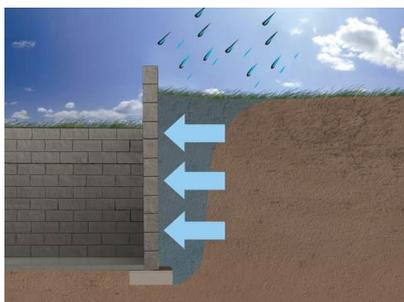
3.2.2 Foundation exterior view

Safety Hazard

**WATER INTRUSION**

Water intrusion was evident on the walls (inside and out) also, on the surface of the floor slab or in the basement/crawlspace. Prolonged exposure of the foundation to water will compromise structural integrity of the foundation to bear loads. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.

FOUNDATION WATER INTRUSION REPAIR. Older homes often suffer water infiltration through the foundation walls due to the lack of damp proofing at the time of construction, or simply due to the age of the structure. ... The membrane is adhered directly to the exterior of the foundation wall and new French drain installed.



Ground Water Pressure

Recommendation  
Contact a qualified professional engineer



3.3.1 Eaves, Soffits & Fascia

**FASCIA - ROTTED**



One or more sections of the wood fascia are rotted. Recommend qualified roofer evaluate & repair.



3.4.1 Vent Covers

**PLASTIC VENT COVERS**



Cheap plastic vent covers are vulnerable to deterioration from UV rays and elements. Recommended to replace with a quality metal vent cover.

Recommendation

Contact a qualified professional.



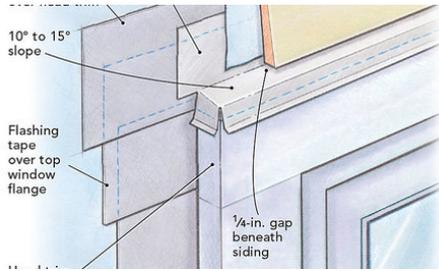
3.5.1 Windows

**HEAD FLASHING (TOP EDGE FLASHING)**



Head flashings are used to direct water away from openings such as windows and doors. Head flashings should be installed with a positive slope to the exterior. The cladding above the head flashing should never rest on the flashing as this leads to problems with the flashing being bent in the wrong direction and sloped back towards the building. Head flashings should extent laterally past the opening on either side.





Recommendation  
 Contact a qualified professional.

3.5.2 Windows

 Maintenance Item

**WELL - MAINTENANCE**

The gravel should always be clean and loose, so water can easily flow away. Clean the window well out regularly, and if you have a real problem with debris or excess water accumulating in the well, you might want to consider getting a "bubble cover" to place over it.

Recommendation

Contact a qualified professional.



3.5.3 Windows

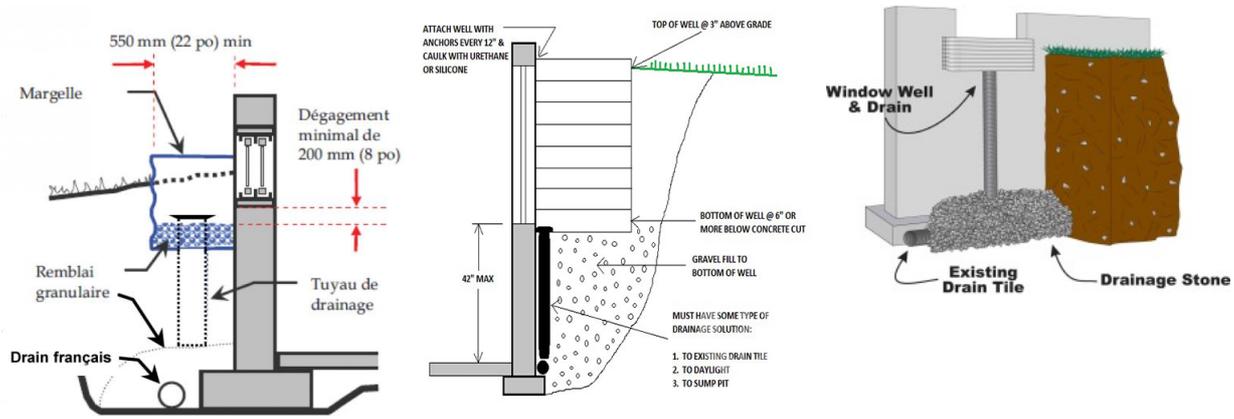
 Recommendation

**WINDOWS-TOO LOW TO THE GROUND**

It is recommended that the bottom of the basement window be minimum of 6 above the ground level. If not possible installation of a window well is required.

Recommendation

Contact a qualified professional.



3.7.1 Decks, Balconies, Porches & Steps

**COLUMNS - DAMAGED**

 Recommendation

Rot noted at the balcony supports/columns, we recommend repairs or replacement.

Recommendation

Contact a qualified carpenter.



front right corner



front right corner

3.7.2 Decks, Balconies, Porches & Steps

**STAIRS - UNEVEN STEPS**

Riser height. The maximum riser height shall be 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm)

Recommendation

Contact a qualified professional.



Recommendation



3.7.3 Decks, Balconies, Porches & Steps

**WOOD - GROUND CONTACT**

Wood in direct contact with soil. We recommend moving dirt away from wood and installing proper footing, as needed, to prevent premature deterioration caused by water/humidity infiltration and insects.

Recommendation

Contact a qualified professional.



Recommendation



3.8.1 Walkways, Patios & Driveways

**DRIVEWAY CRACKING - MINOR**

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal or replace



Maintenance Item



3.8.2 Walkways, Patios & Driveways

**WALKWAY - SETTLING**

Noticeable settling of the concrete walkway, around the pool

Recommended to try lifting the slab: [Purlift](#)

Recommendation

Contact a qualified professional.





3.9.1 Vegetation, Grading, Drainage & Retaining Walls

**NEGATIVE GRADING**

 Recommendation

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.



[Here is a helpful article](#) discussing negative grading.



3.9.2 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

**RETAINING WALL - INCLINED**

Retaining walls is sloped. This may be due to soil compaction at its base or swelling of the surrounding soil. Repairs will need to be done in the near future. Consult with an exterior landscaping specialist.

Recommendation

Contact a qualified landscaping contractor



# 4: ROOF

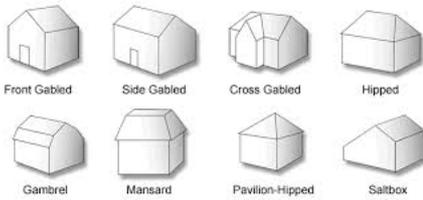
		IN	NI	NP	D
4.1	Coverings	X			X
4.2	Gutters and Roof Drain	X			X
4.3	Flashings & Soffits	X			X
4.4	Skylights, Chimneys & Other Roof Penetrations	X			X
4.5	Ice Damming	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

## Information

### Roof Type/Style

Gable



### Gutters and Roof Drain : Gutter Material

Aluminum

[All you need to know about different types of gutters!](#)

### Flashings & Soffits: Flashing Types

[Everything you need to know about flashings.](#)

### Inspection Method

Ground

[IKO information about roof venting](#)



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## Coverings: Material

### Asphalt

#### 1. Solar tiles

Advanced solar collectors integrate seamlessly into existing shingles, generating up to 1 kilowatt of energy per 100 square feet. They're particularly good for sunny roofs in homeowners associations that forbid typical solar panels. While they may help offset energy costs with solar power, they also cost more than traditional solar options.

#### 2. Asphalt shingles

Asphalt shingles are the most common roofing materials in America because they're effective in all environmental conditions. Quality varies widely, so ask whether they pass the ASTM D3161, Class F (110 mph) or ASTM D7158, Class H (150 mph) wind tests and the AC438 durability test. Upfront costs are low, but you should expect to replace the shingles after about 20 years. If you live in a hail-prone area, consider impact-resistant shingles which have a UL 2218 Class 4 rating. Impact-resistant shingles may qualify for a discount on your homeowners premium.

#### 3. Metal roofing

Metal roofing comes in vertical panels or shingles resembling slate, tile and shake and lasts about 60 years. Metal excels at sloughing off heavy snow and rain, won't burn and resists high winds. It is lightweight and can be installed over existing roofs. However, metal can be noisy during rainstorms, and may dent from hail. Average costs range between \$5 and \$12 per square foot, depending on type and style of metal which is more than asphalt but less than concrete tiles. Corrosion also varies by material.

#### 4. Stone-coated steel

Interlocking panels mimic slate, clay or shingles and resist damage caused by heavy rains (up to 8.8 inches per hour), winds of 120 miles per hour, uplifting, hail and freeze-thaw cycles. Consequently, they're an economical, effective choice for wet, windy regions or areas prone to wildfires. Some stone-coated steel roofs are warranted for the lifetime of the house.

#### 5. Slate

Slate roofing lasts more than 100 years. It won't burn, is waterproof and resists mold and fungus. Slate is effective in wet climates but is expensive, heavy and may be easily broken when stepped on. Keep this in mind if you live in an area that experiences hail.

#### 6. Rubber slate

Rubber slate looks natural and can be cut with a knife to fit intricate roofs like those found on Victorian homes. Rubber slate roofs can last 100 years but can be damaged by satellite dishes and walking so may also be susceptible to damage by hail, similar to slate. Roofing professionals that are trained to install rubber slate may be hard to find.

#### 7. Clay and concrete tiles

Clay and concrete roof tiles can withstand damage from tornadoes, hurricanes or winds up to 125 miles per hour and even earthquakes, according to "A Summary of Experimental Studies on Seismic Performance of Concrete and Clay Roofing Tiles" by the University of Southern California for the Tile Roofing Institute. They are good in warm, dry climates. They may require extra support to bear their weight, and they are likely to break when walked on.

#### 8. Green roofs

Green roofs are covered with plants and can improve air quality, reduce water runoff and insulate homes to reduce urban heat islands. However, they need extra structural support, a vapor barrier, thermal insulation, waterproofing, drainage, water filtration, soil, compost and plants. Their estimated lifespan is 40 years.

#### 9. Built-up roofing

This heavy roofing consists of layers of asphalt, tar or adhesive topped with an aggregate and is only for flat roofs. Tar and gravel roofs, also for flat roofs, are best for roof-top decks with heavy foot traffic. These roofs may become sticky in summer, and it is harder to shovel snow off of these roofs when compared to smooth surfaces. They can last 20 to 25 years.

## Flashings & Soffits: Material

### Wood

Flashing can be made of several different types of materials, from plastic and rubberized asphalt to a variety of metals. It can be exposed or concealed. Metal flashing is typically exposed but can be installed under the shingles or outer covering.

Flashing can come as roll roofing or as a membrane; each has its own best use. Membranes are one piece and can simplify installation around roof projections.

Metals typically used for flashing include:

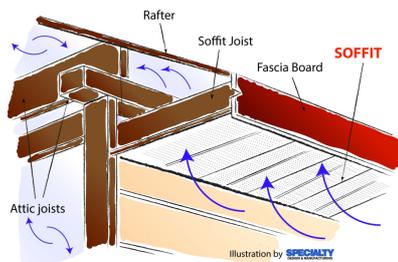
- Copper
- Lead
- Lead-coated copper
- Galvalume
- Malleable metals such as aluminum, zinc, and stainless steel

Plastic and other softer materials can be used but must be able to withstand direct sunlight and weathering. Plumbing vents and air ducts often come wrapped in stainless steel or other flashing material.

## Flashings & Soffits: Type of soffits

### Wood with registers, Solid wood

In popular use, soffit most often refers to the material forming a ceiling from the top of an exterior house wall to the outer edge of the roof, i.e., bridging the gap between a home's siding and the roofline, otherwise known as the eaves.



### Skylights, Chimneys & Other Roof Penetrations: Chimney

**Chimney:** a vertical channel or pipe that conducts smoke and combustion gases up from a fire or furnace and typically through the roof of a building.

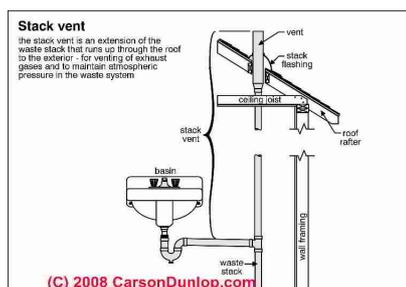
**Not verified.** As noted in our inspection agreement and in the standards of practice of the Association of Building Inspectors, this is beyond the scope of the inspection. Fireplaces/wood stoves/slow combustion and chimney, (auxiliary systems), etc. are specialized items, subject to strict permit regulations; their installation (unit and chimney) must conform to regulations. We recommend obtaining from the owner/seller a conformity certificate and/or consulting your insurance company to verify these permits and requirements and for a complete inspection of the system to ensure proper and safe operation.



### Skylights, Chimneys & Other Roof Penetrations: Plumbing Vent

Present

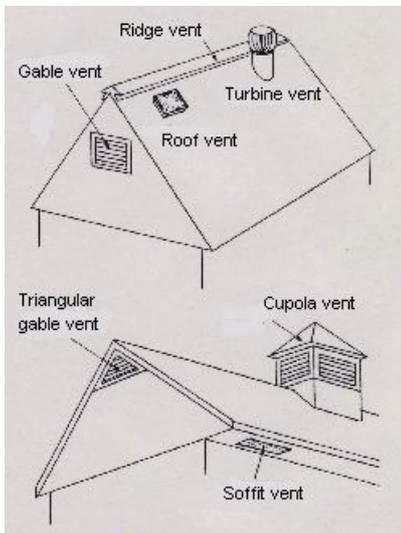
It is a vertical pipe attached to a drain line and runs through the roof of your home. The vent stack is the pipe leading to the main roof vent. It channels the exhaust gases to the vent and helps maintain proper atmospheric pressure in the waste system.



## Skylights, Chimneys & Other Roof Penetrations: Roof Vents

### Maximum

Roof vents. ... Intake Vents: Air intake vents are used to allow outside air to enter into attics and ventilation spaces. Intake vents should be located along a roof assembly's lowest eave at or near soffits or eaves. Intake vents are best used with exhaust vents that are located at or near a roof assembly's peak.



## Skylights, Chimneys & Other Roof Penetrations: Skylight

N/A

1. Fixed skylight
2. Ventilated skylight
3. Tubular skylight
4. Custom skylight
5. Pyramid skylight
6. Dome acrylic skylight
7. Barrel vault skylight

[Additional Information!](#)

## Limitations

General

### LIMITATIONS AND METHODS USED TO INSPECT THE ROOF

### The inspector is not required to walk on any roof surface

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection. If such a review is desired, client should contact a qualified licensed roofing contractor.

The useful life of a roof covering varies according to many factors, under proper insulation and ventilation conditions, shingles, and membranes of any kind, good qualities last from 15 to 20 years on average. (CMHC)

## Deficiencies

### 4.1.1 Coverings

#### SHINGLES - LIFTED

Recommendation

#### Roof Shingles Are Not Lying Flat

Recommendation

Contact a qualified professional.



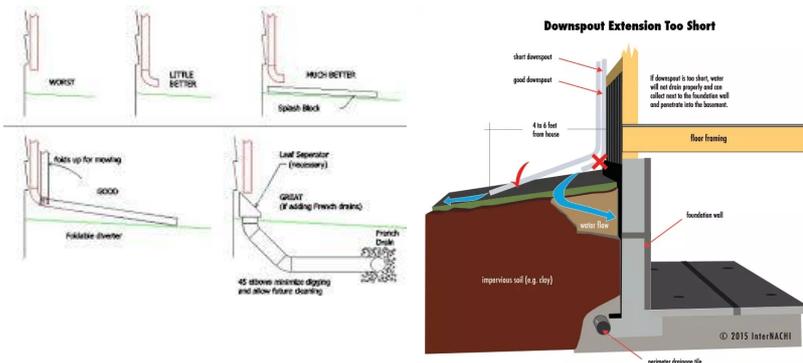
### 4.2.1 Gutters and Roof Drain

#### GUTTER DOWNSPOUT - MISSING EXTENSION

Recommendation

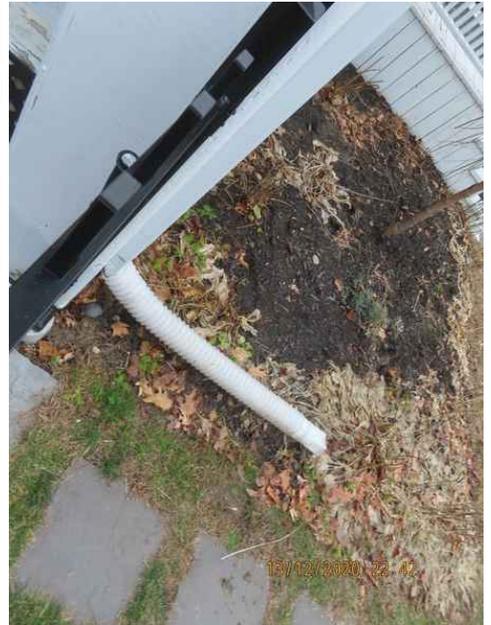
This downspout extension is too short or missing. The water from the roof will drain right onto the foundation wall.

Did you know that downspouts draining too close to your foundation can cause water intrusion into your basement or foundation? It can also cause the soil around you foundation to erode away; potentially causing settlement issues with the house. Your home inspector should be checking for the downspout draining at least 4-6 feet from the foundation.



Recommendation

Contact a qualified professional.



#### 4.2.2 Gutters and Roof Drain

### GUTTER - TOPPERS

 Maintenance Item

Gutter guards are not a great investment. ... The best brands can still cause your gutters to be blocked even if they keep them free from debris. Gutter guards will not prevent everything from getting in so they don't prevent the need to clean your gutters. They can make it more costly to clean your gutters when necessary.

Recommendation

Contact a qualified professional.



#### 4.3.1 Flashings & Soffits

### APRON FLASHING IMPROPERLY INSTALLED

 Recommendation

Improperly installed apron flashing may allow water infiltration.

Definition: Apron Flashing:

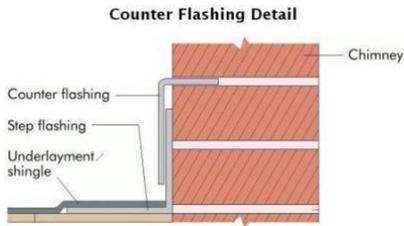
A term used for a flashing located at the juncture of the top of a sloped roof and a vertical wall, chimney or steeper-sloped roof

Recommendation

Contact a qualified professional.



Garage

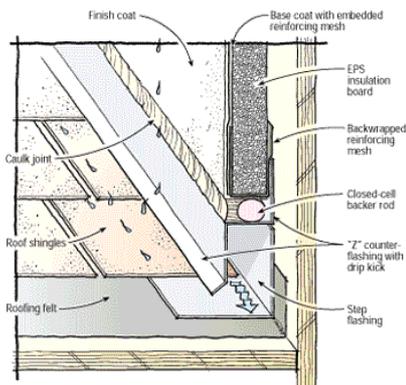


### 4.3.2 Flashings & Soffits

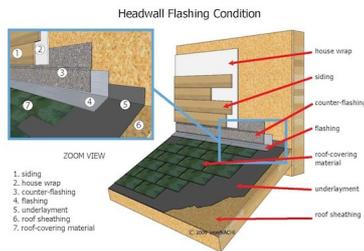
Recommendation

## HEAD FLASHING

Recommend to install a proper head flashing along the edges of the roof where it meets the wall to avoid any water infiltration issues.



EIFS flashing



Recommendation  
Contact a qualified professional.

## Siding wall flashing

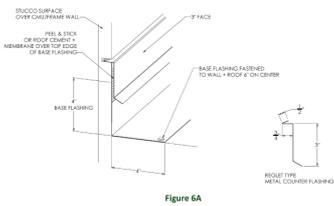
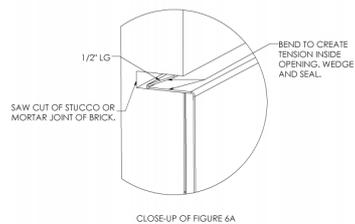


Figure 6A



CLOSE-UP OF FIGURE 6A



Garage



Garage

### 4.3.3 Flashings & Soffits

 Recommendation

#### **SOFFITS BLOCKED**

Wood soffits with few registers do not provide enough air circulation to avoid condensation problems, ice build-up and air infiltration inside visible clearly with infrared. Providing proper openings along entire length of the soffits is crucial.

#### Recommendation

Contact a qualified professional.

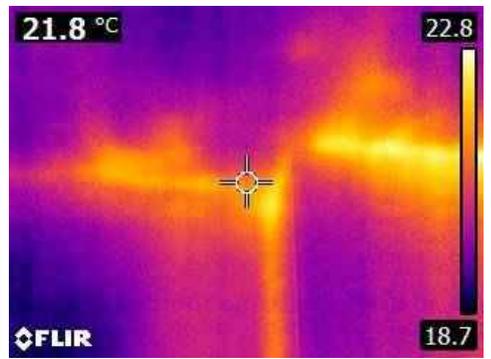
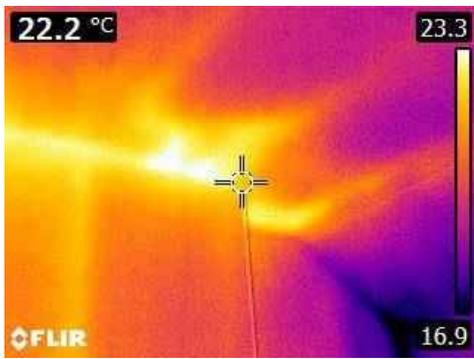
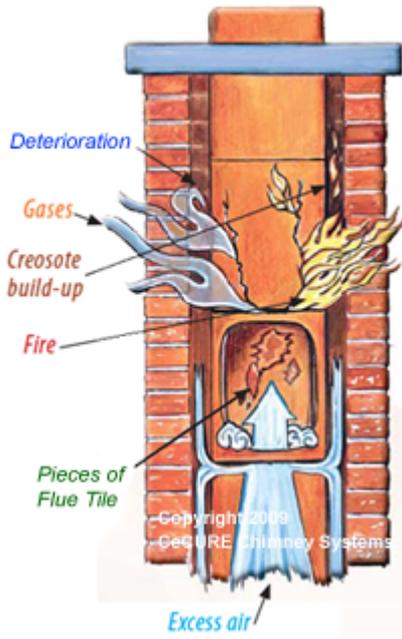


### 4.4.1 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

#### **CHIMNEY FLUE - CRACKED**

Heat loss was detected with infrared inside and outside. Specialized chimney inspection is recommended. If the chimney flue has cracks and no liner, this can lead to further damage to the chimney structure & potential fire hazard. Recommend a qualified contractor verify & repair.



attic view



attic view

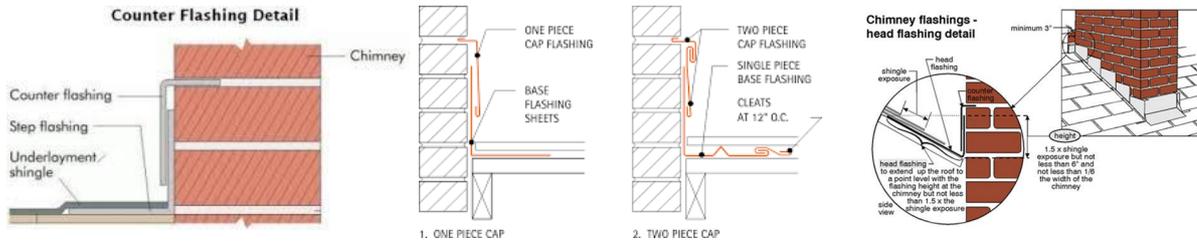
### 4.4.2 Skylights, Chimneys & Other Roof Penetrations

Recommendation

## FLASHING - CHIMNEY

Improperly installed flashing will allow water infiltration, we can not rely on the caulking alone to prevent infiltration, as caulking cracks with time.

Properly installed flashing.



Recommendation

Contact a qualified chimney contractor.



damage to the wall below the chimney



4.4.3 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

**MAXIMUM VENT - DAMAGED**

Damage to the Maximum Vent may cause water infiltration into the attic. Recommended to contact a roofer.

Recommendation

Contact a qualified professional.



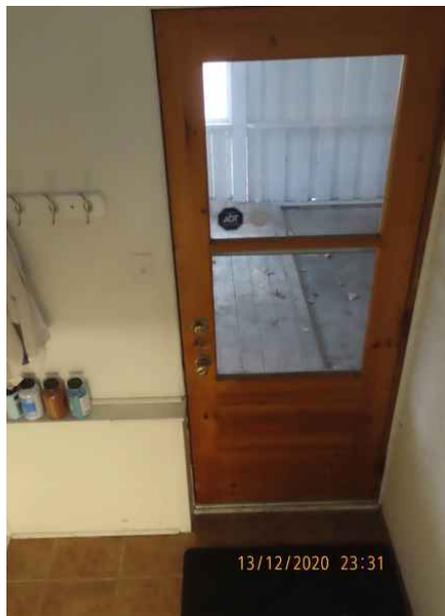
# 5: INTERIOR, WINDOWS, DOORS & ROOMS

		IN	NI	NP	D
5.1	Steps, Stairways & Railings	X			X
5.2	Doors Interior View	X			X
5.3	Floors	X			
5.4	Walls Interior	X			X
5.5	Ceilings Interior	X			X
5.6	Kitchen	X			X
5.7	Bathroom	X			X
5.8	Bathroom 2nd	X			X
5.9	Powder Room	X			
5.10	Laundry Room	X			
5.11	Windows - Interior View	X			X
5.12	Utility Room	X			
5.13	InfraRed Scan	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

## Information

**Doors Interior View: Back Doors**  
Wood



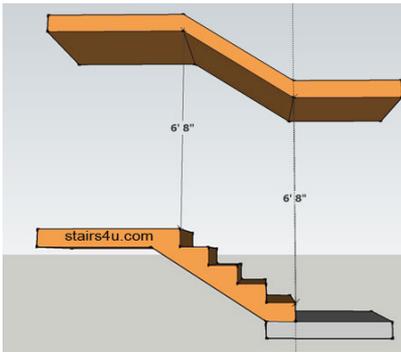
**Doors Interior View: Basement Door**  
Wood

**Doors Interior View: Front Door**  
Metal

### Steps, Stairways & Railings: Basement Stairs

Wood

**Headroom.** Stairway headroom should be greater than or equal to six feet eight inches between the stair tread upper surface measured at the tread outer edge, and the ceiling above.



**Landing** is not required at the top of an interior flight of stairs, provided a door does not swing over the stairs. ... A flight of stairs shall not have a vertical rise greater than 12 feet (3658 mm) between floor levels or landings.

#### Stairway lighting

stairway lighting requires switches at both the top and bottom of the stairs when the stairs have more than 3 treads (CAN) or more than 6 treads (USA)

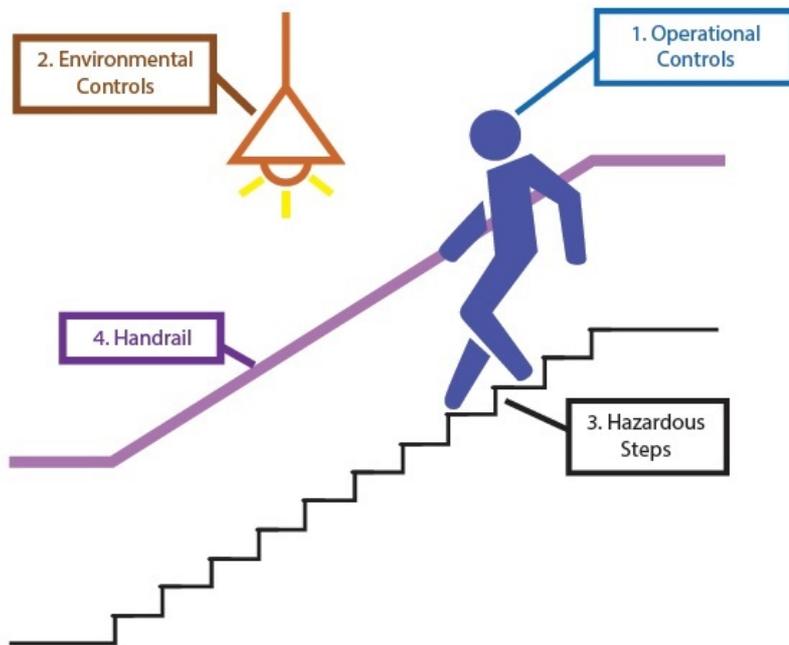
**note:**  
in some areas, only one switch may be required for lights on stairs to an unfinished basement

© 2011 Canadian Home Inspection.com

## Steps, Stairways & Railings: Main Stairs

### Wood

The Safer Work Stairs and Steps Information Sheet provides practical advice on four interdependent elements of safer stairs and steps - no one element should be considered in isolation.



- Every working day one person is hurt in a slip, trip or fall on work stairs or steps
- Descending is associated with many accidents
- Slips are more common (than trips or falls)

#### 1. Operational Controls

Operational Controls are the rules and policies around the use of stairs and steps

- See the Safer Work Stairs and Steps Information Sheet for advice



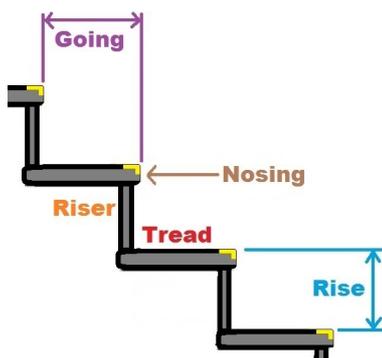
In 2014, 71% of relevant HSA workplace visits found no activities restricted on stairs, steps

- Users should remove/replace spectacles if required

#### 2. Environmental Controls

Environmental Controls refer to the visual cues around stairs and steps

- See the Safer Work Stairs and Steps Information Sheet for advice



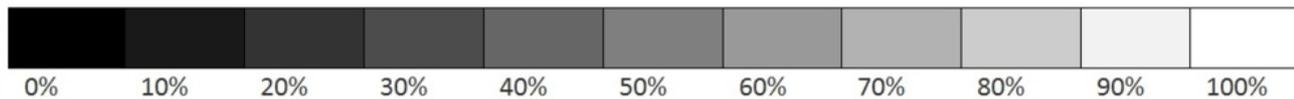
- Provide lighting of at least 100 lux at the tread
- Consider photoluminescent step edges/ nosings and handrails for emergency stairs/ step(s)
- Consider a different-coloured step edge/ nosing at the top and bottom steps for last step confirmation

#### Visual Contrast and Visual Contrast Checks

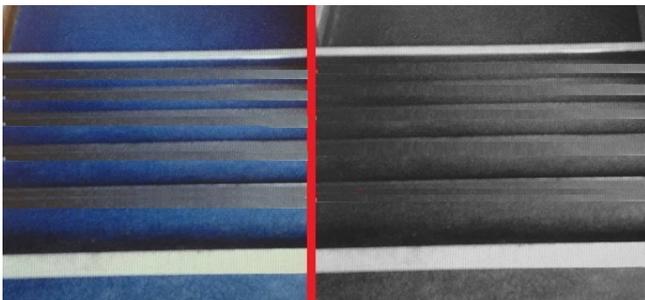
Contrasting step edges/nosings and handrails are about lightness or darkness, not colour. Colours that look different may have little visual contrast.

- Check the Light Reflectance Value (LRV) of adjoining surfaces with information from the manufacturer/ supplier. Ensure an LRV difference of at least 30 between adjoining surfaces for visual contrast

#### Light Reflectance Value (LRV) Scale



- A black and white image can provide a useful indication of the visual contrast



**Stair nosings from above  
in colour and black & white**



In 2014, 31% of relevant HSA workplace visits found stairs did not have clearly visible contrasting nosings

### 3. Hazardous Steps

There are 4 types of hazardous steps Slippery, Surprise, Short and Irregular.

- See the Safer Work Stairs and Steps Information Sheet for advice

#### a) Slippery Step

A slippery step does not have enough grip, especially at the step edge/nosing.

- See the Safer Work Stairs and Steps Information Sheet for advice
- Signs should only be used where hazards cannot be avoided or reduced
- On level surfaces, people generally slip on wet surfaces or wet shoes
- On stairs or steps, people could slip if there is inadequate support for the ball of the foot - see Short Steps

#### b) Surprise Step

A surprise step is not clearly visible or expected. It could be at the bottom of a flight or a single unexpected step.

- See the Safer Work Stairs and Steps Information Sheet for advice
- Signs should only be used where hazards cannot be avoided or reduced
- Marking more than one step with warning stripes could be visually confusing and ineffective



#### c) Short Step

A short step does not provide adequate support for the ball of the foot for safe forward-facing descent.

- See the Safer Work Stairs and Steps Information Sheet for advice
- Signs should only be used where hazards cannot be avoided or reduced



- The average male shoe is 290mm long
  - On 250mm goings, a large overstep occurs every 10 days
  - On 300mm goings, a large overstep occurs every 73 years
- Building Control Authorities, not the Health and Safety Authority, enforce Building Regulations (including going lengths)

#### d) Irregular Step

An irregular step is longer or shorter than the other steps in a flight.

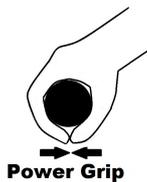
- See the Safer Work Stairs and Steps Information Sheet for advice
- Signs should only be used where hazards cannot be avoided or reduced
- On 250mm goings, a large overstep occurs every 10 days
  - With one 250mm going reduced by 15mm (less than a one cent coin), a large overstep occurs every 2 days
- On 300mm goings, a large overstep occurs every 73 years
  - With one 300mm going reduced by 15mm (less than a one cent coin), a large overstep occurs every 3 years
- Marking more than one step with warning stripes could be visually confusing and ineffective



In 2016, 96% of relevant HSA construction workplace visits found the main site contact had not heard of the Crouch-and-Sight test

#### 4. Handrails

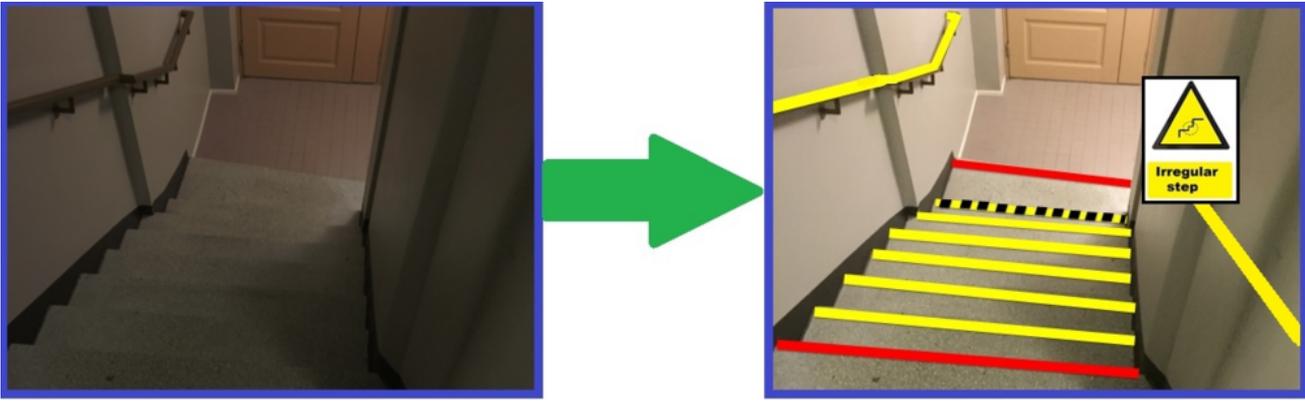
- See the Safer Work Stairs and Steps Information Sheet for advice



- Consider a handrail on the right-hand-side for descent
  - Descending is associated with many accidents
  - Most people are right-handed

#### When Considering Changes

When considering changes, it may be helpful to edit an image to illustrate proposed changes beforehand



**Steps, Stairways & Railings: Stairs Second Floor**

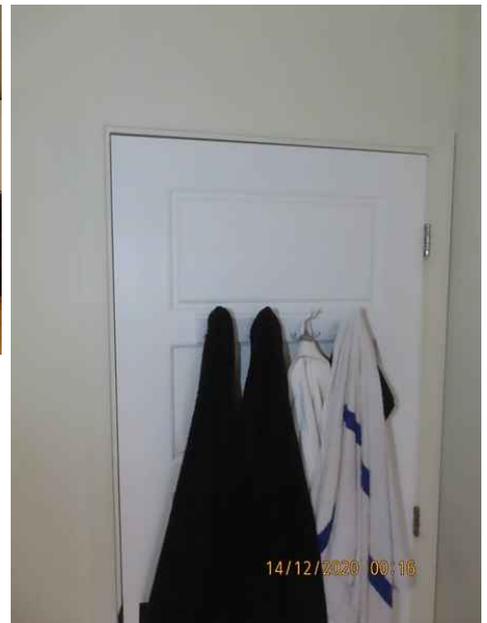
N/A

Staircase with 14 risers.

All staircases have one more riser than they do treads. This means you will have 13 treads for a total length of 130 inches or 10 feet 10 inches. You must also figure in a minimum three-foot landing or clear floor area at the bottom of the steps.

**Doors Interior View: Interior Doors**

MDF



**Floors: Floor Coverings**

Hardwood, Ceramic, Floating Floor

Common Flooring Types Currently Used:

- Ceramic or Porcelain Tile.
- Hardwood and Bamboo.
- Laminate.
- Carpet.
- Vinyl and Linoleum.

**Walls Interior: Wall Material**

Drywall, Plaster

**WALL FINISHES INTERIOR**

- BRICK INTERIOR WALLS
- CERAMIC TILE WALLS
- CONCRETE WALL FINISHES
- DRYWALL
- PANELING, WOOD, OTHER
- PLASTER WALLS
- STUCCO WALL COATINGS

**WALL FINISH PROBLEMS**

- CHINESE DRYWALL
- CRACKS in WALLS
- LOOSE PLASTER
- MOLD on WALLS
- NAIL POPS in DRYWALL
- STAINS on WALLS

## Ceilings Interior: Ceiling Material

Plaster, Drywall

There are many variations on the different types of materials that are appropriate for a ceiling, but some materials are more common or popular than others.

- Wood. Wooden boards are commonly used for the general structure of a home, and are thus typically a component of the ceiling. ...
- Plaster and Plasterboard. ...
- Metal. ...
- Tiles.
- Suspended type panels
- Wallpaper

## Kitchen : Cabinetry

Wood



**Kitchen : Countertop Material**  
Concrete

Counter top materials.



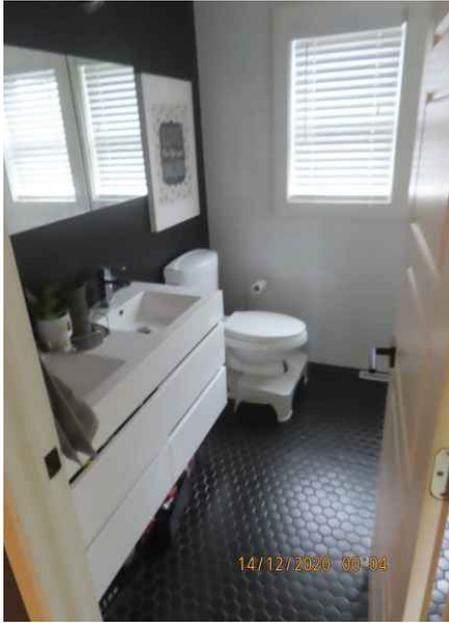
**Bathroom: Bathroom**

**Bathroom** - a room containing a bath or shower and typically also a washbasin and a toilet.



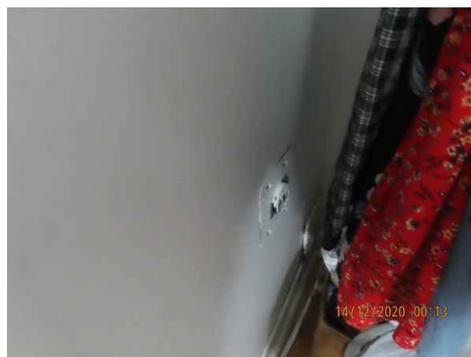
**Bathroom 2nd: Bathroom**

**Bathroom** - a room containing a bath or shower and typically also a washbasin and a toilet.



**Powder Room: Powder Room**

Sink only and a dryer connection in the closet of the 1st floor bedroom.



### Laundry Room: Laundry in the Basement



Backwater valve



### InfraRed Scan: Infrared Scan

The problem faced by most property owners is that moisture behind walls, over ceilings, and under floors is often impossible to detect until the problem is excessive and visible to the naked eye. Since the investigation and removal of infestations of not yet visible, mold in structures is often difficult, technology is now being used to do what once was impossible.

Thermography is a technique for recording the temperature of objects and materials using infrared rays. Infrared cameras record the temperature at various points on the surfaces inspected. It displays these measurements in a colour image called a thermogram. Based on that we can see; cold air infiltration, lack of insulation, or water infiltration. Our findings are verified with moisture meter.



Dining Room



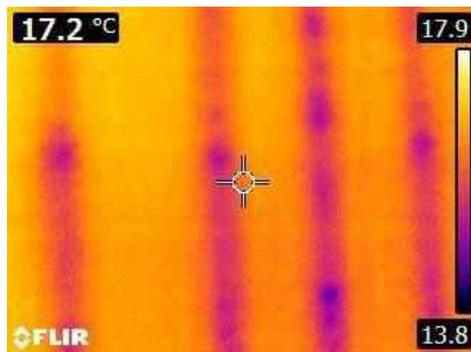
Dining Room



Bathroom



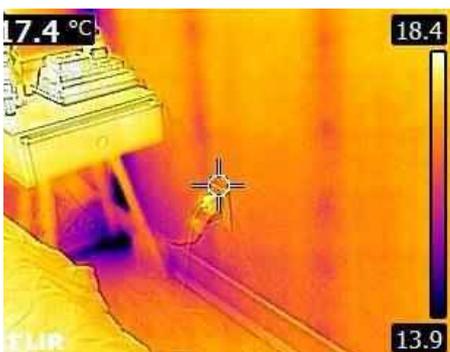
Bathroom



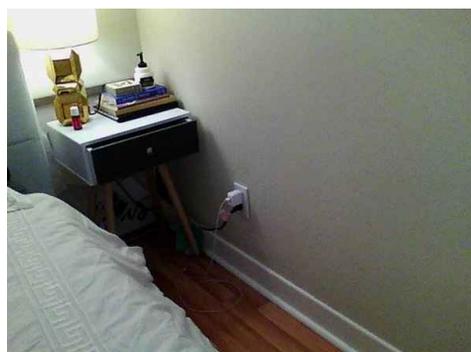
Bathroom



Bathroom



Master Bedroom



Master Bedroom

## Limitations

General

### LIMITATION

Our interior inspection is visual. Cosmetic considerations and minor flaws can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. All accessible areas are checked as noted in report.

## Deficiencies

### 5.1.1 Steps, Stairways & Railings

 Safety Hazard

#### HANDRAIL - MISSING

A handrail must be easy to locate, provide continuous support, and have a shape that makes it easy to hold on to. It must be at least 50 mm (2 in.) from any continuous surface, and must not encroach by more than 100 mm (4 in.) on the required width of the stairwell. The ends of the handrail, moreover, must not be in any way dangerous to people with limited vision, or to children's heads, or to anyone wearing loose clothing or carrying cumbersome items up or down the stairs.

- When is a handrail required?

A handrail is mandatory in any interior stairway that has more than two risers and serves a single dwelling unit.

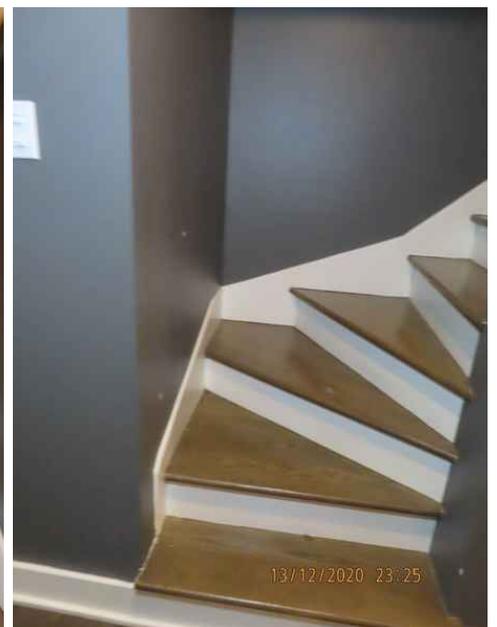
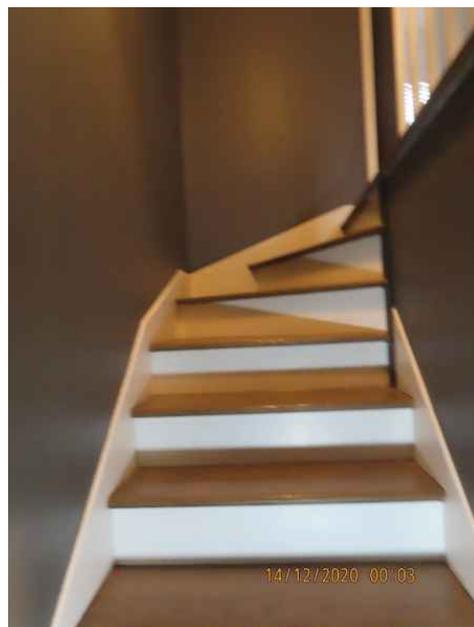
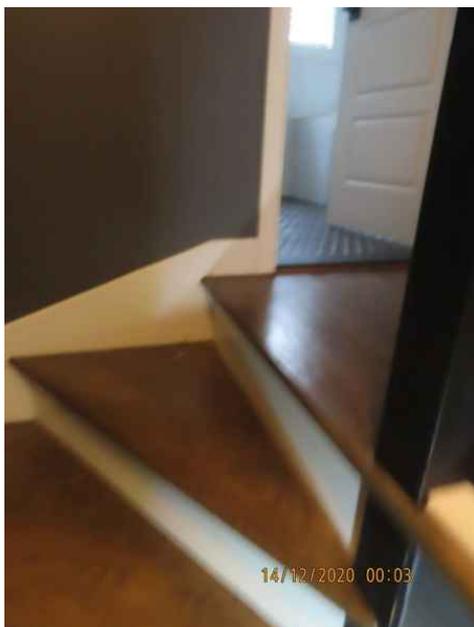
Outside, a handrail is required on a stairway that has more than three risers and serves a single dwelling unit.

- How high does it need to be?

A recent amendment to the NBC sets handrail height at between 865 mm (34 in.) and 965 mm (38 in.). If a handrail is needed to make a stair landing safe, it must be at least 1,070 mm (42 in.) high.

- Are two handrails needed, or is one enough?

A single handrail is enough if the stairway is less than 1,100 mm (43 in.) wide. Any stairway wider than that requires a handrail on each side (exception: inside a dwelling, the 2010 NBC allows for a handrail on one side only). And in the case of a exterior staircase that is curved, regardless of its width, there must be handrails on both sides.



main stairs



Basement



Basement

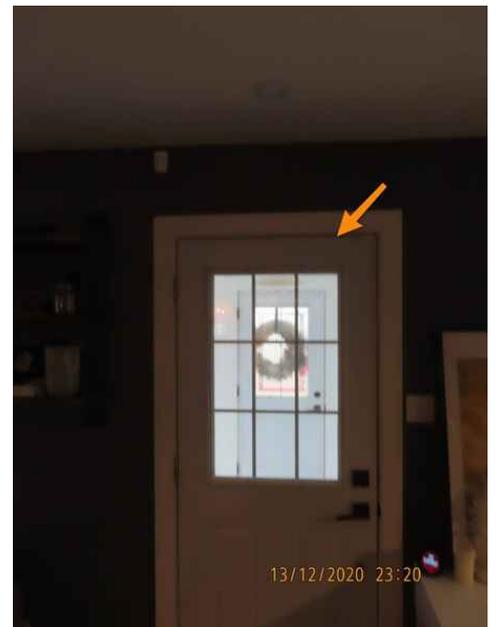
## 5.2.1 Doors Interior View

**DOOR - NOTICEABLE GAP**

Recommendation

One or more gaps could result in energy loss. If you have gaps around an outside door, you could be losing up to 15 percent of the money you spend heating your home by allowing heated air to blow outside. Fixing the gap can help your home feel warmer in the winter and cooler in the summer. Recommend handyman or door contractor evaluate.

Visible cold air infiltration between the frame of the door & the wall (under the moldings), also around the weatherstripping.



## 5.2.2 Doors Interior View

**DOOR - NOT LEVELLED**

Maintenance Item

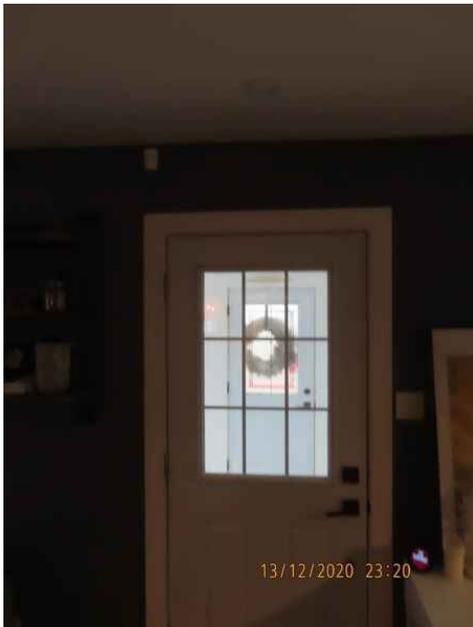
Gap around the door frame is uneven.

When you have an uneven gap across the top of door, it can be caused by two common problems. The first is the door hinge side is out of plumb. This can be easily checked with a level placed on the jamb or hinges to check if they are correct. The most likely cause is that the floor is not perfectly level.

Adjustment is required & further verification as to reasons why the door has shifted is recommended.

Recommendation

Contact a qualified professional.



cracking above the front door



cracking above the front door

### 5.2.3 Doors Interior View

## EXTERIOR DOOR - NOT INSULATED

Recommendation

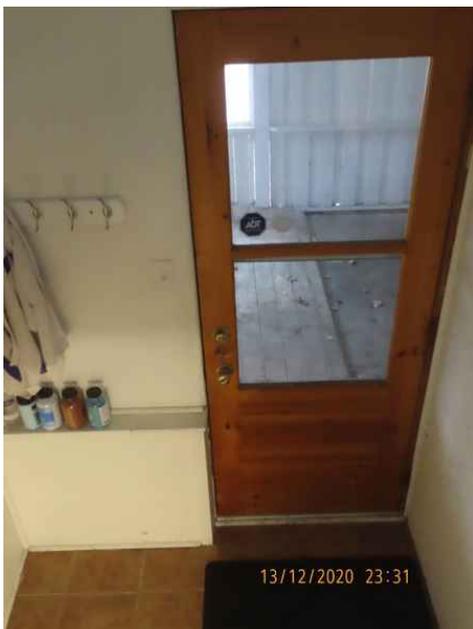
New exterior doors often fit and insulate better than older types. If you have older doors in your home, replacing them might be a good investment, resulting in lower heating and cooling costs.

If you're building a new home, you should consider buying the most energy-efficient doors possible.

When selecting doors for energy efficiency, it's important to first consider their energy performance ratings in relation to the local climate and your home's design. This will help narrow your selection.

Recommendation

Contact a qualified professional.



### 5.4.1 Walls Interior

## MAJOR CORNER CRACKS

Recommendation

Cracking visible at the corners of doors and windows. Indicate sagging of the main support beams in the basement, soil movement due to water infiltration, which is a structural concern and should be evaluated by a structural engineer.



Front Door



Front Door



Bedroom Closet



Bedroom



Bedroom



Bedroom



Master Bedroom



Master Bedroom

#### 5.4.2 Walls Interior

##### **NAIL POPS**

Protruding nail heads visible at the time of the inspection appeared to be the result of contact with moisture. After the source of moisture is located and corrected, protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.





5.5.1 Ceilings Interior

 Recommendation

**NAIL POPS**

Protruding nail heads visible at the time of the inspection appeared to be the result of contact with moisture. After the source of moisture is located and corrected, protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.



5.6.1 Kitchen

 Recommendation

**CABINETS BOTTOM EDGE - SILICONE**

Silicone missing at the bottoms of the cabinets, this may help prevent water damage to the cabinets when mopping the floors.

Recommendation

Contact a qualified professional.



## 5.7.1 Bathroom

**SHOWER DOOR - ADJUSTMENT**

Shower door will require adjustment as the gap at the top and bottom is not even leaving a gap for water infiltration

Recommendation

Contact a qualified professional.



## 5.7.2 Bathroom

**SLOW DRAIN**

Unclogging your sink drain in an eco friendly way!

You will need; one cup of baking soda, one cup of table salt, and one cup of white vinegar.

With no standing water in the sink, pour baking soda followed by salt and vinegar, wait 10 minutes and flush with hot (boiling) water.

If you are still having issues call a plumber.

Recommendation

Contact a qualified professional.



## 5.8.1 Bathroom 2nd

**EXHAUST FAN - DIRTY GRILL**

Vent grill should be cleaned regularly as to allow the exhaust fan for a proper evacuation of the humid air.

Recommendation

Contact a qualified professional.



5.8.2 Bathroom 2nd

### **PLUGS NEAR THE WATER SOURCE - NO GFCI PROTECTON**

 Recommendation

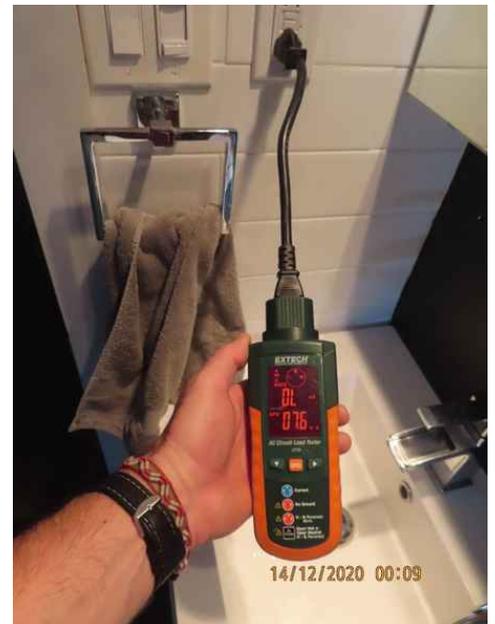
Not having a GFCI near a water source can lead to injury or even death. ... GFCI protected circuits are not required for receptacles dedicated to refrigerators or other heavy equipment, except when an outlet is within 6 feet of a sink or other water source.

Recommended licensed electrician to install GFCI protection..

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



GFCI not connected properly

5.8.3 Bathroom 2nd

### **TOILET - MOVING**

 Recommendation

Fortunately, a rocking toilet isn't going to cause you much personal harm, but a loose, wobbly toilet is still something you should fix. ... So, fixing a rocking toilet by say, replacing or repairing a broken toilet flange may seem daunting but necessary.

Recommendation

Contact a qualified professional.



5.11.1 Windows - Interior View

 Recommendation

**MOLD VISIBLE**

Mold was visible at the bottom of the windows, most likely due to excessive condensation due to blinds being closed and not allowing air circulation.

Recommendation

Contact a qualified professional.



5.11.2 Windows - Interior View

 Maintenance Item

**WINDOWS - ORIGINAL NOT ENERGY EFFICIENT**

Single pane glass slider windows are not energy efficient and cause condensation (damage visible under the windows). This causes difficulty opening during winter time. Replacement for more efficient type is recommended.

Recommendation

Contact a qualified professional.



condensation signs visible



Basement



5.13.1 InfraRed Scan

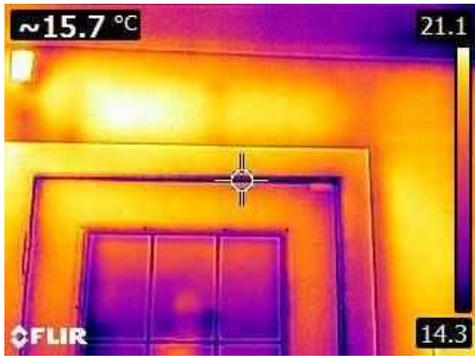
**AIR INFILTRATION**



Infrared scan showed few areas of hot/cold air infiltration and possible elevated humidity. This is most likely due to poor insulation, damaged weatherstripping, breach in the vapor barrier or possible leak. We verified the area with humidity meter to ensure that there is no active leak,

Recommendation

Contact a qualified professional.



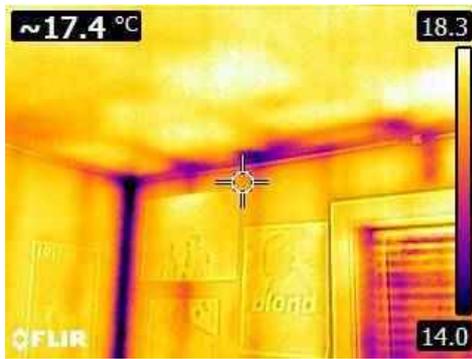
Front door will require small adjustment



Living Room



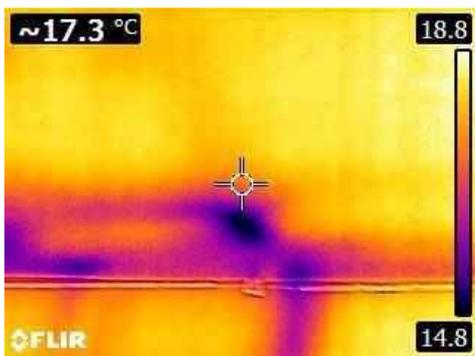
Living Room



Bedroom



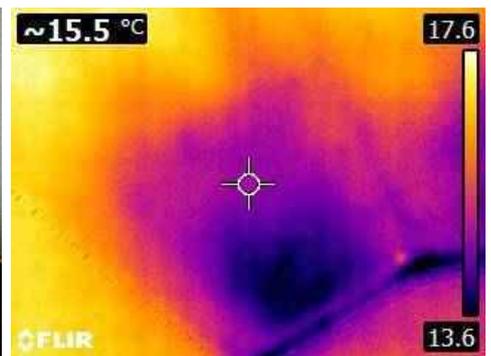
Bedroom



Bedroom



Bedroom



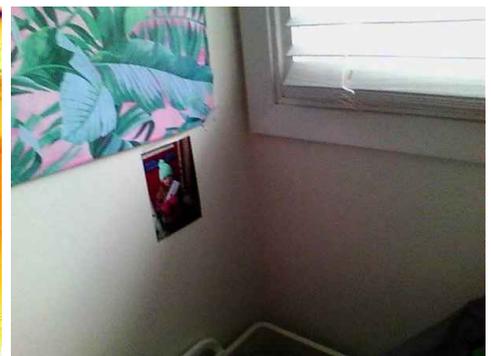
Bedroom 1st Floor



Bedroom 1st Floor



Front Bedroom



Front Bedroom



Master Bedroom



Master Bedroom

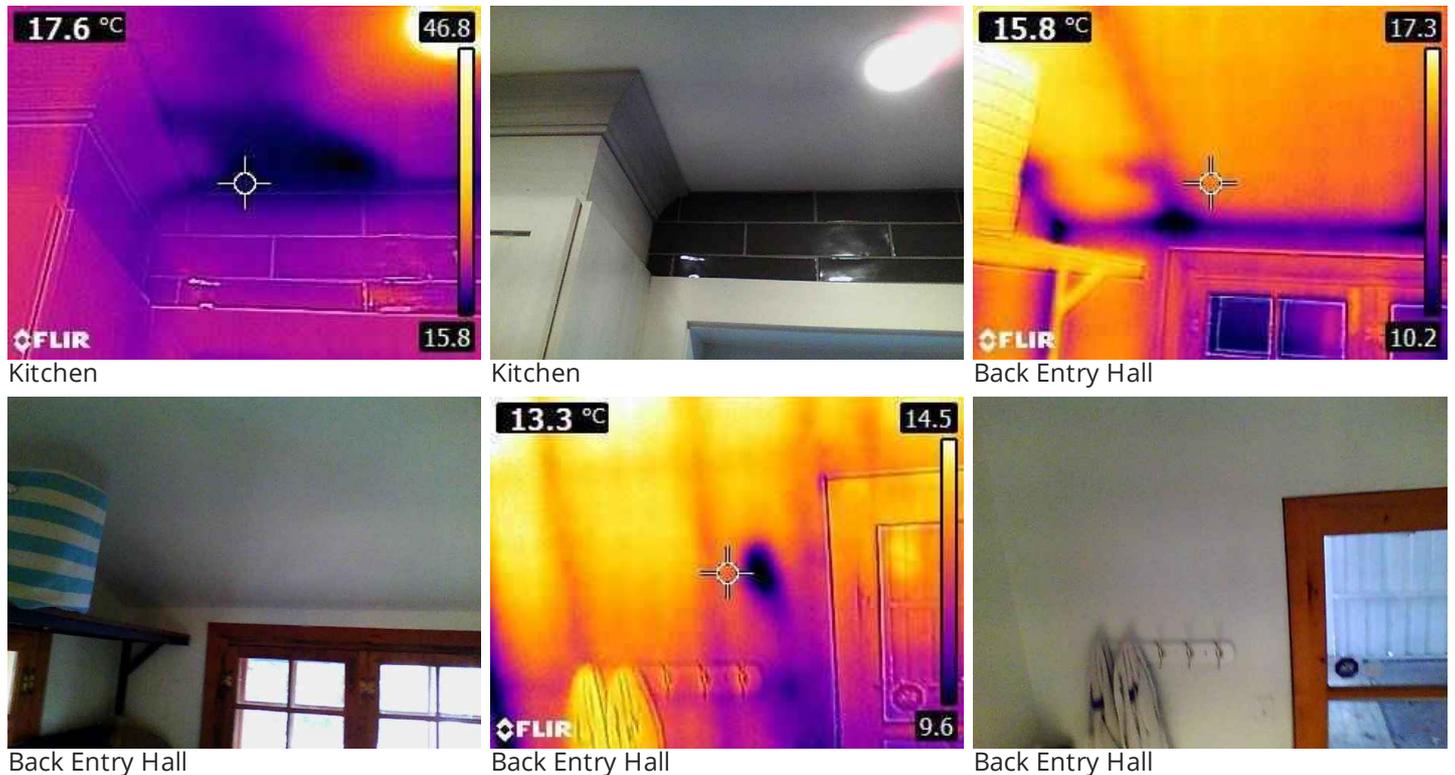
## 5.13.2 InfraRed Scan

**ELEVATED HUMIDITY**

Infrared scan showed few areas of cold air infiltration and possible elevated humidity. This is most likely due to poor insulation, breach in the vapor barrier or possible leak. We verified the area with humidity meter to ensure that there is no active leak,

## Recommendation

Contact a qualified professional.



Back Entry Hall

Back Entry Hall

Back Entry Hall

## 5.13.3 InfraRed Scan

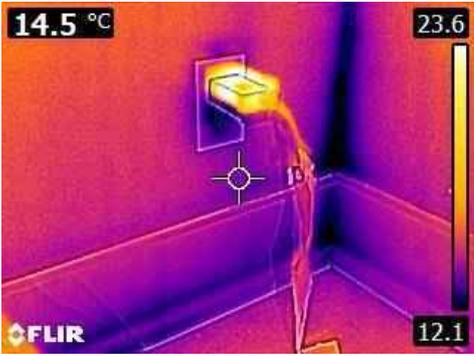
**LACK OF VAPOUR BARRIER**

Due to lack of vapour barrier there is cold air infiltration through the plugs and switches.

The Problem With Vapor Barriers. The original reason for using vapor barriers was a good one: to prevent wall and ceiling assemblies from getting wet. ... This can lead to significant moisture problems and mold; problems occur when walls get wet during construction or more often throughout the home's life.

## Recommendation

Contact a qualified professional.



Living Room



Living Room

5.13.4 InfraRed Scan

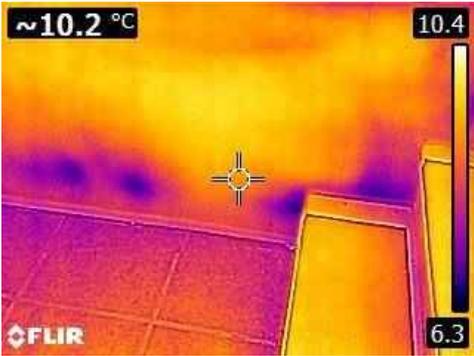
 Recommendation

**WATER INFILTRATION**

We detected a water infiltration in the walls (basement). Infrared and moisture meter was used to confirm. It is most likely due to non functioning or missing French drain.

Recommendation

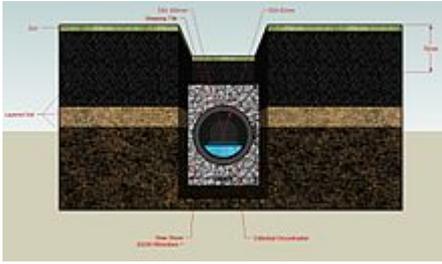
Contact a qualified professional.





## Foundation: French Drain

From Wikipedia, the free encyclopedia



A diagram of a traditional French drain

A French drain<sup>[1]</sup> or weeping tile (also trench drain, filter drain, blind drain,<sup>[1]</sup> rubble drain,<sup>[1]</sup> rock drain,<sup>[1]</sup> drain tile, perimeter drain, land drain, French ditch, sub-surface drain, sub-soil drain or agricultural drain) is a trench filled with gravel or rock or containing a perforated pipe that redirects surface water and ground water away from an area. A French drain can have perforated hollow pipes along the bottom (see images) to quickly vent water that seeps down through the upper gravel or rock.

French drains are primarily used to prevent ground and surface water from penetrating or damaging building foundations and as an alternative to open ditches or storm sewers for streets and highways. Alternatively, French drains may be used to distribute water, such as a septic drain field at the outlet of a typical septic tank sewage treatment system. French drains are also used behind retaining walls to **relieve ground water pressure**.

The vast majority of homes built these days include foundation drains, but many of those built before the 1950s lack them, as the practice was not widespread.

## Basements & Crawlspace: Basement

Full height, Not Finished

A **basement** or cellar is one or more floors of a building that are either completely or partially below the ground floor. <sup>[1]</sup> They are generally used as a utility space for a building where such items as the boiler, water heater, breaker panel or fuse box, car park, and air-conditioning system are located; so also are amenities such as the electrical distribution system, and cable television distribution point. However, in cities with high property prices, basements are often fitted out to a high standard and used as living space

## Basements & Crawlspace: Crawl Space

N/A

**Crawlspace**, (in a building) an area accessible by crawling, having a clearance less than human height, for access to plumbing or wiring, storage, etc.

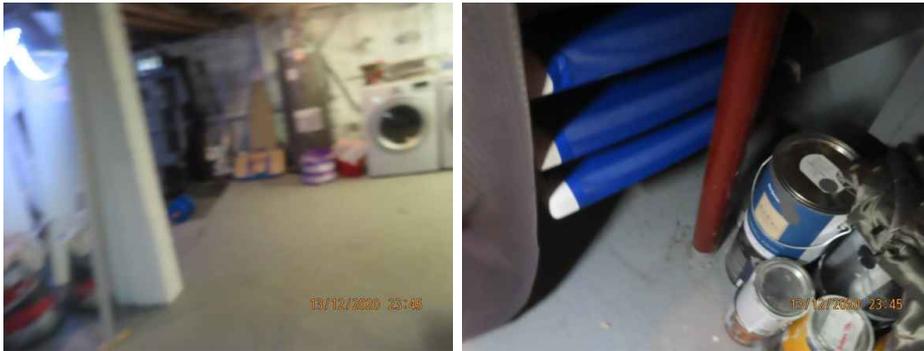
## Ground Finish In The Basement: Material

Concrete, Slab

Moisture and Humidity are possible in the basement.

Because the floor of your basement is below grade and the lowest surface within your house, it requires special considerations before flooring can be installed. Here are some options for the flooring materials:

- Carpeting. ...
- Vinyl. ...
- Ceramic Tile. ...
- Engineered Wood. ...
- Laminate Flooring.



## Ground Finish In The Basement: Sub-floor

N/A

### Subfloor

- Subfloor is the thick flat surface on which all other layers rest.
- Subfloor is the bottom-most layer and it rests on the joists.
- If you have a concrete slab floor, the slab may be considered the subfloor.

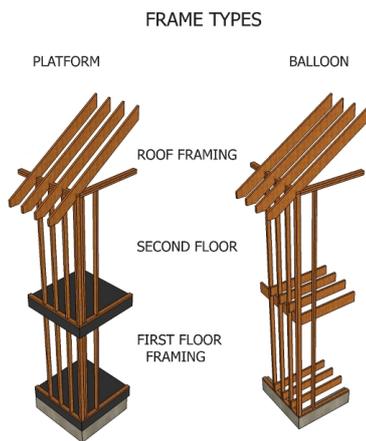
Typically made of plywood or OSB and ranging in thickness from 19/32" to 1 1/8" thick, subfloor is truly structural, second only to joists in this respect.

Subfloor holds up all of the above layers of flooring, as well as everything in your house--people, dogs, cats, pianos, furniture. All houses have subfloors.

## Wall Structure Interior Basement: Interior Walls

### Balloon Construction

#### Information:



#### Interiors Wall Finishes:

- DRYWALL.
  - PANELING, WOOD, OTHER.
  - PLASTER WALLS.
  - STUCCO WALL COATINGS.
- BRICK INTERIOR WALLS.
  - CERAMIC TILE WALLS.
  - CONCRETE WALL FINISHES.

## Deficiencies

### 6.1.1 Foundation

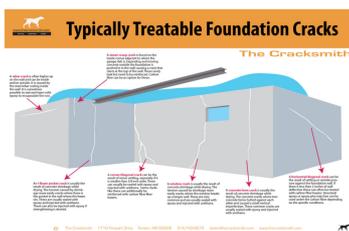
#### FOUNDATION CRACKS

Recommendation

Cracking was noted at the foundation. Usually this is common as concrete ages and shrinkage surface cracks are normal, however here the damage is done due to water infiltration through the foundations.

Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.





## 6.1.2 Foundation

**FRENCH DRAIN NOT FUNCTIONING**

If your foundation drain is not doing its job properly, there will be signs, such as significantly higher humidity levels in the basement. This may even lead to mould or rot on the floor and the lower parts of walls. On bare concrete surfaces, you might notice whitish crystalline powder, a phenomenon known as efflorescence. Eventually, water will leak into the basement between the footing and the base of the foundation walls or through cracks in the concrete floor slab.

**Waterproofing the foundation walls and installing French drain is required.**

If you do not have a storm drain on the street, installation of the sump pump is also required.

Source: CAA Quebec

Recommendation

Contact a qualified professional.

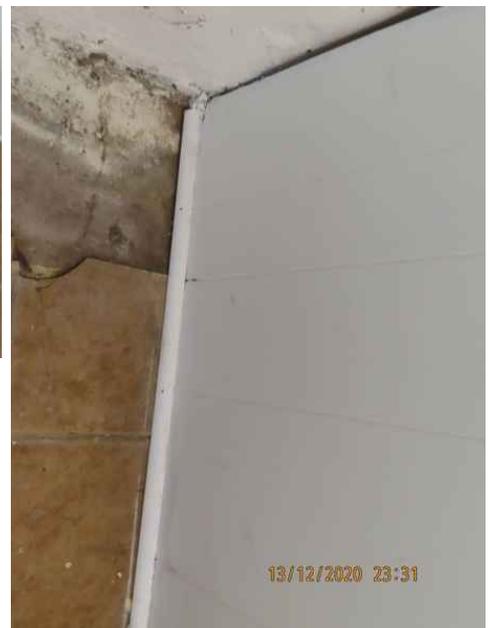
## 6.1.3 Foundation

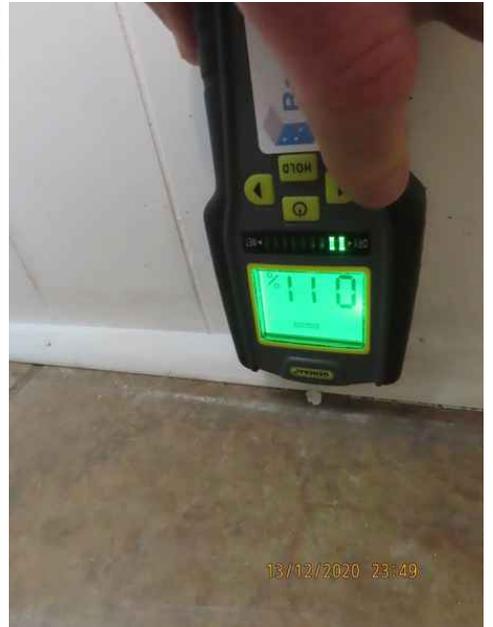
**WATER INTRUSION**

Water intrusion was evident on the walls (inside and out) also, on the surface of the floor slab or in the basement/crawlspace. **Prolonged exposure of the foundation to water will compromise structural integrity of the foundation to bear loads, due to the fact that this foundation is made of cement blocks the deterioration will be much faster than concrete foundations.**

This can compromise the soil's ability to stabilize the structure and could cause more damage.

Recommend a qualified contractor waterproof the foundation and install a French Drain.





## 6.2.1 Basements &amp; Crawlspaces



Recommendation

**URETHANE ON OLD FOUNDATION**

**Spray foam (urethane) to the interior side of stone or older concrete foundation walls is not permitted unless the exterior foundation walls are waterproofed & French drain installed.** The concerns are that moisture will enter the stone foundation from the exterior, become trapped behind the foam and cause the mortar to decay or crumble. Also, this trapped moisture may migrate vertically in the wall and cause moisture damage or paint failure to the walls above the foundation.

Before signing the purchase agreement, ask a specialized contractor to provide you with his evaluation of the work to be done.

Recommendation

Contact a qualified professional.

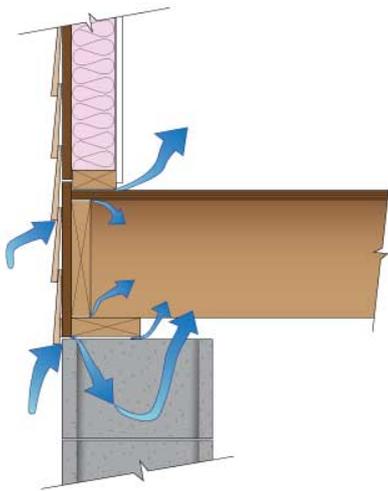
## 6.4.1 Wall Structure Interior Basement



Recommendation

**LACK OF INSULATION IN THE BELT (RIM JOIST)**

For many homes, the rim joist is one of the major sources of heat loss and air infiltration. The rim joist area above the foundation can cause more air leakage into the home than all the windows combined. The DIY project of sealing the rim joist is one of the best things that can be done to make the home more energy efficient. It is important to also seal and insulate the top of the concrete wall where the sill plate sits. Its the simplest and least expensive basement area to insulate, and will bring the highest return on your investment.



Recommendation

Contact a qualified professional.





6.5.1 Structure - Visible from Inside

### **COLUMN SUPPORT - CRUSHING**



Visible crushing of the column into the beam, due to lack of proper support distribution, large steel plate is recommended. Consult an engineer

Recommendation

Contact a qualified structural engineer.



6.5.2 Structure - Visible from Inside

### **JOIST HANGERS - MISSING**

**NBC**

9.23.9.2. joists Supported by Beams

(1) floor joists may be supported on the tops of beams or may be framed into the sides of beams.

(2) When framed into the side of a wood beam, joists referred to in Sentence (1) shall be supported on,

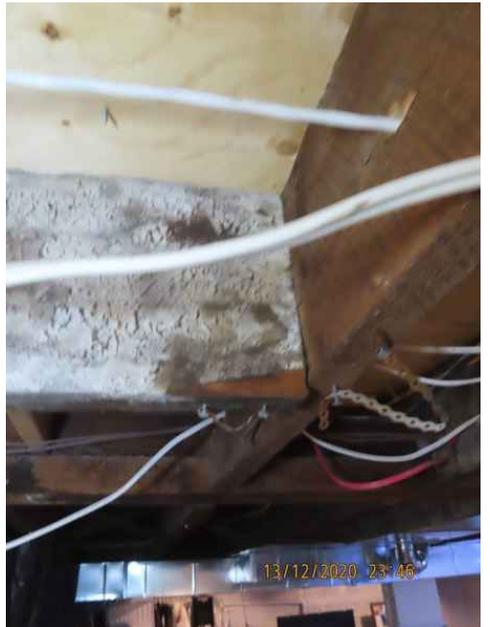
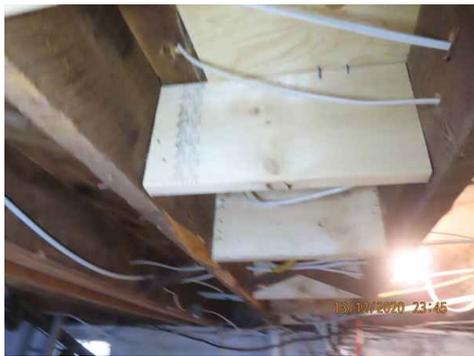
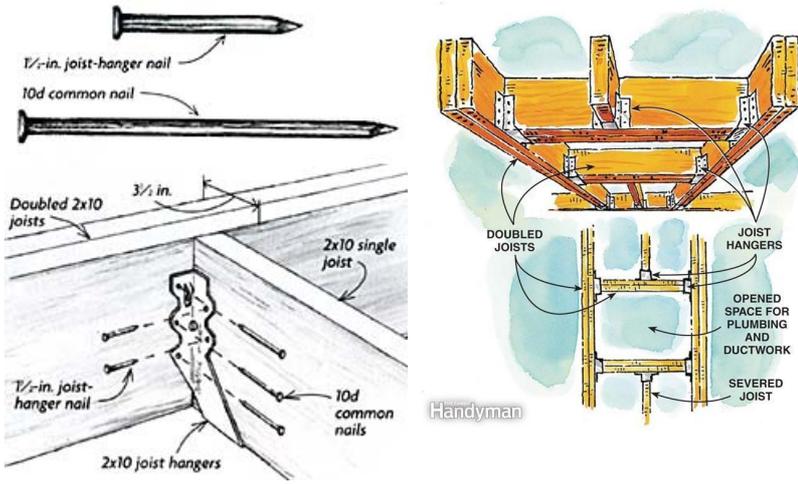
(a) joist hangers or other acceptable mechanical connectors, or

(b) not less than 38 mm by 64 mm ledger strips nailed to the side of the beam, except that 38 mm by 38 mm ledger strips may be used provided each joist is nailed to the beam by at least four 89 mm nails, in addition to the nailing for the ledger strip required in Table 9.23.3.4.



Recommendation

Contact a qualified professional.



# 7: HEATING

		IN	NI	NP	D
7.1	Equipment	X			X
7.2	Normal Operating Controls	X			
7.3	Distribution Systems	X			X
7.4	Heat/Air Exchanger	X			
7.5	Gas Tank	X			
7.6	Heated Floors			X	
7.7	Natural Gas			X	
7.8	Oil Tank			X	
7.9	Presence of Installed Heat Source in Each Room			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

## Information

### Equipment: Humidifier

N/A

[Do You Really Need That Whole-House Humidifier?](#)

### Distribution Systems: Air Flow

#### Test

Not tested

Temperature:

Relative Humidity:

Air Flow Speed:

### Equipment: Air (Heat) Exchanger

Not Present

An HRV or ERV has two fans, one to exhaust stale air from the house, one to supply fresh air into the house, and a heat exchanger to transfer heat or energy from one airstream into the other. ... This heat/energy transfer means that your home heating system uses less when compared to any other form of ventilation.

### Equipment: Brand of the Heating Equipment

Dettson

Many consumers may not realize that popular makes of heating and cooling equipment are owned by the same parent company.

Note that although two brands may be owned by the same parent company, this does not necessarily mean that the heating & air conditioning systems are the same. Some parts may be shared between them, and the units may even look similar, but certain core components may be different, the manufacturing process may be different, and warranties or other features may not be the same.



**Equipment: Energy Source**

Electric

Here are the main choices, from most efficient home heating system, to least efficient:

1. Solar heating.
2. Geothermal heating.
3. Wood heating.
4. Heat pump (non-geothermal)
5. Natural gas heating.
6. Oil heating.
7. Electric heating.

**Equipment: Heat Type**

Forced Air, Electric Furnace

Types Heating System Fuels: oil, gas, electricity, solar, etc. Electric heating systems may use electric baseboards along walls of rooms or an electric furnace to heat forced warm air, or an electric boiler to circulate hot water through baseboards or radiators.

**Normal Operating Controls: Thermostat**

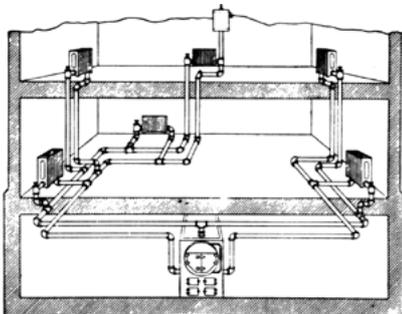
Electronic

**Thermostat:** a device that automatically regulates temperature, or that activates a device when the temperature reaches a certain point.

**Distribution Systems: Central Water Heating System**

N/A

Hot-water heating system. A heating system for a building in which the heat-conveying medium is hot water. A hot-water heating system consists essentially of water-heating or -cooling means and of heat-emitting means such as radiators, convectors, baseboard radiators, or panel coils.



## Distribution Systems: Ductwork

### Non-insulated

Ductwork is defined as a system of metal or fiberglass tubes that run through a home or building and that are part of the heating and air conditioning system.

Without proper ductwork insulation, you could be losing 10-30% of the energy used to heat or cool your home. A good level of ductwork insulation will prevent not only energy wastage, but also leaks, temperature drops, and condensation buildup.

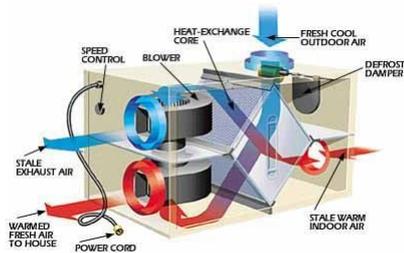


## Heat/Air Exchanger: Air/Heat Exchanger

### Not Present

#### Definition of air exchanger

a ventilation and climate control system or device that exchanges air inside a building with fresh air from outside the building and that typically transfers heat between the outgoing and incoming air in order to reduce the energy required to maintain the building's indoor temperature



## Gas Tank: Gas Tank

The Natural Gas and Propane Installation guide focuses on special installation requirements for the safe operation of the gas appliance. The vent termination must be installed in accordance to the manufacturer's installation instructions. When sidewall venting is must be used, vent terminations should be placed so the vent gases can be dispersed quickly into open areas, away from operable windows and other openings, less than 1 foot (300 mm) above grade level, etc.... We recommend you contact a Certified Installer to ensure that the installation is done in accordance with CSA B149.1 and the manufacturer's installation instructions.

## Deficiencies

### 7.1.1 Equipment

#### **FILTER - REPLACEMENT**

The furnace filter is dirty and needs to be replaced every 3 to 5 months.





### 7.3.1 Distribution Systems

#### **DUCTWORK - CLEANING**

 Recommendation

Air ducts may contain dust and allergenic contaminants. Dirt and dust can be transported through the air circulation system and may be dangerous to the health of the occupants. The entire air distribution system should be periodically cleaned in depth by a specialist.

We note that dirt and dust have accumulated in the ventilation unit and forced air distribution system. Dirt and dust are transported by the air circulating through the system and may be dangerous to the health. All air ducts should be thoroughly cleaned. You should plan on inspecting and cleaning the system every five years. The air filter should be replaced regularly as recommended by the manufacturer.

Recommendation

Contact a qualified professional.



## 8: COOLING

		IN	NI	NP	D
8.1	Cooling Equipment			X	
8.2	Normal Operating Controls			X	
8.3	Distribution System			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

### Information

#### Normal Operating Controls: Thermostat

**Thermostat:** a device that automatically regulates temperature, or that activates a device when the temperature reaches a certain point.

**Remote control** is most frequently used for the split type units.

# 9: PLUMBING

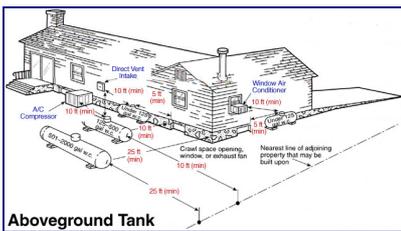
		IN	NI	NP	D
9.1	Main Water Shut-off Device	X			
9.2	Drain, Waste, & Vent Systems	X			
9.3	Water Supply, Distribution Systems & Fixtures	X			
9.4	Fuel Storage & Distribution Systems	X			
9.5	Hot Water Systems, Controls, Flues & Vents	X			
9.6	Sump Pump	X			X
9.7	Plumbing Vent	X			
9.8	Exterior Valves	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

## Information

### Fuel Storage & Distribution Systems: Propane Tank

Propane Tank



Aboveground Tank

Location requirement:



### Hot Water Systems, Controls, Flues & Vents: Date On The Unit

2016



## Filters

Sediment Filter, Whole house conditioner, Whole House Water Filter

Whole house filtration systems remove contaminants from your water through a filter connected to your water line. ... If you have specific water contaminant issues such as iron, fluoride, sediment, or bacteria, you will need a whole house system catered to removing that particular contaminant.

[The 10 best Whole House Water Filters](#)



## Water Softener

A water softener is a piece of equipment or a place that is used for filtering or treating water to remove the chemicals that cause hardness.



## Water Source

Public

Generally speaking, there are two ways people get their drinking water: through city water and well water. But what are they and what is the difference between them? City water is typically river water. ... By law, city water is treated on a daily basis and often has chemicals added to it such as chlorine and fluoride.

**Main Water Shut-off Device: Location**

Basement

**A main water shut-off valve** is a control valve located immediately downstream of the water meter, used to turn off/on all water flow to a property. It should be easily accessible and in good working order.

**Main Water Shut-off Device: Size of the Water Entry**

3/4 inch

In most cases, the main pipeline from the street to your home is either 3/4 or 1 inch in diameter, supply branches use 3/4-inch-diameter pipe, and pipes for individual components are 1/2 inch. Remember that water pressure decreases by a half-pound per square inch for every foot pipes extend above your water supply.

**Main Water Shut-off Device: Type of Water Entry**

Copper

**Lead** from the atmosphere or soil can end up in groundwater and surface water. It is also potentially in drinking water, e.g. from plumbing and fixtures that are either made of lead or have lead solder.

**Drain, Waste, & Vent Systems: Drain Size**

Various sizes

**A house drain** is the system of horizontal piping inside of the cellar or basement of a building, that extends to and connects with the house sewer. It receives the discharge of sewage from all soil and waste lines, and sometimes rain water from rain leaders, yard, cellar, area and sub-soil drains.



## Drain, Waste, & Vent Systems: Material

ABS

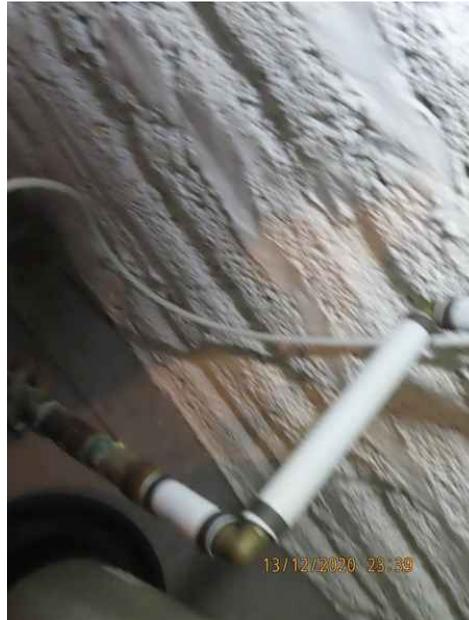
The most common pipes used today are copper, PVC, or ABS. However, when dealing with older homes, you might encounter a number of other piping material. For example, homes built before 1960 used galvanized steel or cast iron DWV (drain/waste/vent) pipe systems.

## Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper, Pex

Of these the most commonly used materials for drinking-water supply piping are galvanized steel or iron, copper, polybutylene, unplasticized polyvinylchloride (PVC), chlorinated polyvinylchloride (CPVC) and polyethylene (PE).

[More about water pipe materials](#)



## Fuel Storage & Distribution Systems: Main Gas Shut-off Location

N/A

Preferred to use the house-side main shutoff valve located after the meter. This house-side valve usually a ball valve may be located where the pipe first enters the house or farther down the line, but it will always be located before the first appliance.

## Hot Water Systems, Controls, Flues & Vents: Capacity

60 gallons

The most common water heater capacities are 40 and 60 gallons (180 and 270 litres, respectively). They also come in 20-, 80- and even 100-gallon sizes. Choosing a tank that's too big will bump up your electricity bill, while a size too small could cause you to run out of hot water.

## Hot Water Systems, Controls, Flues & Vents: Hot Water Tank

Owned

A hot water storage tank (also called a **hot water tank**, thermal storage tank, hot water thermal storage unit, heat storage tank and hot water cylinder) is a water tank used for storing hot water for space heating or domestic use.

## Hot Water Systems, Controls, Flues & Vents: Location

Basement

Most water heaters are located in the home's garage, basement, or attic. Water heaters (not including tankless) can take up a lot of space. These areas are usually the best place to store your heater to best accommodate the size

**Hot Water Systems, Controls, Flues & Vents: Manufacturer**

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



**Hot Water Systems, Controls, Flues & Vents: Power Source/Type**

Electric

Life-Cycle Costs for 13-Year Operation of Different Types of Water Heaters

Water heater type energy cost	Gallons	Yearly
Minimum Efficiency electric storage	50	\$463
High-eff. electric storage	50	\$439
Demand gas (no pilot)	<2	\$228
Electric heat pump water heater	50	\$190

## Sump Pump: Location

Basement, Two Sump Pumps

**Sump pumps** are most effective at removing water from under your basement floor when located in the lowest spot of the floor.



## Sump Pump: Sump Pump

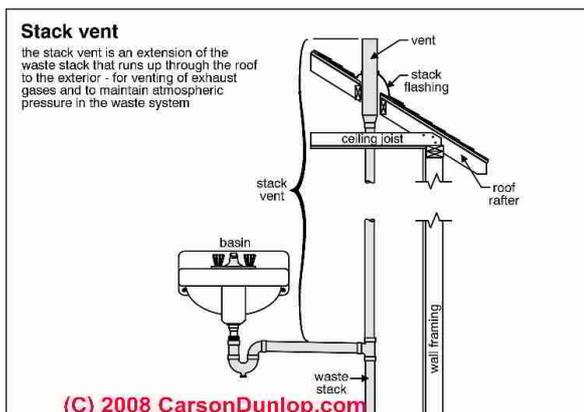
Functioning at the inspection

**A sump pump** is a pump used to remove water that has accumulated in a water-collecting sump basin, commonly found in the basements of homes. ... Sump pumps are used where basement flooding happens regularly and to solve dampness where the water table is above the foundation of a home.

## Plumbing Vent : Plumbing Vent

Present

It is a vertical pipe attached to a drain line and runs through the roof of your home. The vent stack is the pipe leading to the main roof vent. It channels the exhaust gases to the vent and helps maintain proper atmospheric pressure in the waste system.



## Exterior Valves: Valve

Valves are used to stop and regulate the flow of water, and each type of valve has its pros and cons and its best applications. Anti-freeze valves keep pipes from breaking in below freezing weather by restricting the flow of water in the pipes.



Example of anti-freeze valve with a slip connection



## Deficiencies

### 9.6.1 Sump Pump

#### **SUMP PUMP - NON ELECTRIC BACKUP**



Maintenance Item

Non-electric backup sump pump that uses your home's water pressure to operate - no battery or electricity is needed. It will pump, as needed, during power outages or primary sump pump failure. It will also work in tandem with your electrical sump pump if necessary in an extreme downpour.

#### Best pumps for 2018:

Recommendation

Contact a qualified professional.



one of the sump pumps has battery backup

# 10: ELECTRICAL

		IN	NI	NP	D
10.1	Service Entrance Conductors	X			
10.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
10.3	Branch Wiring Circuits, Breakers & Fuses	X			X
10.4	Lighting Fixtures, Switches & Receptacles	X			X
10.5	GFCI & AFCI	X			
10.6	Carbon Monoxide Detectors	X			
10.7	Smoke Detectors	X			X
10.8	Generator	X			
10.9	Alarm	X			
10.10	Central Vacuum			X	
10.11	Fire Extinguishers			X	
10.12	Heat Detector	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

## Information

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer**  
Square D

**GFCI & AFCI: GFCI - Present**  
Present

**GFCI & AFCI: Surge Breaker**  
Not Present

**Service Entrance Conductors: Electrical Service Conductors**

**Overhead**

Service conductors. These run from the service point to the service disconnecting means (the service equipment, not the meter). Service-entrance conductors can enter an installation from overhead (service drop) or underground (service lateral). the main control and cutoff of the supply.

Electricity arrives at your house from your local utility company by a power line or underground through a conduit. Most homes have three-wire service two hot wires and one neutral. ... This is the central distribution point for the electrical circuits that run to lights, receptacles, and appliances throughout the house



**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location**

**Basement**

A residential main service panel contains either circuit breakers or fuses and is usually located in a utility area. It should be easily accessible but away from the main traffic flow in the house. The panel may be in the garage or basement.



**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Switch Location**

On the Panel

The main circuit breaker is a large breaker usually located at the top of the panel but sometimes near the bottom or along one side.

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity**

200 AMP

A panel's total amperage is printed near or on the main circuit breaker, which controls all the circuits in the panel. Most breaker boxes are 100, 150, or 200 amps. Add the amperages of all the individual breakers in the box.



## Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

### Circuit Breaker

What are the Different Types of Electrical Panels?

- Main Breaker Panel. The main breaker panel is the most commonly used electrical panels. ...
- Fuse Boxes. Fuse boxes are designed for preventing circuit overloads. ...
- Main Lug Panels. These types of panels don't feature the main breaker. ...
- Sub Panels. ...
- Transfer Switches.



## Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

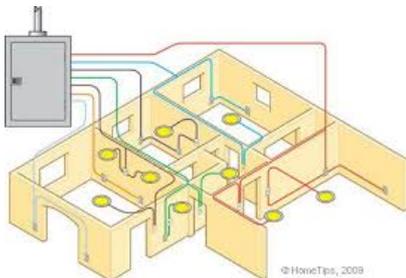
### Basement

An electrical sub-panel, also known as a service sub-panel or circuit breaker sub-panel, acts as a waypoint between the main service panel and branch circuits further down the line.

## Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

### Copper

Branch wiring design refers to the circuit design of the circuits that supply electricity to different areas in a home. Branch wiring originates from the service distribution panel that has two hot bus bars and a neutral bus bar.



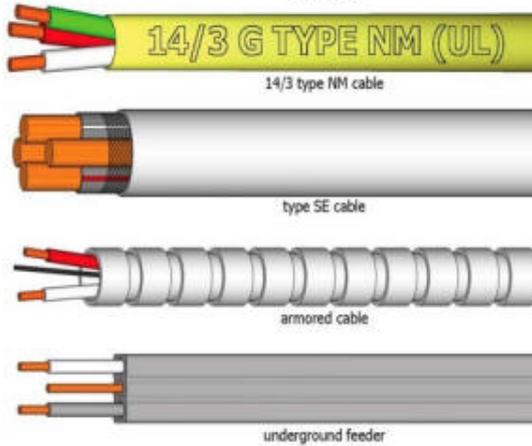
## Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

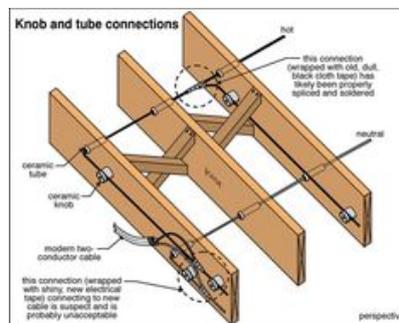
Wire Types

- **Romex** is a common type of residential wiring that is categorized by the National Electrical Code (NEC) as underground feeder (UF) or non-metallic sheathed cable (NM and NMC).
- NM and NMC conductors are composed of two or more insulated conductors contained in a non-metallic sheath.

### Cables



Knob-and-tube wiring (sometimes abbreviated K&T) is an early standardized method of electrical wiring in buildings, in common use in North America from about 1880 to the 1930s.



## GFCI & AFCI: AFCI - Bedroom Plugs

Not Present

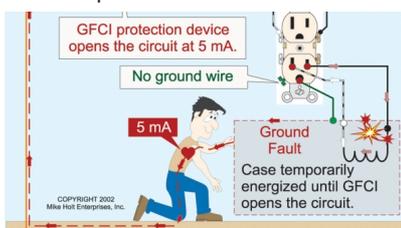
An arc-fault circuit interrupter (AFCI) also known as an arc-fault detection device (AFDD)[1] is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).

AFCI breakers have been required for circuits feeding electrical outlets in residential bedrooms by the electrical codes of Canada and the United States since the beginning of the 21st century; the U.S. National Electrical Code has required them to protect most residential outlets since 2014,[2] and the Canadian Electrical Code has since 2015.

## GFCI & AFCI: GFCI

General Information

A ground fault circuit interrupter (GFCI), or Residual Current Device (RCD) is a type of circuit breaker which shuts off electric power when it senses an imbalance between the outgoing and incoming current. ... A circuit breaker protects the house wires and receptacles from overheating and possible fire.



## Carbon Monoxide Detectors: Carbon Monoxide Detectors

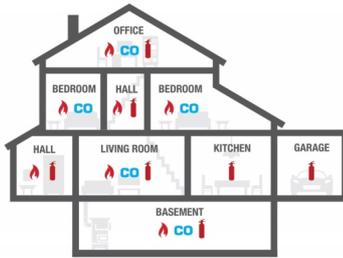
### Present

The Régie du bâtiment du Québec (RBQ) recommends installing a certified carbon monoxide detector inside all public buildings and residential buildings where a solid, liquid or gaseous fuel is used. This is a responsible, efficient, simple and low-cost action to implement.

Carbon monoxide (CO) is a gas which is colorless, odorless and non-irritating. It is nevertheless considered a toxic gas which may even be deadly. Several appliances can emit CO, causing intoxications ranging from slight to severe, to deadly. This gas can come from:

- heating systems, such as furnaces, fireplaces or space heaters
- electrical appliances powered by gas or propane (ranges, BBQs, refrigerators, lamps, etc.)
- cars and machines with combustion motor (lawn mowers, snow blowers, generators).

Recommended best practice for fire/smoke protection in the home.



### Smoke Detectors: Smoke Detectors

Present

According to the National Building Code, when a residence is renovated or during the construction of a new home, smoke detectors must be installed to warn users of a fire. Not only must a smoke detector be installed near sleeping areas, but there must be one on every floor, including the basement.

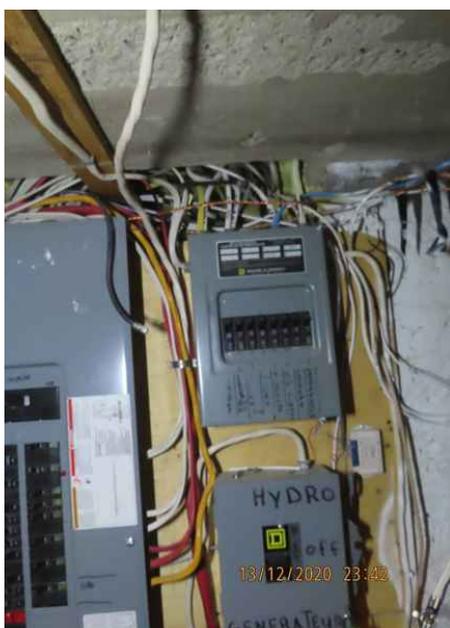
Install smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations. Take care of your smoke alarms according to the manufacturer's instructions.

Below are some general maintenance tips. Replace the batteries at least once every year. Replace the entire smoke alarm every 10 years.



### Generator: Generator

We do not test the generator. The pictures are only for visualisation.



30 amp breaker for generator

**Alarm: Alarm**

We do not test the alarm but simply state if there is a visible alarm present, for insurance purposes

**Heat Detector: Heat Detector**

Present

A heat detector is a fire alarm device designed to respond when the convected thermal energy of a fire increases the temperature of a heat sensitive element.



## Deficiencies

### 10.3.1 Branch Wiring Circuits, Breakers & Fuses

**SURFACE -WIRING**

NM (Romex) cable is permitted to be run exposed on the surface of the building finish. If subject to physical damage then it requires supplemental protection. The term subject to physical damage is not defined by the NEC so it becomes an interpretative issue

Recommendation

Contact a qualified professional.



10.4.1 Lighting Fixtures, Switches & Receptacles

 **Safety Hazard**

**COVER PLATES MISSING**

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



Front



Basement



Basement

10.7.1 Smoke Detectors

**PAST DUE**

All smoke detectors should be replaced every 10 years.

Recommendation

Contact a qualified professional.

 **Maintenance Item**



there is no date on the detector

10.7.2 Smoke Detectors

**SMOKE DETECTOR - NOT PRESENT**

We did not find a smoke detector at the time of the inspection. Smoke detector has to be installed!

Recommendation

Contact a qualified professional.

 **Safety Hazard**



Basement



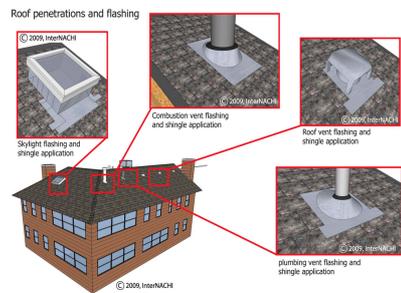
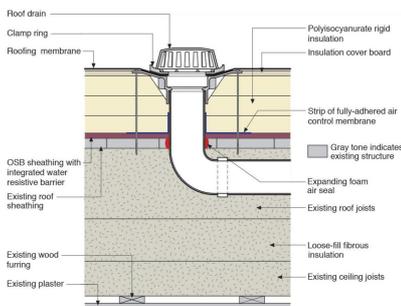
# 12: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
12.1	Attic Insulation	X			X
12.2	Vapor Retarders (Barrier)	X			
12.3	Ventilation	X			X
12.4	Passive Stack Ventilation	X			
12.5	Roof Penetrations	X			X
12.6	Roof Structure	X			X

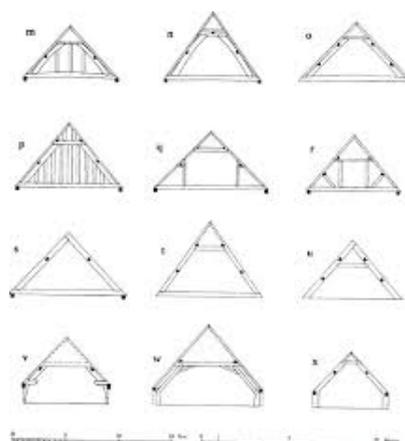
IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

## Information

### Roof Penetrations: Roof Penetrations

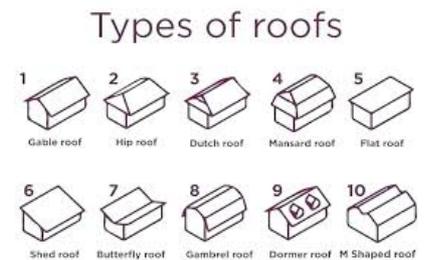


### Roof Structure: Material Wood, Made on Site Wood Structure



Types of roof trusses

### Roof Structure: Type Gable



### Attic Insulation: Everything You Need To Know About Insulation And Ventilation Of Your Attic

Here is helpful information from Natural Resources Canada (NRC): [Roofs & Attics](#)

### Attic Insulation: Insulation Type

Fiberglass

There are four main types of insulation products on the market today used for attics and wall cavities: fiberglass, rock wool or slag wool, cellulose, and spray foam.

**Vermiculite** produced by the Libby Mine has not been on the market in Canada for more than 10 years. Not all vermiculite sold in Canada before 1990 contains asbestos fibres. However, if you believe that your home may contain vermiculite insulation, it is reasonable to assume that it may be contaminated with asbestos.

## Attic Insulation: R-value

32

Insulation levels are specified by R-Value. R-Value is a measure of insulation's ability to resist heat flow. The higher the R-Value, the better the thermal performance of the insulation. The recommended level for most attics is to insulate to R-38 or about 10 to 14 inches, depending on insulation type.

## Vapor Retarders (Barrier): What is a Vapor barrier

A vapor barrier (or vapour barrier) is any material used for damp proofing, typically a plastic or foil sheet, that resists diffusion of moisture through the wall, floor, ceiling, or roof assemblies of buildings to prevent interstitial condensation and of packaging. Technically, many of these materials are only vapor retarders as they have varying degrees of permeability.

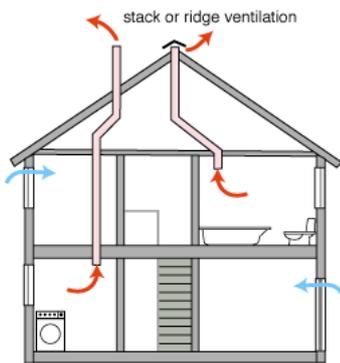
## Vapor Retarders (Barrier): Where does the Vapor Barrier go?

Vapor barriers are sheets of plastic or other material placed on one side of insulation sheets. This barrier is meant to keep moisture from getting to the insulation in the walls and ceilings, and it is required by building codes when insulating most houses. In any case, the vapor barrier must point to the **warm side**.

## Ventilation: Exhaust Fans

Fan Only

A balanced ventilation system usually has two fans and two duct systems. Fresh air supply and exhaust vents can be installed in every room, but a typical balanced ventilation system is designed to supply fresh air to bedrooms and living rooms where occupants spend the most time.

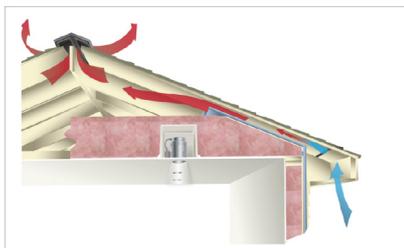


## Ventilation: Ventilation Type

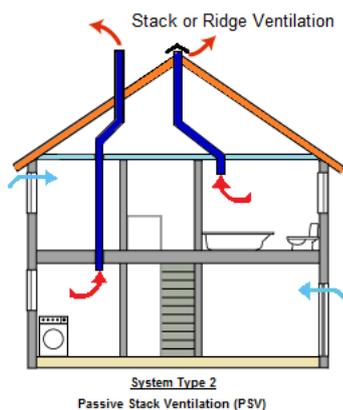
Gable Vents, Passive, Soffit Vents, Maximum

Although there are many different types of roof vents to choose from, ensuring you have the right number of both intake and exhaust vents is a central part of roof design. Proper attic ventilation offers numerous advantages to the homeowner:

- As the ventilation helps moderate the temperatures in the attic, this will also help moderate the temperature in the rest of the home
- It helps prevent moisture buildup in your attic, which, during colder months, can help prevent condensation issues that can affect the materials in the attic space, especially insulation.
- By preventing excess heat buildup, proper ventilation promotes energy efficiency in the home, so your heating costs may be lower
- It helps protect the life of the roofing materials (condensation is a leading cause of damage to roofing materials, such as asphalt roofing shingles)
- It helps you remain compliant with most local building codes, which often require proper attic ventilation in homes



## Passive Stack Ventilation: PSV



### CROSS-FLOW AND PASSIVE STACK VENTILATION

Passive ventilation is a natural ventilation system that makes use of natural forces, such as wind and thermal buoyancy, to circulate air to and from an indoor space. These ventilation systems work to regulate the internal air temperature as well as

bring fresh air in and send stale air out.

Passive stack ventilation (PSV) is the most effective natural ventilation strategy as it uses a combination of cross ventilation, buoyancy (warm air rising) and the venturi (wind passing over the terminals causing suction) effect.

## Roof Structure: Attic

Accessible

An attic inspection should also consist of looking for mold, mildew and moisture. Black mold is one of the most common types of mold found in attics. It may start as small black dots in moist areas, but it can quickly spread and take over if left untreated. Mold is the result of excess moisture lingering in the attic.

Common problem that leads to mold and sometimes rot. The primary cause of your attic-moisture problems results from warm air escaping from the heated portion of your home into the unheated attic space. ... This warm air condenses on the cold roof sheathing, causing frost and moisture issues.

## Deficiencies

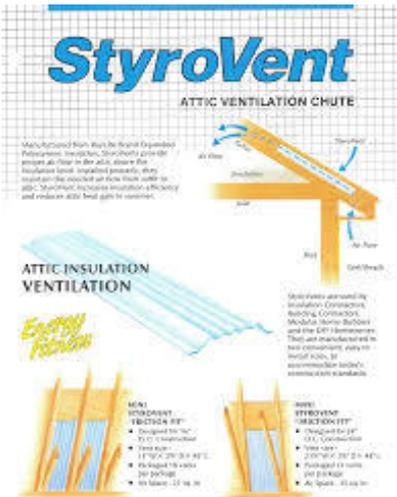
### 12.1.1 Attic Insulation

#### **BATT INSULATION - GAPS**



Recommendation

Visible gaps between the insulation batts should be filled with loose insulation to avoid heat loss. Install styrovents before blowing the insulation to avoid blocking of the soffits.



Recommendation  
Contact a qualified professional.



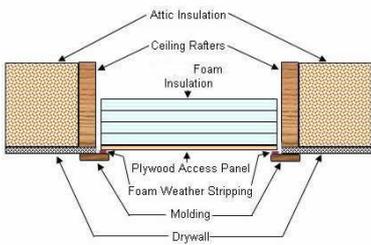
Exhaust fan not insulated at all

### 12.1.2 Attic Insulation

#### IMPROPER COVER FOR THE ACCESS

 Recommendation

Make your attic access energy efficient with the proper Attic Access Door. It provides an air-tight, high-performance scuttle door that is more energy efficient than pull down ladders.



Recommendation  
 Contact a qualified professional.



missing insulation on the closet wall & part of the ceiling



missing insulation on the closet wall & part of the ceiling



12.1.3 Attic Insulation

**INSULATION - IMPROVEMENT**

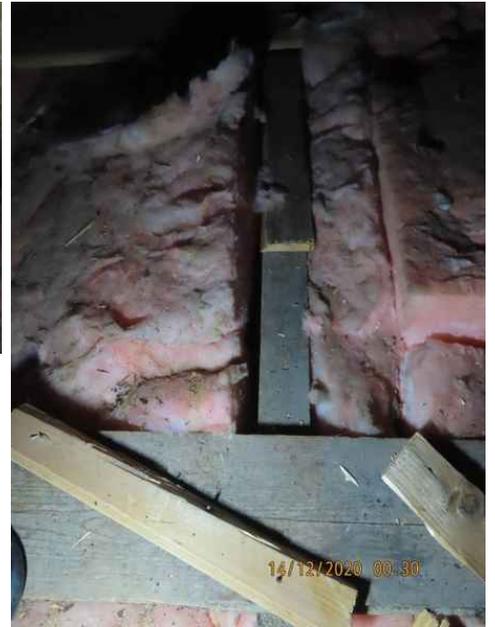
 Recommendation

The higher the R-Value, the better the thermal performance of the insulation. The required level for most attics is to insulate to R-38 or about 10 to 14 inches, depending on insulation type.

It is recommended to improve the attic insulation, to approximately 16 inches or more which will improve your heating & cooling bills

Recommendation

Contact a qualified professional.



### 12.3.1 Ventilation

## GABLE VENTS - NOT IDEAL

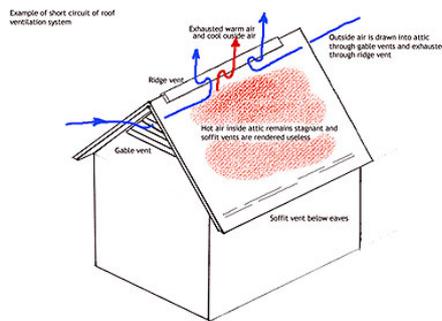
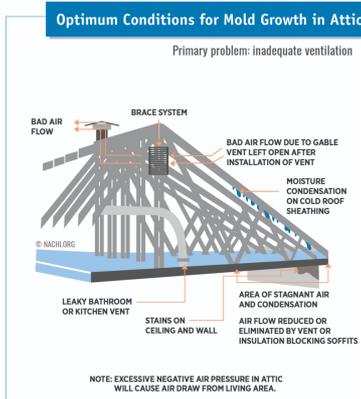
 Recommendation

Why aren't gable end vents the best idea for attic venting?

Gable end vents alone do not uniformly cool and dry the whole roof underside.

Gable end vents combined with a ridge vent tend to become intake vents feeding air flow currents created by air exiting at the ridge, thus failing to draw air up along the roof underside, failing to cool and dry that area, even if soffit intake venting is present.

Short circuits occur when air is caused to go around and away from its original and intended path, resulting in areas of the attic being bypassed. ... A power vent can pull in air (intake) from the roof louvers when it is supposed to be coming in exclusively through the soffit vents



Recommendation

Contact a qualified roofing professional.



### 12.3.2 Ventilation

#### **SOFFITS - BLOCKED**



Recommendation

Blocked Soffit Vents Invites Attic or Roof Cavity Moisture, Condensation, & Mold

Here are some examples of blocked intake venting in an attic:

- Insulation stuffed into building eaves: Some homeowners and even some insulation installers love to stuff insulation into the soffit to reduce drafts, in order to try to warm the attic and thus slow heat loss from the building. In some instances they even block soffit vents.
- Perforated soffit vents over solid wood: many older homes have had exterior siding and soffit coverings installed, often of aluminum or vinyl. But very often we find that perforated soffit vent panels were installed directly over the older solid wood soffit covering.

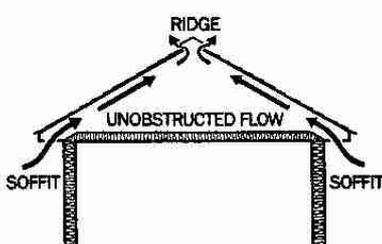
So even though an outside inspection shows that soffit or eaves ventilation appears to have been installed, in fact this is not the case. You can detect this condition easily: from outside simply push up on the vinyl or aluminum perforated soffit panels.

If they contact a solid surface they were installed over solid plywood or wood boards at the building eaves. From inside the attic, if there is no insulation blocking the eaves, and if you do not see daylight, there is no working intake venting at the eaves or soffits.

- Deliberate Blocking at Eaves: in some older buildings, in an attempt to "warm up" a cold attic someone may have installed wood blocking between the rafters at the building eaves. In this case even if soffit vents are installed there will not be adequate air inflow. Remove this blocking when designing good attic venting.

Recommendation

Contact a qualified roofing professional.





top attic



top attic



top attic



lower attic



lower attic



completely blocked to the back extension

### 12.3.3 Ventilation

## **SOFFITS - BLOCKED: INCREASE HEATING COSTS**



Recommendation

Why Does Blocked Soffit Intake Venting Increase Building Heating Cost?

It's simple. If we make the mistake of providing exit venting from a roof cavity or attic, such as a nice open ridge vent or gable end vents, we also need about twice as much (by square inches) of intake venting at the building eaves. Otherwise here is what happens:

Heat and warm air flows into and is lost from the building roof cavity or attic - warm air rising creates upwards convection currents in the building.

The rate of movement or "strength" of the up-flowing warm air current from the building occupied space increases as it enters the attic and finds a ready exit vent at the ridge or gable ends. (We prefer continuous ridge vent to assure even ventilation across the roof deck underside).

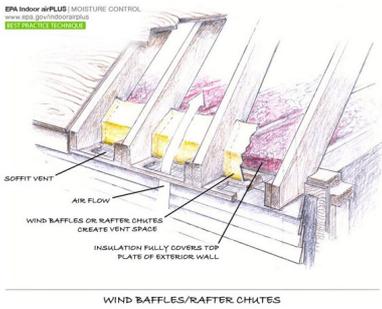
As air flows readily out of the exit venting high on the roof (ridge vent or gable end vents) it creates a negative pressure with respect to the air pressure in the building occupied space.

But if there is not adequate intake venting of outside air, that same negative pressure tends to draw still more conditioned air (or heated air) out of the building space. Essentially we are increasing the heat loss from the building.

Conversely, if there are open soffit vents to allow free flow of air into the attic (or cathedral ceiling roof space), the negative pressure or "vacuum" created by the exiting attic air is more easily satisfied by inflowing (cooler, more dry) outdoor air than it is by leaking air from the occupied space. That slows building heat loss during the heating season.

Recommendation

Contact a qualified roofing professional.



12.5.1 Roof Penetrations

**PLUMBING VENT \_ LEAK**

Water leak was observed around the plumbing vent, roofer should verify further.

Recommendation

Contact a qualified professional.





12.6.1 Roof Structure

**STRUCTURE - REINFORCING**

 Recommendation

It is recommended to reinforce the existing wood roof structure. Install half walls to support large spans from sagging (winter snow and ice loads)

Recommendation

Contact a qualified structural engineer.



# 13: GARAGE

		IN	NI	NP	D
13.1	Ceiling	X			
13.2	Floor	X			
13.3	Drain			X	
13.4	Walls & Firewalls			X	
13.5	Garage Door	X			
13.6	Garage Door Opener	X			
13.7	Occupant Door (From garage to inside of home)	X			
13.8	Side door from the Garage	X			
13.9	Stairs			X	
13.10	Structure	X			
13.11	Windows	X			
13.12	Heating			X	
13.13	Infra Red		X		
13.14	Exterior Finish	X			
13.15	Plumbing			X	
13.16	Roof	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

## Information

### Structure: Structure Inside

Carport is not heated and only partially finished inside.

### Roof: Type Of Roof

Shingles

**Garage/Carport Type**  
Attached



## Ceiling: NBC on Garage Requirements

9.25.4.1.

Required Barrier to Vapour Diffusion 1) Thermally insulated wall, ceiling and floor assemblies shall be constructed with a vapour barrier so as to provide a barrier to diffusion of water vapour from the interior into wall spaces, floor spaces or attic or roof spaces.

9.35.4.1. Interior Finish 1) Except as required by Sentence (2), interior finish need not be applied to garage and carport walls. 2) The walls and ceilings of an attached garage shall have an interior finish consisting of a) not less than 12.7 mm thick gypsum board conforming to Subsection 9.29.5., b) lath and plaster conforming to Subsection 9.29.4., or c) any material that can be shown to remain in place and prevent the passage of flames for not less than 15 min when subjected to the standard fire exposure in CAN/ULC-S101, Fire Endurance Tests of Building Construction and Materials.

9.35.4.4. Thermal Insulation 1) The walls and ceilings of an attached garage shall be provided with thermal insulation conforming to Subsection 9.25.2.



water infiltration due to cracked caulking along the head flashing

## Garage Door: Material

Metal, Insulated

Below are five different garage door materials to help you choose the right one to fit your budget and lifestyle.

- Wood and Wood Composite. By far the most beautiful and authentic material for garage doors, wood doors unfortunately carry a high cost with them. ...
- Steel. ...
- Aluminum. ...
- Fiberglass. ...
- Vinyl.



### Garage Door: Type

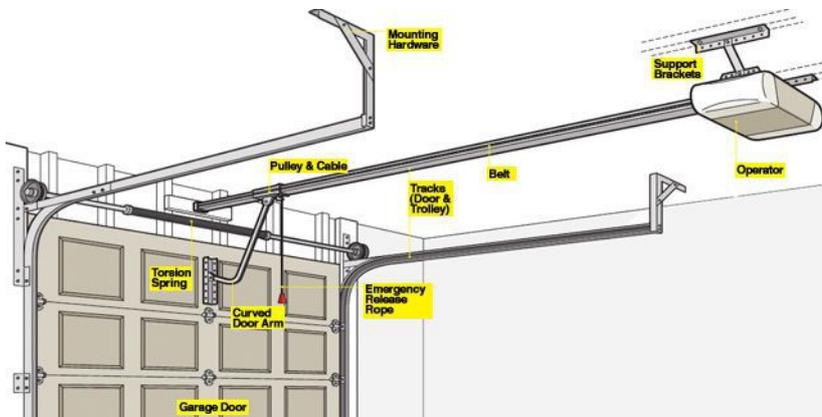
#### Sectional

Garage doors come in four basic types: They may swing out, swing up, roll up, or slide to the side. Swing-out carriage-house doors or sliding barn doors are a good choice if you need to keep the ceiling clear or if you want their distinctive look. Otherwise, the most popular option by far is the sectional roll-up door.



### Garage Door Opener: Garage Door Opener

A garage door opener is a motorized device that opens and closes garage doors controlled by switches on the garage wall.



## Occupant Door (From garage to inside of home): Door requirement

### Doors

The 2006 edition of the International Residential Code (IRC) states the following concerning doors that separate garages from living areas:

#### R309.1 Opening Penetration

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and the residence shall be equipped with solid wood doors not less than 1-3/8 (35 mm) in thickness, solid- or honeycomb-core steel doors not less than 1-3/8 (35 mm) thick, or 20-minute fire-rated doors.

In addition, InterNACHI inspectors can check for the following while inspecting doors that separate garages from living areas:

- While not required by the IRC, it is helpful if there is at least one step leading up to the door from the garage. Gasoline fumes and other explosive gases are heavier than air, and they will accumulate at ground level. Their entry beneath a door will be slowed by an elevation increase.
- Doors should have tight seals around their joints to prevent seepage of fumes into the living areas of the house. Carbon monoxide, with the same approximate density as air (and often warmer than surrounding air), will easily rise above the base of an elevated door and leak through unsealed joints.
- Doors should be self-closing. Many homeowners find these doors inconvenient, but they are safer than doors that can be left ajar. While this requirement is no longer listed in the IRC, it is still a valuable recommendation.
- If doors have windows, the glass should be fire-rated.
- Pet doors should not be installed in fire-rated doors. Pet doors will violate the integrity of a fire barrier.

## Limitations

### Floor

#### **PYRITE TEST**

Pyrite test have been performed. We assume no liability with respect to pyrite or other material subject to expansion which may have been used in the back-fill beneath the concrete slab. For further information, please contact the geologist.

### Floor

#### **REQUEST DB CERTIFICAT**

The Quebec Comity developed a means of standardizing laboratory techniques for evaluating swelling potential. The construction industry adopted the CTQ M-100 method voluntarily to ensure that the stone sold by quarries as backfill would henceforth be certified as non-swelling. Since April 1999, most aggregate producers have been applying this method. The certification is designated "DB" which stands for dalle de béton (concrete slab). It is, however, to be understood that the we are not talking about a compulsory standard and consumers should remain vigilant. They should demand "DB" certified stone for work under concrete slabs and check to make sure that the delivery slip bears the "DB" certification. The delivery slip must contain: the abbreviations of the laboratory having issued the certificate; the dates starting and ending the attestation's validity; the address of the backfills destination; the delivery date; the letters DB; and a declaration signed by the truck driver. For a new house or for renovations, consumers should always demand that the contractor give them the original delivery slip certifying that the backfill is "DB" quality. Request this certification prior to closure.

## Deficiencies

### 13.16.1 Roof

#### **FLASHING - LOOSE**



Recommendation

Loose flashing may allow water infiltration causing serious damages inside.

Recommendation

Contact a qualified professional.

# 14: ENVIRONMENTAL

		IN	NI	NP	D
14.1	Mold	X			
14.2	Asbestos	X			
14.3	Radon	X			
14.4	Lead Water Supply			X	
14.5	Air Quality	X			
14.6	Pest and Rodents	X			
14.7	Insects	X			
14.8	Natural Gas & Propane	X			
14.9	Oil Tank			X	
14.10	Water Quality		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

## Information

### Asbestos: Asbestos - 5 things you need to know!

[Five things you need to know about Asbestos!](#)

**Radon: Radon - 7 Key Things Every Homeowner Should Know**

[Radon Testing and the 7 Key Things Every Homeowner Should Know](#)

**Air Quality: Indoor Air Quality - Information**

[Information by Dylos Air Quality Testers](#)



All good, your Radon reading is very low, nothing to worry about.

**Insects: Information**

[10 Bugs That Are Living in Your House and How to Get Them Out!](#)

## Mold: Mold - 10 things you need to know!

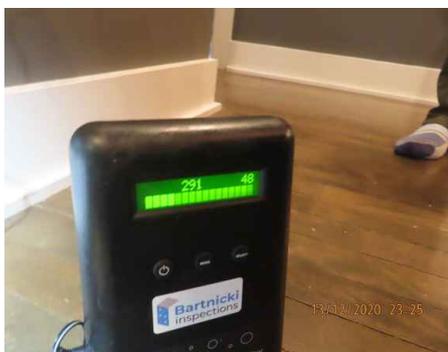
Ten Things You Should Know about Mold

[Información disponible en español](#)

1. Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma and other respiratory complaints.
2. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.
3. If mold is a problem in your home or school, you must clean up the mold and eliminate sources of moisture.
4. Fix the source of the water problem or leak to prevent mold growth.
5. Reduce indoor humidity (to 30-60%) to decrease mold growth by:
  - Venting bathrooms, dryers and other moisture-generating sources to the outside
  - Using air conditioners and de-humidifiers
  - Increasing ventilation
  - Using exhaust fans whenever cooking, dishwashing and cleaning
6. Clean and dry any damp or wet building materials and furnishings within 24-48 hours to prevent mold growth.
7. Clean mold off hard surfaces with water and detergent, and dry completely. Absorbent materials such as ceiling tiles, that are moldy, may need to be replaced.
8. Prevent condensation: Reduce the potential for condensation on cold surfaces (i.e., windows, piping, exterior walls, roof, or floors) by adding insulation.
9. In areas where there is a perpetual moisture problem, do not install carpeting (i.e., by drinking fountains, by classroom sinks, or on concrete floors with leaks or frequent condensation).
10. Molds can be found almost anywhere; they can grow on virtually any substance, providing moisture is present. There are molds that can grow on wood, paper, carpet, and fo

## Air Quality: Air Quality Main Floor

Air quality test performed with Dylus DC1100 monitor. Small particles (fine dust, bacteria, mold, smoke, smog, etc.). Large particles (coarse dust, pollens, larger bacteria, plant spores, dust mite feces, etc.). Main floor reading small 291 and large 48, this is a good quality of air



Low VOCs level

## Air Quality: Air Quality 1st Floor

Air quality test performed with Dylos DC1100 monitor. Small particles (fine dust, bacteria, mold, smoke, smog, etc.). Large particles (coarse dust, pollens, larger bacteria, plant spores, dust mite feces, etc.). Ground floor reading small 156, and large 9, this is a very good quality of air



low VOCs level

## Air Quality: VOCs

Formaldehyde, one of the most common **VOCs**, is a colourless gas with an acrid (sharp and bitter) smell. It is common in many building materials such as plywood, particleboard and glues. ... Other sources of VOCs include the burning of fuels such as gas, wood and kerosene and tobacco products.

Increasing the amount of fresh air in your home will help reduce the concentration of VOCs indoors.

1. Increase ventilation by opening doors and windows. ...
2. Keep both the temperature and relative humidity as low as possible or comfortable.

It is common in many building materials such as plywood, particleboard and glues. Formaldehyde can also be found in some drapes and fabrics and in certain types of foam insulation. Other sources of VOCs include the burning of fuels such as gas, wood and kerosene and tobacco products.

Breathing VOCs can irritate the eyes, nose and throat, can cause difficulty breathing and nausea, and can damage the central nervous system as well as other organs. Some VOCs can cause cancer. Not all VOCs have all these health effects, though many have several.

## Pest and Rodents : Information

Common household pests include rodents such as mice and rats, bats, pigeons and insects such as bedbugs, house flies, fleas and food beetles. Pests can cause health problems including allergic reactions and asthma, respiratory disease, and mental health anguish.

[Things You Should Know: Effects of Pests in Your Walls and Home](#)

## Natural Gas & Propane: Propane

We **do not** test if the gas installation conforms to codes.

Propane is a byproduct of both the refining of oil, and the production of natural gas. Its heavier than air and when released will pool in place and settle in lower areas. Propane is a non-toxic, tasteless, colorless, and odorless gas. Much like natural gas, mercaptan is added as a safety measure so that you can smell it if there is a leak. Propane burns hot at 2,500 BTUs per cubic foot of gas used. Propane is portable, which means you can take it with you when you want to grill, whether on a camping trip or if you decide to rearrange where you placed your grill in the yard.

[Propane tank location requirements](#)

# 15: CONCLUSION AND LIMITATIONS

		IN	NI	NP	D
15.1	LIMITATIONS	X			
15.2	Conclusion	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

## Information

### Items Not Inspected

#### 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; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent 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.

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. I 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 codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of 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, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

### Mold

#### MOLD

This home inspection is not an inspection for mold. Mold can be present in any home. Mold cannot grow unless there is excess moisture. The key to mold control is moisture control. While this inspection attempts to detect high moisture conditions that can lead to mold growth, be advised that mold can grow in hidden areas which are beyond the scope of this inspection. If mold is a concern to you, you should obtain a further evaluation by a mold specialist prior to the end of the inspection contingency.

Recommended reading - [A Brief Guide to Mold & Moisture and Your Home](#)

### NOTICE: CODES AND REGULATIONS

It is always wise to check with the Building and Codes Department of your local township or municipality for permit information and code requirements when there is a question regarding the construction or re-modeling of a home.

## LIMITATIONS: Limitations

In accordance with the proposed scope of work, no physical or destructive testing or design calculations were conducted on any of the components of the building. Assessment of the original or existing building design, or detection or comment upon concealed structural deficiencies and any buried/concealed utilities or components are outside the scope of work. Similarly the assessment of any Post Tension reinforcing is not included in the scope of work. Determination of compliance with any Codes is beyond the scope of this Work. The Report has been completed in general conformance with the ASTM Designation: E 2018 08 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

It should be noted that Bartnicki Inspections has attempted to identify all the deficiencies required by this Standard associated with this project. Bartnicki Inspection does not accept any liability for deficiencies that were not within the scope of the investigation.

As indicated above the personnel conducting the building assessment, where applicable, have performed a non-specialist review of the building and all associated finishes and related systems including the mechanical and electrical (including fire alarm and life safety) systems, site features, etc. The personnel conducting the assessment are knowledgeable of building systems and construction, but not technical specialists in each of these fields. The intent of Bartnicki Inspections' comments on these systems are for the sole purpose of identifying areas where Bartnicki Inspections has observed a noteworthy condition which will lead to a likely significant expenditure during the term of the assignment and/or where Bartnicki Inspections would recommend that the client consider a further, more detailed investigation. The budget costs for remedial work for each specific item has been provided to the best of our ability and will provide Baseline Property Condition Assessment an order of magnitude cost for the individual item and the overall possible remedial work. Our experience has shown that the costs that Bartnicki Inspections has provided are appropriate and of reasonable accuracy for the purpose intended. It should be noted that the budget cost or reserve costs for any specific item may vary significantly based on the fact that the schedule or phasing of the future remedial work is unknown at this time, the impact on building operations of this remedial work is unknown at this time and that no intrusive inspection or detailed design work is included in the BPCA. If a more accurate, detailed or documented reserve cost is required at this time the client should request Bartnicki Inspections to provide the additional proposal to provide a more accurate cost estimate.

The assessment is based, in part, on information provided by others. Unless specifically noted, Bartnicki Inspections has assumed that this information was correct and has relied on it in developing the conclusions.

It is possible that unexpected conditions may be encountered at the Site that have not been explored within the scope of this report. Should such an event occur, Bartnicki Inspections should be notified in order to determine if we would recommend that modifications to the conclusions are necessary and to provide a cost estimate to update the report.

The inspection of the interior of ductwork or associated components was beyond the scope of work.

Due to the concealed nature of the plumbing system, the condition of the risers could not be verified.

Environmental Audits or the identification of designated substances, hazardous materials, PCBs, insect/rodent infestation, concealed mould and indoor air quality are excluded from this BPCA report.

Further to the aforementioned, determination of the presence of asbestos-containing material within the drywall joint compound or of the lead content within the older paint finishes was beyond the scope of work.

This report was prepared for the exclusive use of (CLIENT) subject to the conditions and limitations contained within the duly authorized workplan. Bartnicki Inspections will not be responsible for the use of this report by any third party, or reliance on of any decision to be made based on it without the prior written consent of Bartnicki Inspections. Bartnicki Inspections accepts no responsibility for damages, if any, by any third party as a result of decisions or actions based on this report

Bartnicki Inspections will not be responsible for any consequential or indirect damages. Bartnicki Inspections will only be liable for damages resulting from negligence of Bartnicki Inspections. Bartnicki Inspections will not be liable for any losses or damage if client has failed, within a period of two (2) years following the date upon which the claim is discovered within the meaning of the Civil Code of Quebec, to commence legal proceedings against Bartnicki Inspections to recover such losses or damage.

This report presents an overview on issues of the building condition, reflecting Bartnicki Inspections' best judgment using information reasonably available at the time of review and Site assessment. Bartnicki Inspections has prepared this report using information understood to be factual and correct and Bartnicki Inspections is not responsible for conditions arising from information or facts that were concealed or not fully disclosed to Bartnicki Inspections at the time of the Site assessment.

**Conclusion: Conclusion**

Bartnicki Inspections has prepared this report for the exclusive use of (Client) in evaluating the condition of the Site Building at the time of Site assessment. The assessment was conducted in accordance with Bartnicki Inspections proposed scope of work and verbal direction provided by the client, and generally accepted building condition assessment practices. No other warranty, expressed or implied is made.

We trust that the aforementioned report addresses your requirements. Should you require clarification or information regarding this report, please contact the undersigned.

Following your review of this submission, we shall be available to address any questions you may have relating to the findings and/or recommendations.

Yours truly,

Karol Bartnicki



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# STANDARDS OF PRACTICE

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## PROCESS

The exterior of the building was inspected first to detect any weak points or signs of certain defects.

The pictures taken at the time of the inspection will support this report.

This inspection will allow comments regarding the condition of the building and its components. We will make a list of points, which require special attention, either because they represent a deficiency, or the condition is such that it does not fulfill its intended use. We have not moved any furniture, equipment or plants.

We will not give any conclusion as to the presence or absence of pyrite since no report was provided and there were no visible signs of its presence.

Furthermore, we do not conclude as to the presence or absence of any harmful or carcinogenic substances (except where we find signs of mold and/or moisture)

The responsibility of the undersigned limits itself to the points mentioned in this report.

Included with this report are the contingencies and limiting clauses.

## 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.

## 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.

## Interior, Windows, Doors & Rooms

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.

### **Basement, Foundation, Crawlspace & 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.

### **Heating**

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.

### **Cooling**

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

### **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.

### 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 serviceentrance 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 timecontrolled 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.

### Fireplace

We do not inspect fireplaces.

The pictures are for visualisation purposes only.

### Attic, Insulation & Ventilation

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.

### Conclusion and Limitations IMPORTANT INFORMATION

The Report contains a Grouping of Major Concerns (**RED**), Moderate Concerns (**ORANGE**), and Minor Concerns (**BLUE**) noted that, in the inspectors professional opinion, need further evaluation, repair, or attention. The colors and classifications are done for illustrative purposes and convenience. All issues should be considered and evaluated equally.

A Major Concern (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 (Unsafe) to people or property.

Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property are considered Moderate Concerns or Minor Concerns. 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, but may be listed as a Major Concern because of associated cost.

Unsafe is defined as A condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

The Grouping is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. All items of concern to you should be addressed as deemed necessary by you. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney.

The complete report may include additional information of concern. It is recommended that you read the complete report. The entire Inspection Report, including the InterNACHI Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection.

It is strongly recommended that you have appropriately licensed contractors evaluate each concern listed in the report further, along with the entire system, for additional concerns that may be outside our area of expertise or the scope of our inspection before the close of escrow. Please call us for any clarifications or further questions.

This report is the property of the client for whom it was prepared. Any unauthorized use or sharing of this report can leave the client vulnerable to liability. This report should only be shared as it pertains to the purchase contract of the client. Should the client choose not to buy this house the seller does not have the right to share or distribute this report. The disclosure form for the property should be updated appropriately and the report discarded.