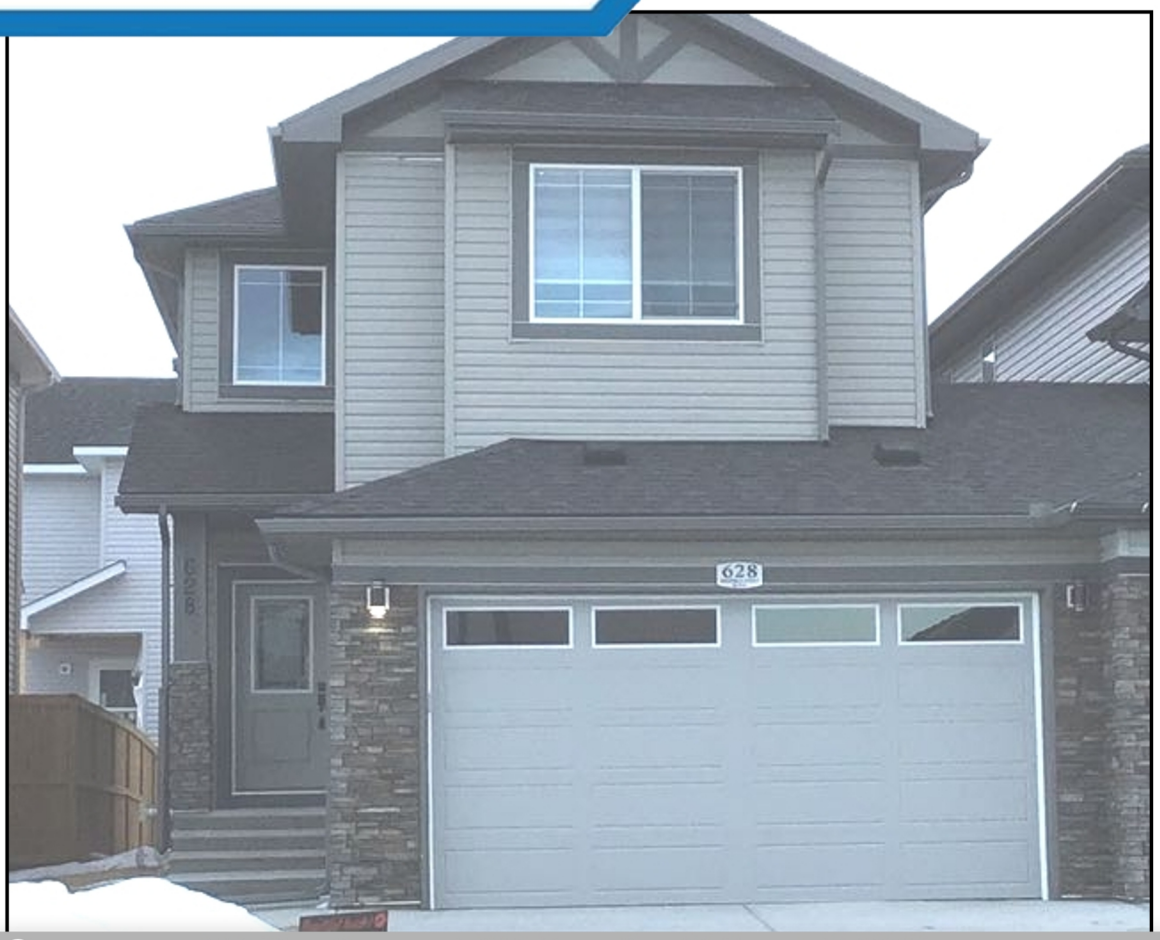
PRO Tech
HOME INSPECTION SERVICES
Service built on Integrity, Professionalism, and Honesty

403-650-0782



628 Elm Crescent SW, Paradise Valley, T5T 5R5

INSPECTION REPORT

Date of Inspection: 3/2/2023
Time of Inspection: 9am
Weather: Cool / Overcast 6 degrees celsius

Inspector: Dan Brown
Email:dan@protechyyc.ca

PROTechhomeinspections.ca

Report Summary

Exterior		
Page 16 Item: 15	Gas meter	• Gas meter low to ground which may affect ability to turn meter valve off.
Laundry Area		
Page 42 Item: 4	Washer Hook-ups	• Washer drain knockout has not been removed. Stand pipe fitting not visible. Recommend further review
Bathrooms		
Page 57 Item: 5	Electrical Condition	• Main Bathroom GFCI did not respond to test. Suggest repair / replacement by qualified electrician for safety.
Page 62 Item: 12	Toilet Condition	• Loose toilets noted in home. Recommend securing to prevent water damage.
Heating		
Page 82 Item: 8	Heating Comments	• Active condensate leak noted at high efficiency furnace drain line - Repair asap to prevent long term damage to furnace. • Caution: Limited access space to Furnace / Service Panel. Avoid disturbing TPR valve for safety
Water Heater		
Page 85 Item: 3	Temperature Pressure Release Valve Conditions	• Discharge pipe is missing on the temperature pressure relief valve.
Attic		
Page 90 Item: 4	Insulation Condition	• Add insulation to back of attic hatch to reduce heat loss

General Information

1. Inspector

Dan Brown - Certified Master Home Inspector - #347304 - Certified Thermographer.

2. Persons in Attendance

Buyer & Buyers realtor

3. Occupancy

The property is vacant. The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of subflooring, under showers and tubs for wet conditions during this same period.

4. Property Information

Duplex

5. Levels

2 Story

6. Description of ratings

PRO-Tech Home Inspection Services is fully qualified, insured and bonded home inspectors regulated by the Alberta Government and InterNACHI. The purpose of this inspection is to identify deficiencies within the property. Areas deemed cosmetic in nature by the inspector will not be reported.

Ratings Explained-

INS - Items have been inspected
RR - Item requires repair
SC - Safety concern that requires attention
NI - Not inspected
NP - Not present

In some cases we will add more than one rating to cover multiple rooms/areas

Exterior

1. Driveway Condition

Ins	Rr	Sc	Ni	Np
X				

Materials: Concrete (over salting will damage over time)
Observations: Driveway is in serviceable condition. , Cracking / surface deterioration noted - Monitor salt use as over salting can damage concrete.

Driveway is in serviceable condition.

Cracking noted on driveway

Slight settlement noted at driveway slab.

2. Walkway Conditions

Ins	Rr	Sc	Ni	Np
X	X			

Materials: Concrete (over salting will damage over time)
Observations: Walkway is in serviceable condition , Walkway has settled in areas. Recommend repair as required

Walkway is in serviceable condition

Walkway has settled in areas. Recommend repair as required

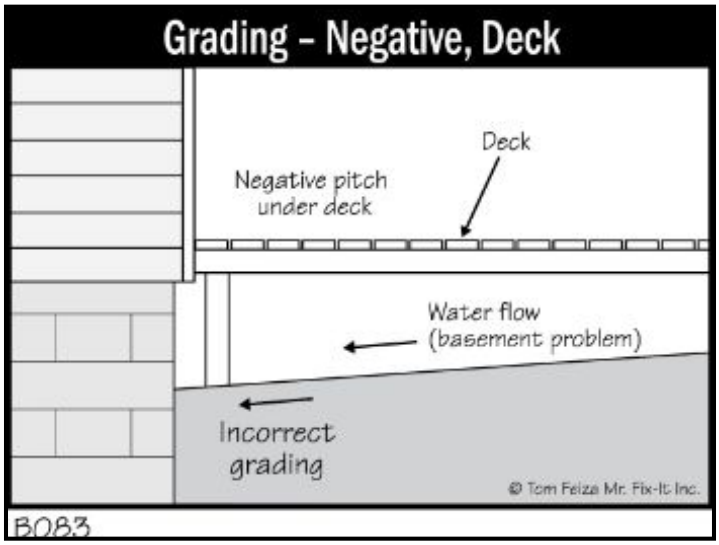
3. Porch Condition

Ins	Rr	Sc	Ni	Np
X				

Materials: Concrete
Observations:
• Porch is in serviceable condition.
• Negative grade / void observed under porch. Recommend back filling to prevent water pooling at foundation wall and to prevent animal intrusion.

Porch is in serviceable condition.

Negative grade / void observed under porch. Recommend back filling to prevent water pooling at foundation wall and to prevent animal intrusion.



4. Stair Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Stairs in serviceable condition and handrail present.

5. Exterior Door Conditions

Ins	Rr	Sc	Ni	Np
X	X			

Materials: Metal Clad / Glass
Observations:
• Doors appear in serviceable condition. Recommend monitoring and replacing weatherstripping and door sweeps as required to reduce heat loss in the home.

Adjusting lock sets / striker plates at exit doors will allow the door to pull tighter to the weatherstripping reducing heat loss during the winter months.

Maintain a good seal at all entry/exit doorways to prevent heat loss, drafts, and possible water damage to the sub floor.

Unable to comment on condition beneath threshold. Please note this is a visual inspection only, we can not comment on any concealed areas.

Recommend striker plate adjustments to ensure snug fitting door at weatherstripping.

Side entryway door sticks and requires adjustments for smooth operation.

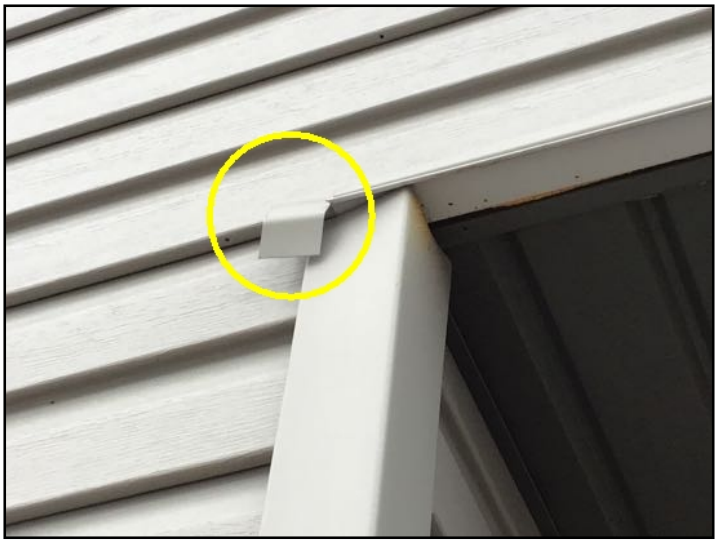
6. Exterior Wall Cladding Condition

Ins	Rr	Sc	Ni	Np
X				

Materials: Vinyl Siding / Stone Clad and Parging
Observations:
• Higher levels of wall clad around the home are only visually inspected from the ground level. Suggest sealing/caulking all holes and gaps as part of routine maintenance. Ensure vegetation is cleared away from areas close to home to prevent deterioration to structure.
• Gaps noted in vinyl siding. Recommend adjusting to prevent possible water entry.

Loose venting noted. Secure to prevent damage

Suggest sealing/caulking all holes and gaps as part of routine maintenance.



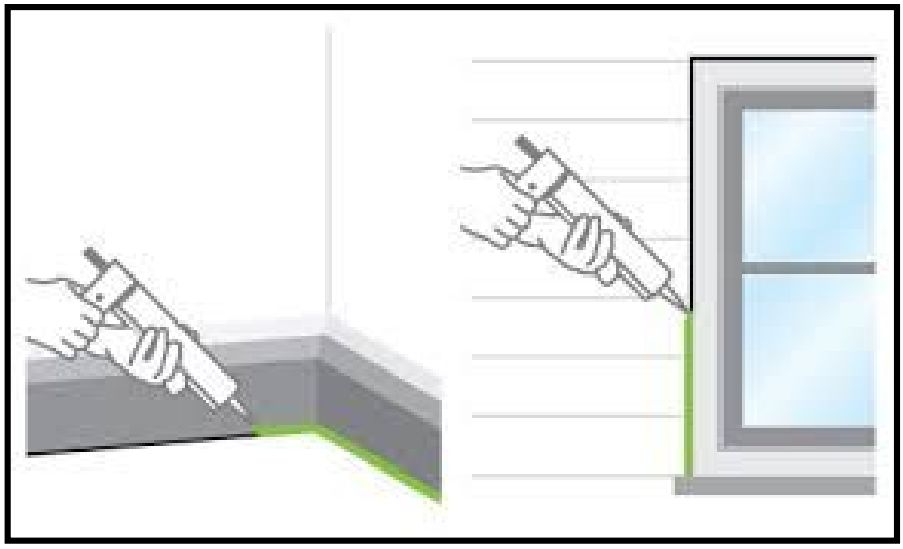
Tag noted at siding. Recommend further review

Gaps noted in vinyl siding. Recommend adjusting to prevent possible water entry.

7. Trim/Facia/Soffit Conditions

Ins	Rr	Sc	Ni	Np
X				

Materials: Wood, Metal & Vinyl
Observations:
• Trim relates to exterior areas of decorative surrounds and also eaves, soffits and fascia. Suggest sealing/caulking as part of routine maintenance to prevent deterioration.
• Peeling paint / split caulking observed. Recommend scraping, painting and caulking as required to prevent moisture entry.



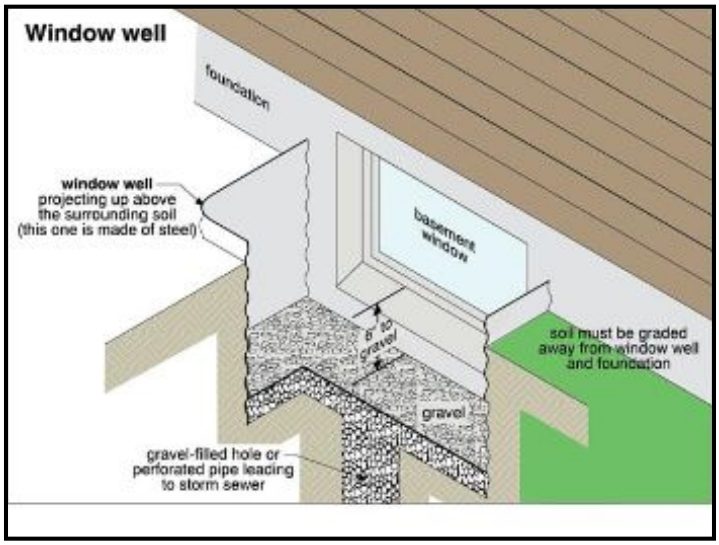
8. Window/Frame Conditions

Ins	Rr	Sc	Ni	Np
X				

Materials: Vinyl Frame
Observations:
• Accessible windows in the home were inspected. Any issues with windows will be documented in the appropriate section of the report. Suggest sealing/caulking as part of routine maintenance to prevent deterioration.
• Windows observed at grade level. Wells should be cleaned regularly for proper drainage. Window well covers can be installed to keep out water, snow and debris. Recommend monitoring and grading away from window wells to prevent moisture in well.

Windows observed at grade level. Wells should be cleaned regularly for proper drainage. Window well covers can be installed to keep out water, snow and debris. Recommend monitoring and grading away from window wells to prevent moisture in well.

Window well has settled on right side. Recommend re-levelling.


Window well
foundation
window well
projecting up above
the surrounding soil
(this one is made of steel)
basement
window
6" to
gravel
soil must be graded
away from window well
and foundation
gravel
gravel-filled hole or
perforated pipe leading
to storm sewer

9. Gutter Condition

Ins	Rr	Sc	Ni	Np
X	X			

Materials: Metal
Observations:
• We can not overstate the importance of effective water management around the home including proper grading away from the foundation walls, effective gutter and downspout extension placement and condition, and correct termination of sump pump if installed. Regular review of these systems is strongly recommended.
• Gutters require annual cleaning as a part of a normal maintenance routine to ensure proper drainage.

Correct drainage and grading around the structure is very important to protect the home. Negligence of correct drainage may result in future moisture issues into the home and potential settlement issues. Comments made on current drainage are from observable conditions at the time of the inspection only.

Recommend sealing seams at gutters where required to prevent leaking and aiding correct water flow and drainage.

Keep extension pipes down during wet periods. Leaving extension pipes up will result in water pooling at foundation wall, and possible seepage into basement.
• Recommend adding support to end of downspout extensions to prevent blockages. Ice and debris can plug ends of downspouts causing damage to soft metals during the cold months and can lead to water pooling at foundation during wet months.
• Regular review of the home's drainage systems and annual maintenance is required to ensure water is not pooling or accumulating around the perimeter of the home. Neglecting efficient water management systems around the foundation walls can result in seepage through foundation walls, windows, or footings can cause water intrusion / damage in the basement. Future conditions can not be predicted by the inspector.
• Downspouts that drain on or block walkways can pose slipping and tripping safety hazards. It can also promote downspout damage and concrete damage to walkways / driveways and foundations. It is recommended that these downspouts are redirected away from sidewalks. There are several creative ways to accomplish this including installing an overhead downspout arbour.
• Downspout from upper roof discharges water onto roofing surface of lower roof. This is a very common installation practice, but it can prematurely reduce the life of the shingles in this area due to large volumes of water frequently flowing across the roof surface. Recommend extending downspout to lower gutter to prolong shingle life.

Downspouts that drain on or block walkways can pose slipping and tripping safety hazards. It can also promote downspout damage and concrete damage to walkways / driveways and foundations. It is recommended that these downspouts are redirected away from sidewalks. There are several creative ways to accomplish this including installing an overhead downspout arbour.

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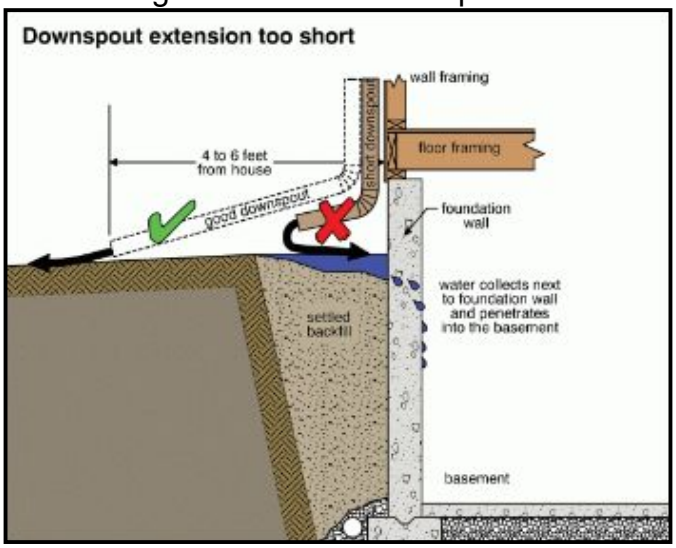
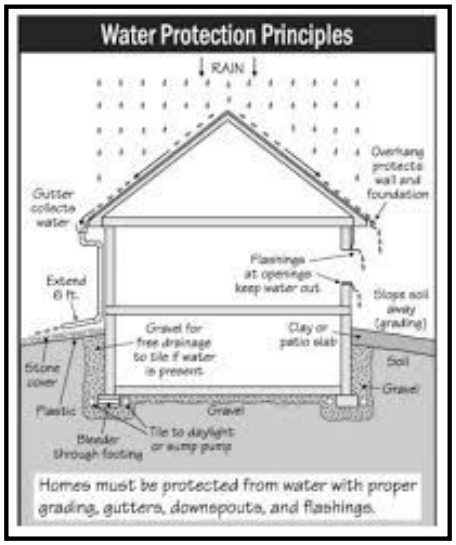
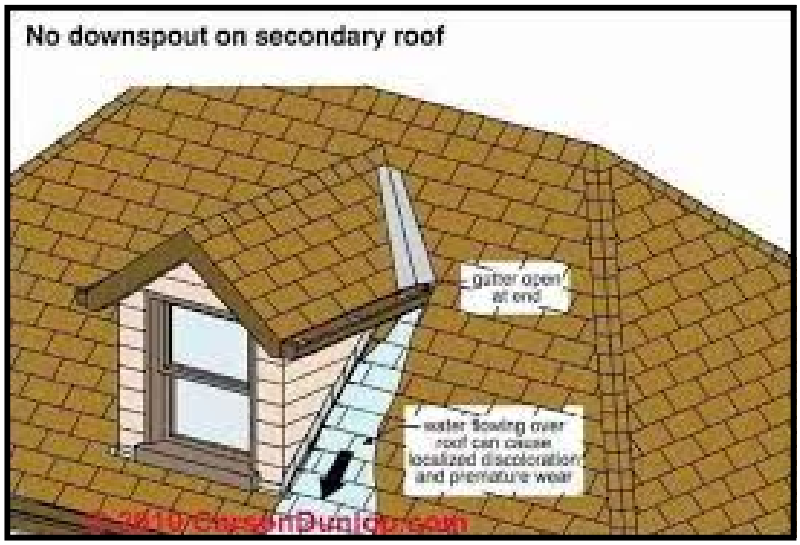






10. Fence Condition

Ins	Rr	Sc	Ni	Np
X				

Materials: Wood
Observations:
• The fence is in serviceable condition. Sealing external wood as required will prolong its life span

The fence is in serviceable condition. Sealing external wood as required will prolong its life span

11. Electrical Conditions

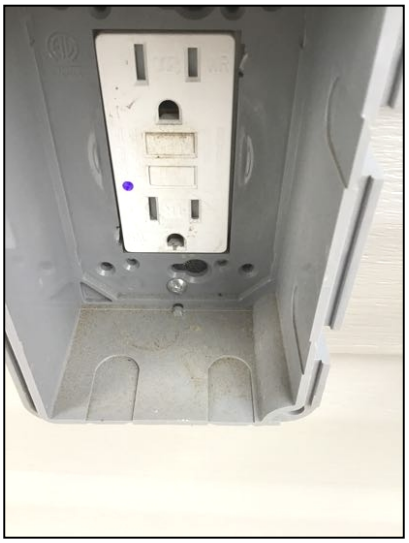
Ins	Rr	Sc	Ni	Np
X	X			

Observations:
• GFCI in place and operational
• Loose light fixture(s) observed. Recommend securing for safety.

Loose light fixture(s) observed. Recommend securing for safety.

Conduit has pulled away from box. Recommend repairs as required.

Secure loose light fixtures for safety.



GFCI in place and operational

12. Exterior Faucet Conditions

Ins	Rr	Sc	Ni	Np
X				

Location: Right Side
Observations:
• During the month of October we strongly suggest you winterize all exterior hose bibs to prevent freezing pipes and potential water damage to basement in spring.

Winterizing Hose bibs

Step 1: Locate all outside hose bibs (taps).

Step 2: Locate inside shutoff valves. These are generally located in the utility room area and separate shutoff valves are installed for each outside faucet. Inside valves have similar handles but may be painted different colours.

Step 3: Turn Off Water - Turn off water at inside shut off valves by turning handle clockwise. Recommend leaving outside hose bib slightly open to prevent water build up in pipes in the event of inside valve leaking.

Never leave hoses attached to hose bibs during the winter.

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Exterior hose bib shut off valve located in Furnace room.

Loose hanging supply line. Recommend securing.

13. Lot Grade and Drainage Conditions

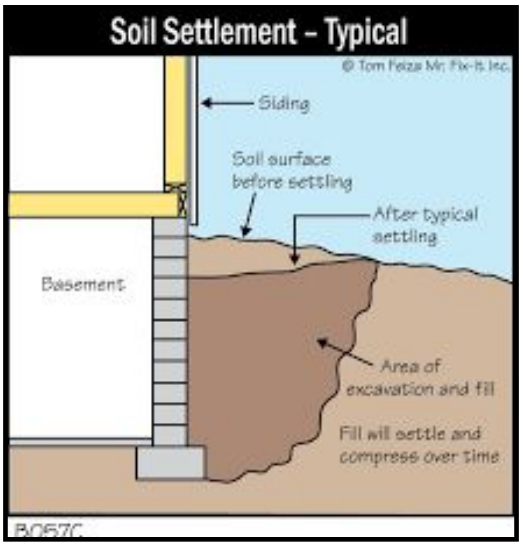
Ins	Rr	Sc	Ni	Np
X				

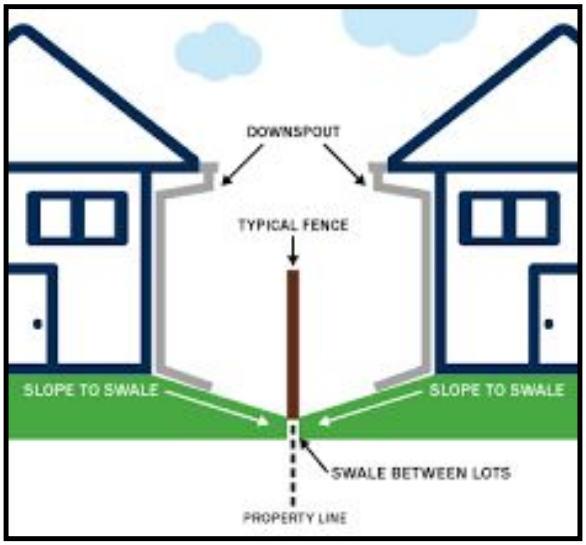
Observations:
• While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot accurately predict the performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems is limited to visible conditions and evidence of past problems only.
Buyer is advised to request disclosure about drainage issues or failure in the past.

Older structures were often built on flat lots and do not have the same drainage features as newer structures, making them more prone to seepage. Recommend back filling and regrading where required to ensure water flows away from home.

For correct drainage around the home all grades would slope away from the home as this assists in preventing water from sitting at the foundation wall.

Adding dirt back fill to any low-lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times.
• Proper grading is essential in preventing water pooling at foundation. Continued water pooling at foundation can cause settling of footings and structure.
• Swales between homes can ensure water does not pool at foundations.

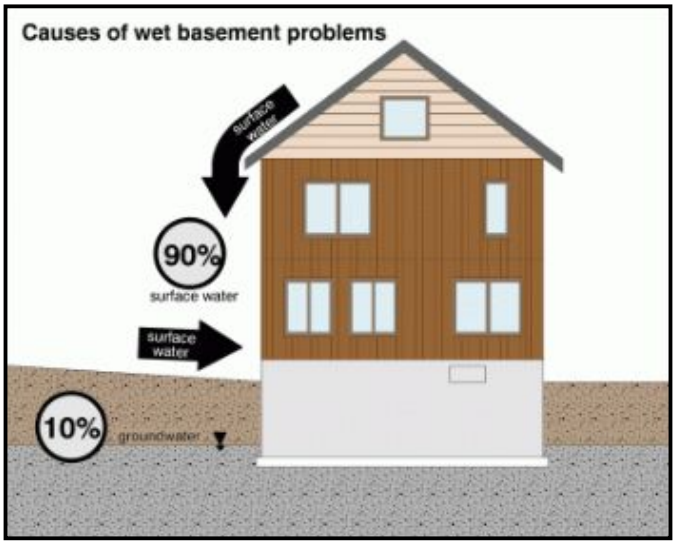




14. Foundation Conditions

Ins	Rr	Sc	Ni	Np
X				

Type: Concrete/Parged
Observations:
• The foundation is inspected from accessible points at both the interior and exterior. It is very common for the view of the foundation to be restricted, particularly from the interior due to finishing materials in the basement. Comments are made of areas visible for inspection only. We do not recommend flower beds at foundations as they can promote water at foundation walls. When flower beds are present at foundation walls, ensure they are not over watered, which can cause seepage into the basement. Ensure flower bed grading slopes away from foundation to prevent water intrusion into basement.



15. Gas meter

Ins	Rr	Sc	Ni	Np
X	X			

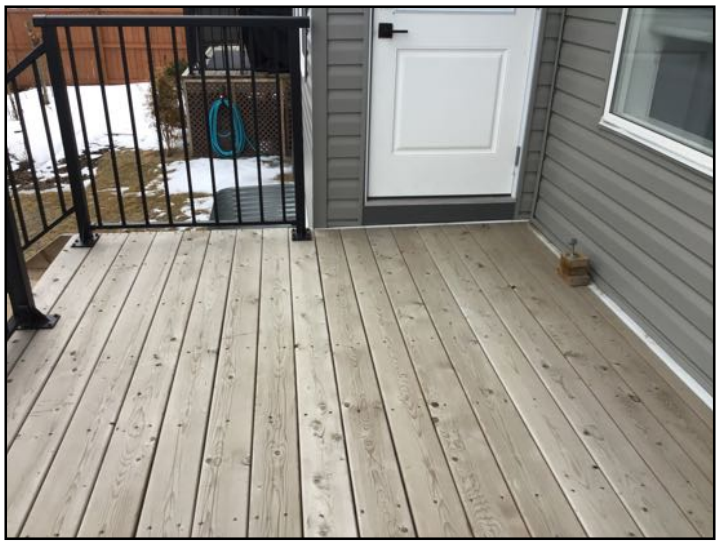
Observations:
• Gas meter is located on the right side of the home - this is the main gas shut off to the home
• Gas meter low to ground which may affect ability to turn meter valve off.

Gas meter low to ground which may affect ability to turn meter valve off. Recommend further review by ATCO for repair.

16. Deck Condition

Ins	Rr	Sc	Ni	Np
X	X			

Materials: Wood
Observations:
• Deck in serviceable condition - On going maintenance suggested. Monitor all wood to soil contact for deterioration and address as and when required.
• Unable to fully review the structure of the deck. Framing appears sturdy and secure but comments are limited due to this. Difficult to determine depth of support posts. Insufficient depth of concrete piers can result in heaving due to frost. Recommend further review of deck components by qualified contractor if a more invasive inspection is required.
• The ledger board is attached to the home with nails. Recommend upgrading to lag bolts for strength, particularly on raised decks
• Rotating beam observed at deck. Recommend review by deck contractor

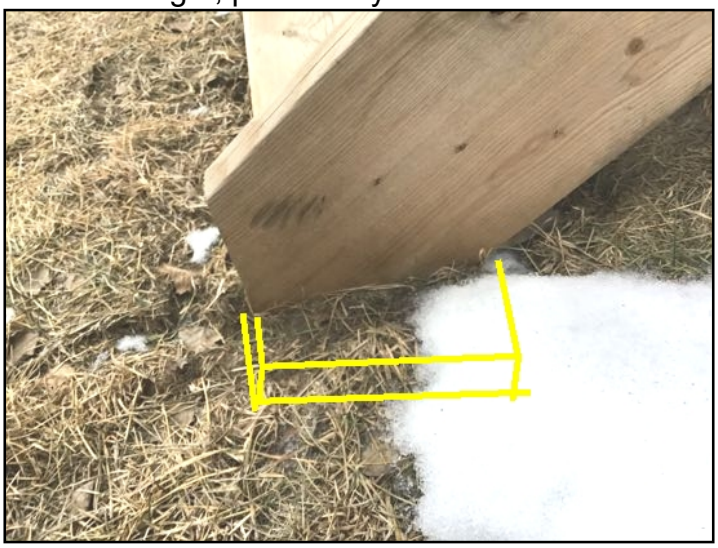


Deck in serviceable condition - On going maintenance suggested. Monitor all wood to soil contact for deterioration and address as and when required.

Gas bbq shut off valve noted at deck area

The ledger board is attached to the home with nails. Recommend upgrading to lag bolts for strength, particularly on raised decks

Recommend sealing exposed rim joist

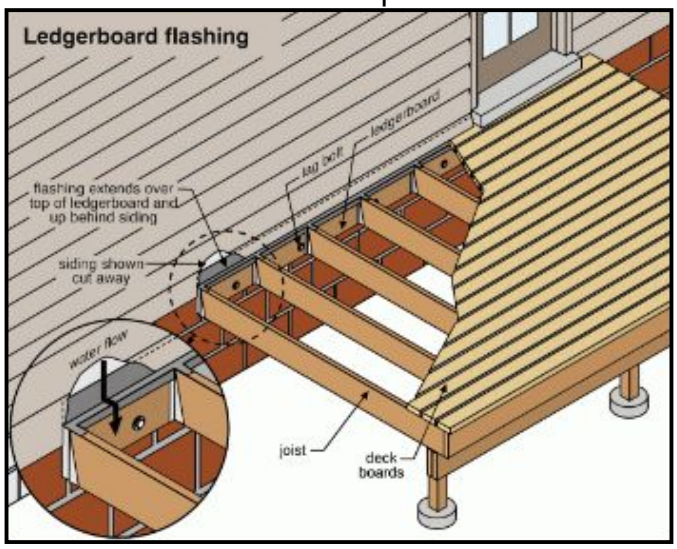


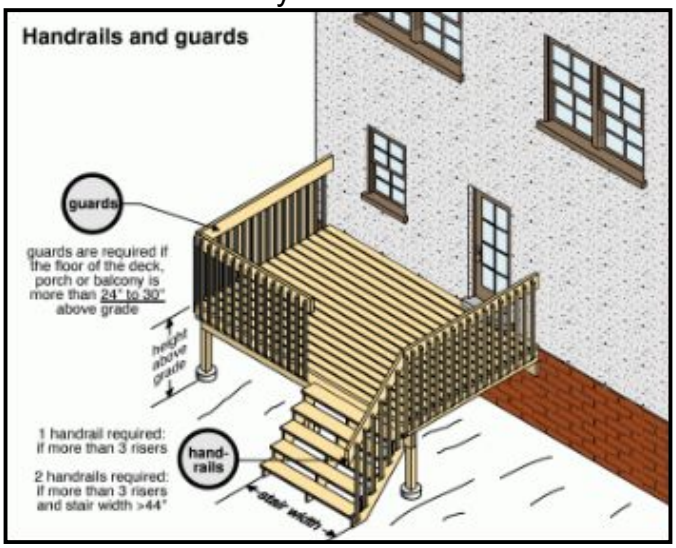
Recommend installing concrete blocks under stair stringers to prevent wood rot.

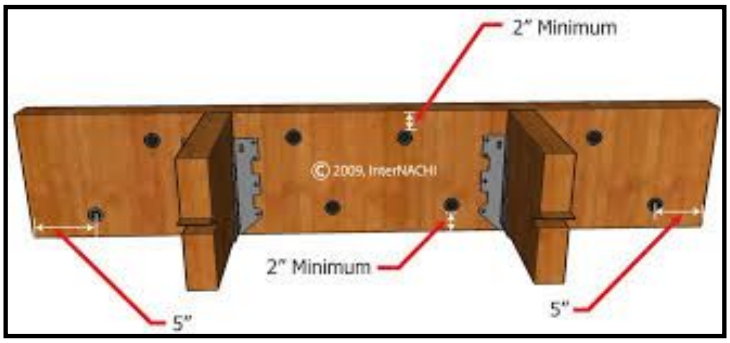
Unable to fully review the structure of the deck. Framing appears sturdy and secure but comments are limited due to this. Difficult to determine depth of support posts. Insufficient depth of concrete piers can result in heaving due to frost. Recommend further review of deck components by qualified contractor if a more invasive inspection is required.

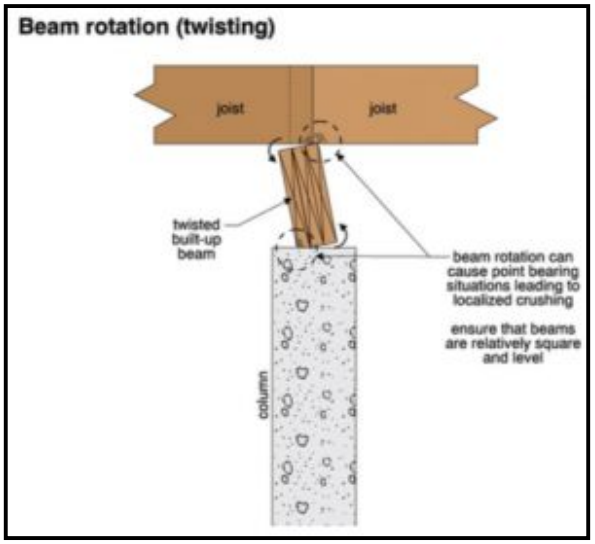
Recommend further review of fasteners at upper riser for repair.

Rotating beam observed at deck. Recommend review by deck contractor









17. General Exterior Comments

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Please be reminded this is not a code compliance inspection. The inspector is not required to have an exhaustive knowledge of, and will not quote code in any part of this report. It is not the inspector's responsibility to determine compliance of permits or boundaries for the home. It is strongly recommended that buyer ensures all correct permits are in place, and that a compliant Real Property Report (RPR) is available.

An effective water management program is required for all homes. This includes maintenance of all wooden components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashing. Buyer is advised that while there may not be evidence of water intrusion into structure at time of inspection, NO STATEMENT referring to future performance can be made due to changing weather and structure conditions.

Irrigation systems are not inspected or tested. These systems are beyond the scope of this inspection due to their complexity and seasonal application. We recommend confirming proper winter maintenance including system blow out was completed prior to freezing temperatures, and further review by a qualified irrigation contractor, if concerned.

Suggest trimming back vegetation around the structure when required. Trees within the property lines can cause issues with roots, damaging foundation or underground pipes, as a visible inspection only we can not be held responsible for present or future issues. If concerned, it is recommended that a sewer scope inspection is performed by a qualified contractor to confirm condition of underground pipes.

Monitor all wood to soil contact for deterioration and address as and when required.

Personal items stored around the exterior of the home can often limit inspection. We suggest thorough inspection of exterior on final walk through prior to close.

Rear elevation

Roof

1. Methods Used to Inspect Roof

How Inspected: Roof was fully mounted for inspection.

2. Roof Condition

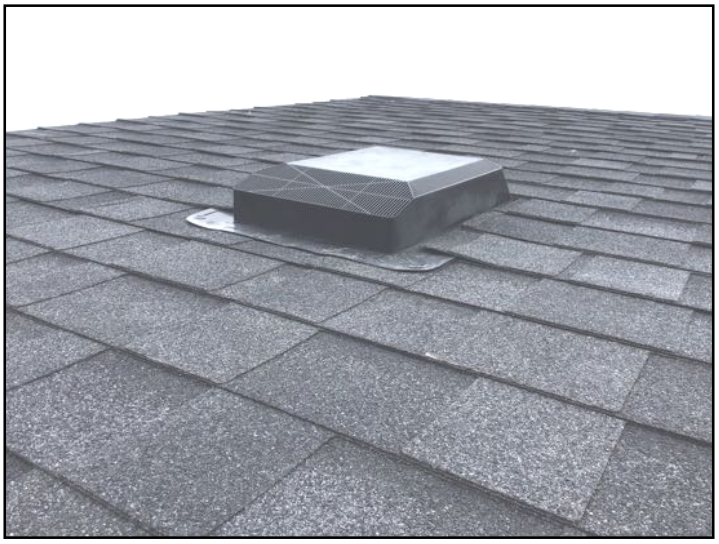
Ins	Rr	Sc	Ni	Np
X				

Materials: Asphalt Shingles
Observations:
• Roof appeared in serviceable condition where visible at the time of the inspection. No signs of current failure observed. Recommend ongoing monitoring and maintenance. No prediction of future performance or warranties can be offered.

Lower rear view

Lower front view

Left view



Front view

Shingles appear in serviceable condition where visible.

Front view

3. Roof Flashing Condition

Ins	Rr	Sc	Ni	Np
X				

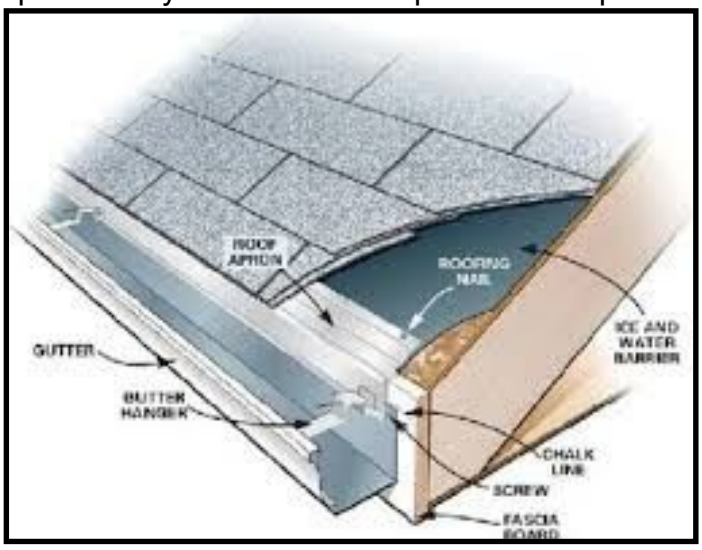
Materials: Metal (Areas of flashing covered by shingles- unable to comment on obstructed areas).
Observations:
• Caulking has been used to seal flashing fasteners. This cracks and dries over time and should be periodically reviewed and replaced as required.
• Drip edge flashing installed and appears in serviceable condition.
• Valley flashing in serviceable condition

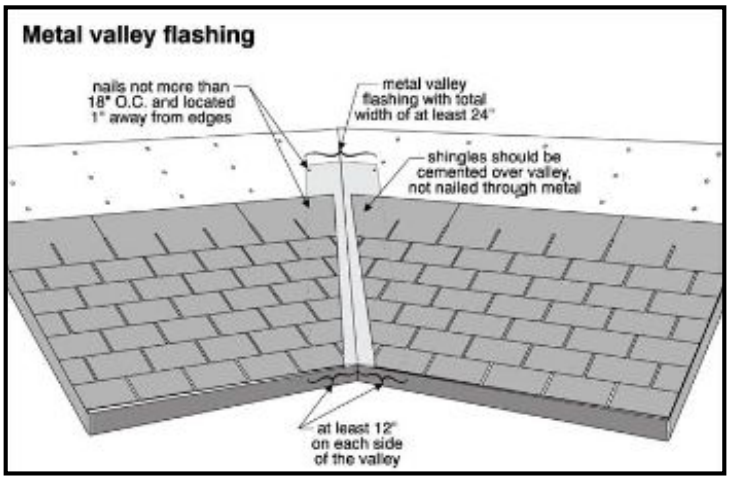
Areas of siding cut poorly in areas.

Valley flashing in serviceable condition

Caulking has been used to seal flashing fasteners. This cracks and dries over time and should be periodically reviewed and replaced as required.

Drip edge flashing installed and appears in serviceable condition.



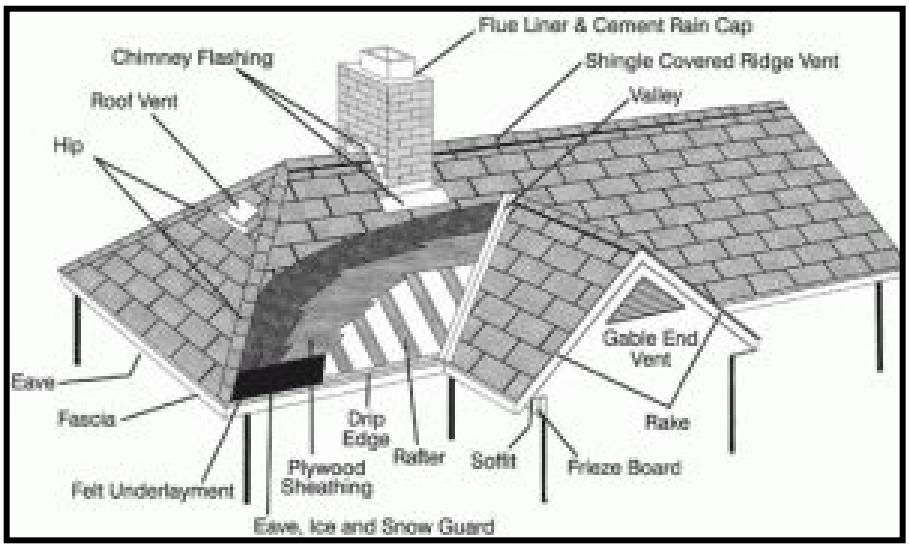


4. Roof Comments

Ins	Rr	Sc	Ni	Np
X				

Observations:
• We do not give any estimations of roof life span as many factors can contribute to life span of roof coverings. Comments made on the roof are related to the day of the inspection only - a claim cannot be made for any deficiency occurring after the inspection date as conditions can change.

When access to roof is deemed unsafe or dangerous to mount, comments made about the roof are of the visible areas from ground level / ladders edge / interior of home - all other areas are excluded from the report. In the event a roof is deemed too dangerous to mount but a full inspection of roof is required by the client, we recommend contacting a roofing contractor to access prior to close.



Garage

1. Garage Roof Condition

Ins	Rr	Sc	Ni	Np
X				

Materials: Same as house • Asphalt Shingles
Observations:
• Garage roof is in serviceable condition where visible. Comments made on the condition of roof are made on the day of the inspection only - a claim cannot be made for any deficiency after the inspection date.

Shingles appear in serviceable condition where visible.

Garage roof is in serviceable condition where visible. Comments made on the condition of roof are made on the day of the inspection only - a claim cannot be made for any deficiency after the inspection date.

2. Garage Exterior Conditions

Ins	Rr	Sc	Ni	Np
X				

Materials: Same as House
Observations:
• Exterior in serviceable condition - Suggest sealing holes / gaps as part of routine maintenance to prevent deterioration and insect / rodent intrusion.

3. Gutters/Downspouts Condition

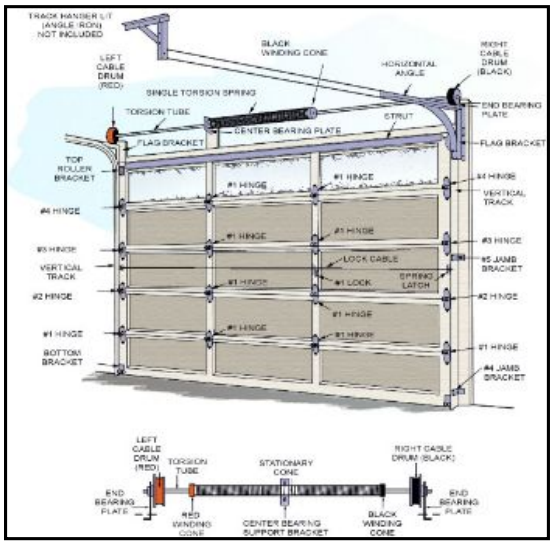
Ins	Rr	Sc	Ni	Np
X				

Observations:
• Same as house
• Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage. Ensure downspouts are down during wet weather and directing water at least 6 feet away from the structure.

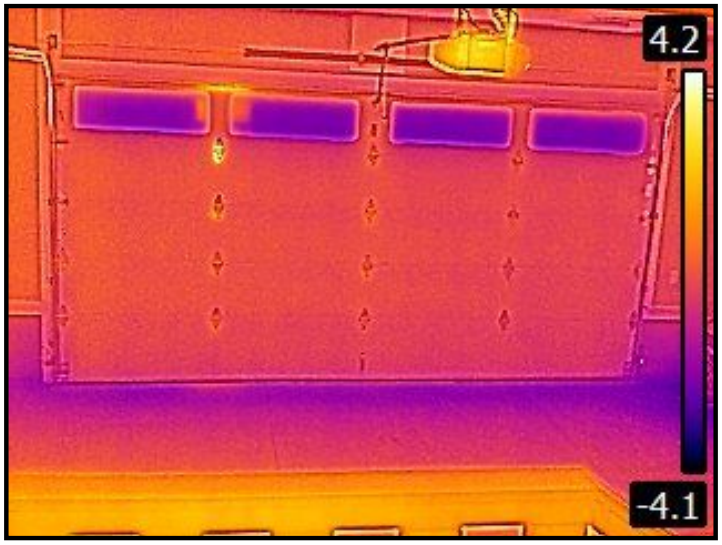
4. Garage Door Condition

Ins	Rr	Sc	Ni	Np
X				

Materials: Metal
Observations:
• Garage door in serviceable condition. Recommend monitoring weatherstripping condition and replacing as required to protect storage and prevent heat loss.



Recommend trimming sealant at driveway to prevent water retention.



Garage door in serviceable condition on Thermal Image

5. Garage Windows Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Fixed window(s) noted in garage door. Recommend sealing/caulking as part of routine maintenance.

Fixed window(s) noted in garage door. Recommend sealing/caulking as part of routine maintenance.

6. Garage Floor Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Garage floor in serviceable condition - Adding parking mats in garage can help prevent melting snow from vehicles causing water pooling at low spots and concrete deterioration / spalling to garage slab due to calcium chloride / water.
• Cracking noted in slab - This is often caused by settlement or heaving. Dry at the time of the inspection.

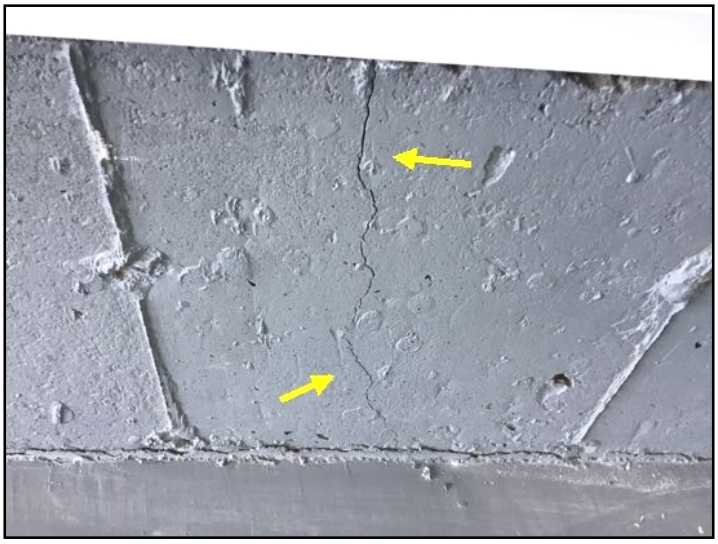
Garage floor in serviceable condition - Adding parking mats in garage can help prevent melting snow from vehicles causing water pooling at low spots and concrete deterioration / spalling to garage slab due to calcium chloride / water.

Cracking noted in slab - This is often caused by settlement or heaving. Dry at the time of the inspection.

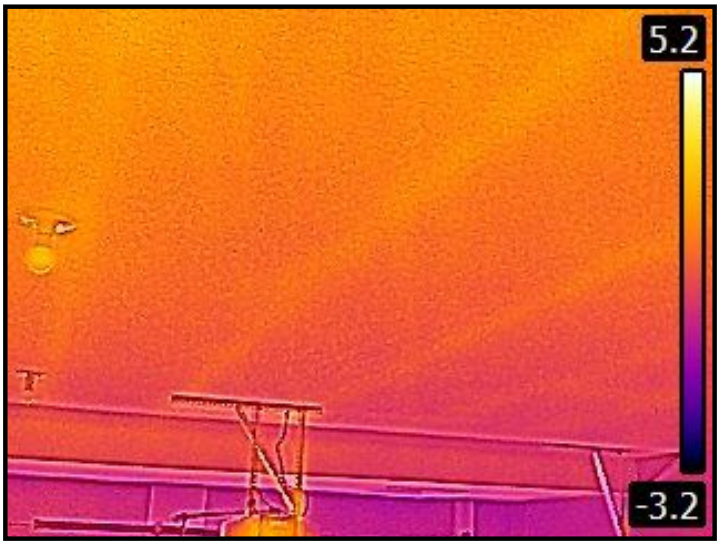
7. Walls/Ceiling Condition

Ins	Rr	Sc	Ni	Np
X				

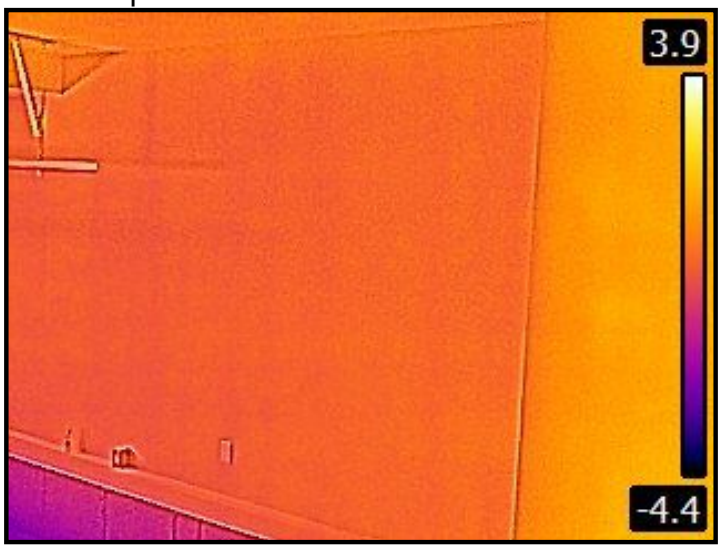
Observations:
• Walls / ceiling appear dry at the time of the inspection.
• Cracking noted at pony wall. Monitor area for leaking and repair as required.



Cracking noted at pony wall. Monitor area for leaking and repair as required.



Garage ceiling dry at the time of the inspection.



Garage walls dry at the time of the inspection.

8. Overhead Door Hardware/Opener Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• The door is tested to ensure correct and safe operation. Door operating correctly unless otherwise noted. Recommend periodic lubrication of garage door tracks and moving components for smooth and correct operation.

9. Garage Electrical Condition

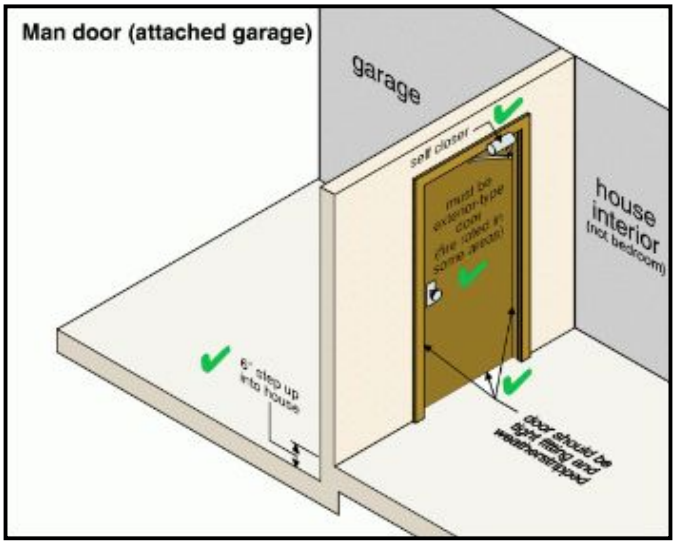
Ins	Rr	Sc	Ni	Np
X				

Observations:
• Accessible electrical receptacles were tested for faults - No issues to report unless otherwise noted.

10. Fire Wall/Door

Ins	Rr	Sc	Ni	Np
X				

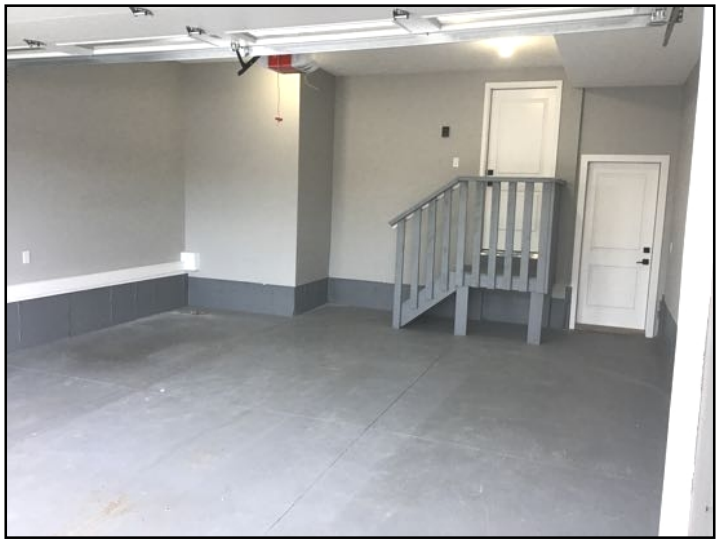
Observations:
• Firewall and fire door in good condition- no holes or damage observed. If damage occurs in the future, we recommend repair to maintain fire rating. It was not required for the fire wall in the garage to be mud and taped until 2009, but is recommended for safety. Self closer installed on Fire Door as a safety feature. Keeping this door shut stops vehicle fumes entering the home and creates a barrier in the event of a fire. NEVER keep this door open.



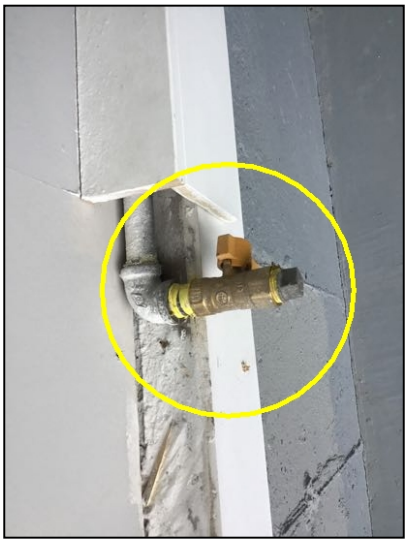
11. Garage Comments

Ins	Rr	Sc	Ni	Np
X				

Observations:
• No major issues to report in garage area on day of inspection.



No major issues to report in garage area on day of inspection.



Gas shut off valve noted at garage.

Living Room

1. Floor Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Living Room floor appears in serviceable condition. Cosmetic wear and scratches noted.
• Squeaky floors noted - If and when floor coverings are removed suggest adding screws to affected areas.

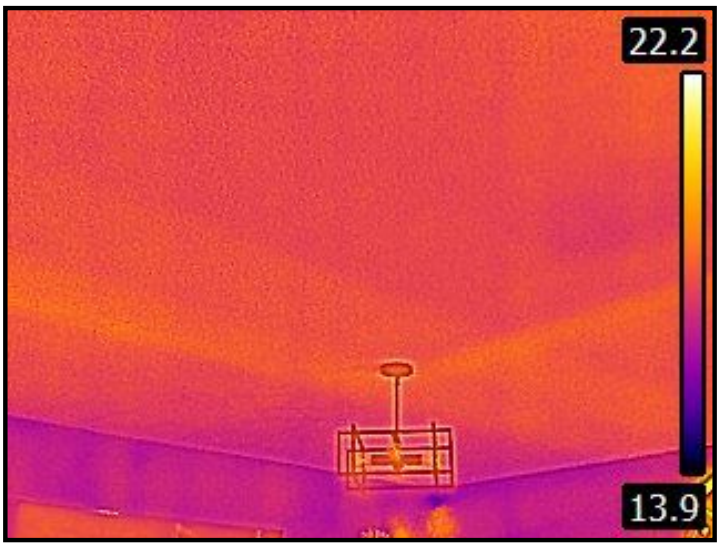
Living Room floor appears in serviceable condition. Cosmetic wear and scratches noted.

2. Ceiling Conditions

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Dry on the day of the inspection - Ceiling/Walls in serviceable condition unless otherwise noted.

Living Room - Thermal Image



Living Room ceiling thermal scanned and appears dry on the day of the inspection

3. Window Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Living room windows were tested (opened unless fixed). Working as required unless otherwise noted.

Keep condensation off all window sills and trim (especially wood) to reduce the risk of water damage. Please note this is a visual inspection only, we cannot comment beyond finished areas. It is not uncommon to find staining / damage under floor covering beneath windows when floor covering is removed.

Recommend operating all windows in home to confirm good working order during final walk through inspection. Please note blinds, window coverings and screens are not part of home inspection.

4. Electrical Conditions

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Accessible receptacles and switches were tested and worked as required on the day of the inspection unless otherwise noted. It is not uncommon to find a wall switch in Living Room that operates a wall receptacle to accommodate a pole light.
• Some receptacles not accessible for testing due to furniture and or stored personal items.

5. Other Interior Area Comments

Ins	Rr	Sc	Ni	Np
X				

Observations:
• The Living Room was inspected and found to be in serviceable condition, unless otherwise noted.

Fireplace

1. Fireplace Location

Location: The fireplace is located in the Living Room.

2. Fireplace Style

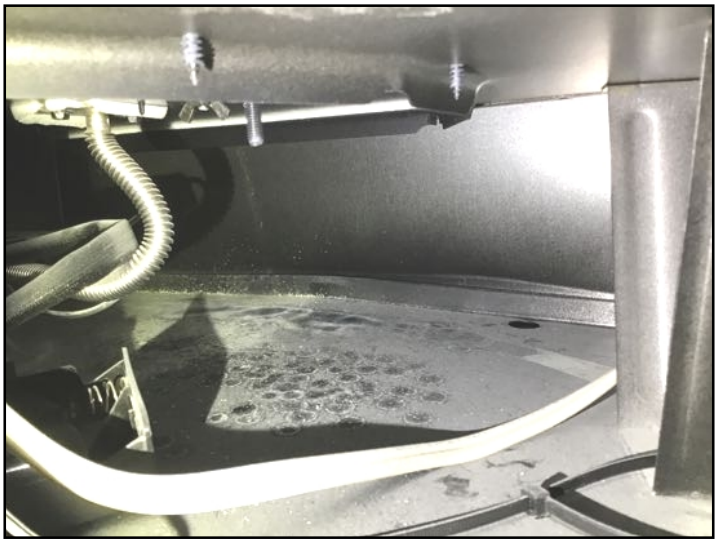
Style: Gas Direct vent - Due to very limited access, it can only be assumed that this appliance was installed to manufacturer's specifications.

3. Fireplace Comments

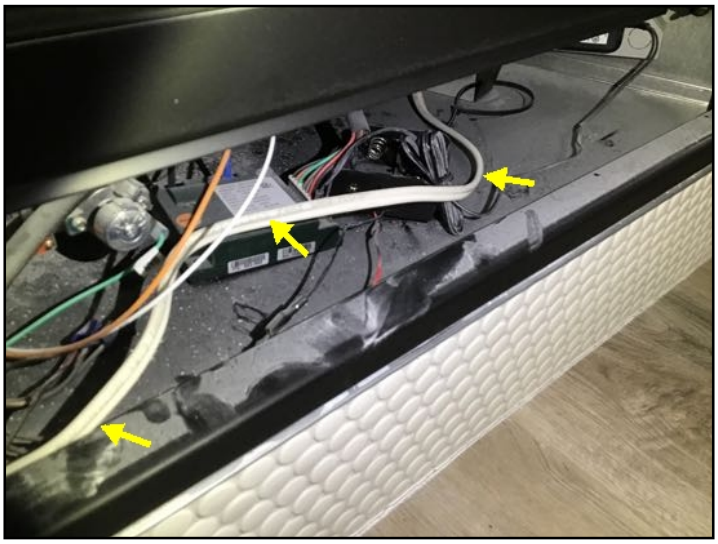
Ins	Rr	Sc	Ni	Np
X				

Observations:
• The gas fireplace was tested and worked as required at time of inspection.
• Recommend labelling fireplace switch to prevent accidental ignition.
• No fan observed at fireplace base. A receptacle is noted under the fireplace if a fan is desired in the future.

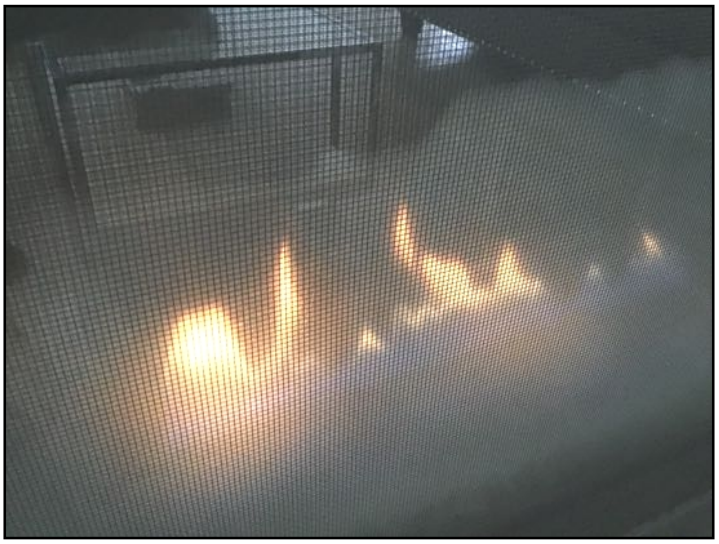
Recommend labelling fireplace switch to prevent accidental ignition.



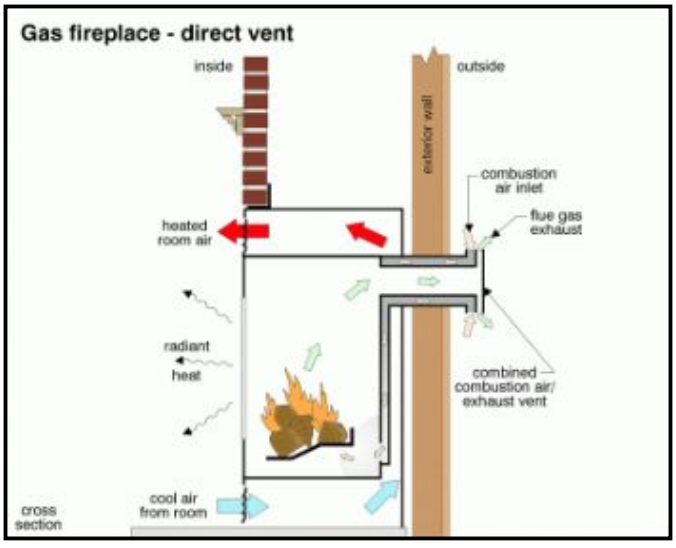
No fan observed at fireplace base. A receptacle is noted under the fireplace if a fan is desired in the future.



Caution: Exposed loose wiring. Recommend installing away from front access to gas control valve and remote receiver



Living Room - Fireplace tested and worked as required



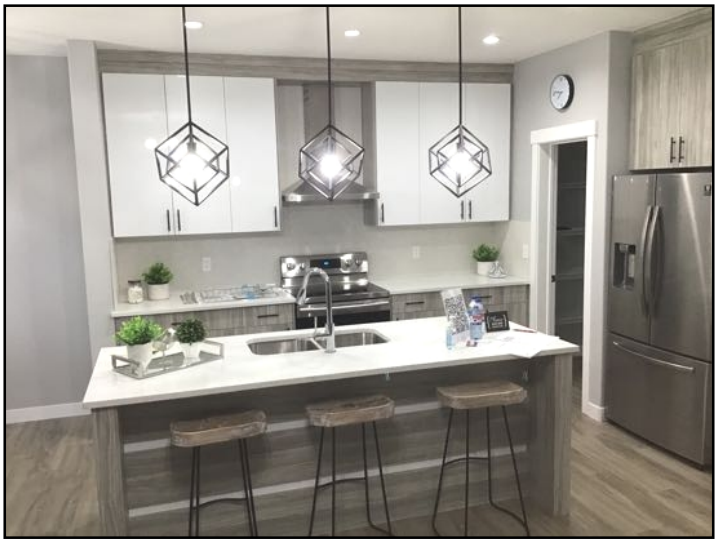
Kitchen/Dining Area

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

1. Kitchen Floor Observations

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Kitchen floors appear in serviceable condition - Minor scratches and wear noted.



Kitchen

Dining Area

2. Kitchen Walls/ceilings observations

Ins	Rr	Sc	Ni	Np
X				

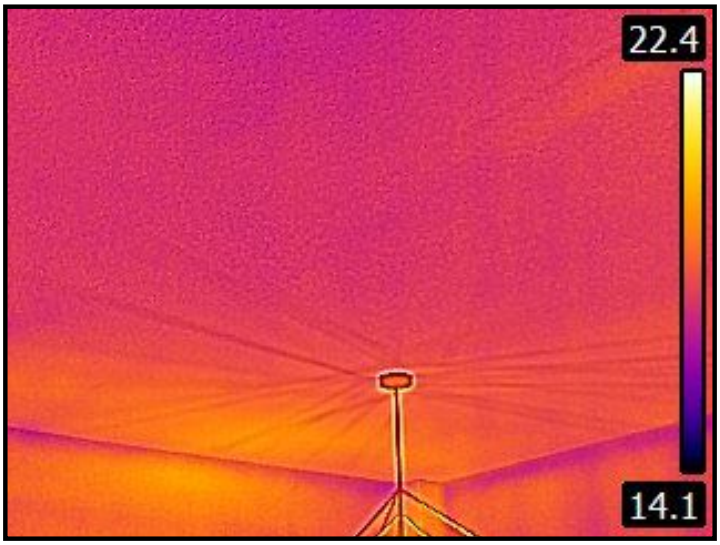
Observations:

Kitchen / Dining Area walls/ ceiling dry at the time of the inspection unless otherwise noted.

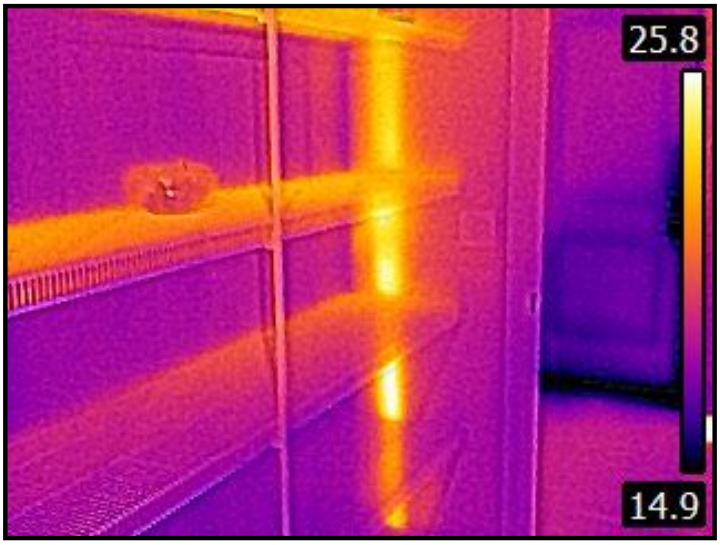
Kitchen Area - Thermal Image

Kitchen ceiling dry at the time of the inspection on Thermal scan.

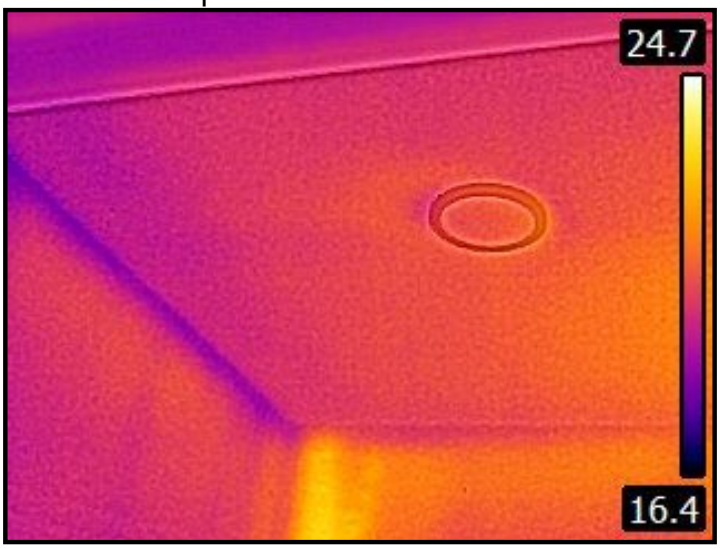
Dining Area - Thermal Image



Dining Area ceiling dry at the time of the inspection on Thermal scan.



Kitchen Pantry Area - Thermal Image



Kitchen Pantry ceiling dry at the time of the inspection on Thermal scan.

3. Kitchen Window observations

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Windows opened to test unless fixed. Windows working as required unless otherwise noted. Keep condensation off all sills and trim (especially wood) to reduce the risk of water damage.

This is a visual, non-invasive inspection only, and as such we cannot comment on conditions beyond finished areas.

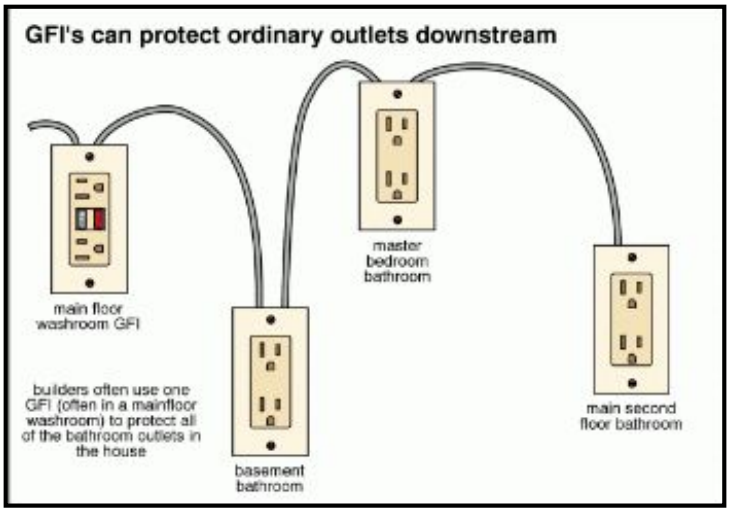
Please note blinds, window coverings and screens are not part of home inspection.

4. Kitchen Electrical Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• GFCI in place near water sources. These are tested using an outlet and GFCI tester. No issues to report.

GFCI in place near water sources. These are tested using an outlet and GFCI tester. No issues to report.



5. Kitchen Cabinet Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Cabinets secure and doors and drawers were tested for damage or problems. Hardware such as hinges or handles are loose in some areas. Recommend tightening for correct operation. It is often difficult to fully inspect the interior of cabinet under sink due to vast amount of personal storage - Hidden issues not the inspector's responsibility.

6. Kitchen Counter Top Condition

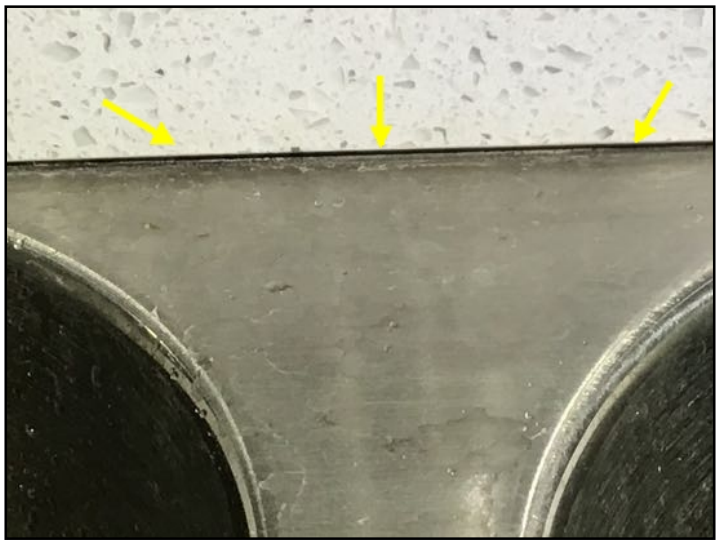
Ins	Rr	Sc	Ni	Np
X				

Observations:
• Counter tops appear in serviceable condition. Sealing granite counter tops will reduce staining / water damage. Suggest caulking any gaps at counter / back splash / wall joints as necessary to prevent water damage.

7. Sink/Faucet Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Water was run to test. Keep sink well caulked to reduce water damage to counter tops. Aerator blockage can result from mineralization build up. Recommend periodic cleaning with a descaling product for proper operation.



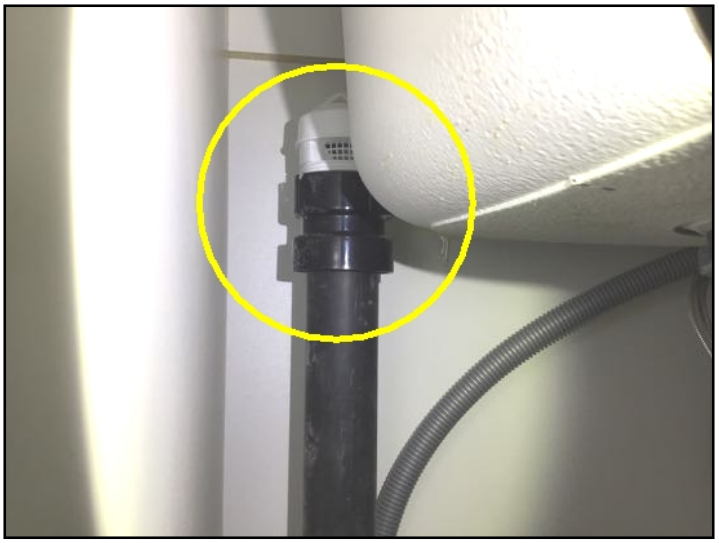
Keep sink well caulked to reduce water damage.

8. Traps/Drains/Supply Condition

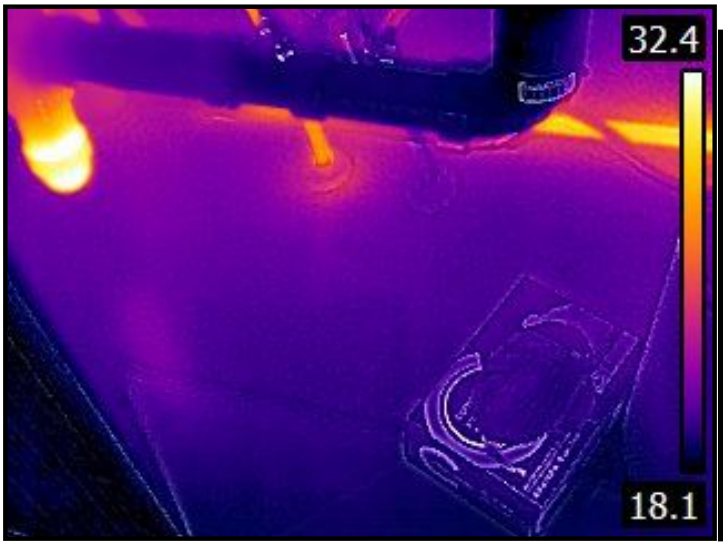
Ins	Rr	Sc	Ni	Np
X				

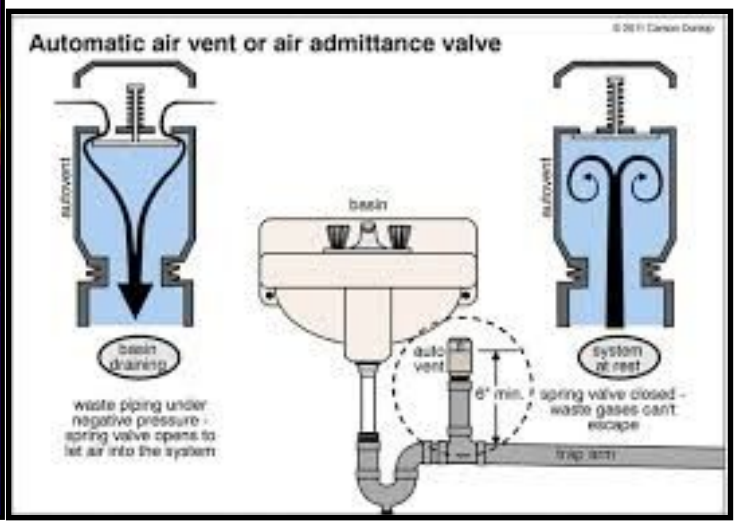
Observations:
• No leaks at traps or drains observed. Water was run for some time to fully test for problems. In some cases plumbing venting is not visible as located inside the wall. Concealed areas excluded as part of the inspection.
• Air Admittance Valve vent observed at waste line. These devices are installed in islands when venting is difficult. Installation of AAV should be installed above flood rim of sink.

No leaks at traps or drains observed. Water was run for some time to fully test for problems. In some cases plumbing venting is not visible as located inside the wall. Concealed areas excluded as part of the inspection.



Air Admittance Valve vent observed at waste line. These devices are installed in islands when venting is difficult. Installation of AAV should be installed above flood rim of sink.





No leaking noted at Kitchen sink cabinet on Thermal image

9. Stove/Oven Conditions

Ins	Rr	Sc	Ni	Np
X				

Style: Electric
Observations:
• The electrical stove elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No guarantee, or certification is given as to future failure.
• The electric oven broil element tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No guarantee, or certification is given as to future failures.

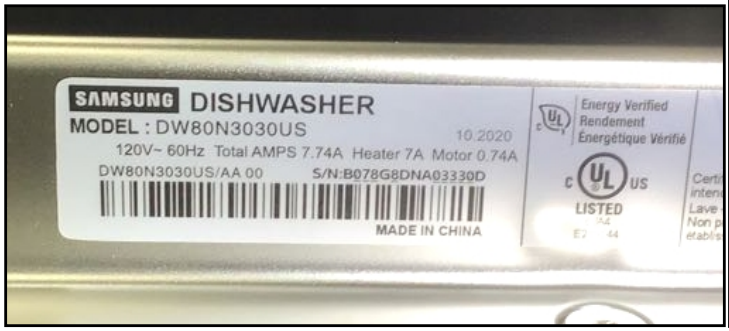
The electrical stove elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No guarantee, or certification is given as to future failure.

The electric oven broil element tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No guarantee, or certification is given as to future failures.

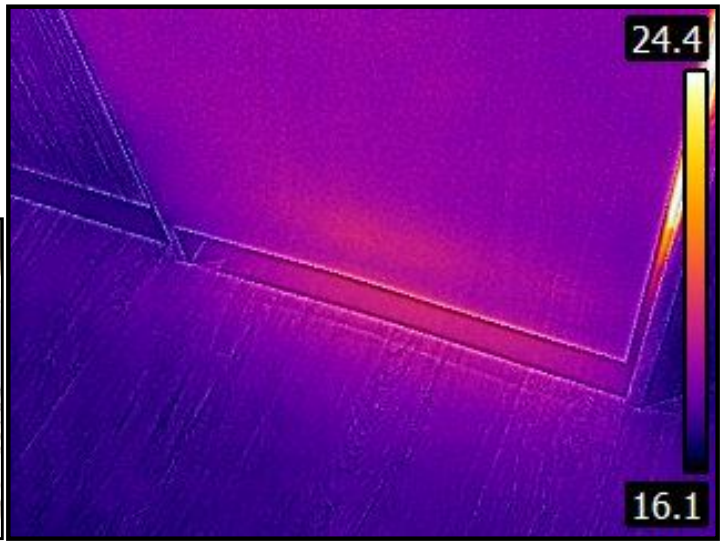
10. Dishwasher Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Dishwasher was tested by running on a regular cycle. Working as intended on the day of the inspection with no leaks observed.



Dishwasher manufacture plate



No leaking noted at dishwasher on Thermal image after cycle.

11. Hood Fan Condition

Ins	Rr	Sc	Ni	Np
X				

Exterior Vented
Observations:
• Recommend cleaning filter regularly as part of general maintenance. The termination point of the hood fan and how it has been installed cannot always be determined with a visual inspection.

Recommend cleaning filter regularly as part of general maintenance. The termination point of the hood fan and how it has been installed cannot always be determined with a visual inspection.

12. Refrigerator

Ins	Rr	Sc	Ni	Np
X	X			

Observations:
• Refrigerators - Our inspection of this appliance is purely to confirm internal walls are cold. Please note we do not use any special equipment to test appliances. We DO NOT inspect water hook up / shut off valves, water dispensers, or ice makers connected to the refrigerators if not readily accessible.

No guarantees are given by the home inspector on any appliances within the home as they can fail at any time without warning.
• Water and ice maker tested and worked on the day of the inspection

Water dispenser tested and worked on the day of the inspection

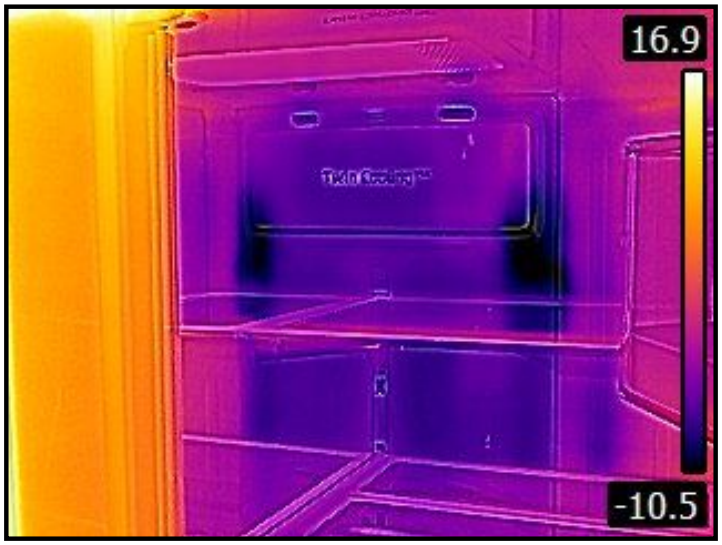
Ice maker tested and worked on the day of the inspection

Left refrigerator door in contact with wall. Recommend repositioning refrigerator to prevent damage.

Refrigerators - Our inspection of this appliance is to confirm internal walls are cold

Refrigerator manufacture plate

Ice hopper containing ice.



Refrigerators thermal scanned to confirm walls are cold at time of inspection.

13. Kitchen Comments

Ins	Rr	Sc	Ni	Np
X				

Observations:
• All visual areas of the kitchen were inspected to find potential faults. Any notable issues found will be documented in the appropriate section.

The inspector operates appliances for basic functionality as a courtesy to the client but cannot evaluate the appliance for performance, efficiency of specific settings, or cycles. Appliance function is noted at time of inspection but can fail at anytime, and as a result any future performance can not be guaranteed. Appliances older than ten years often exhibit decreased efficiency. Even if comments are made by the inspector as a courtesy, appliances are not to be considered part of the inspection. As per InterNACHI Standards of Practice, freestanding appliances are not inspected or tested, and any information provided regarding these appliances is as a courtesy to client only and as such, should be considered outside the scope of the home inspection. We strongly recommend confirming satisfactory operation of each appliance during final walk through prior to close.

We do not restore fuel or power to appliances that are shut-down / disconnected; therefore, our review is limited in scope to a visual review if the appliances are not in operating condition.

Confirm remotes are left by seller.

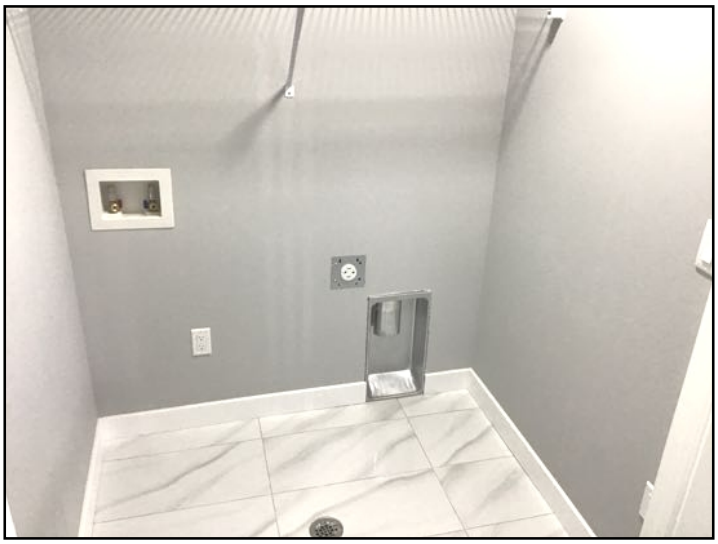
Kitchen pantry door does not latch.

Laundry Area

1. Floors

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Laundry Room floor in serviceable condition. When washing machines are located on upper levels or no floor drains are present, we suggest installing washer tray underneath washing machine to prevent water damage in the event of washer pump leaks.
• Floor drain visible.



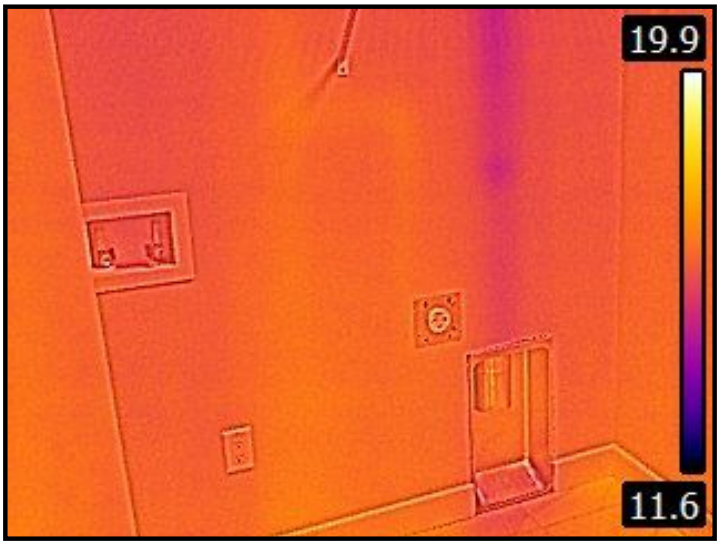
Laundry Room

Floor drain visible.

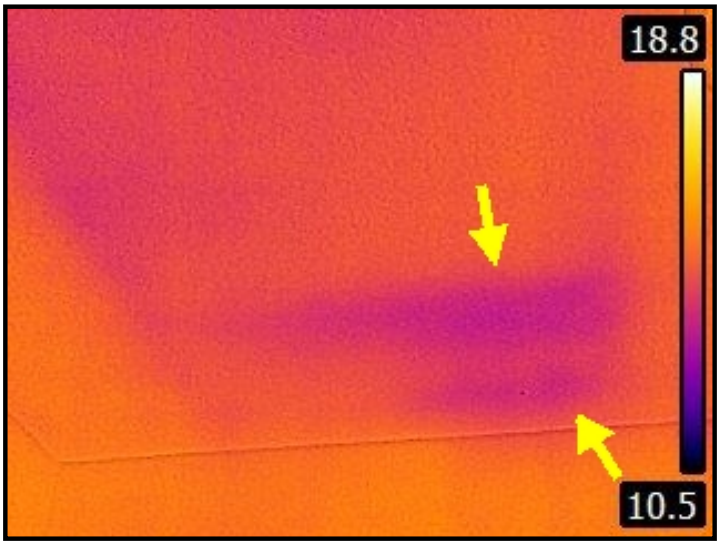
2. Walls and Ceiling Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• In serviceable condition and dry at the time of the inspection.



Laundry Area - Thermal Image



Laundry Room ceiling dry on thermal scan. Possible area of displaced insulation noted.

3. Laundry Door Condition

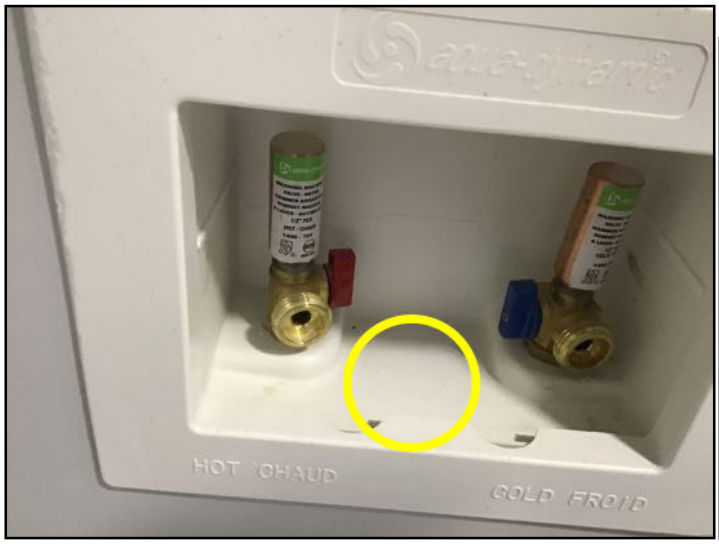
Ins	Rr	Sc	Ni	Np
X				

Observations:
• Door(s) tested and worked as required

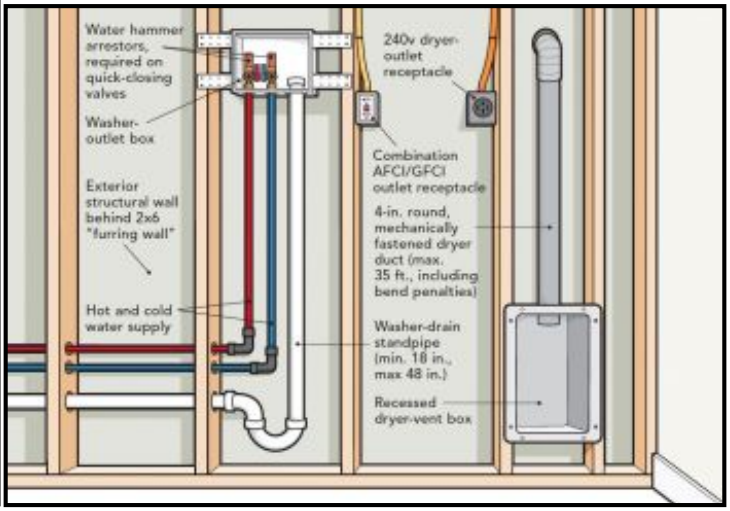
4. Washer Hook-ups

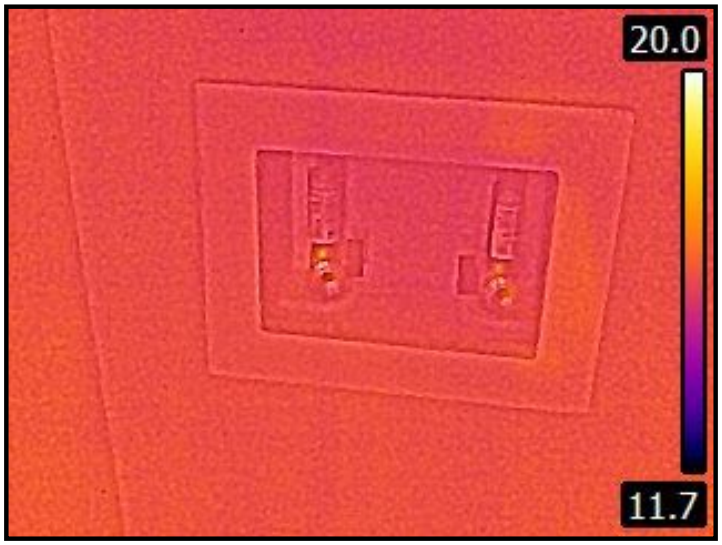
Ins	Rr	Sc	Ni	Np
	X			X

Observations:
• Washer hook ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time. Suggest replacing rubber supply hoses with steel braided supply lines if not present to prevent leaks over time due to hose deterioration.
• Washer drain knockout has not been removed. Stand pipe fitting not visible. Recommend further review



Washer drain knockout has not been removed. Standpipe fitting not visible. Recommend further review





Washer supply scanned for leaks - no issues to report

5. Dryer Hook-ups

Ins	Rr	Sc	Ni	Np
				X

Observations:
• Suggest dryer vents should be monitored regularly for kinking, kept clean, and clear. Dryer vents often clog with lint. Recommend regular duct cleaning for fire safety as inspector can not confirm current compliance of dryer exhaust venting.

6. Laundry Comments

Ins	Rr	Sc	Ni	Np
X				

Other Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

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

1. Floor Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Floors in serviceable condition unless otherwise noted.
• Floor(s) in home not level. This can be an indication of previous construction methods or possible settling of the home. Suggest further evaluation by structural contractor if concerned.

Bonus Room

Floor(s) in home not level. This can be an indication of previous construction methods or possible settling of the home. Suggest further evaluation by structural contractor if concerned.

Mud Room

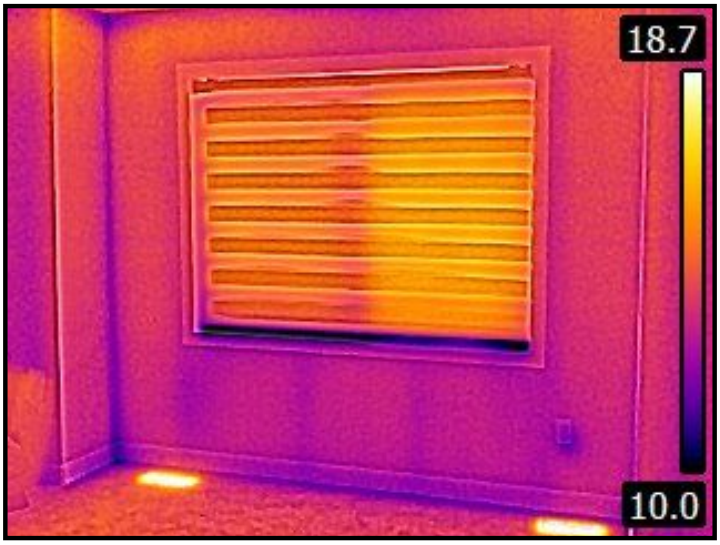
2. Wall Condition

Ins	Rr	Sc	Ni	Np
X				

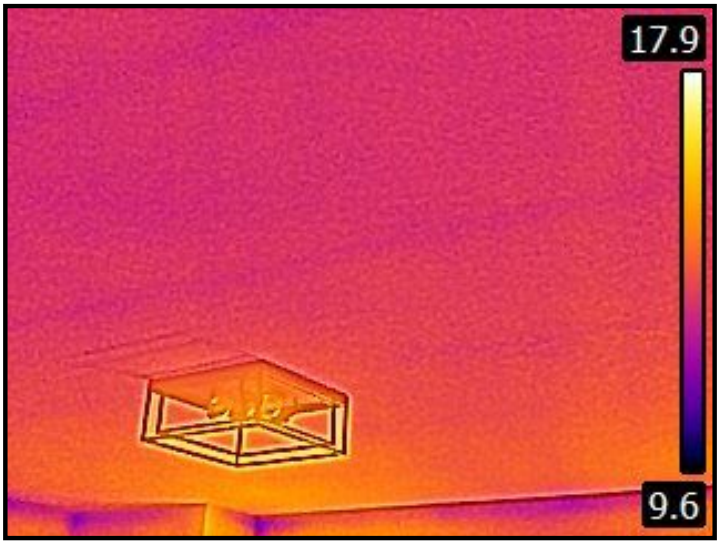
Observations:
• Walls/ceilings were in serviceable condition and dry at the time of the inspection unless otherwise noted (cosmetic issues are not part of the inspection)

Mud Room -Thermal Image

Mud Room ceiling thermal scanned and no major causes for concern noted.



Bonus Room -Thermal Image

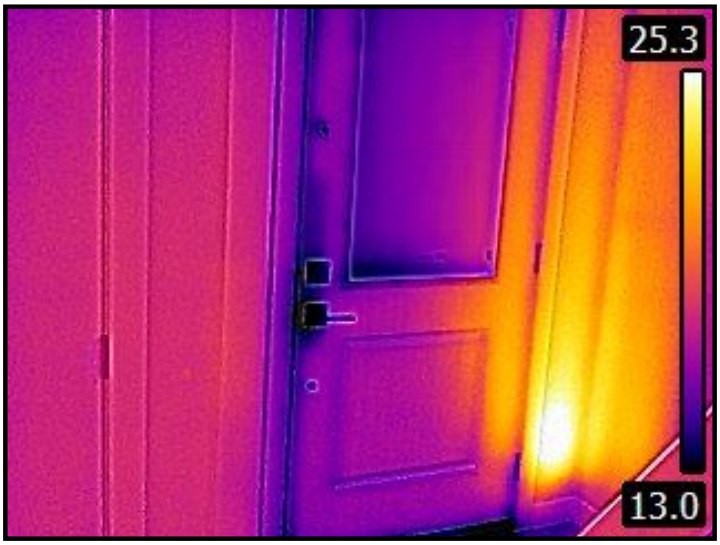


Bonus Room ceiling thermal scanned and no major causes for concern noted.

3. Door Conditions

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Doors were tested and in serviceable condition unless otherwise noted.



Front Entryway - Thermal Image

Rear Entryway - Thermal Image Cold drafts noted.

Side Entryway - Thermal Image

4. Window Condition

Ins	Rr	Sc	Ni	Np
X				

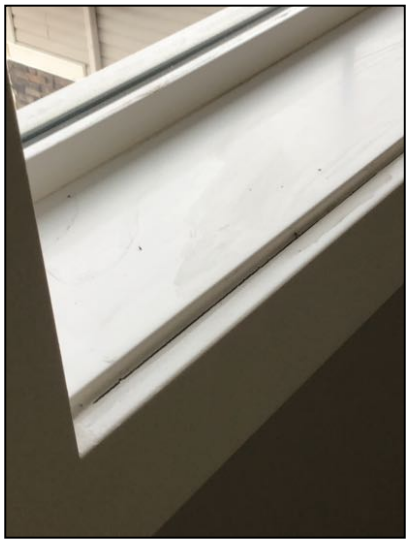
Observations:
• Accessible windows are opened to ensure correct operation. Windows working as intended on day of inspection unless otherwise noted.

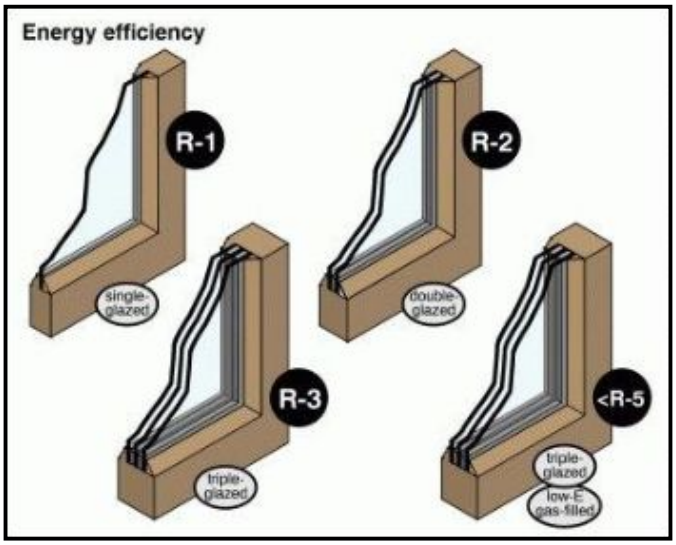
Keep condensation off all sills and trim (especially wood) to reduce the risk of water damage. Please note this is a visual non invasive inspection only and as such we cannot comment beyond finished areas.

Please note blinds, window coverings and screens are not part of home inspection.
• Previous moisture evidence noted on windows in home. Peeling paint / split caulking observed. Suggest scraping and repainting / recaulking as required to protect the wood from moisture damage. Recommend monitoring humidity levels in the home and adjusting humidistat as required. Recommend monitoring and maintaining to prevent possible water damage beyond this point. Please note we cannot comment on the condition beyond what's visible, this is a visual inspection only. When organic substance is visible at window frames - Suggest cleaning window tracks to prevent organic substances from growing and for correct operation to aid safe egress if required.

Previous moisture evidence noted on windows in home. Peeling paint / split caulking observed. Suggest scraping and repainting / recaulking as required to protect the wood from moisture damage. Recommend monitoring humidity levels in the home and adjusting humidistat as required. Recommend monitoring and maintaining to prevent possible water damage beyond this point. Please note we cannot comment on the condition beyond what's visible, this is a visual inspection only. When organic substance is visible at window frames - Suggest cleaning window tracks to prevent organic substances from growing and for correct operation to aid safe egress if required.

Split caulking around window trim noted. Recommend monitoring.





Water staining observed. Recommend monitoring and maintaining to prevent possible water damage

5. Electrical Conditions

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Receptacles are tested for wiring faults - No issues observed on day of inspection unless otherwise noted.

Light fixture recessed into drywall. Recommend repairs as required.

6. Stair Conditions

Ins	Rr	Sc	Ni	Np
X				

Observations:
• The stairs to upper level where secure and a hand rail was present.

Upper Stairwell ceiling thermal scanned and appears dry on the day of the inspection.

7. Comments

Ins	Rr	Sc	Ni	Np
X				

Observations:
• This comment is in regards to the entire home: Any issues obscured by storage, furniture, rugs or any other items covering hidden deficiencies are excluded from the inspectors responsibility, as this a visual non invasive inspection only.

Please note - Infrared Thermal Imaging has its limitations. Certain surfaces will limit what is visible to the thermographer. Please be reminded that this is non-invasive visual inspection.

Compliance / permitting of Basement Suites do not fall within the scope of this home Inspection. Recommend further consultation with seller if further information regarding compliance and approved permitting is required.

Minor cosmetic issues are not within the scope of this inspection as the inspection is intended on focusing on basic structure and major systems only.

Other interior areas are inspected for areas of concern. No major concerns found unless documented.

Bedrooms

1. Floor Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Bedroom floors appear in serviceable condition.

Primary Bedroom

Bedroom 2

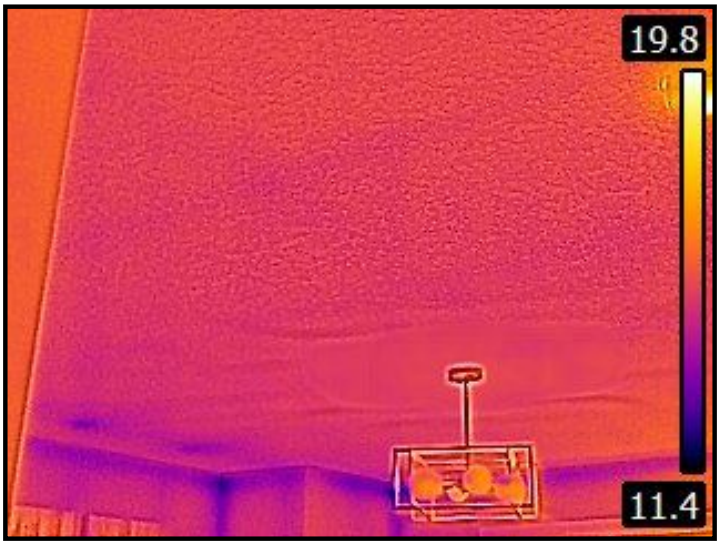
Bedroom 3

2. Walls/Ceiling Conditions

Ins	Rr	Sc	Ni	Np
X				

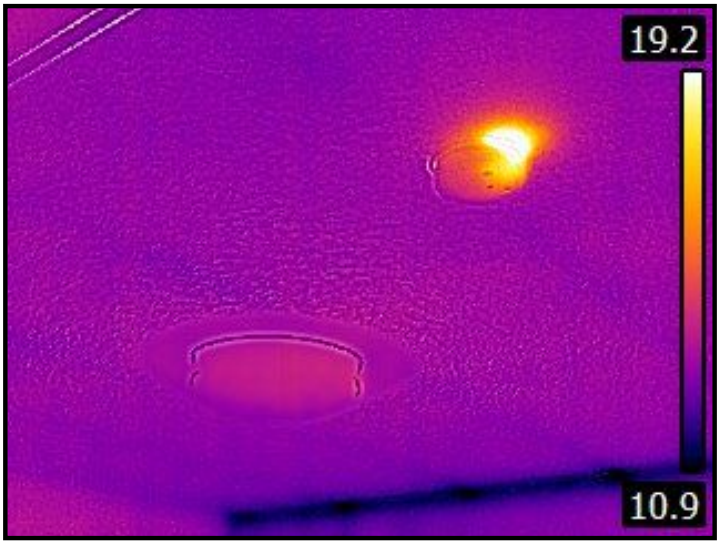
Observations:
• Bedroom walls/ceilings were in serviceable condition. Dry at the time of the inspection.

Primary Bedroom - Thermal Image - Walls and ceilings thermal scanned. No major causes of concern where visible.



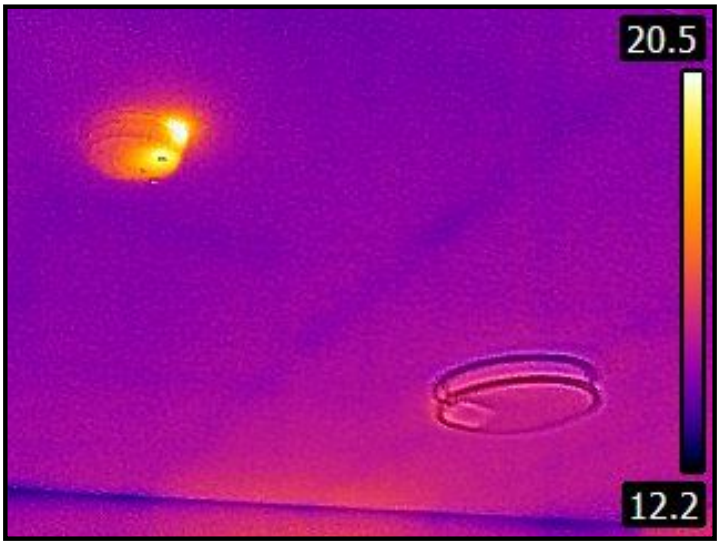
Primary Bedroom ceiling thermal scanned. No major causes of concern where visible.

Bedroom 2 - Thermal Image - Walls and ceilings thermal scanned. No major causes of concern where visible.



Bedroom 2 ceiling thermal scanned. No major causes of concern where visible.

Bedroom 3 - Thermal Image - Walls and ceilings thermal scanned. No major causes of concern where visible.



Bedroom 3 ceiling thermal scanned. No major causes of concern where visible.

3. Door Conditions

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Bedroom doors were tested and found to be in working condition, unless otherwise noted.

4. Window Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Bedroom windows were tested (opened) unless fixed) Worked as required unless otherwise noted. Keep condensation off all sills and trim (especially wood) to reduce the risk of water damage. Please note this is a visual inspection only, we cannot comment beyond finished areas. General comment of all windows- Condensation between the panes is common condition as windows age over time. It is not always possible to observe signs of failing windows at certain times of the year. We recommend monitoring window conditions and address as and when seals start to fail. Please note blinds, window coverings and screens are not part of home inspection.
• Previous moisture evidence noted on window sills / trim in home. Peeling paint and / or split caulking observed. Recommend monitoring humidity levels in the home and adjusting humidistat as required. When organic substance is present at window frames, suggest cleaning window tracks to prevent organic substances from growing further and for correct window operation to aid safe egress if required. When water staining is observed at window/s, it is possible that water may have caused damage beyond this point. A more invasive inspection by a qualified contractor maybe required if concerned to ascertain the condition of the finished area. Please note we cannot comment on the condition beyond what’s visible.

Damaged noted at Bedroom 2 window sill.

Previous moisture evidence noted on window sills / trim in home. Peeling paint and / or split caulking observed. Recommend monitoring humidity levels in the home and adjusting humidistat as required. When organic substance is present at window frames, suggest cleaning window tracks to prevent organic substances from growing further and for correct window operation to aid safe egress if required. When water staining is observed at window/s, it is possible that water may have caused damage beyond this point. A more invasive inspection by a qualified contractor maybe required if concerned to ascertain the condition of the finished area. Please note we cannot comment on the condition beyond what's visible.

5. Electrical Conditions

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Receptacles and switches were tested and worked as required where assessable on the day of the inspection unless otherwise noted.
• Some receptacles not accessible due to furniture and or stored personal items.

6. Other Interior Area Comments

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Accessible bedrooms were inspected. Any issues will be documented in the appropriate section of the report.

Bathrooms

1. Bath Floor Conditions

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Bathroom floors are in serviceable condition.

Main Bathroom

Upper Level Bathroom

En Suite to Primary Bedroom

Basement Bathroom rough in

2. Walls/Ceiling Condition

Ins	Rr	Sc	Ni	Np
X				

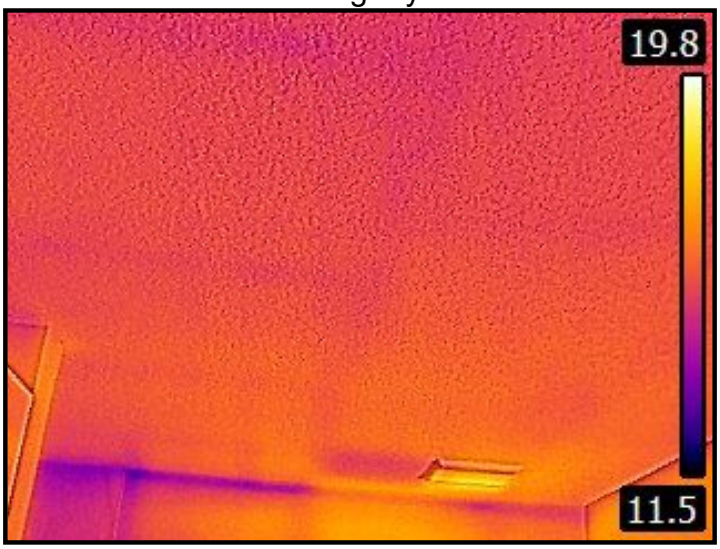
Observations:
• Bathroom walls/ceiling dry and in serviceable condition unless otherwise noted.

Recommend sealing all gaps to prevent water damage.

Main Bathroom - Thermal Image

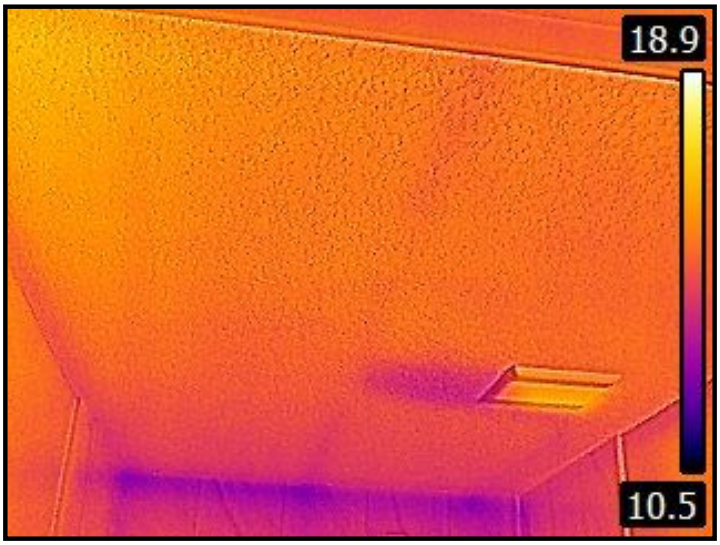
Main Bathroom ceiling dry on Thermal scan

En Suite to Primary Bedroom - Thermal Image

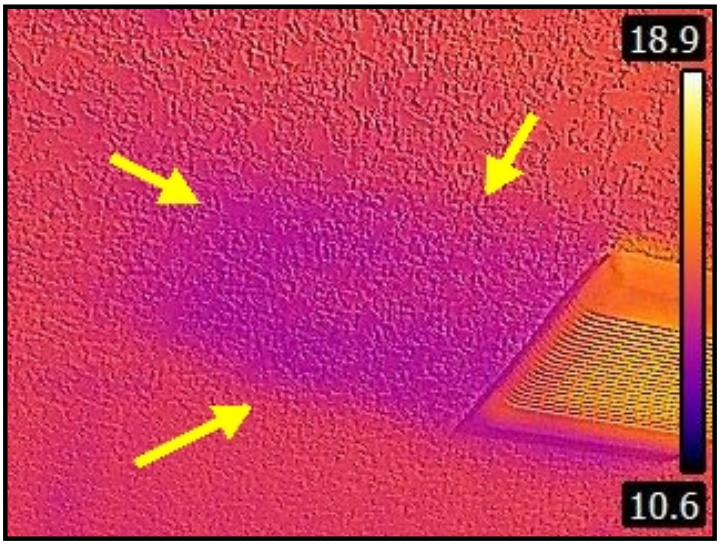


En Suite Bathroom ceiling dry on Thermal scan.

Upper Level Bathroom - Thermal Image



Upper Level Bathroom ceiling dry on Thermal scan

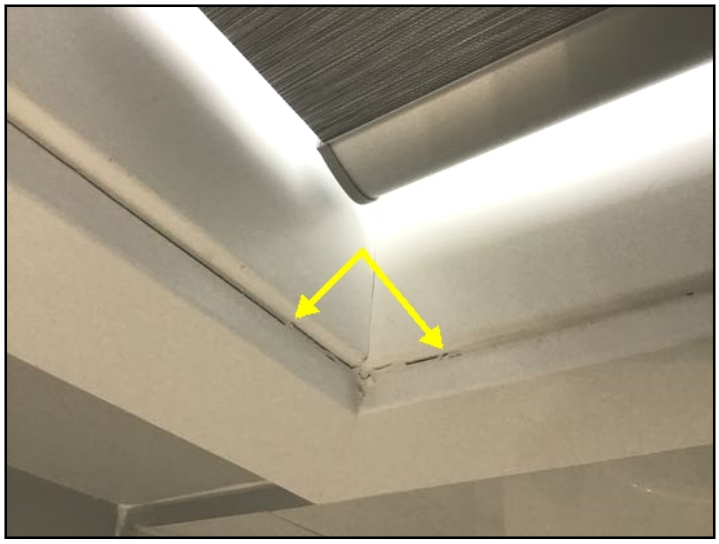


Cool area noted at Upper Bathroom ceiling. Recommend further review of insulation.

3. Window Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Bathroom windows were opened and latch/lock tested unless fixed. Working as required unless otherwise noted. Keep condensation off all sills and trim (especially wood) to reduce the risk of water damage. Please note this is a visual inspection only, we cannot comment beyond finished areas
• Previous moisture evidence noted on windows in home. Peeling paint / split caulking observed. Suggest scraping and repainting / recaulking as required to protect the wood from moisture damage. Recommend monitoring humidity levels in the home and adjusting humidistat as required.



Peeling paint / split caulking observed. Repair as required.

4. Door Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Doors are tested and were found in serviceable condition unless otherwise noted.

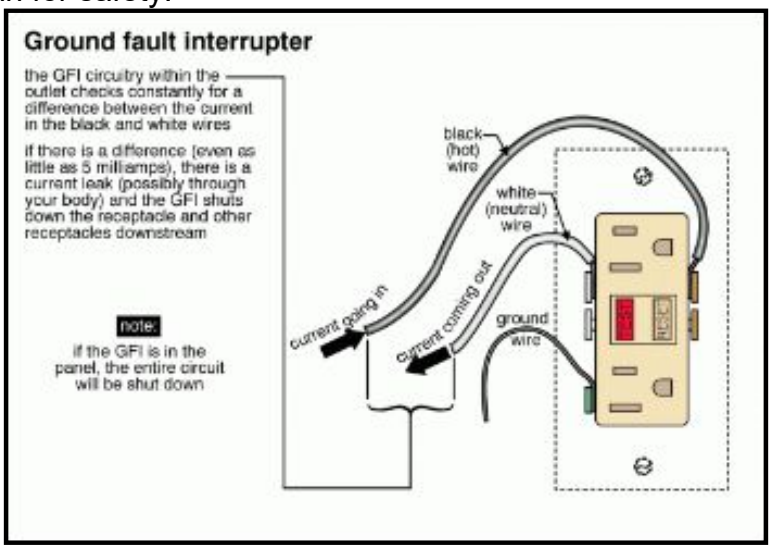
5. Electrical Condition

Ins	Rr	Sc	Ni	Np
X	X			

Observations:
• GFCI in place and operational in Upper Bathrooms.
• Main Bathroom GFCI did not respond to test. Suggest repair / replacement by qualified electrician for safety.

Main Bathroom GFCI did not respond to test. Suggest repair / replacement by qualified electrician for safety.

GFCI in place and operational in Upper Bathrooms.



6. Bathroom Exhaust Fan Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Bathroom vent fans should be kept clean to function correctly. Regular cleaning of vent grill is recommended. Often we are unable to see the vent ducting, and termination point cannot be determined.

7. Tub and Surround Condition

Ins	Rr	Sc	Ni	Np
X				

Materials: Tub • Whirlpool/Jetted Tub
Observations:
• Tub was partly filled and drained to test for leaking. The home was thermally scanned for hidden leaks. The inspector cannot be held responsible for future leaks.

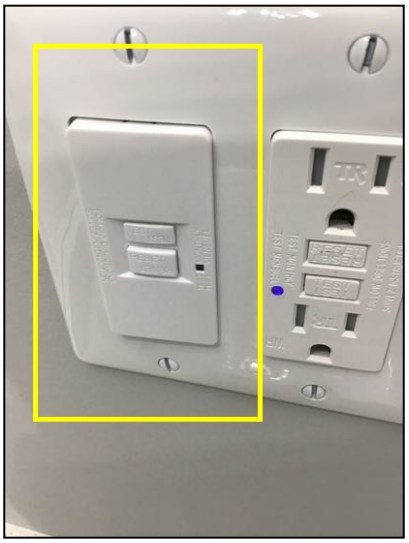
The home inspection in non evasive. Moisture cannot be detected behind tiles and other surfaces in wet areas.

As and when required - Suggest all tile edges and tub walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring.
• Recommend regular review and maintenance of tile, grout and sealant in bath tub and shower areas. Reseal as required to prevent water damage
• Recommend regular review of bathroom tub spout / wall gaps to prevent water damage to the wall behind. Re-apply sealant as required.
• Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition on the day of the inspection only.
• Jetted tub GFCI reset tested and working
• No access panel noted at whirlpool tub noted.

Recommend regular review and maintenance of tile, grout and sealant in bath tub and shower areas. Reseal as required to prevent water damage

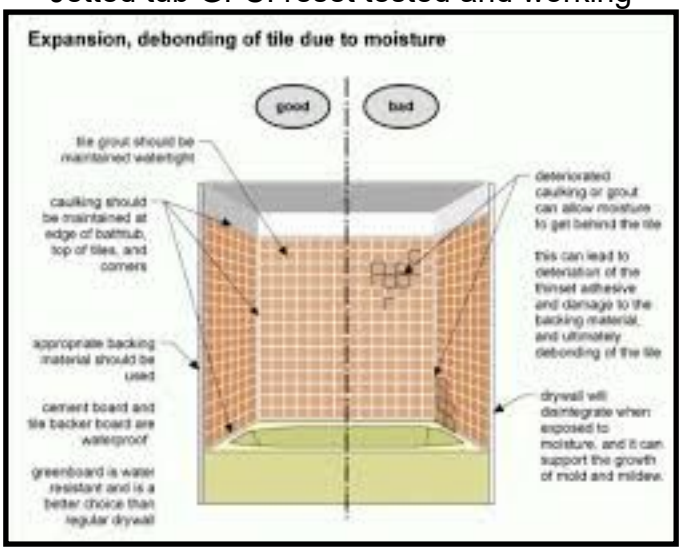
Recommend regular review of bathroom tub spout / wall gaps to prevent water damage to the wall behind. Re-apply sealant as required.

No access panel noted at whirlpool tub noted.



Jetted tub GFCI reset tested and working

Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition on the day of the inspection only.



8. Shower and Enclosure Condition

Ins	Rr	Sc	Ni	Np
X				

Materials: Plastic/Fiberglass with tile surround.
Observations:
• Monitor shower door regularly for leaking. Recommend all tile edges of the shower walls be caulked and sealed as required to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. Maintain caulking to prevent water damage

This is a non-invasive inspection - The inspector cannot be responsible for issues behind tiled areas as these areas are hidden from view. Only an invasive inspection would determine this.

Monitor shower door regularly for leaking. Recommend all tile edges of the shower walls be caulked and sealed as required to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. Maintain caulking to prevent water damage This is a non-invasive inspection - The inspector cannot be responsible for issues behind tiled areas as these areas are hidden from view. Only an invasive inspection would determine this.

Caution: Thin mill glass noted at En Suite shower which is prone to breaking easier than thicker mill materials.

9. Bathroom Sink Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Tested and working as required- No issues to report unless otherwise reported. Recommend caulking as necessary.

10. Faucet Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Faucets were run for a period of time. No leaks observed unless otherwise noted. Aerator appears slightly scaled. Suggest periodic cleaning for proper flow. Recommend regular caulking to prevent water entry behind the waterproof surface.

11. Traps/Drains/Supply Condition

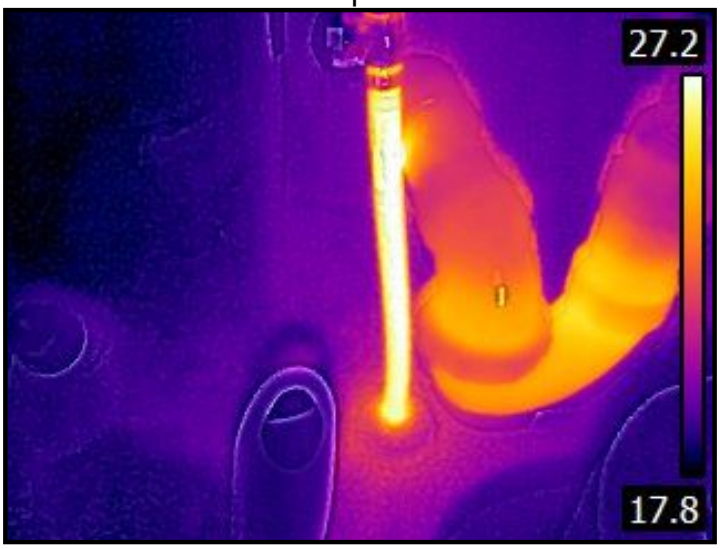
Ins	Rr	Sc	Ni	Np
X				

Observations:
• No leaks at traps, drains or supply lines on day of inspection unless otherwise noted.

In some cases plumbing venting is not visible as located inside the wall. As not visible this is excluded from as part of the inspection.

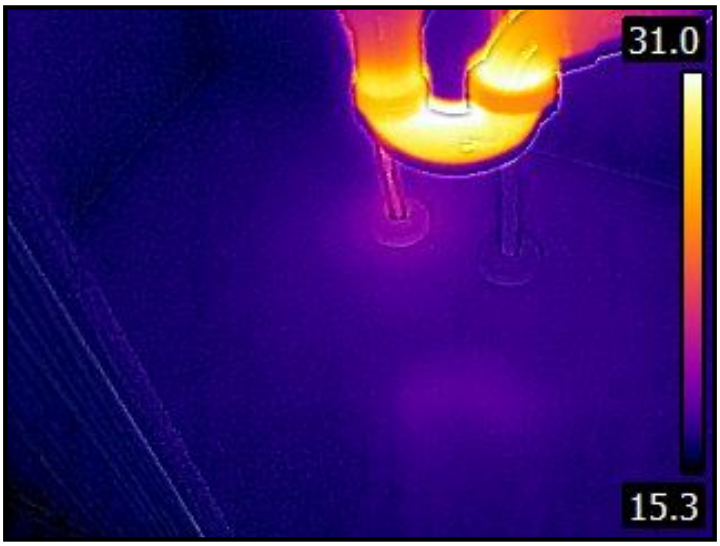
No leaks observed at Main Bathroom sink during the inspection.

No leaks observed at the Upper Level Bathroom sink during the inspection



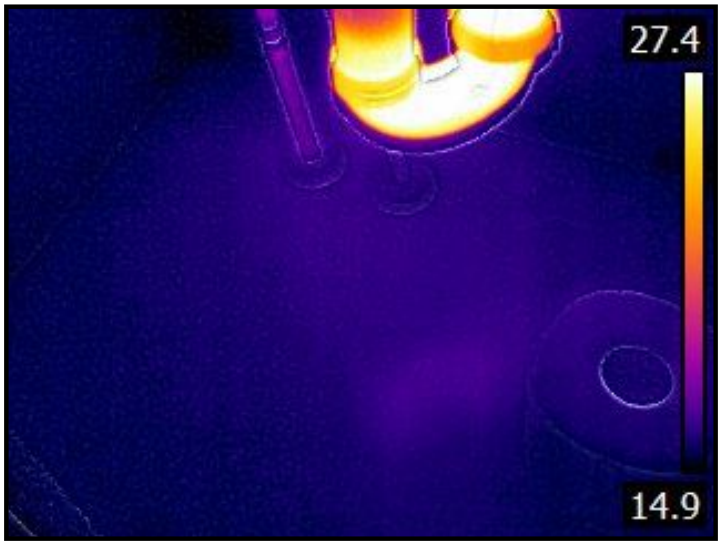
No leaks observed at Main Bathroom sink on Thermal scan.

No leaks observed at the left En Suite Bathroom sink during the inspection



No leaks observed at the right En Suite Bathroom sink during the inspection

No leaks observed at the En Suite Bathroom sinks during the inspection

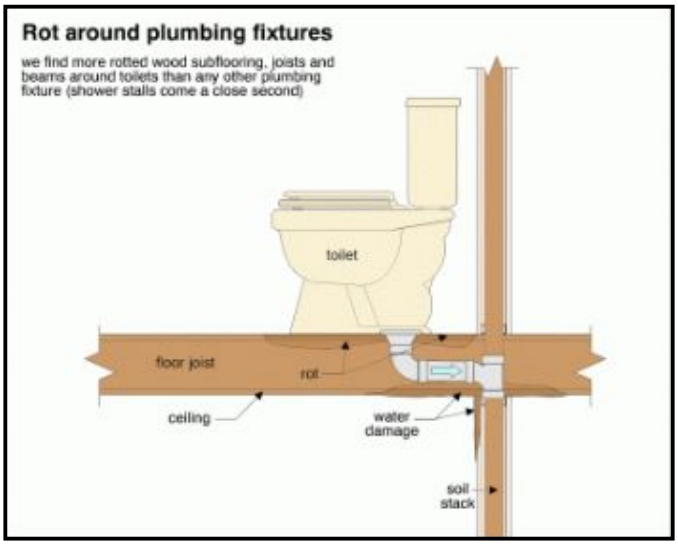


No leaks observed at the Upper Level Bathroom sink during the inspection

12. Toilet Condition

Ins	Rr	Sc	Ni	Np
X	X			

Observations:
• Floor coverings can prevent us from observing damage to sub floors. Areas not visible are excluded from the responsibility of the inspector.
• Loose toilets noted in home. The wax ring inside the unit must have a snug, secure fit in order to prevent leaking. Properly resealing and re-securing the toilet is recommended to prevent water leakage and damage to the sub-floor area and ceiling below. Suggest tightening the anchor bolts and caulking part way around the base of toilets to stop excess movement. Once caulked do not use for 24 hours to allow adequate curing time.
• Upper Level Bathroom - Toilet loose. Recommend tightening to prevent water damage.
• En Suite Bathroom - Toilet loose. Recommend tightening to prevent water damage.
• Loose toilets noted in home. Recommend securing to prevent water damage.



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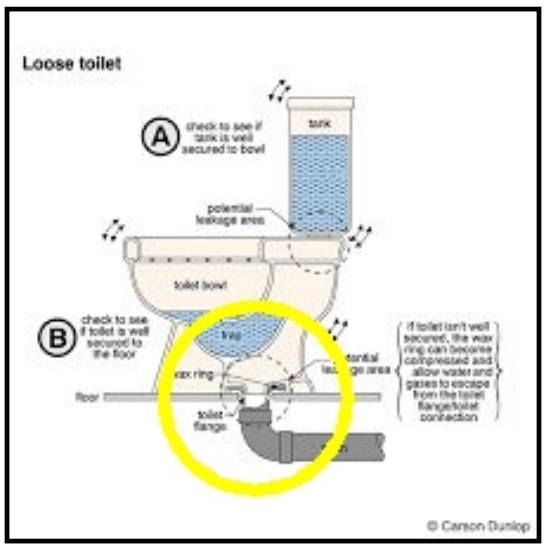


Loose toilets noted in home. The wax ring inside the unit must have a snug, secure fit in order to prevent leaking. Properly resealing and re-securing the toilet is recommended to prevent water leakage and damage to the sub-floor area and ceiling below. Suggest tightening the anchor bolts and caulking part way around the base of toilets to stop excess movement. Once caulked do not use for 24 hours to allow adequate curing time.

13. Counters/ Cabinets Condition

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Counter tops / Cabinets in serviceable condition. Suggest caulking as required to protect the counter tops/walls from water damage.

14. Bathroom Comments

Ins	Rr	Sc	Ni	Np
X				

Observations:
• All the bathrooms were individually inspected and tested for potential problems. Any concerns will be noted in perspective sections.

Furnace Room/Basement/Crawl Space

1. Basement Finish

Ins	Rr	Sc	Ni	Np
X				

Type: Unfinished basement
Observations:
• Unfinished areas - Inaccessible areas behind insulation and vapor barrier are not within the scope of this report. Buyer is urged to review the sellers Property Information Sheet to determine if any issues such as seepage have occurred in past as this inspection is limited to visually accessible items only.

2. Basement Stairs Condition

Ins	Rr	Sc	Ni	Np
X	X			

Observations:
• The stairs to basement where secure and a hand rail was present.
• Recommend installing additional vertical posts beneath landing framing for additional support.

Stud not attached at joist. Recommend further review

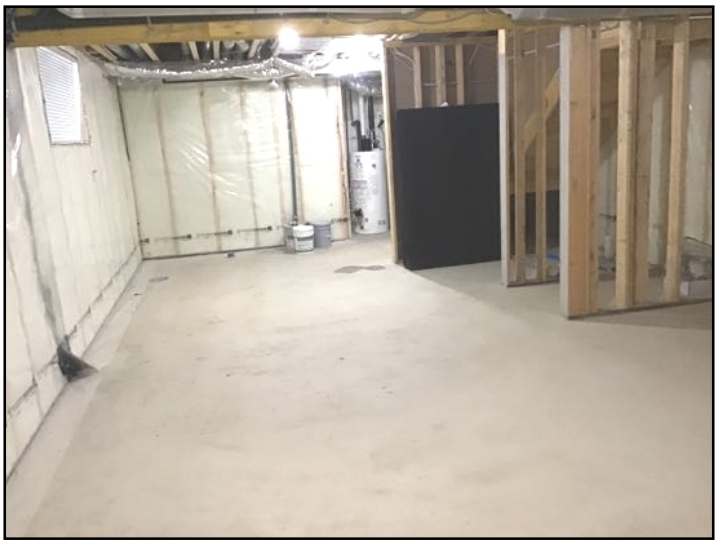
Recommend installing additional vertical posts beneath landing framing for additional support.

3. Basement Floor Condition

Ins	Rr	Sc	Ni	Np
X	X			

Materials: Concrete
Observations:
• All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.
• Cracking noted in areas of slab. Recommend consultation with qualified contractor should condition worsen or water intrusion occur.
• Recommend sealing cracks/voids in case of rising water.

Basement



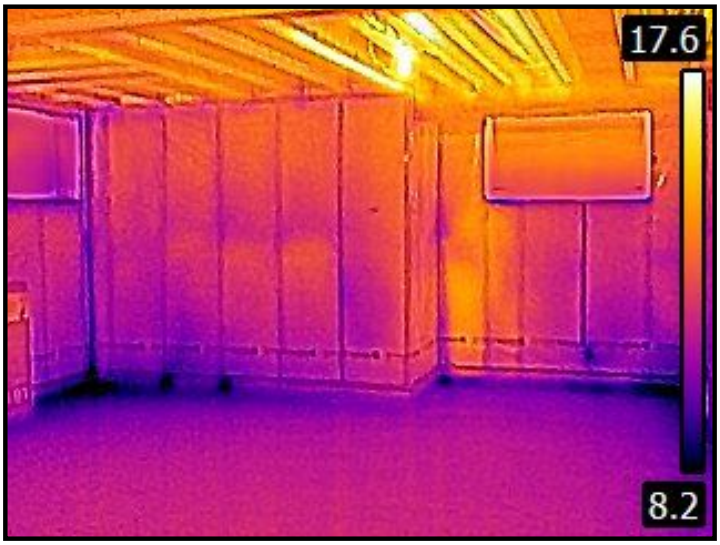
Basement

Cracking noted in areas of slab. Recommend consultation with qualified contractor should condition worsen or water intrusion occur.

4. Basement Walls Condition

Ins	Rr	Sc	Ni	Np
X				

Materials: Unfinished
Observations:
• Basement walls appear dry at the time of the inspection where accessible.
• Unable to access the majority of the interior foundation walls due to basement insulation cover. Comments made are of visible areas only.



Basement fully thermal scanned for issues - No major issues found during inspection.

Basement dry on inspection. Insulation in place when thermal scanned

5. Basement Ceilings Condition

Ins	Rr	Sc	Ni	Np
X				

Materials: Unfinished
Observations:
• Basement ceiling dry at the time of the inspection.

Missing diffuser noted. Replace as required

Basement ceiling dry at the time of the inspection.

6. Electrical Issues

Ins	Rr	Sc	Ni	Np
X				

Materials: No major electrical issues in basement on day of inspection unless otherwise noted.

7. Joist Condition

Ins	Rr	Sc	Ni	Np
X				

Materials: Manufactured / Wood Joists
Observations:
• Floor joists are an important part of the supportive structure of a floor. Joists support the weight of a building, absorb impacts on the floor, and create structural integrity so that the floor will be stable and secure. Suggest consulting professional prior to any modifications planned to the joist system.

Joists have seperated in areas.

8. Beams Condition

Ins	Rr	Sc	Ni	Np
X				

Materials: Wood Beams
Observations:
• Support framework should not be altered as it is a vital component of overall structure, no alterations should be made without seeking the advice of a structural engineer.

Unable to review beam ends. Recommend installing additional support

9. Support Post Comments

Ins	Rr	Sc	Ni	Np
X				

Materials: Wood Posts
Observations:
• Never remove support posts with our seeking structural advice.

10. Subfloor Condition

Ins	Rr	Sc	Ni	Np
X				

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

Observations:
• No visible leaks were observed or damage to materials at the time of the inspection unless otherwise noted. Comments made are of the visible areas only.

11. Window Condition

Ins	Rr	Sc	Ni	Np
X				

Style: Sliding Frame • Vinyl Frame
Observations:
• Basement windows were tested (opened unless fixed). Worked as required unless otherwise noted. Suggest caulking around windows as necessary to reduce heat loss and prevent possible water entry in basement area. Please note blinds, window coverings and screens are not part of home inspection

12. Insulation Condition

Ins	Rr	Sc	Ni	Np
X				

Materials: Rolled/Batt Insulation
Observations:
• Visible at unfinished area only - No comments can be made on insulation or vapor barrier in concealed areas.

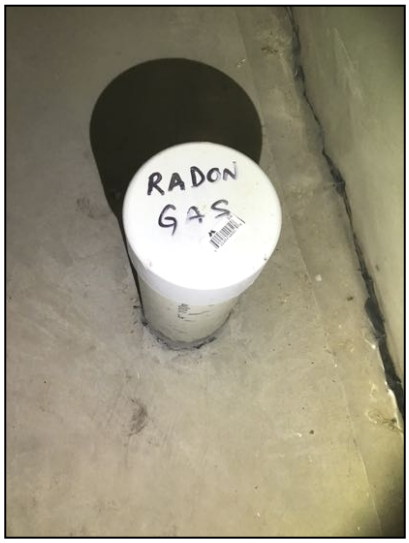
13. Short term Radon test

Ins	Rr	Sc	Ni	Np
X				

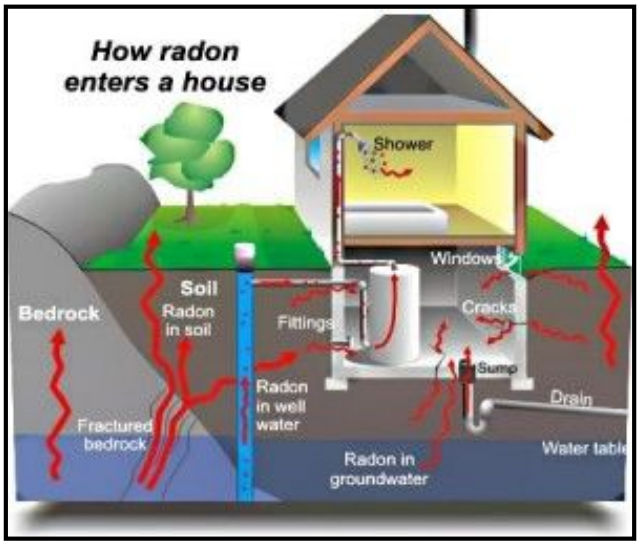
Materials: Radon rough in observed.

It should be noted that Health Canada has defined 200Bq/m3 as the action level for any indoor environment. This means that a test reading of 200Bq/m3 and above should be mitigated and the radon levels reduced.

Observations:
• Radon rough in observed in basement



Radon rough in observed in basement



14. Basement Comments

Ins	Rr	Sc	Ni	Np
X				

Observations:
• The basement area appeared dry on day of the inspection. Future conditions cannot be predicted as these can change with the weather conditions. Recommend obtaining any information available from seller on any past water/moisture penetration.

Please note: the inspector does not confirm any permit status / approval for any renovations/changes performed in the home.

Compliance of Secondary Suites does not fall within the scope of Home Inspection. Recommend contacting appropriate jurisdictional bylaw and permitting agencies for compliance approval and / or licensing requirements.

The presence of mould in concealed areas of the home does NOT fall within the scope of Home Inspection as it is not visibly accessible. If buyer has concerns about mould due to allergies, or suspects the presence of mould, consultation with a qualified contractor to conduct a more invasive investigation is recommended.

Inspection of the basement/crawlspace is limited to a visual review of conditions at time of inspection only. Weather conditions, water tables, storage of personal property, changing foundation conditions, grading conditions, downspout placement, wall finishes, etc. all contribute to inconclusive predictions of foundation performance.

While there may not be visible evidence of water intrusion at time of inspection, the inspector CANNOT warranty this or any basement components against water entry.

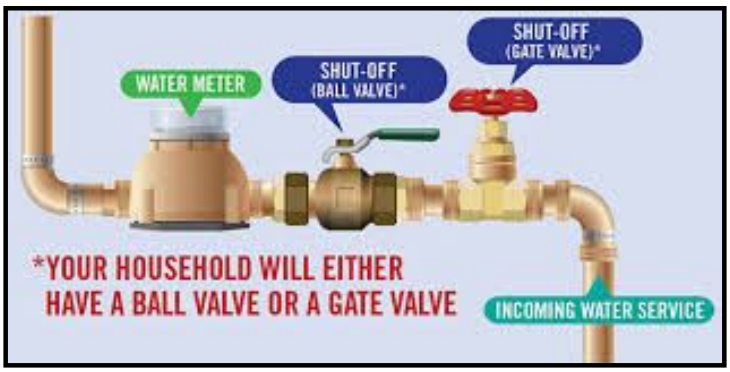
Plumbing

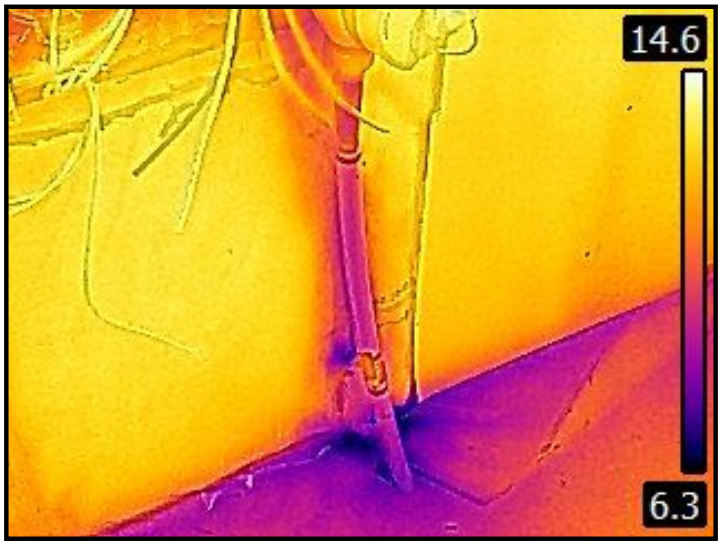
1. Main Shutoff Location

Ins	Rr	Sc	Ni	Np
X				

Materials: Pex • Located in the furnace room.
Observations:
• No leaks observed at main valve at the time of the inspection. Ongoing monitoring of all plumbing components suggested. Since main shut off valves are operated infrequently, it is not unusual for them to become inoperable or seized over time. They often leak or break when operated after a period of inactivity. We suggest caution when operating shut offs that have not been operated for a long period. All shutoff valves and angle stops should be operated regularly to ensure free movement in case of emergency.

Main water shut off shown





No leaks observed at main valve on Thermal Image at the time of the inspection.

2. Supply Line Condition

Ins	Rr	Sc	Ni	Np
X				

Materials: Pex
Observations:
• Visible supply lines appeared in serviceable condition and no leaks were found unless otherwise stated. Recommend monitoring fittings periodically for corrosion and/or leaks. If there are concerns regarding certain pex brands or manufacturers, we recommend further evaluation by qualified plumber.

3. Waste Line Condition

Ins	Rr	Sc	Ni	Np
X				

Materials: Plastic/PVC/ABS
Observations:
• Waste lines were in serviceable condition when inspected. No leaks observed at the time of the inspection, unless otherwise noted in this report - Scoping drain lines is not part of the home inspection. Limited inspection of waste lines due to basement finish.
• Clean out observed

Clean out observed

4. Sump Pump/Pit Conditions

Ins	Rr	Sc	Ni	Np
				X

Observations:
• No sump pump visible in the home.

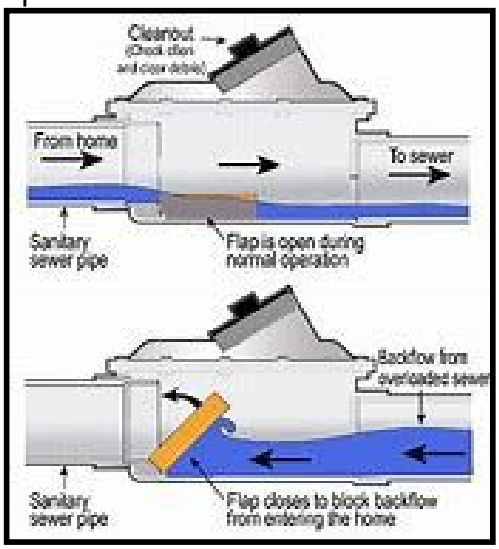
5. Plumbing Comments

Ins	Rr	Sc	Ni	Np
X				

Comments:
• Visible plumbing components inspected at time of inspection. Recommend regular monitoring of supply and waste pipes for leaking as part of ongoing maintenance.
• Back water prevention valve in place and appears in serviceable condition. Annual maintenance required to ensure proper operation.
• Backflow Valve installation sticker observed

Back water prevention valve in place and appears in serviceable condition. Annual maintenance required to ensure proper operation.

Backflow Valve installation sticker observed



Electrical

1. Main Service Drop Condition

Ins	Rr	Sc	Ni	Np
X				

Type: Main Service Drop is underground
Observations:
• Incoming service appears in serviceable condition where visible.

Incoming service appears in serviceable condition where visible.

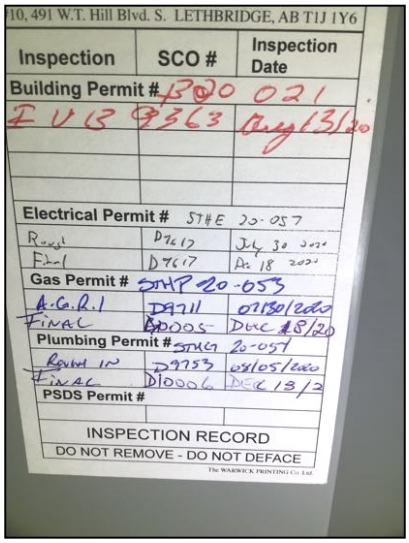
2. Electrical panel Condition

Ins	Rr	Sc	Ni	Np
X				

Type / Materials: Breakers • Branch circuit wiring is copper • The main service is approximately 100 amps, 240 volts.
Observations:
• No major concerns at the main service panel at the time of the inspection, unless otherwise noted. Open breaker positions observed for future expansion. Recommend requesting information from sellers regarding any permits obtained for renovations / repairs performed on home after original build.
• Missing cover plate screw(s) observed. Suggest installing specific panel screws for safety.

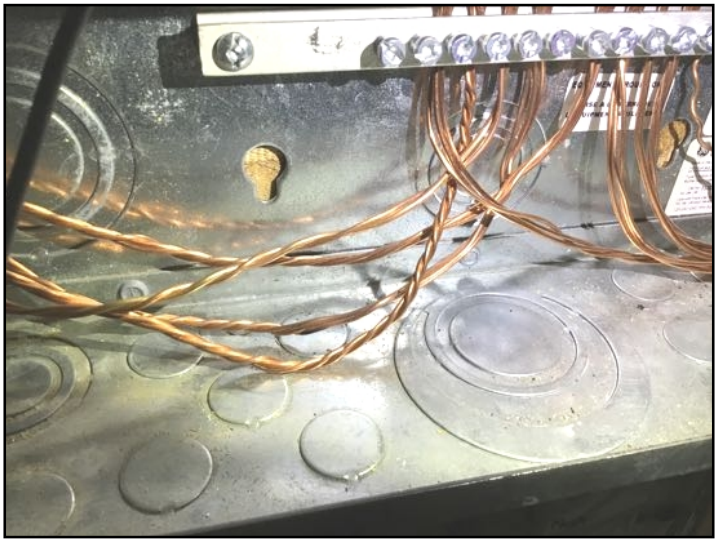
Main disconnect switch shown - 100 Amp

100 Amp Service

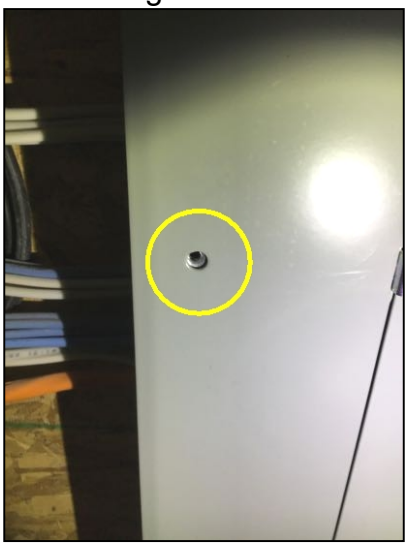


Permit Sticker

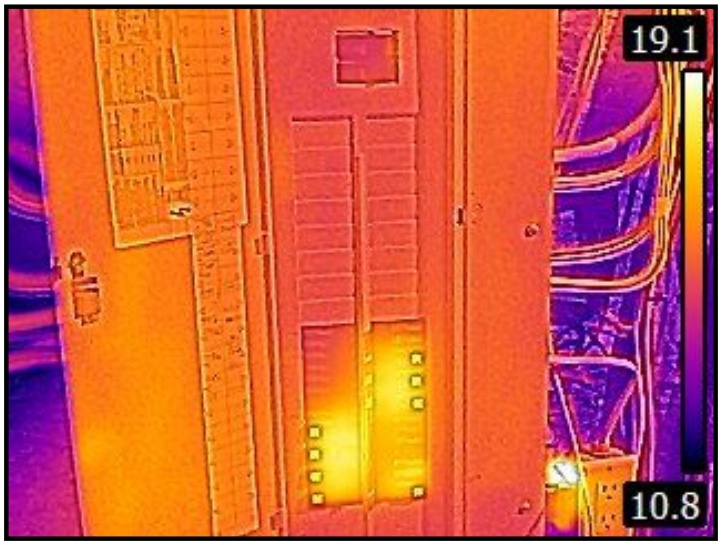
No major concerns at the main service panel at the time of the inspection, unless otherwise noted. Open breaker positions observed for future expansion. Recommend requesting information from sellers regarding any permits obtained for renovations / repairs performed on home after original build.



Copper wiring observed at the main panel



Missing cover plate screw(s) observed. Suggest installing specific panel screws for safety.



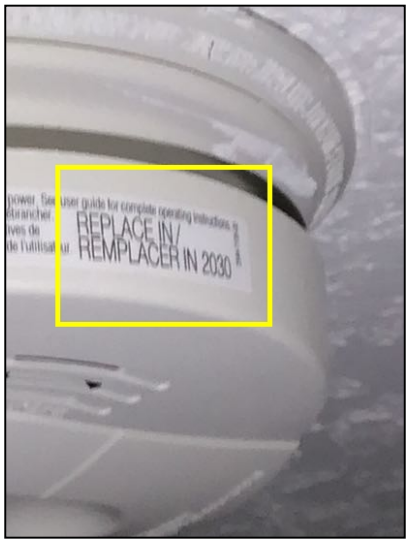
Thermal Image of panel - No issues during inspection

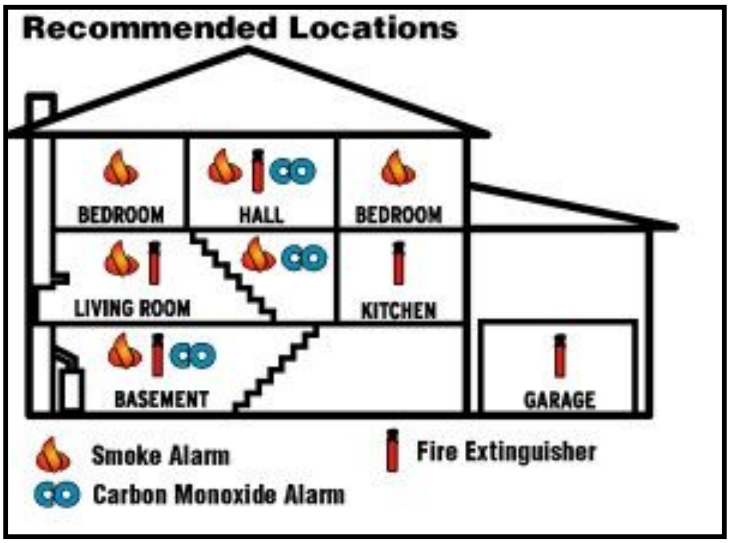
3. Smoke and carbon monoxide detector comments

Ins	Rr	Sc	Ni	Np
X				

Location: Smoke detectors observed in home - We suggest smoke / carbon monoxide detector installation on all levels of home for occupant safety.
Observations:
• Detectors are tested using the device test button. We strongly recommend working smoke and carbon monoxide detectors on all levels of the home, and periodic testing is suggested to ensure proper working order. Detectors often only have a life span of 10 years even if they sound on testing they can fail at anytime. While there may be serviceable smoke and carbon monoxide detectors in the house at time of inspection, buyer is urged to review existence of such upon close as on occasion they are removed by seller. In 2016 regulators state: all bedrooms in new home builds must have their own smoke detector - Not essential for older homes but would greatly enhance safety.

Suggest carbon monoxide detectors are added to all levels. (CO detectors only have a 7 year life span, if age unknown suggest replacing).
• If age of smoke detectors is unknown, we suggest replacing for occupant safety. These safety devices have a 10 year life span.
• To ensure reliable safe operation, replace smoke detectors as recommended by manufactures expiry date -





To ensure reliable safe operation, replace smoke detectors as recommended by manufactures expiry date - 2030

4. Electrical Comments

Ins	Rr	Sc	Ni	Np
X				

Observations:
• As generalists our electrical inspections are limited - if a more advanced inspection is required, we recommend contacting a qualified electrician for full review.

It is not the inspectors responsibility to confirm permits for the property.

For education purposes - A ground-fault circuit interrupter (GFCI) can help prevent electrocution. GFCIs are generally installed where electrical circuits within appliances may accidentally come into contact with water. They are most often found in kitchens, bath and laundry rooms, outside or in the garage

We may recommend GFCI upgrades in areas as suggestions only, and in some cases not possible due to the age of the home/panel. For more detailed review of electrical issues we suggest consulting an electrician to review system, if required.

As we have tested the system using conventional means, grounding appears to be present. It can only be assumed that the ground connections have been properly connected as we were unable to verify existence of a ground rod, grounding plates or connections. Should further review be need, recommend contacting a qualified electrician for further information.

If light fixtures do not respond to testing, we recommend changing bulbs to confirm correct operating condition.

The electrical service to this home is typical and adequate for this home. A representative number of receptacles were tested, and any issues found have been documented in the appropriate section.

All electrical issues within the home should be repaired by a licensed electrical contractor. Do not attempt electrical repairs unless fully qualified as injury can result.

Heating

1. Heating Type

Materials: Gas Forced Air
Materials: Approximate age of furnace is 2 years old.

2. Thermostat Condition

Ins	Rr	Sc	Ni	Np
X				

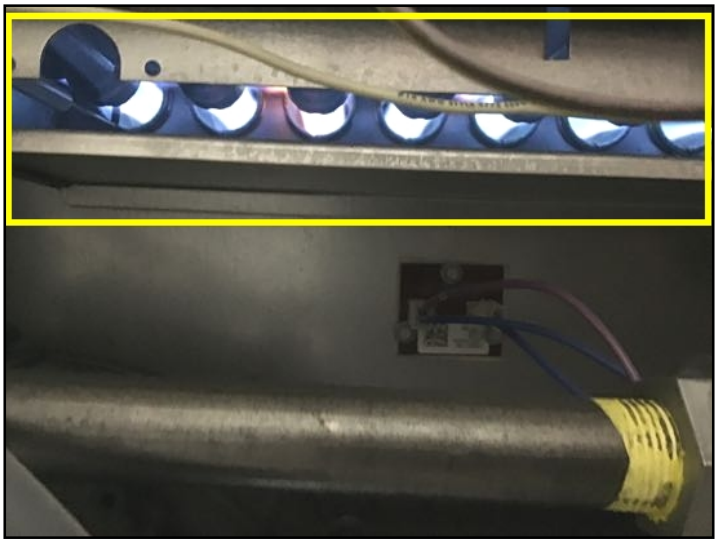
Due to complexity of thermostat, recommend reviewing owner manual for proper operation.
Observations:
• Thermostat secure on wall, and functional on day of inspection

Thermostat secure on wall, and functional on day of inspection

3. Burner Chamber Comments

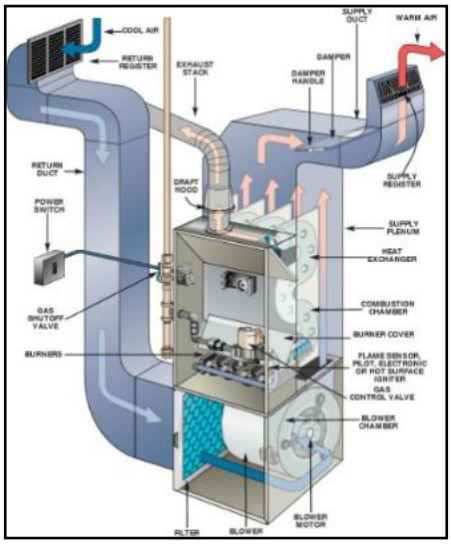
Ins	Rr	Sc	Ni	Np
X				

Observations:
• Burner chamber appears in serviceable condition on day of inspection. Annual clean/service by a qualified HVAC technician is recommended on possession and then ongoing annually. Heat exchangers are not visible as they are an internal component of the furnace and can not be inspected properly without disassembling the furnace. As this is not an invasive inspection, heat exchanger condition is not part of this inspection - An HVAC contractor should be consulted to inspect the internal components of the furnace if concerned.



Burner chamber appears in serviceable condition on day of inspection. Annual clean/service by a qualified HVAC technician is recommended on possession and then ongoing annually. Heat exchangers are not visible as they are an internal component of the furnace and can not be inspected properly without disassembling the furnace. As this is not an invasive inspection, heat exchanger condition is not part of this inspection - An HVAC contractor should be consulted to inspect the internal components of the furnace if concerned.

Carbon monoxide reading was ZERO during inspection.



4. Exhaust Venting Conditions

Ins	Rr	Sc	Ni	Np
X	X			

Materials: CPVC - BH Type rated pipe
Observations:
• CPVC BH Rated vent lines in serviceable condition where visible.

5. Filter comments

Ins	Rr	Sc	Ni	Np
X				

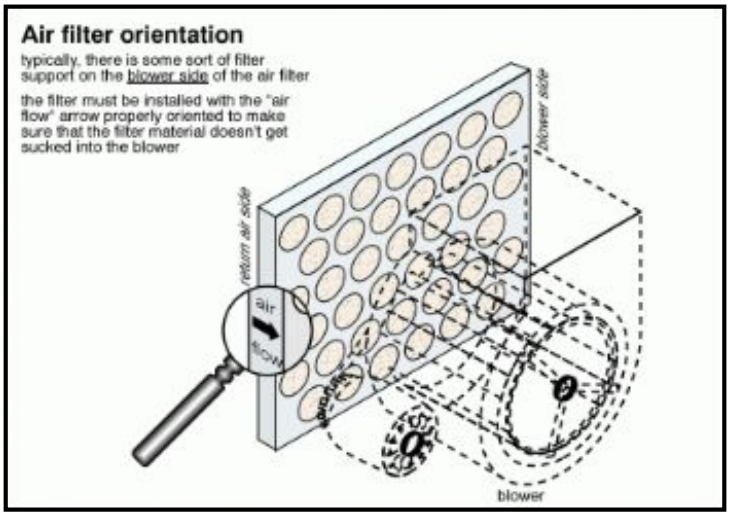
Size: 20x25x1
Observations:
• Recommend filters are changed every 2-3 months, unless otherwise stated by the filters manufacture.
• Ventilation system in place - Suggest maintaining as per the manufactures recommendations.
• HRV (Heat Recovery Ventilation) system in place - These systems contain filters that require regular cleaning. Suggest maintaining as per manufactures recommendations.
• HRV filters are dirty. Recommend cleaning the filters and core upon possession of home.

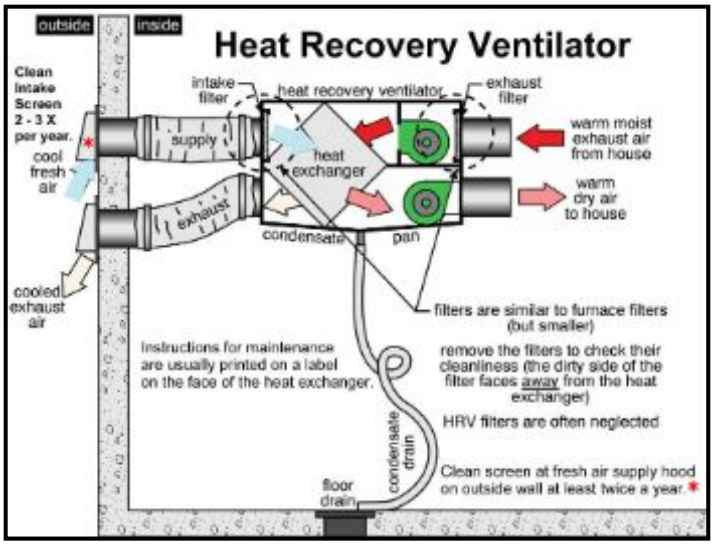
HRV control panel


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


HRV (Heat Recovery Ventilation) system in place - These systems contain filters that require regular cleaning. Suggest maintaining as per manufactures recommendations.


Recommend cleaning HRV filters and core regularly.

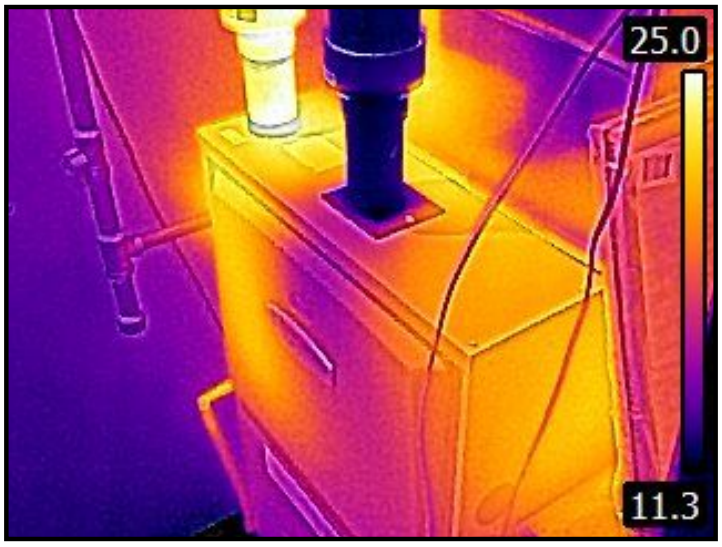




6. Distribution Condition

Ins	Rr	Sc	Ni	Np
X				

Type: Ducts and Registers



Furnace thermal scanned and working as required at time of inspection.

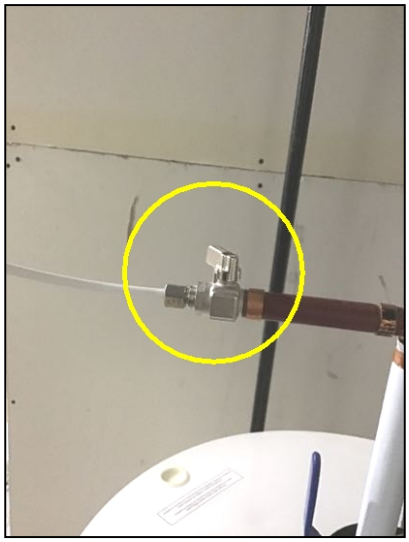
7. Humidifier comments

Ins	Rr	Sc	Ni	Np
X	X			

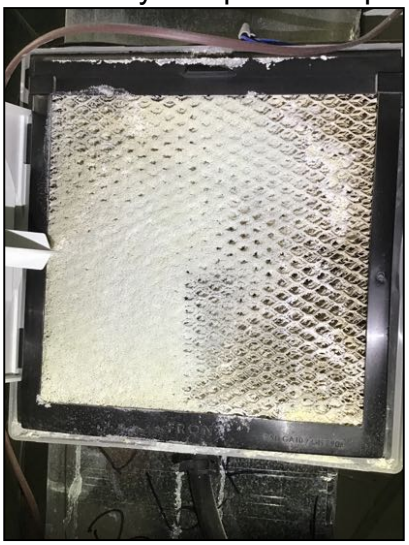
Materials: Flow through
Observations:
• A humidifying system is present on the furnace. Humidifiers require annual service for proper operation. Visually inspected externally - we do not take any components apart.

Humidistat

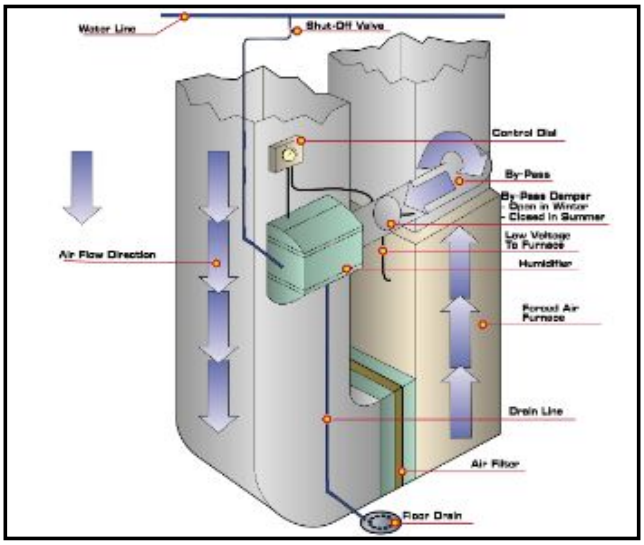
A humidifying system is present on the furnace. Humidifiers require annual service for proper operation. Visually inspected externally - we do not take any components apart.



Humidifier water supply shut off valve



Calcium / mineralization build up observed at humidifier filter. Recommend replacing.



8. Heating Comments

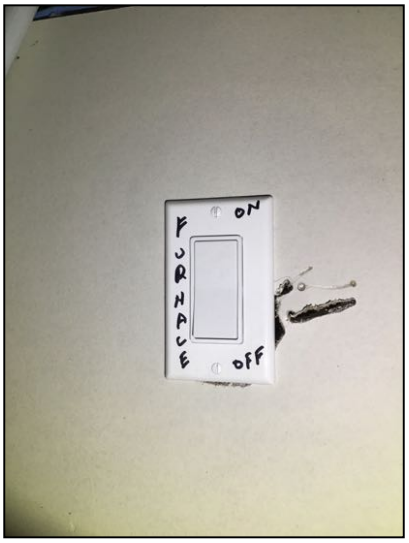
Ins	Rr	Sc	Ni	Np
X	X			

Observations:
• Due to inaccessibility of many of the internal components of this unit, the review of the furnace is limited. Unit was tested using normal operating controls and appeared to function properly at time of inspection. Holes or cracks in the furnaces heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. If a more detailed inspection of the internal components of the furnace is desired, a licensed heating contractor should be consulted prior to closing to ensure safe operation of this unit.

We recommend a full furnace service and duct cleaning on possession and every 1-2 years afterwards.

Heating units have an average life expectancy of 20 - 30 years with regular maintenance, but can fail at any time - Our comments are on the day of the inspection only - Furnace appears to be functioning correctly, unless otherwise noted.
• Furnace cabinet in serviceable condition. No active condensate leaks observed at time of inspection. Recommend periodic monitoring and immediate repair of any leaking to prevent damage to cabinet.
• Active condensate leak noted at high efficiency furnace drain line - Repair asap to prevent long term damage to furnace.
• Caution: Limited access space to Furnace / Service Panel. Avoid disturbing TPR valve for safety

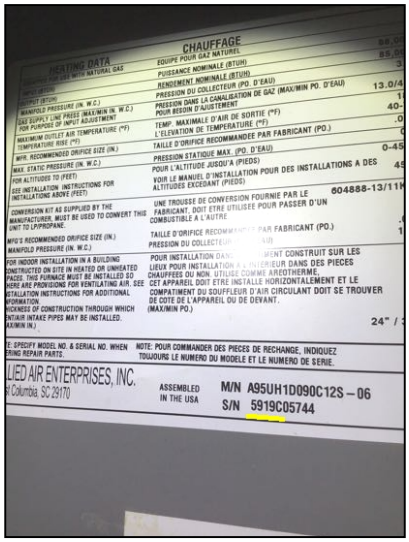
Gas shut off



Furnace electric disconnect switch.

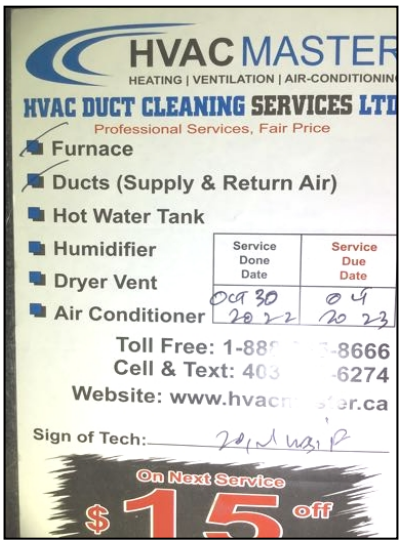
Caution: Limited access space to Furnace / Service Panel. Avoid disturbing TPR valve for safety

Furnace cabinet in serviceable condition. Recommend periodic monitoring and immediate repair of any leaking to prevent damage to cabinet.

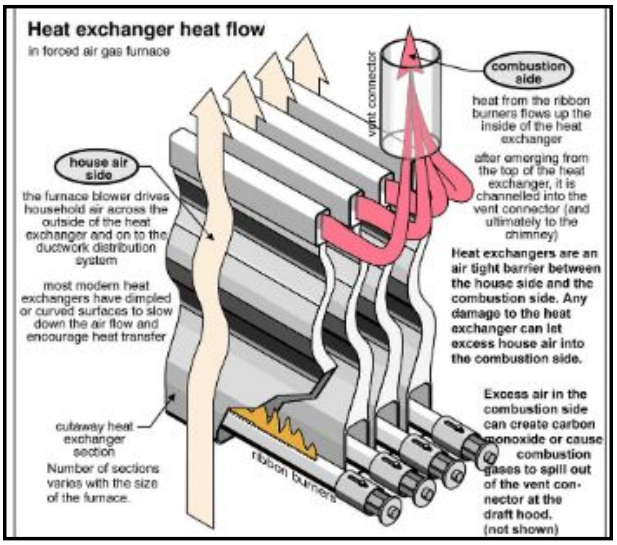


Furnace manufacturers plate - Armstrong furnace - 2019

Active condensate leak noted at high efficiency furnace drain line - Repair asap to prevent long term damage to furnace.



Service Sticker



Due to inaccessibility of many of the internal components of this unit, the review of the furnace is limited. Unit was tested using normal operating controls and appeared to function properly at time of inspection. Holes or cracks in the furnaces heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. If a more detailed inspection of the internal components of the furnace is desired, a licensed heating contractor should be consulted prior to closing to ensure safe operation of this unit. We recommend a full furnace service and duct cleaning on possession and every 1-2 years afterwards. Heating units have an average life expectancy of 20 - 30 years with regular maintenance, but can fail at any time - Our comments are on the day of the inspection only - Furnace appears to be functioning correctly, unless otherwise noted.

Water Heater

1. Water Heater

The water heater is located in the furnace room, has a 50 US gallon capacity, approximately 2 years old. Average life expectancy is about 10-12 years - These can fail at any time.

2. Supply lines Condition

Ins	Rr	Sc	Ni	Np
X				

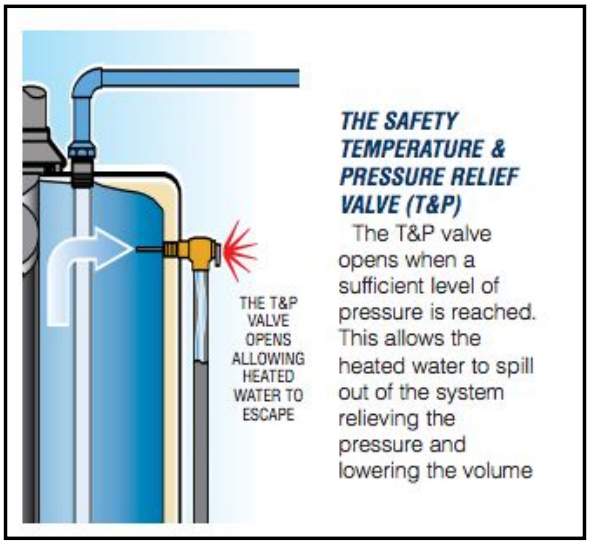
Materials: Pex
Observations:
• No leaks at supply lines or fittings observed - Recommend monitoring periodically for leaks and or corrosion.

3. Temperature Pressure Release Valve Conditions

Ins	Rr	Sc	Ni	Np
X	X			

Observations:
• Discharge pipe is missing on the temperature pressure relief valve. Suggest installing the required ¾ inch discharge pipe on the temperature pressure relief valve to within 6 inches of floor to ensure safety. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection.

• Discharge pipe is missing on the temperature pressure relief valve.

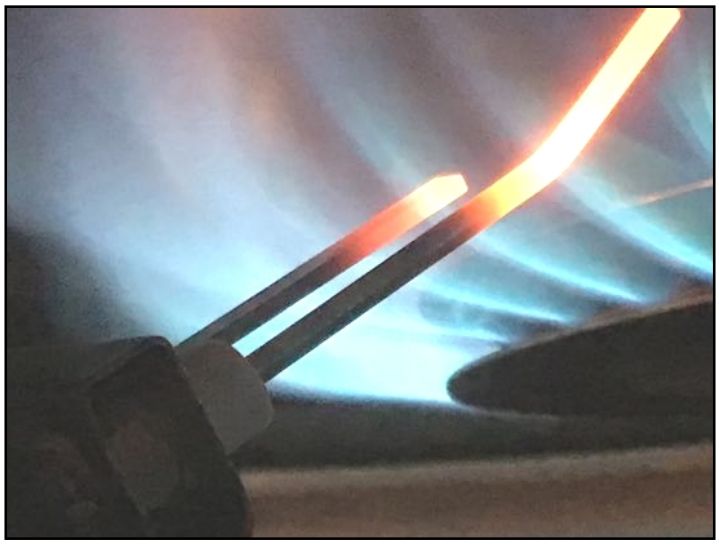


Discharge pipe is missing on the temperature pressure relief valve. Suggest installing the required ¾ inch discharge pipe on the temperature pressure relief valve to within 6 inches of floor to ensure safety. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection.

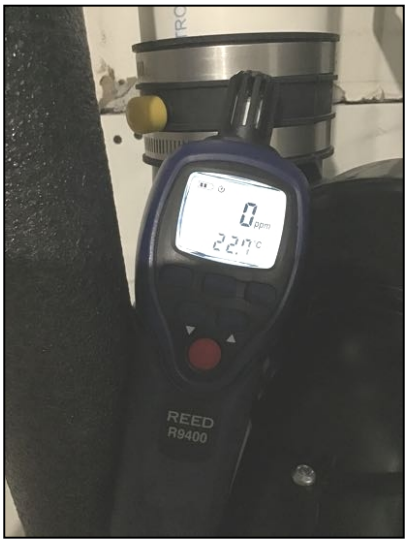
4. Combustion Chamber Conditions

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Combustion chamber can only be partially inspected but appeared in serviceable condition where visible



Combustion chamber can only be partially inspected but appeared in serviceable condition where visible



Carbon monoxide reading was ZERO during testing of tank.

5. Flue Venting Conditions

Ins	Rr	Sc	Ni	Np
X				

Materials: CPVC
Observations:
• CPVC / BH rated vent lines in serviceable condition where visible. Power vented water tank observed - Power vented water heater does not need a chimney, but uses an electrically powered fan to move combustion products outside through heat rated pipe.

Mixture of ABS and PVC intake. ABS glue used for fittings

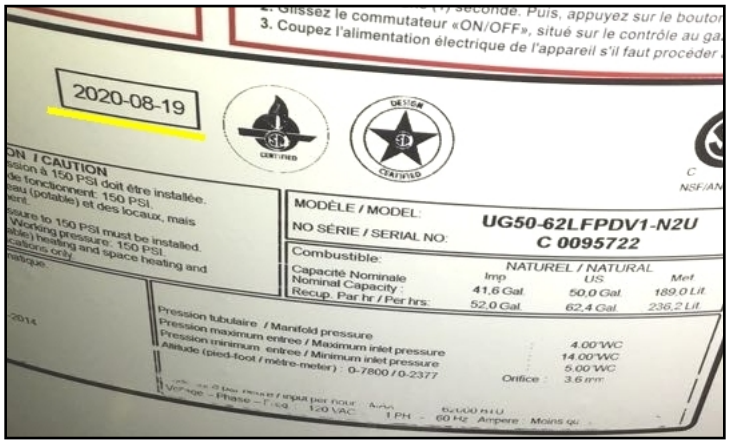
6. Water Heater Comments

Ins	Rr	Sc	Ni	Np
X	X			

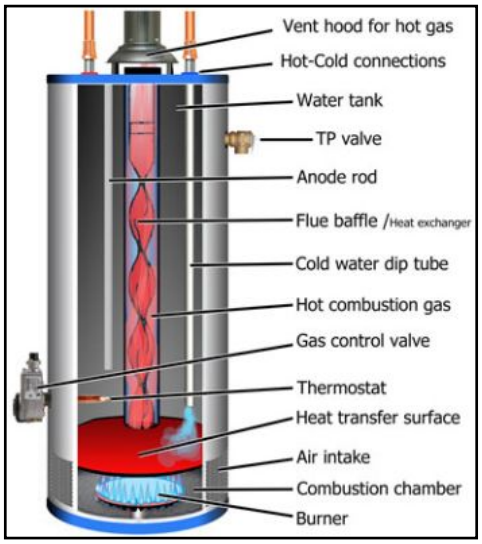
Observations:
• Gas fired Hot Water Tank serviceable at time of inspection. No guarantees can be offered on this tank or any other appliance. Children should be kept away from water heater as the high pressure release valve, if disturbed, can cause scalding. Periodic monitoring of tank is suggested for leaking.

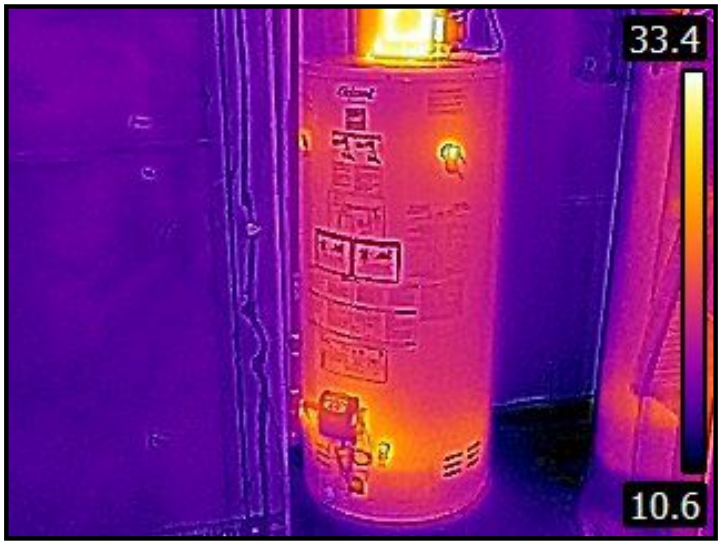
Gas shut off valve

Water shut off valve



Hot Water Tank manufacturer plate - Giant - 50 Gallon - 2020





No leaks observed at hot water tank during the inspection - Tank is fully thermal scanned

Attic

1. Methods Used to Inspect

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

• Due to the cathedral construction design of this house, the space between the ceiling and roof was not visually inspected, as this area is not visible or accessible to the inspector. If client has concerns regarding this area of the home, a specialist should be contacted for further evaluation and information.

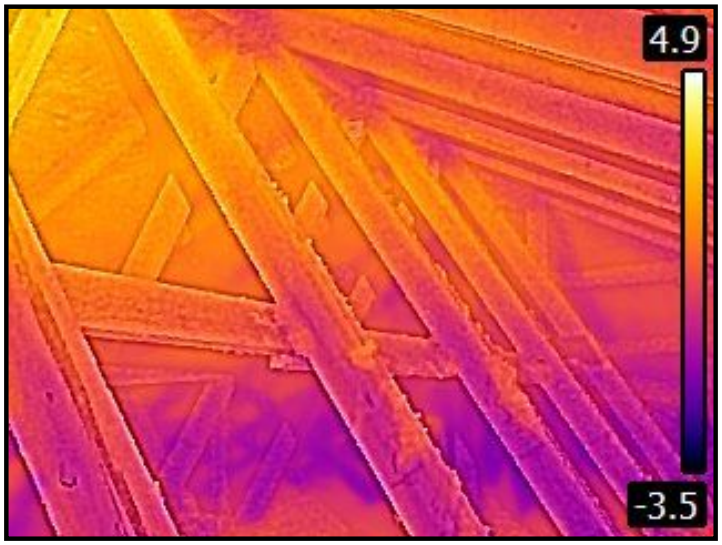
2. Framing Condition

Ins	Rr	Sc	Ni	Np
X				

Style: Truss
Observations:
• Framing appears serviceable in attic area where visible from ladders edge with flash light. Unable to determine condition of framing in areas covered by insulation or behind obstructions.

Framing appears serviceable in attic area where visible from ladders edge with flash light. Unable to determine condition of framing in areas covered by insulation or behind obstructions.

Attic hatch rough in noted. Recommend ensuring adequate insulation.



Framing serviceable in attic area from ladders edge on thermal scan

3. Sheathing Condition

Ins	Rr	Sc	Ni	Np
X				

Materials: Plywood/OSB
Observations:
• The sheathing was visually inspected and appeared dry on the day of the inspection. (we can only comment on what is visible and accessible areas from the attic hatch at the ladders edge)

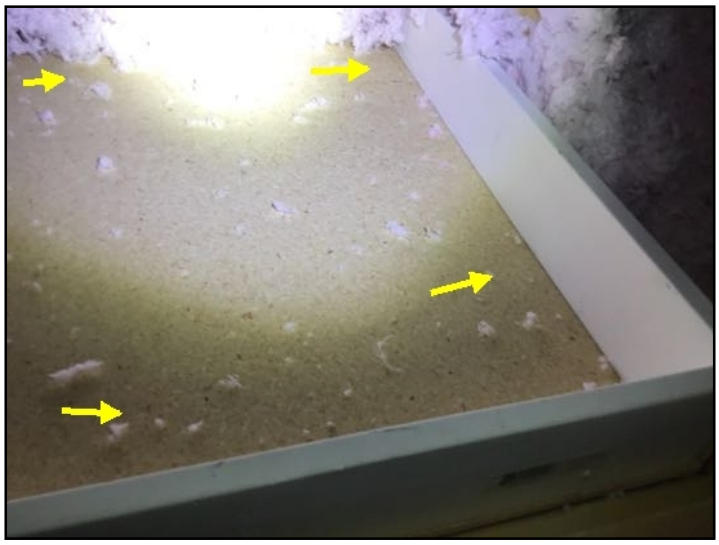
The sheathing was visually inspected and appeared dry on the day of the inspection. (we can only comment on what is visible and accessible areas from the attic hatch at the ladders edge)

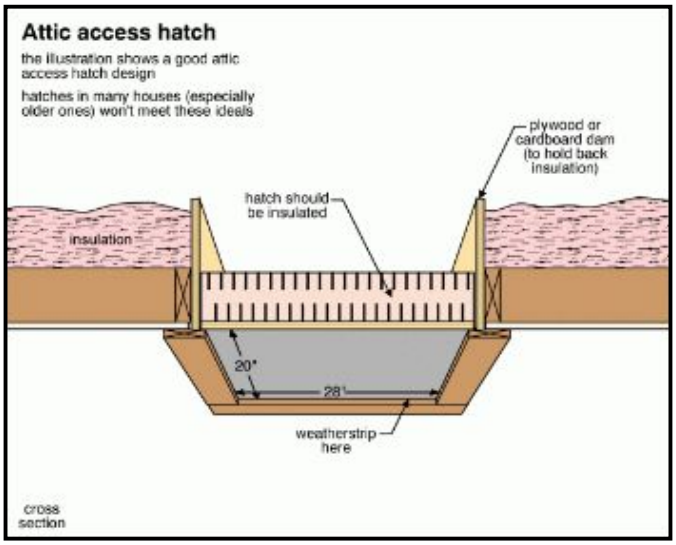
The sheathing was thermal scanned and appeared dry on the day of the inspection

4. Insulation Condition

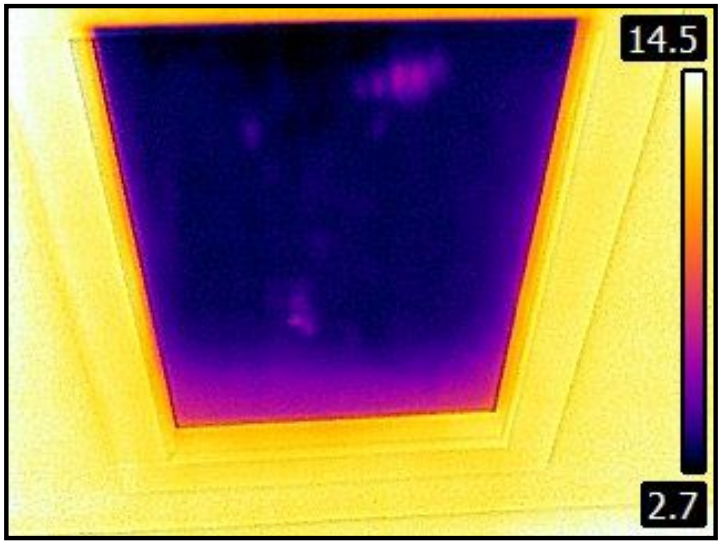
Ins	Rr	Sc	Ni	Np
X				

Materials: Blown in - Loose fill insulation
Observations:
• The insulation in the attic space is fairly consistent throughout. Blown in insulation-R-Value - Approx 1 R per 3 inches
• Suggest adding insulation to the back of the attic hatch, to reduce heat loss.
• Add insulation to back of attic hatch to reduce heat loss





Add insulation to back of attic hatch to reduce heat loss

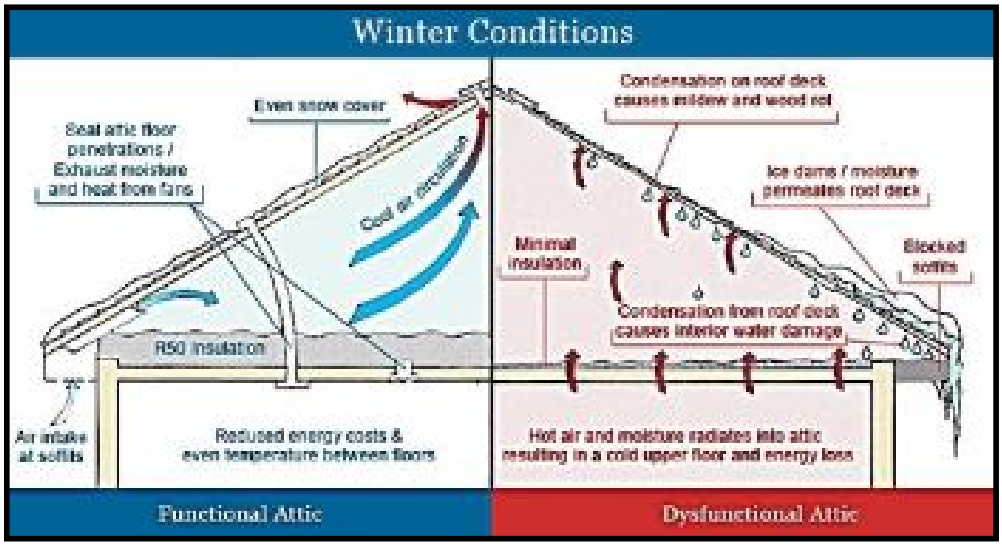


Add insulation to back of attic hatch to reduce heat loss

5. Ventilation Conditions

Ins	Rr	Sc	Ni	Np
X				

Style: Hooded Roof Vents • Soffit Vents
Observations:
• Proper ventilation in your attic is critical to the performance of your roofing material. Life cycle, cost of roofing material, house structure, home system venting, attic condensation, ice dams, ceiling leaks, R value of insulation, energy costs, health of occupants, and so much more can be affected.
• A properly ventilated and insulated attic space is vital to your homes ability to ensure moisture does not develop potentially causing a variety of problems including attic rain. Ensure proper attic hatch seal is maintained to prevent warm air meeting cold air in the attic space creating condensation.


Winter Conditions
Even snow cover
Seal attic floor penetrations / Exhaust moisture and heat from fans
Cold air circulation
R50 Insulation
Air intake at soffits
Reduced energy costs & even temperature between floors
Functional Attic
Condensation on roof deck causes mildew and wood rot
Ice dams / moisture permeates roof deck
Minimal insulation
Blocked soffits
Condensation from roof deck causes interior water damage
Hot air and moisture radiates into attic resulting in a cold upper floor and energy loss
Dysfunctional Attic

6. Attic Comments

Ins	Rr	Sc	Ni	Np
X				

Observations:
• Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mould is kept in check. While there may be very little or no evidence of organic growth in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mould can be potentially hazardous and will spread when moisture enters the attic cavity and is not vented to the exterior. Any area of suspected mould should be reviewed by a qualified contractor for analysis and removal.

Recommend monitoring performance of roof through regular attic review - Water intrusion can occur at any time after the inspection, future performance unknown.

It is common to see staining around attic hatch entrance and the hatch itself. This happens when heat from the interior of the home escapes into attic through the hatch area in winter. When hot air meets the cold air, it turns to condensation. In extreme extended cold periods during the winter months, frost caused from condensation can form on sheathing / nails which can melt with sudden warming in temperature. This melting is commonly referred to as attic rain which can stain ceilings and cause severe damage to the home. In extreme cases, mould can start to form. It is imperative that the seal at the attic hatch lip is tight and in good condition to prevent moisture intrusion into attic.

Recommend installation of new weatherstripping foam annually at attic hatch lip to reduce build up of warm moist air which often causes moisture issues including attic rain.

Any gaps at the attic hatch / curb joint should be well insulated.

Comments made regarding the attic reflect weather conditions on the day of inspection. During extended periods of dry weather, leaks are not visible, so excluded from being the responsibility of the home inspector. We can only comment on the condition of the attic representative of the day of the home inspection.
• Attic thermally scanned and no major causes for concern noted.
• Suggest installation of fresh weatherstripping annually at attic hatch to reduce build up of warm moist air which often causes moisture issues.
• Since there were stains noted on the decking of this attic, it is recommended that owner regularly review this staining to ensure that it does not become more widespread
• Recommend insulating gaps between hatch lip and curb to prevent heat loss and staining

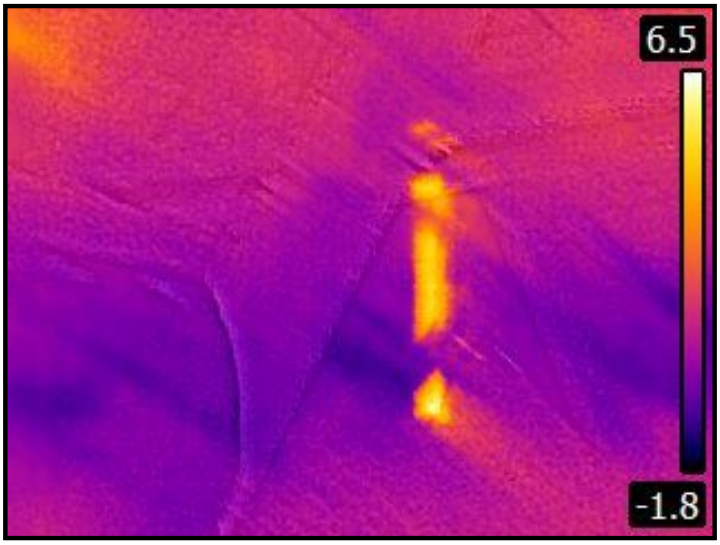
Staining noted at attic casing - Monitor for moisture. In some cases stains can be removed using a 4 parts water- 1 part bleach solution and misting area several times.

Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mould is kept in check. While there may be very little or no evidence of organic growth in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mould can be potentially hazardous and will spread when moisture enters the attic cavity and is not vented to the exterior. Any area of suspected mould should be reviewed by a qualified contractor for analysis and removal. Recommend monitoring performance of roof through regular attic review - Water intrusion can occur at any time after the inspection, future performance unknown. It is common to see staining around attic hatch entrance and the hatch itself. This happens when heat from the interior of the home escapes into attic through the hatch area in winter. When hot air meets the cold air, it turns to condensation. In extreme extended cold periods during the winter months, frost caused from condensation can form on sheathing / nails which can melt with sudden warming in temperature. This melting is commonly referred to as attic rain which can stain ceilings and cause severe damage to the home. In extreme cases, mould can start to form. It is imperative that the seal at the attic hatch lip is tight and in good condition to prevent moisture intrusion into attic. Recommend installation of new weatherstripping foam annually at attic hatch lip to reduce build up of warm moist air which often causes moisture issues including attic rain. Any gaps at the attic hatch / curb joint should be well insulated. Comments made regarding the attic reflect weather conditions on the day of inspection. During extended periods of dry weather, leaks are not visible, so excluded from being the responsibility of the home inspector. We can only comment on the condition of the attic representative of the day of the home inspection.

Recommend further review of bathroom exhaust venting. Loop can hold water which in turn can freeze.

Suggest installation of fresh weatherstripping annually at attic hatch to reduce build up of warm moist air which often causes moisture issues.

Recommend insulating gaps between hatch lip and curb to prevent heat loss and staining



Attic thermally scanned and no major causes for concern noted.

Standards of Practice

InterNACHI's Home Inspection Standards of Practice

and

The International Code of Ethics for Home Inspectors

Effective March 2018

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1. Definitions and Scope

1.1. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

I. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

I. An inspection is not technically exhaustive. II. An inspection will not identify concealed or latent defects. III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc. IV. An inspection will not determine the suitability of the property for any use. V. An inspection does not determine the market value of the property or its marketability. VI. An inspection does not determine the insurability of the property. VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property. VIII. An inspection does not determine the life expectancy of the property or any components or systems therein. IX. An inspection does not include items not permanently installed. X. This Standards of Practice applies only to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine: A. property boundary lines or encroachments. B. the condition of any component or system that is not readily accessible. C. the service life expectancy of any component or system. D. the size, capacity, BTU, performance or efficiency of any component or system. E. the cause or reason of any condition. F. the cause for the need of correction, repair or replacement of any system or component. G. future conditions. H. compliance with codes or regulations. I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests. J. the presence of mold, mildew or fungus. K. the presence of airborne hazards, including radon. L. the air quality. M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall. N. the existence of electromagnetic fields. O. any hazardous waste conditions. P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes. Q. acoustical properties. R. correction, replacement or repair cost estimates. S. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

A. any system that is shut down. B. any system that does not function properly. C. or evaluate low-voltage electrical systems, such as, but not limited to: 1. phone lines; 2. cable lines; 3. satellite dishes; 4. antennae; 5. lights; or 6. remote controls. D. any system that does not turn on with the use of normal operating controls. E. any shut-off valves or manual stop valves. F. any electrical disconnect or over-current protection devices. G. any alarm systems. H. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

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

3. Standards of Practice

3.1. 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 inspector’s 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.

3.2. Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials; B. the eaves, soffits and fascia; C. a representative number of windows; D. all exterior doors; E. flashing and trim; F. adjacent walkways and driveways; G. stairs, steps, stoops, stairways and ramps; H. porches, patios, decks, balconies and carports; I. railings, guards and handrails; and J. 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, break walls 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 drain fields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. 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.

3.4. 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, measure or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, make-up air, 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. I. measure or calculate the air for combustion, ventilation or dilution of flue gases for appliances.

3.5. 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.

3.6. 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. the 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, back- flow 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 heate 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, polyethylene, or similar plastic plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

3.7. 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. panel boards 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. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnects amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service- entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panel board, sub-panels, distribution panel boards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panel board cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

3.8. Fireplace

I. The inspector shall inspect: A. readily accessible and visible portions of the fireplaces and chimneys; B. lintels above the fireplace openings; C. damper doors by opening and closing them, if readily accessible and manually operable; and D. cleanout doors and frames.

II. The inspector shall describe: A. the type of fireplace.

III. The inspector shall report as in need of correction: A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; B. manually operated dampers that did not open and close; C. the lack of a smoke detector in the same room as the fireplace; D. the lack of a carbon-monoxide detector in the same room as the fireplace; and E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: A. inspect the flue or vent system. B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. C. determine the need for a chimney sweep. D. operate gas fireplace inserts. E. light pilot flames. F. determine the appropriateness of any installation. G. inspect automatic fuel-fed devices. H. inspect combustion and/or make-up air devices. I. inspect heat-distribution assists, whether gravity- controlled or fan-assisted. J. ignite or extinguish fires. K. determine the adequacy of drafts or draft characteristics. L. move fireplace inserts, stoves or firebox contents. M. perform a smoke test. N. dismantle or remove any component. O. perform a National Fire Protection Association (NFPA)-style inspection. P. perform a Phase I fireplace and chimney inspection.

3.9. 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.

3.10. Doors, Windows & Interior

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

II. The inspector shall describe: A. a garage vehicle door as manually operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steam- generating 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.

4. Glossary of Terms:

• **accessible:** In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.

• **activate:** To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.

• **adversely affect:** To constitute, or potentially constitute, a negative or destructive impact.

• **alarm system:** Warning devices, installed or freestanding, including, but not limited to carbon-monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.

• **appliance:** A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.

• **architectural service:** Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.

• **component:** A permanently installed or attached fixture, element or part of a system.

• **condition:** The visible and conspicuous state of being of an object.

• **correction:** Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.

• **cosmetic defect:** An irregularity or imperfection in something, which could be corrected, but is not required.

• **crawlspace:** The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.

• **decorative:** Ornamental; not required for the operation of essential systems or components of a home.

• **describe:** To report in writing on a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.

• **determine:** To arrive at an opinion or conclusion pursuant to examination.

• **dismantle:** To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

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

• **enter:** To go into an area to observe visible components.

• **evaluate:** To assess the systems, structures and/or components of a property.

• **evidence:** That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.

• **examine:** To visually look (see inspect).

• **foundation:** The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.

• **function:** The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.

• **functional:** Performing, or able to perform, a function.

• **functional defect:** A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.

• **general home inspection:** The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.

• **home inspection:** See general home inspection.

• **household appliances:** Kitchen and laundry appliances, room air conditioners, and similar appliances.

• **identify:** To notice and report.

• **indication:** That which serves to point out, show, or make known the present existence of something under certain conditions.

• **inspect:** To examine readily accessible systems and components safely, using normal operating controls, and accessing readily

accessible areas, in accordance with this Standards of Practice.

• **inspected property:** The readily accessible areas of the buildings, site, items, components and systems included in the inspection.

• **inspection report:** A written communication (possibly including images) of any material defects observed during the inspection.

• **inspector:** One who performs a real estate inspection.

• **installed:** Attached or connected such that the installed item requires a tool for removal.

• **material defect:** A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

• **normal operating controls:** Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.

• **observe:** To visually notice.

• **operate:** To cause systems to function or turn on with normal operating controls.

• **readily accessible:** A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

• **recreational facilities:** Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.

• **report (verb form):** To express, communicate or provide information in writing; give a written account of. (See also inspection report.)

• **representative number:** A number sufficient to serve as a typical or characteristic example of the item(s) inspected.

• **residential property:** Four or fewer residential units.

• **residential unit:** A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

• **safety glazing:** Tempered glass, laminated glass, or rigid plastic.

• **shut down:** Turned off, unplugged, inactive, not in service, not operational, etc.

• **structural component:** A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

• **system:** An assembly of various components which function as a whole.

• **technically exhaustive:** A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.

• **unsafe:** In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of 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.

• **verify:** To confirm or substantiate.

International Code of Ethics for Home Inspectors

The International Association of Certified Home Inspectors (InterNACHI®) promotes a high standard of professionalism, business ethics and inspection procedures. InterNACHI® members subscribe to the following Code of Ethics in the course of their business.

I. Duty to the Public

1. The InterNACHI® member shall abide by the Code of Ethics and substantially follow the InterNACHI® Standards of Practice.

2. The InterNACHI® member shall not engage in any practices that could be damaging to the public or bring discredit to the home inspection industry.

3. The InterNACHI® member shall be fair, honest and impartial, and act in good faith in dealing with the public.

4. The InterNACHI® member shall not discriminate in any business activities on the basis of age, race, color, religion, gender, national origin, familial status, sexual orientation, or handicap, and shall comply with all federal, state and local laws concerning discrimination.

5. The InterNACHI® member shall be truthful regarding his/her services and qualifications.

6. The InterNACHI® member shall not:

a. have any disclosed or undisclosed conflict of interest with the client;

b. accept or offer any disclosed or undisclosed commissions, rebates, profits, or other benefit from real estate agents, brokers, or any third parties having financial interest in the sale of the property; or

c. offer or provide any disclosed or undisclosed financial compensation directly or indirectly to any real estate agent, real estate broker, or real estate company for referrals or for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.

7. The InterNACHI® member shall not release any information about the inspection or the client to a third party unless doing so is necessary to protect the safety of others, to comply with a law or statute, or both of the following conditions are met:

a. the client has been made explicitly aware of what information will be released, to whom, and for what purpose, and;

b. the client has provided explicit, prior written consent for the release of his/her information.

8. The InterNACHI® member shall always act in the interests of the client unless doing so violates a law, statute, or this Code of Ethics.

9. The InterNACHI® member shall use a written contract that specifies the services to be performed, limitations of services, and fees.

10. The InterNACHI® member shall comply with all government rules and licensing InterNACHI's Home Inspection Standards of Practice requirements of the jurisdiction where he or she conducts business.

11. The InterNACHI® member shall not perform or offer to perform, for an additional fee, any repairs or associated services to the structure for which the member or member's company has prepared a home inspection report for a period of 12 months. This provision shall not include services to components and/or systems that are not included in the InterNACHI® Standards of Practice.

II. Duty to Continue Education

1. The InterNACHI® member who has earned the Certified Professional Inspector® (CPI) designation shall comply with InterNACHI's current Continuing Education requirements.
2. The InterNACHI® member who has earned the Certified Professional Inspector® (CPI) designation shall pass InterNACHI's Online Inspector Exam once every three years.

III. Duty to the Profession and to InterNACHI®

1. The InterNACHI® member shall strive to improve the home inspection industry by sharing his/her lessons and/or experiences for the benefit of all. This does not preclude the member from for the benefit of all. This does not preclude the member from copyrighting or marketing his/her expertise to other Inspectors or the public in any manner permitted by law.
2. The InterNACHI® member shall assist the InterNACHI® leadership in disseminating and publicizing the benefits of InterNACHI® membership.
3. The InterNACHI® member shall not engage in any act or practice that could be deemed damaging, seditious or destructive to InterNACHI®, fellow InterNACHI® members, InterNACHI® employees, leadership or directors. Accusations of a member acting or deemed in violation of such rules shall trigger a review by the Ethics Committee for possible sanctions and/or expulsion from InterNACHI®.
4. The InterNACHI® member shall abide by InterNACHI's current membership requirements.
5. The InterNACHI® member shall abide by InterNACHI's current message board rules.