

PROPERTY

Prepared Exclusively For:
[Insert Client's Name]



Property Located At:
[Insert Inspection Address]

Inspection Date: 18/03/2019

Inspected By: Scott Mackay

Report #: 180319



CONTRACT / RECEIPT

File #: 180319

Inspection Address: [Insert Inspection Address]

Date: 18/03/2019

Start Time: 4:00pm

Finish time: 6:30pm

Weather conditions at time of inspection: 4 degrees

Type of house/residence; Bungalow

Approx. Age: 1962

Client(s) Name(s):

Mailing Address:

Apt. #:

City:

Postal Code:

Phone # Home:

Business #:

Phone # Cell:

E-mail Address:

CONTRACT

I/we, the above named client(s) request an inspection of the inspection address noted above. The inspection is to be performed by the below noted inspection company (firm) in accordance with industry accepted Standards of Practice.

It is important for the client(s) to understand that the inspection is based on the limited visual inspection of the readily accessible aspects of the building. The report is representative of the inspector's opinion of the observable conditions on the day of the inspection. While this inspection may reduce your risks of home ownership, it is not an insurance policy, warranty or guarantee on the home. Neither the inspector nor the inspection firm will assume any risks related to this home's future performance, or lack thereof. This report is for the exclusive use of the contracted parties and may not be used by third parties without the prior written permission from the inspector/inspection firm.

I / we have read, understand and accept the terms & conditions as outlined here and on the page entitled "What You Should Expect from Your Inspection". Please initial here ____.

The Client(s), by signing below, agree to have read, understand and accept the terms of this contract.

Client(s)/Representative Signature(s) _____ Date: 18/03/2019

If Client(s) is (are) represented, please print name of representative.

RECEIPT

Base Fee \$400.00 Inspection Firm Admiral Home Inspections Ltd.

Other \$120.00 Inspectors Name

Tax \$26.00 Inspector Number (if applicable)

Total Fee \$546.00 Payment Form _____

Received By _____

(Signature) _____

WHAT TO EXPECT FROM YOUR HOME INSPECTION

1. **Purpose:** The purpose of the inspection is to attempt to detect the presence of home defects by performing a visual inspection of the property and it is a snapshot of the condition of the home today at the time of inspection. This report will not address environmental concerns or provide cost estimates.
2. **Scope:** The scope of the inspection is limited to the readily accessible areas of the property and is based on the condition of the property at the precise time and date of the inspection. Things can and do change and a home inspection will not stop these changes from occurring. Furthermore, as such, the report is not a guarantee or warranty that hidden defects do or do not exist. As a courtesy the INSPECTION COMPANY may point out conditions that contribute to possible home problems/defects but such comments are not part of the final report.
3. **Report:** The CLIENT will be provided with a written report of the INSPECTION COMPANY'S visual observations. The INSPECTION COMPANY is not able to determine all deficiencies from visual observations alone. Some deficiencies may go unnoted in the report and the client accepts this. The report is not intended to comply with any legal obligations to disclosure. The Home Inspector is a Generalist, not a specialist in all disciplines.
4. **Exclusivity:** The report is intended for the sole, confidential and exclusive use and benefit of the CLIENT and the INSPECTION COMPANY has no obligation or duty to any other party. The INSPECTION COMPANY accepts no responsibility for use by third parties. There are no third party beneficiaries to this agreement. This Agreement is not transferable or assignable. Notwithstanding the foregoing, the CLIENT understands that the INSPECTION COMPANY may notify the homeowner, occupant, or appropriate public agency of any condition(s) discovered that may pose a safety or health concern. Inspection is not Building code or By-Law compliance.
5. **Limitation of Liability:** It is understood the INSPECTION COMPANY and its associates are not insurers and that the inspection report shall not be construed as a guarantee or warranty of any kind. The CLIENT agrees to hold the INSPECTION COMPANY and their respective officers, agents and employees harmless from and against any and all liabilities, demands, claims, and expenses incident thereto for injuries to persons and for loss of, damage to, destruction of property, cost of repairing or replacing, or consequential damage arising out of or in connection with this inspection.
6. **Major Problems:** The purpose of the Home Inspection is to find and identify visible existing major problems apparent on the visual inspection of the home. Home Inspectors can greatly reduce the risk of a home purchase but it is impossible to totally eliminate the risk.
7. **Litigation:** The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the Province in which the INSPECTION COMPANY has its principal place of business. If the INSPECTION COMPANY is the substantially prevailing party in any such litigation, the CLIENT shall pay all legal costs, expenses and attorney's fees of the INSPECTION COMPANY in defending said claims.
8. **Environmental Concerns:** The inspection will NOT address environmental concerns including, but not limited to: air quality, water quality/quantity, sealed/underground fuel storage tanks, UFFI, asbestos, radon gas, molds, toxins, etc. The inspection report will also NOT address infestation by wood boring insects, rodents or other vermin. The CLIENT understands and acknowledges that it may be necessary to call on specialists in these areas to identify and evaluate these risks.
9. **Entire Agreement:** This Agreement represents the entire agreement between the PARTIES. No statement or promise made by the INSPECTION COMPANY or its respective officers, agents or employees shall be binding.
10. **Standards of Practice:** The inspection shall be completed in accordance within the CanNACHI Standards of Practice and Codes of Ethics.

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

1. ROOFING

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
101	♦	✓	Main Roof: ✓ shingles ✓ asphalt <input type="checkbox"/> wood <input type="checkbox"/> clay <input type="checkbox"/> slate <input type="checkbox"/> concrete <input type="checkbox"/> metal <input type="checkbox"/> rubber approx. age of roof covering ?? years - according to <input type="checkbox"/> roof tune-up recommended
102	♦	✓	Lower Roof: ✓ shingles ✓ asphalt <input type="checkbox"/> wood <input type="checkbox"/> clay <input type="checkbox"/> slate <input type="checkbox"/> concrete <input type="checkbox"/> metal <input type="checkbox"/> rubber approx. age of roof covering ?? years - according to <input type="checkbox"/> roof tune-up recommended
103	♦	–	Flat Roof:
104	♦	✓	Flashings:
105	♦	✓	Roof Penetrations:
106	♦	–	Skylights:
107	♦	✓	Chimneys: Masonry <input type="checkbox"/> metal liners recommend <input type="checkbox"/> rain cap recommended <i>mortar-cap</i>
108	♦	✓	Gutters & Downspouts: discharge method: ✓ on ground <input type="checkbox"/> below ground ✓ recommend downspout extension 4 to 6 feet away from house <i>too close</i>
109	♦	✓	Evidence of water penetration <input checked="" type="checkbox"/> none found today

COMMENTS: See **ADDITIONAL COMMENTS** Sheet

#107- deterioration to chimney mortar joints and unsealed concrete cap, recommend contractor to address to prevent further damage.

ROOFING PHOTOGRAPHS



Mortar deterioration to chimney



Shingles at back



Garge shingles



House shingles at front

Roofing Conditions & Limitations: Roof inspected by: ladder at edge binoculars walking on visual

Restricted/No access to:

Inspection restricted due to Height Slope Snow / Ice Rain/Wet Trees

Potential danger / damage

This report is an opinion of the general quality and condition of the roofing. As such the inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now or is subject to future leakage. Gutters, downspouts and subsurface drains are not water tested for leakage or blockage. These components require regular maintenance to avoid water problems at the roof and foundation.

SOP	Standards of Practice: CanNACHI	<input checked="" type="checkbox"/>	Inspected	Date: 18/03/2019
◆	Observe and Report on Systems & Components	<input checked="" type="checkbox"/>	Not Inspected	Inspector Initials:
■	Perform Tasks noted in SOP	<input type="checkbox"/>	Not Applicable	Client Initials:



2. EXTERIOR

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
201	♦	✓	Wall Surfaces: <input type="checkbox"/> brick <input type="checkbox"/> vinyl <input type="checkbox"/> aluminum <input checked="" type="checkbox"/> wood <input type="checkbox"/> stone <input checked="" type="checkbox"/> stucco <input type="checkbox"/> fibre board
202	♦	✓	Exterior Foundation Wall: cracks: <input type="checkbox"/> minor <input type="checkbox"/> moderate <input type="checkbox"/> extensive <input type="checkbox"/> not visible <i>inward movement</i>
203	♦	✓	Eaves, Soffits & Fascia:
204	♦	✓	Entryway Doors, Flashing & Trim: main door: <input checked="" type="checkbox"/> metal <input type="checkbox"/> wood other door(s): <input checked="" type="checkbox"/> metal <input type="checkbox"/> wood <input type="checkbox"/> sliding glass <i>garage</i>
205	♦	✓	Windows, Flashing & Trim: frames: <input type="checkbox"/> metal <input checked="" type="checkbox"/> vinyl <input type="checkbox"/> wood panes: <input type="checkbox"/> single <input checked="" type="checkbox"/> double <i>basement</i>
206	♦	—	Window Wells: <input type="checkbox"/> recommend window well covers <i>none</i>
207	♦ ■	✓	Garages: main door(s): <input type="checkbox"/> manual <input checked="" type="checkbox"/> automatic <input type="checkbox"/> not tested
208	♦	—	Carports:
209	♦	—	Porches: <input type="checkbox"/> concrete <input type="checkbox"/> wood <input type="checkbox"/> other
210	♦	✓	Decks: <input type="checkbox"/> concrete <input checked="" type="checkbox"/> wood <input checked="" type="checkbox"/> other
211	♦	—	Balconies:
212	♦	✓	Stairs:
213	♦ ■	✓	Guard Rails & Hand Railings:
214	♦	✓	Grading:
215	♦	—	Vegetation: <input type="checkbox"/> keep trimmed away from house
216	♦	—	Retaining Walls:
217	♦	✓	Patios / Walkways: <input type="checkbox"/> concrete <input type="checkbox"/> asphalt <input type="checkbox"/> paving/patio stones
218	♦	✓	Driveways: <input type="checkbox"/> concrete <input type="checkbox"/> asphalt <input type="checkbox"/> paving/patio stones <input type="checkbox"/> other

COMMENTS: See **ADDITIONAL COMMENTS** Sheet

#204- poor operation on bottom lock set on man door to garage and doesn't latch shut, recommend repair for intended operation.
 #206- no window wells installed at basement windows and driveway material covering had of window making the unusable and causing pressure. Recommend contractor to address for adequate installation.

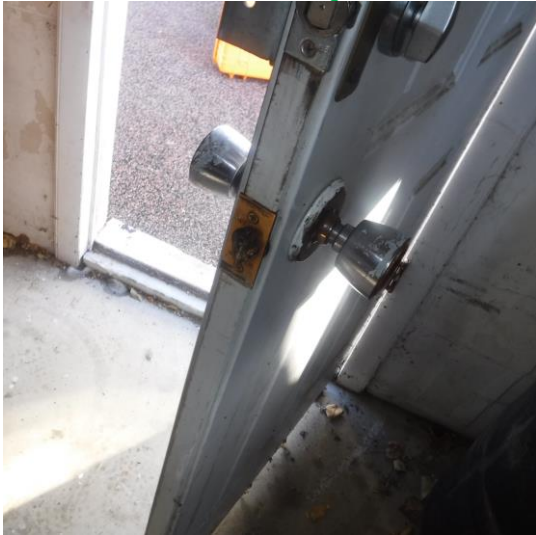
EXTERIOR PHOTOGRAPHS



Basement window below grade-no wells



Damaged garge door seal



Man door not latching shut



Unsealed chimney cap

Exterior Conditions & Limitations: Restricted / No access to: Snow covering over:
 Restricted inspection due to trees / vines / shrubs. Grading not visible due to: This report does not include geological or soil conditions. For this information a Geotechnical Engineer should be consulted.
 Outbuildings such as storage sheds etc. not related to the house are not included in the inspection.
 This inspection does not verify or certify the safe operation on any automatic garage door opening mechanism.

SOP	Standards of Practice: CanNACHI	✓	Inspected	Date: 18/03/2019
◆	Observe and Report on Systems & Components	✗	Not Inspected	Inspector Initials: Client Initials:
■	Perform Tasks noted in SOP	—	Not Applicable	

3. STRUCTURE

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
301	♦	✓	FOUNDATION: type: ✓ formed concrete <input type="checkbox"/> concrete block <input type="checkbox"/> stone masonry <input type="checkbox"/> ICF <input type="checkbox"/> wood <input type="checkbox"/> other interior wall cracks: <input type="checkbox"/> minor <input type="checkbox"/> moderate ✓ extensive <input type="checkbox"/> not visible
302	♦	✓	FLOORS:
303	♦	✓	-Beams: <input type="checkbox"/> masonry <input type="checkbox"/> metal ✓ wood <input type="checkbox"/> not visible
304	♦	✓	-Columns: <input type="checkbox"/> masonry ✓ metal <input type="checkbox"/> wood <input type="checkbox"/> not visible
305	♦	✓	-Joists: ✓ wood <input type="checkbox"/> engineered <input type="checkbox"/> not visible
306	♦	✓	WALLS:
307	♦	✓	-Concrete: ✓ formed <input type="checkbox"/> block <i>cracks – inward movement</i>
308	♦	✓	-Wood Frame: <i>float</i>
309	♦	–	-Brick:
310	♦	–	Arches / Lintels / Headers:
311	♦	✓	ROOF: <input type="checkbox"/> No attic access
312	♦	✓	-Sheathing: <input type="checkbox"/> OSB <input type="checkbox"/> planks ✓ plywood
313	♦	✓	-Structure: ✓ rafters <input type="checkbox"/> trusses
314	♦	✓	Chimney(s): as seen inside the house
315	♦	✓	Evidence of deterioration from insects / fire: ✓ none found today
316	♦	✓	LOWEST LEVEL: ✓ Basement <input type="checkbox"/> Crawl Space - Evidence of abnormal condensation: ✓ none <input type="checkbox"/> slight <input type="checkbox"/> moderate <input type="checkbox"/> extensive - Evidence of prior moisture seepage: <input type="checkbox"/> none ✓ slight <input type="checkbox"/> moderate <input type="checkbox"/> extensive - Anticipated moisture seepage: <input type="checkbox"/> low ✓ typical ✓ high <i>staining</i>

COMMENTS: See **ADDITIONAL COMMENTS** Sheet

#303-304- significant high spots in main floor above main beam/support columns and some basement wood framed walls are not floated. Recommend contractor to address support column adjustments and all basement walls are adequately floated to prevent pressure on above structures and so main bema adjustments are possible.

#307- inward movement in front foundation wall at sill plate seen from exterior, large cracking seen in front wall on west side, inward movement in west wall seen from interior and cracking visible from interior, steel bracing has been installed only on west portion of back wall and poor installation of grout behind bracing to prevent further movement.. Recommend contractor to address bracing on front wall, west wall, east portion of back wall and possibly west foundation wall to prevent further movement.

#316- moisture staining on base trim on west wall and back wall in basement, moisture meter readings are all 0% at time of inspection but recommend contractor to address as necessary.

*house slopes from back to front due to settlement and sinking in the footings at front (approx..31/2-4"). Recommend monitor and contractor to address as necessary for level structure.

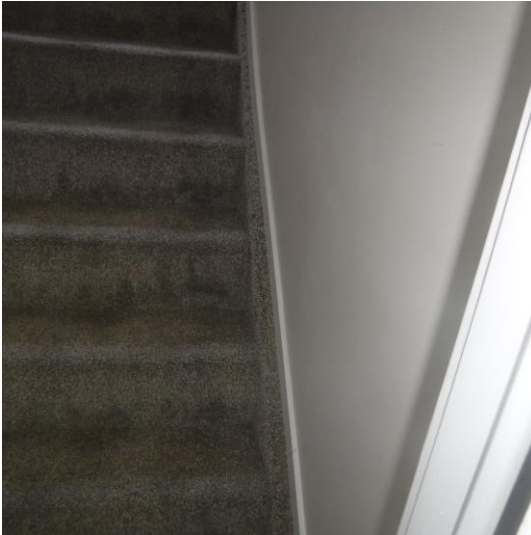
STRUCTURE PHOTOGRAPHS



Roof structure in attic



Inward movement in front foundation wall



Inward movement in west foundation wall



Cracking in front foundation wall

Structure Conditions & Limitations

Restricted/No access to:

- Attic Space inspected from access hatch
- Crawl Space inspected from access hatch.
- Concealed and or obstructed structural components not inspected.
- No engineering or structural analysis is performed during this inspection. A Structural Engineer should be consulted if necessary.
- This inspection does not verify the adequacy of any structural system or component.

✓ approx. 80 % of foundation wall not visible

SOP	Standards of Practice: CanNACHI	✓	Inspected	Date: 18/03/2019
◆	Observe and Report on Systems & Components	✗	Not Inspected	Inspector Initials:
■	Perform Tasks noted in SOP	—	Not Applicable	Client Initials:

4. INSULATION & VENTILATION

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
401	♦	✓	ATTIC: <input type="checkbox"/> no attic access
402		✓	-Upper venting: ✓ mushroom <input type="checkbox"/> turbine <input type="checkbox"/> gable <input type="checkbox"/> ridge <input type="checkbox"/> powered <input type="checkbox"/> none visible
403	♦	✓	-Vapour barrier: ✓ plastic <input type="checkbox"/> paper <input type="checkbox"/> spray foam <input type="checkbox"/> other <input type="checkbox"/> none found
404	♦	✓	-Insulation: <input type="checkbox"/> batt ✓ blown/loose <input type="checkbox"/> spray foam <input type="checkbox"/> none found approx. thickness 8-10 inches. <input type="checkbox"/> recommend a top-up
405	♦	✓	-Lower Venting: ✓ soffit <input type="checkbox"/> baffles <input type="checkbox"/> gable ✓ not visible
406	♦	—	-Party Wall: <input type="checkbox"/> masonry <input type="checkbox"/> drywall
407	♦	✓	-Evidence of insects/rodents/pests: ✓ none found today
408	♦	✓	LOWEST LEVEL: ✓ Basement <input type="checkbox"/> Crawl Space
409	♦	—	-Vapour barrier: <input type="checkbox"/> none ✓ not visible due to finished basement
410	♦	—	-Insulation: <input type="checkbox"/> none ✓ not visible due to finished basement
411	♦	✓	-Ventilation: ✓ basement windows <input type="checkbox"/> crawl space vents ✓ none
412	♦	✓	Wall insulation main & upper levels: ✓ not visible
413	♦	—	Pipes in unheated areas: <input type="checkbox"/> Exterior Hose Bibs <input type="checkbox"/> garage <input type="checkbox"/> crawl space <input type="checkbox"/> attic <input type="checkbox"/> cold room
414	♦	✓	Ducts in unheated areas: <input type="checkbox"/> garage <input type="checkbox"/> crawl space <input type="checkbox"/> attic <input type="checkbox"/> cold room
415	♦	✓	EXHAUST FAN VENTILATION:
416	♦ ■	—	-Kitchen(s): ✓ none <input type="checkbox"/> recirculating <input type="checkbox"/> exhausting
417	♦ ■	✓	-Bathroom(s): <input type="checkbox"/> none
418	♦ ■	—	-Other(s): <input type="checkbox"/> HRV <input type="checkbox"/> laundry room
419	♦	✓	-Dryer Vent: <input type="checkbox"/> plastic <input type="checkbox"/> metal <input type="checkbox"/> recommend cleaning regularly

COMMENTS: See **ADDITIONAL COMMENTS** Sheet

INSULATION & VENTILATION PHOTOGRAPHS



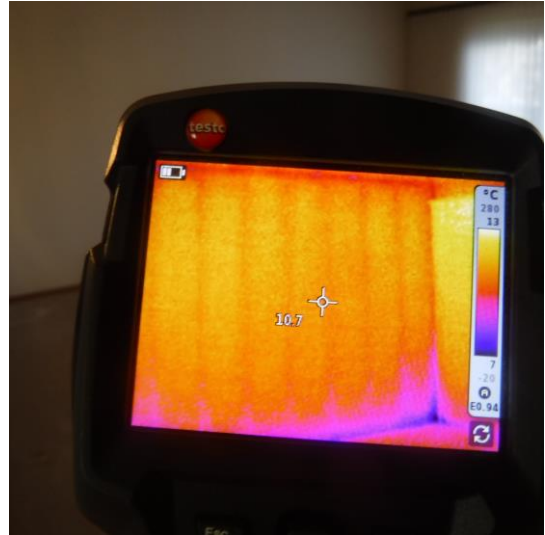
Roof top ventilation



Attic insulation



Bathroom exhaust fan termination point



Thermal image of west wall in main floor living room

Insulation & Ventilation Conditions & Limitations: Attic Space viewed from hatch Crawl Space viewed from hatch

Restricted / No access to:

Air / Vapour barrier continuity not inspected.

Concealed insulation not inspected.

Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.

Determining the adequacy of insulation and/or ventilation is beyond the scope of this inspection.

SOP	Standards of Practice: CanNACHI	<input checked="" type="checkbox"/>	Inspected	Date: 18/03/2019
◆	Observe and Report on Systems & Components	<input checked="" type="checkbox"/>	Not Inspected	Inspector Initials:
■	Perform Tasks noted in SOP	<input type="checkbox"/>	Not Applicable	Client Initials:

5. ELECTRICAL

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
501	♦	✓	Service Entrance: <input type="checkbox"/> underground <input checked="" type="checkbox"/> overhead
502	♦	✓	Service (Meter) Box 200 Amps. Voltage: <input type="checkbox"/> 120 <input checked="" type="checkbox"/> 240 <input type="checkbox"/> not accessible
503	♦ ■	✓	Service Panel 100 Amps. Location: <input checked="" type="checkbox"/> breakers <input type="checkbox"/> fuses <input type="checkbox"/> not accessible <i>double tap</i>
504	♦	✓	-Wires:
505	♦	✓	- <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers <input type="checkbox"/> GFCI breakers <input type="checkbox"/> AFCI breakers
506	♦	✓	-Dedicated Circuits: <i>labels missing -</i>
507	♦	✓	Grounding: <input checked="" type="checkbox"/> water pipe <input type="checkbox"/> grounding rods <input type="checkbox"/> not visible <input type="checkbox"/> wire continuity not determined
508	♦	✓	Branch Circuit Wiring: <input checked="" type="checkbox"/> copper <input type="checkbox"/> aluminum <input type="checkbox"/> knob & tube
509	♦	—	-Knob & Tube: <input type="checkbox"/> recommend qualified electrician to inspect and maintain
510	♦	—	-Aluminum: <input type="checkbox"/> recommend qualified electrician to inspect and maintain
511	♦	✓	Junction Boxes:
512	♦ ■	✓	Receptacles: <input checked="" type="checkbox"/> grounded <input checked="" type="checkbox"/> ungrounded <input type="checkbox"/> upgraded grounded <input type="checkbox"/> upgraded ungrounded <input type="checkbox"/> TR
513	♦ ■	—	-Ground Fault Circuit Interrupter Receptacles: <input type="checkbox"/> interior <input type="checkbox"/> exterior
514	♦ ■	✓	Switches:
515	♦	✓	Lights:
516	♦	✓	Cover plates:

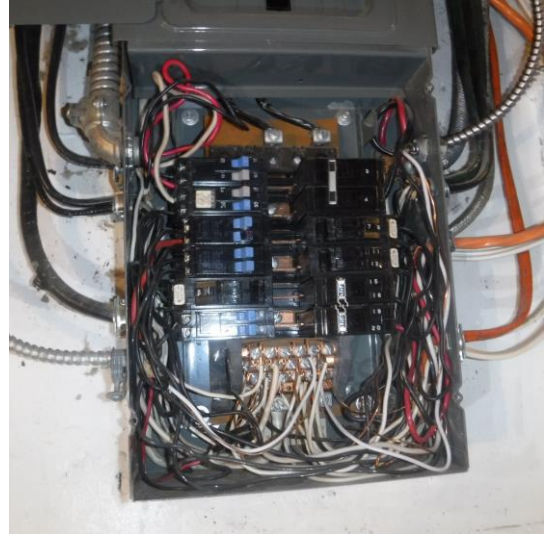
COMMENTS: See ADDITIONAL COMMENTS Sheet

#503- panel is at max capacity with one double tapped breaker, most main floor plugs are not grounded. Recommend electrician to address double tap for adequate installation and operation.

ELECTRICAL PHOTOGRAPHS



Service entrance-mast head



Electrical panel



Double tapped breaker in panel



Meter box

Electrical Conditions & Limitations:

- Restricted/No access to:
- Power disconnected / shut off.
- Concealed or obstructed electrical components not inspected.
- Aluminum wiring connections should be checked by a licensed electrician familiar with aluminum wire.
- Services less than 100 amps may need upgrading for operation of larger electrical appliances. Newer homes have "Ground fault circuit interrupter" (GFCI) protection for safety in wet areas, an upgrade is recommended for older homes not equipped with these devices.

SOP	Standards of Practice: CanNACHI	✓	Inspected	Date: 18/03/2019
◆	Observe and Report on Systems & Components	✗	Not Inspected	Inspector Initials:
■	Perform Tasks noted in SOP	—	Not Applicable	Client Initials:

6. HEATING & COOLING

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
601	◆	✓	Description: <input checked="" type="checkbox"/> Furnace <input type="checkbox"/> Boiler <input type="checkbox"/> Electric Heating Efficiency: <input type="checkbox"/> conv. <input type="checkbox"/> medium <input checked="" type="checkbox"/> high Fuel: gas Capacity: output 58,000 Btu's. Approx. age: 6 yrs. - according to: serial tag Failure Probability: <input checked="" type="checkbox"/> low <input type="checkbox"/> medium <input type="checkbox"/> high (based on typical life cycle)
602	◆ ■	✓	FURNACE: <input checked="" type="checkbox"/> Forced Air <input type="checkbox"/> Gravity Manufacturer: york <input type="checkbox"/> recommend servicing by a licensed technician <input type="checkbox"/> recommend maintenance program
603	◆ ■	-	BOILER: <input type="checkbox"/> Hot Water Manufacturer:
604	◆ ■	-	ELECTRIC HEATERS: <input type="checkbox"/> Convection <input type="checkbox"/> Radiant <input type="checkbox"/> Baseboard <input type="checkbox"/> Other
605	◆	✓	Burnt gases exhaust method: <input type="checkbox"/> Metal flue piping <input type="checkbox"/> Chimney <input checked="" type="checkbox"/> Plastic vent pipes <input type="checkbox"/> Shared with :
606	◆	-	Fuel Storage: <input type="checkbox"/> Oil <input type="checkbox"/> Liquid Propane <input checked="" type="checkbox"/> Storage tank not inspected
607	◆	✓	Presence of emergency shut-off safety controls:
608	◆	✓	Presence of permanent heat source / return air in each room: <i>air balancing - registers</i>
609	◆ ■	✓	Thermostat: <input type="checkbox"/> programmable
610	◆ ■	-	Heat / Energy Recovery Ventilator:
611	◆	-	Electronic Air Filter:
612	◆ ■	✓	COOLING: <input checked="" type="checkbox"/> Air Conditioner <input type="checkbox"/> Heat Pump Manufacturer: lennox Approx. age: 19 yrs. - according to: serial tag Failure Probability: <input type="checkbox"/> low <input checked="" type="checkbox"/> medium <input type="checkbox"/> high (based on typical life cycle) <i>not tested due to outside temperature</i>

COMMENTS: See **ADDITIONAL COMMENTS** Sheet

#608- no return air vents installed in basement, recommend contractor to address for optimal heat and air balancing.

HEATING & COOLING PHOTOGRAPHS



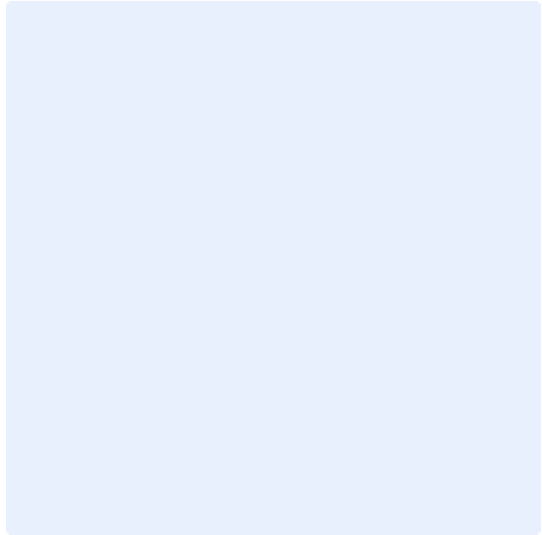
AC unit-not tested



Furnace



Furnace venting



Heating & Cooling Conditions & Limitations:

- Heating not tested. A/C not tested. Gas was shut off to house. Power disconnected / shut off.
- Chimneys clean out not opened. Fuel storage is not visible. Circulating pump not tested.
- Automatic safety controls not tested.
- Zone valves not tested or adjusted. Inspection of the furnace heat exchanger for evidence of cracks or holes can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Underground fuel storage tanks are not part of this inspection. No pressure tests are performed on coolant systems and no representation is made regarding coolant charge or line integrity.

SOP	Standards of Practice: CanNACHI	<input checked="" type="checkbox"/>	Inspected	Date: 18/03/2019
◆	Observe and Report on Systems & Components	<input checked="" type="checkbox"/>	Not Inspected	Inspector Initials:
■	Perform Tasks noted in SOP	<input type="checkbox"/>	Not Applicable	Client Initials:

7. PLUMBING

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
701	♦	✓	SUPPLY PIPING: ✓ Public <input type="checkbox"/> Private 3/4 inch access Location: <i>shut off</i> (into house) ✓ Copper <input type="checkbox"/> Plastic <input type="checkbox"/> Galv. Steel <input type="checkbox"/> Lead
702	♦	—	Pump / Pressure tank / Expansion tank :
703	♦	✓	DISTRIBUTION PIPING: (in house) ✓ Copper <input type="checkbox"/> Plastic <input type="checkbox"/> Galv. Steel <input type="checkbox"/> Lead Piping
704	♦ ■	✓	Water flow / Pressure: <input type="checkbox"/> above average ✓ average <input type="checkbox"/> below average
705	♦ ■	✓	WASTE PIPING: (in house) <input type="checkbox"/> Galv. Steel <input type="checkbox"/> Plastic ✓ Copper ✓ Cast Iron <input type="checkbox"/> Lead <i>camera inspection</i>
706	♦ ■	✓	-P traps:
707	♦	✓	-Plumbing cleanout(s) location: ✓ Basement <input type="checkbox"/> crawl space <input type="checkbox"/> Garage <input type="checkbox"/> other <input type="checkbox"/> none found
708	♦	—	- <input type="checkbox"/> Private (septic system) <input type="checkbox"/> recommend professional septic inspection
709	♦	✓	- Floor Drains: ✓ Basement <input type="checkbox"/> crawl space <input type="checkbox"/> Garage <input type="checkbox"/> other <input type="checkbox"/> none found
710	♦ ■	—	Sump Pit / Sump Pumps: <input type="checkbox"/> pit dry <input type="checkbox"/> not plugged in <input type="checkbox"/> not tested
711	♦ ■	✓	WATER HEATER: <input type="checkbox"/> Electric <input type="checkbox"/> Oil ✓ Gas Approx. age <i>rented</i> vrs. Capacity 40 gal.
712	♦	✓	-Automatic safety controls <input type="checkbox"/> mixing valve
713	♦	✓	-Burnt gases exhaust method: ✓ Metal flue piping ✓ Chimney <input type="checkbox"/> Plastic vent pipes <input type="checkbox"/> shared with:
714	♦	—	-Fuel storage: <input type="checkbox"/> Oil <input type="checkbox"/> LP ✓ Fuel tank not inspected
715	♦	—	Laundry Tub: <input type="checkbox"/> washing machine discharge
716	♦	✓	Valves:
717	♦ ■	✓	Faucets:
718	♦ ■	—	-Exterior hose bibs: <input type="checkbox"/> frost free <input type="checkbox"/> interior shut off <input type="checkbox"/> anti-syphon ✓ not tested
719	♦ ■	✓	Sinks:
720	♦	✓	Bathtub(s) and Enclosure: <i>seal</i>
721	♦ ■	✓	Toilet(s):
722	♦	—	Shower Stall(s):
723	♦	—	Bidet:

COMMENTS : See **ADDITIONAL COMMENTS** Sheet

#701- missing main shut off handle before the meter, leaking kitchen sink drain and unsealed tub surround in some areas. Recommend plumber to address for operation and to prevent damage.

#705- camera sewer line inspection done from main stack, roots in cast iron line in 2 spots in basement floor (no connection visible but no large cracking or offsets noted). Broken cast iron line at approx.. 2 feet past the front cleanout and the camera got stopped at an obstruction (or possibly damaged line) at 4 feet. Recommend sewer line be replaced due to broken line.

PLUMBING PHOTOGRAPHS



Broken cast iron line at 2 feet past front cleanout



Roost in cats iron line in basement slab



Unsealed tub surround



Leaking kitchen sink drain

Plumbing Conditions & Limitations: Gas was shut off. Water was shut off. Fixtures not tested:

Restricted / No access to:

Concealed / Underground plumbing not inspected or judged for leaks or deterioration. Water treatment systems not inspected. Isolating / Relief and main valves not tested. Testing for water quality, lead and other hazardous materials is not part of this inspection. Integrity of septic tanks and leaching bed is of part of this inspection. A licensed installer should be consulted. Integrity and capacity of well water supply installations is not part of this inspection. A licensed well driller should be consulted. Solar heating systems are not part of this inspection.

SOP	Standards of Practice: CanNACHI	✓	Inspected	Date: 18/03/2019
◆	Observe and Report on Systems & Components	✗	Not Inspected	Inspector Initials:
■	Perform Tasks noted in SOP	—	Not Applicable	Client Initials:

8. INTERIOR

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
801	♦	✓	Floors: <input type="checkbox"/> wood <input type="checkbox"/> ceramics <input checked="" type="checkbox"/> carpet <input checked="" type="checkbox"/> vinyl <input type="checkbox"/> laminate <input type="checkbox"/> stone <i>possible asbestos</i>
802	♦	✓	Walls: <input checked="" type="checkbox"/> drywall <input type="checkbox"/> plaster <input type="checkbox"/> wood <i>cracking</i>
803	♦	✓	Ceilings: <input checked="" type="checkbox"/> drywall <input type="checkbox"/> plaster <input type="checkbox"/> wood <i>cracking</i>
804	♦	✓	Trim:
805	♦	✓	Stairways:
806	♦ ■	—	Guards:
807	♦ ■	—	Railings:
808	♦ ■	✓	Doors: <i>not latching</i>
809	♦ ■	✓	Windows: <input type="checkbox"/> not opened due to season
810	♦	✓	Counters:
811	♦	✓	Cabinets
812	♦	—	Separation Wall between garage & dwelling:
813	♦	—	Party Walls: <input type="checkbox"/> concrete <input type="checkbox"/> block <input type="checkbox"/> brick <input type="checkbox"/> drywall <input type="checkbox"/> not visible
814	♦	✓	Smoke Detectors: <input type="checkbox"/> not installed on all levels <input checked="" type="checkbox"/> not tested
815	♦	—	Gas Fireplace: <input type="checkbox"/> pilot not on <input type="checkbox"/> not tested <input type="checkbox"/> clean system before using
816	♦	—	<input type="checkbox"/> Wood Burning Fireplace <input type="checkbox"/> Wood Stove <input type="checkbox"/> recommend W.E.T.T. Inspection
817	♦	✓	Evidence of water penetration: <input checked="" type="checkbox"/> none found today
818	♦	✓	Evidence of abnormal condensation: <input checked="" type="checkbox"/> none found today

COMMENTS: See **ADDITIONAL COMMENTS** Sheet

#801- flooring under main floor carpet may contain asbestos (recommend undisturbed), cracking in walls and ceilings on main floor and basement from movement, doors not latching shut due to movement.

INTERIOR PHOTOGRAPHS



Cracking in front wall in basement drywall



Cracking in main floor walls/ceilings



Moisture staining on ack wall in basement



Moisture meter readings 0%

Interior Conditions & Limitations: Restricted/No access to: Restricted access due to storage / furnishings. There is a lack of historical clues due to new finishes and/or recent construction.

Suggest installing Carbon Monoxide Detector.

Cosmetic finishes not commented on. Chimney efficiency is not commented on or judged.

Condition of walls behind wall paper, paneling and furnishings cannot be judged. Determining odours or a stain is not included. Condition of flooring hidden by furniture, carpet or other covering is not inspected.

Determining the rating of fire walls is beyond the scope of this inspection.

The inspection does not address compliance of basement apartments and accessory units. Consult local Town/City regulatory requirements.

SOP	Standards of Practice: CanNACHI	<input checked="" type="checkbox"/>	Inspected	Date: 18/03/2019
◆	Observe and Report on Systems & Components	<input checked="" type="checkbox"/>	Not Inspected	Inspector Initials:
■	Perform Tasks noted in SOP	<input type="checkbox"/>	Not Applicable	Client Initials:

9. FORMS 1 TO 8 ADDITIONAL COMMENTS & PHOTOGRAPHS

COMMENTS

Appliances operational at time of inspection





Garage roof structure



Missing shut off handle on main water line



Possible asbestos flooring



High spot sin main floor above main beam



Cracking/inward movement in west foundation wall



Un-floated basement walls



10. SUMMARY

Areas to focus on are:

- #107- deterioration to chimney mortar joints and unsealed concrete cap, recommend contractor to address to prevent further damage.
- #204- poor operation on bottom lock set on man door to garage and doesn't latch shut, recommend repair for intended operation.
- #206- no window wells installed at basement windows and driveway material covering had of window making the unusable and causing pressure. Recommend contractor to address for adequate installation.
- #303-304- significant high spots in main floor above main beam/support columns and some basement wood framed walls are not floated. Recommend contractor to address support column adjustments and all basement walls are adequately floated to prevent pressure on above structures and so main bema adjustments are possible.
- #307- inward movement in front foundation wall at sill plate seen from exterior, large cracking seen in front wall on west side, inward movement in west wall seen from interior and cracking visible from interior, steel bracing has been installed only on west portion of back wall and poor installation of grout behind bracing to prevent further movement.. Recommend contractor to address bracing on front wall, west wall, east portion of back wall and possibly west foundation wall to prevent further movement.
- #316- moisture staining on base trim on west wall and back wall in basement, moisture meter readings are all 0% at time of inspection but recommend contractor to address as necessary.
- *house slopes from back to front due to settlement and sinking in the footings at front (approx..31/2-4"). Recommend monitor and contractor to address as necessary for level structure.
- #503- panel is at max capacity with one double tapped breaker, most main floor plugs are not grounded. Recommend electrician to address double tap for adequate installation and operation.
- #608- no return air vents installed in basement, recommend contractor to address for optimal heat and air balancing.
- #701- missing main shut off handle before the meter, leaking kitchen sink drain and unsealed tub surround in some areas. Recommend plumber to address for operation and to prevent damage.
- #705- camera sewer line inspection done from main stack, roots in cast iron line in 2 spots in basement floor (no connection visible but no large cracking or offsets noted). Broken cast iron line at approx.. 2 feet past the front cleanout and the camera got stopped at an obstruction (or possibly damaged line) at 4 feet. Recommend sewer line be replaced due to broken line.
- #801- flooring under main floor carpet may contain asbestos (recommend undisturbed), cracking in walls and ceilings on main floor and basement from movement, doors not latching shut due to movement.

Inspector's Initials:

Date: 18/03/2019

Clients Initials: