

HOME INSPECTION REPORT

PROPERTY INFORMATION

[REDACTED]
Dartmouth, NS
[REDACTED]



CLIENT INFORMATION

[REDACTED]

INSPECTION INFORMATION

Date of inspection: March 11, 2026
Time of inspection: 2:00PM
Report #: 1
Inspected by: Mark Chiasson



LifeHouse Inspections

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Inspector's Signature:

A handwritten signature in black ink that reads "Mark Chiasson".

Date of Signature:

[REDACTED]

TABLE OF CONTENTS

1	<i>Grounds & Landscaping</i>
2	<i>Home Exterior</i>
3	<i>Roof & Chimney</i>
4	<i>Exterior Electrical</i>
5	<i>Garage / Carport</i>
6	<i>Electrical</i>
7	<i>Heating / Cooling</i>
8	<i>General Plumbing</i>
9	<i>Kitchen</i>
10	<i>Bathrooms</i>
11	<i>Interior Rooms</i>
12	<i>Hallways, Entryways, Stairwells</i>
13	<i>Basement</i>
14	<i>Attic</i>

SCOPE OF INSPECTION

The home inspection provides a general overview of the property's condition at the time of the inspection. The report is intended solely as a guide to assist the client in forming their own assessment of the home's overall condition. It does not determine the property's value, nor does it offer any opinion regarding the advisability of purchase. The findings and conclusions reflect the inspector's personal opinions based on visual observations made during the inspection only. The inspection is in compliance with the InterNACHI Standards of Practice.

The inspector is a generalist and not an expert in every trade or discipline. When appropriate, the client may be advised to seek further evaluation from qualified specialists. The inspection and report are not technically exhaustive and should not be interpreted as confirmation that every component was examined or that all possible defects were identified. No dismantling of systems, opening of walls, moving of furniture, appliances, or stored items, or excavation was performed. Components or conditions that are concealed, inaccessible, camouflaged, or difficult to observe are excluded. Safety, accessibility, or other conditions may limit the inspection of certain areas or components.

Items and systems outside the scope of the inspection include, but are not limited to: formaldehyde, lead-based paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestations; playground equipment; efficiency measurements of insulation or HVAC systems; underground or internal plumbing or drainage; systems that are shut down or secured; water wells (including water quality and quantity); zoning compliance; intercoms; security systems; heat sensors; cosmetic issues; and building code compliance. Any comments regarding these items are provided for general information only and do not constitute an inspection.

This report is not a compliance inspection for any governmental or non-governmental codes or regulations. It is not a warranty or guarantee of the current or future condition, performance, or adequacy of the structure or its systems. No express or implied warranties, including warranties of merchantability or fitness for use, are provided. Any opinions regarding the adequacy, capacity, or remaining lifespan of components are general estimates based on typical performance and may vary from actual outcomes. Pictures will be included in the report as necessary to support the findings of the inspector, however, pictures will not be provided for all items reviewed at the time of inspection.

Any dispute arising from this inspection or report shall be resolved through binding, non-appealable arbitration. In the event of a claim, the client agrees to allow the Inspection Company the opportunity to inspect the alleged issue prior to any repairs; failure to do so waives the right to pursue the claim. The client further agrees not to alter or repair, or permit repairs to, any item that may serve as evidence related to a complaint, except in the case of an emergency.

DISCLAIMER

LifeHouse Inspections is a subsidiary of LifeHouse Construction Limited. LifeHouse Construction is not permitted to bid on any repair work identified during a LifeHouse Inspections home inspection for a period of twelve months following the date of the inspection.

This report is the exclusive property of LifeHouse Inspections and has been prepared as reference exclusively for [REDACTED]. Use by any unauthorized persons is prohibited.

CONDITIONS AT TIME OF INSPECTION

The conditions at the time of the inspection may impact the ability of the inspector to thoroughly check all areas and systems of the property and home. Conditions may include, but are not limited to, snow, ice, obstacles, furniture, etc.

Date of Inspection: March 11, 2026
Time of Inspection: 2:00PM
Weather Conditions: Sunny with cloudy periods (~10deg C)
Soil Conditions: Wet; backyard in particular
Building Occupancy: Occupied
People Present: Selling Agent, Purchaser

Key Limiting Factors:

Finished basement limits ability to inspect majority of plumbing and structure.	
Insulated attic limits ability to inspect structure and systems buried beneath the insulation.	

BUILDING CHARACTERISTICS

Estimated Age of Building: 45yrs
Building Type: Single Family
of Stories: 1.5 levels
Space Below Grade: Basement

UTILITY SERVICES

Water Source: Public
Sewage Disposal: Public
Status of Utilities: All on.



EXTERIOR

The home inspector is not required to move stored items, equipment, furniture, vegetation, soil, snow, ice, debris, or other items that obstruct access or visibility. The inspector at his/her discretion is not required to enter confined spaces where such entry is in the opinion of the inspector not safe.

The mode of examination was primarily visual, although aids such as binoculars, ladders, and selective non-destructive probing may have been employed to ascertain the condition of specific components or elements.

1 - GROUNDS & LANDSCAPING

1.1 - Driveway

Material: Asphalt Gravel Brick Concrete Other:

Condition:

Driveway has significant cracks and needs to be repaired.

Recommend consulting professional.



1.2 - Fence

Location: Right side of house

Material: Pressure treated lumber

Condition:

Signs of settling and leaning towards neighbor's yard.

Recommend monitoring for increased settling.



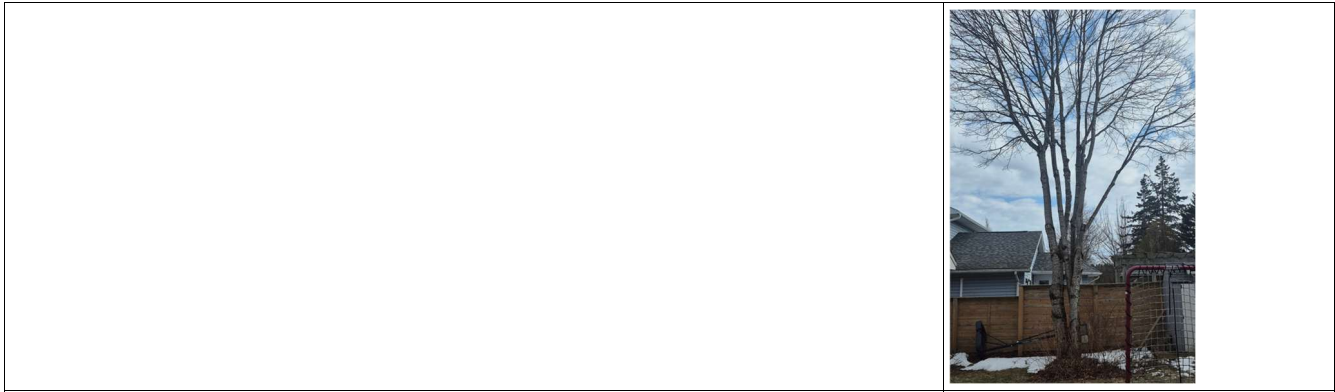
1.3 - Grounds

Condition:

Water pooling towards the rear right end of back yard.

Large maple tree in backyard has previously been significantly cut. No signs that it hangs over the roof top.





1.4 - Sheds / Out Buildings

Location: Backyard

Type / Material: Plastic

Condition:

<p>Plastic shed on raised pressure treated platform. In good condition.</p>	
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1.5 – Hose Bibs

Location: Back of house

Condition:

<p>Water is turned off at time of inspection.</p>	
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2 – HOME EXTERIOR

2.1 – Foundation

Material: Concrete Block Brick Other:

Condition:

<p>No issues identified.</p>	
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2.2 – Cladding / Facade

Material: Vinyl Aluminum Brick Wood Other:

Condition:

Front facade is brick and is generally in good condition. Some areas require repointing; in particular above the garage door.

Recommend consulting a mason for advice on repairs.

Vinyl on the back and sides is in good general condition. J-trim requires repair around patio door.



2.3 – Trim / Fascia / Soffit

Material: Vinyl Aluminum Wood Other:

Condition:

Trim, fascia and soffit are in serviceable condition.

2.4 – Windows

Type:

Material: Vinyl Aluminum Wood Other:

Condition:

Window in front of house has a broken pane.

Recommend consulting a professional to repair window.

Generally, all windows are in good condition.



2.5 – Exterior Doors

Location: Front, back and side

Type: Standard hinged steel doors on front and side and a vinyl sliding patio door in the back.

Material: Vinyl Aluminum Wood Other:

Condition:

Steel front door with two side lights is in good condition.

Steel side door in fair condition.

Sliding patio door is in good condition. Screen door needs to be repaired.





2.6 – Decks

Location: Front and back

Material: Front is concrete and back is pressure treated lumber

Size: Front is approximately 5 feet by 4 feet and the back is approximately 30 feet by 20 feet.

Condition:

<p>Structure: Front step is in good condition. Back patio is showing signs of settling.</p> <p>Recommend the settling be monitored and repaired if it becomes worse.</p>	
<p>Decking: Deck boards are in serviceable condition.</p>	
<p>Stairs: Stairs on both decks are in good condition.</p>	
<p>Railings: Fence along back of deck is missing some boards.</p>	

3 – ROOF & CHIMNEY

Our evaluation identifies visible missing or damaged areas that may lead to leaks. Many components—such as underlayment, decking, and some flashing—are hidden and cannot be inspected, so this review is not a guarantee against leaks or a certification. Some areas may also be inaccessible due to weather, height, or roof pitch.

Leak-prone locations include low-slope areas, sections sloped toward walls, roof penetrations (chimneys, vents, skylights), changes in pitch, and roof-to-wall intersections. Flashing or shingle defects can cause hidden leaks and should be addressed promptly.

When defects are found, we recommend a full-system evaluation by a qualified contractor. Roof and chimney wear varies based on materials, weather, ventilation, and installation. Because maintenance may be needed at any time, annual professional inspections are advised.

3.1 – Roof Covering

Material: Asphalt Shingles Metal Other:

Roof Access: Viewed from ground Walked roof Other:

Condition:

Roof shingles are in good condition. No missing or damaged shingles identified.



3.2 – Flashing

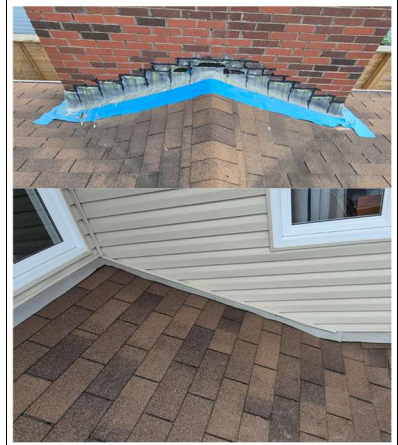
Condition:

Blue skin covers flashing around the chimney. Unable to confirm if it is properly installed.

Recommend further investigation by a professional.

Step flashing on roof / wall intersection above front door not installed properly.

Recommend installation of step flashing by a professional.



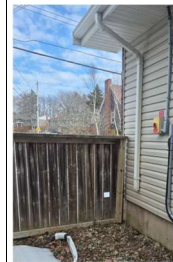
3.3 – Gutters / Downspouts

Material: Aluminum PVC Other:

Condition:

Gutters and downspouts in place and disperse above ground. Generally, in good condition. Downspout extension missing on right side of house behind the garage.

Recommend replacement of downspout extension.



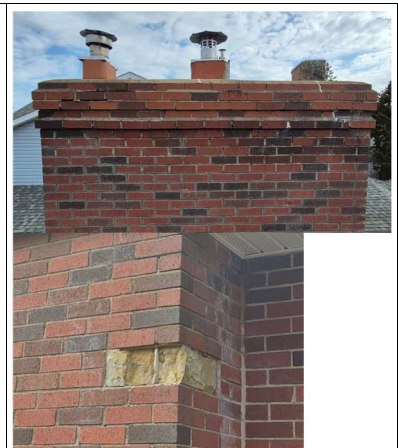
3.4 – Chimney

Condition:

Chimney requires re-pointing in various places.

Cornerstones of chimney are becoming displaced and need to be repaired.

Recommend consulting professional to repair chimney.



The chimney review is limited to the visible / accessible components only. Examination of concealed / inaccessible portions of the chimney is beyond the scope of this inspection. Draft and smoke tests are not performed. It is suggested that clients have the chimney cleaned by a qualified/certified chimney sweep prior to use and subsequent cleanings every 3 to 5 years.

4 – EXTERIOR ELECTRICAL

4.1 – Outlets

Condition / Operation:

Front outlet does not work.

Recommend repair by a professional.

The back outlet does work as required.



4.2 – Lights

Condition / Operation:

Front lights above door work, sensor light above garage works, sensor light above rear door to garage works, and light above back patio does not work and should be replaced.

Recommend replacement of back patio light by a professional.

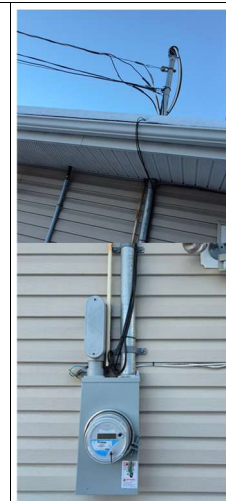


4.3 – Main Service

Location: Above garage

Condition:

Main service entrance in good condition. No defects identified.



5 – GARAGE / CARPORT

Type: Attached Detached Other:

Conditions:



Garage Door: Manual garage door. Operates as expected.	
Windows / Doors: No windows. Steel door at rear of garage operates as expected.	
Slab: In good condition. LIMITATION – garage was full of owners' belongings and could only see parts of the floor (~30%).	
Floor Drain: Center of garage.	
Electrical: Lights and plug work as expected.	
Roof: Asphalt roof in good condition. No visible leaks.	
Fume Separation: Full separation exists between garage and home.	

INTERIOR

6 – ELECTRICAL

The electrical inspection covers major visible components of the system, including the service drop, service entrance, main disconnects, grounding, panels and subpanels, conductors, overcurrent protection, and a sampling of fixtures, switches, receptacles, and GFCIs. It reports key characteristics such as service rating, panel locations, and wiring methods. However, it does **not** typically include remote controls (unless primary), alarm or low-voltage systems, ancillary wiring, or detailed measurements like amperage, voltage, or impedance. Inspectors do not move belongings, remove insulation or wall coverings, or access all wiring or fixtures. Except for the main panel cover—removed only when safe—most covers remain in place, and much of the home’s concealed wiring is not examined.

Service Size: 60Amp 100Amp 200Amp Other:

<p>Meter Location / Observations: Electrical meter is located outside of the garage (right side of house).</p>	
<p>Main Service Disconnect: Main disconnect is located at the rear of the garage inside the main panel.</p>	
<p>Electrical Panel(s) Location / Observations: Panel is located at the rear of the garage inside. Both panels have incomplete labelling.</p> <p>Recommend updating the labeling on the panels.</p>	
<p>Service Grounding and Bonding: Both panels are properly grounded.</p>	
<p>Branch Wiring Type / Observations: Standard copper wiring.</p>	
<p>Branch Circuit Protection / Observations: Circuit breakers.</p>	
<p>Smoke Detectors / CO: Smoke detectors on each level and outside of bedrooms. CO detector outside of bedrooms and in shared space with fireplace.</p> <p>It is suggested that clients replace battery operated smoke detectors</p>	

when taking possession of a home. Smoke and CO detectors should be tested regularly to ensure adequate function.

7 – HEATING / COOLING

The heating and cooling inspection covers installed heating units and central or through-wall cooling equipment. Inspectors may open homeowner-accessible panels and operate systems with normal controls when conditions allow. The report describes system characteristics, including energy sources and heating/cooling methods.

The inspection is primarily visual and does **not** include inaccessible components (e.g. heat exchangers, chimney/flue interiors), attached equipment (humidifiers, electronic filters, etc.), or solar heating systems. It also does not assess system adequacy or distribution balance; such evaluations require HVAC specialists. Air-quality concerns may require additional expert evaluation.

Annual professional servicing is recommended. Flammable materials should be kept away from the furnace, and fuel-burning appliances must have adequate combustion air.

It is recommended that clients have heating/cooling systems serviced upon taking occupancy of the home and annually thereafter.

7.1 – Heating System

Primary: Furnace / Boiler Heat Pump(s) Electric Baseboards Fireplace* Other:

Secondary: Furnace / Boiler Heat Pump(s) Electric Baseboards Fireplace* Other:

*See Section 7.4 for details on Fireplace where relevant.

Energy Source: Oil Natural Gas Electricity Other:

Location / Specifications:

Location	Make	Model	Estimated Age
Family room	Mitsubishi	MSZ-FH12NA	5yrs
Living room	Mitsubishi	MSZ-GL09NA	5yrs
Master bedroom	Mitsubishi	MSZ-GL12NA	5yrs
Basement	L. G.	LAN120HYV	5yrs

Conditions:

General Operation: All 4 units tested in heating mode, but not in cooling mode. Operating as expected.	
Electric baseboard heater in basement bathroom tested and operates as expected.	
Location / Obstructions: As noted above. No obstructions.	

Cabinet: Good condition.	
Pressure Relief Valve: N/a	
Damper: N/a	
Vent / Exhaust: N/a	
Zones / Control Valves: N/a	
Electrical Shutoff: At main electrical panel.	
Fuel Shutoff: N/a	
<p>Thermostats: No thermostats for heat pumps; all operated via remote control.</p> <p>Thermostat for electric baseboard heater in basement tested and works as expected.</p> <p>Three abandoned smart thermostats that once operated the hydronic baseboard heating system.</p>	
Filter: Heat pump filters checked and are clean.	
Fuel Tank(s): N/a	

7.2 – Cooling System

Location / Specifications: N/a

Location	Make	Model	Estimated Age

Conditions:

General Operation: See Heat Pumps. Cooling mode not tested due to outside temperature.	
Location / Obstructions:	
General Conditions:	

7.3 – Heating / Cooling Distribution

Type: Duct Hot Water Baseboard Electric Baseboard Other:


Conditions:

All heating and cooling are direct from heat pumps and electric baseboard heater.	
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7.4 – Fireplace

Type: Wood Propane Electric Pellet Other:

Conditions:

<p>General Operation / Condition: Fireplace insert is in good condition. There are signs of rust on top of the enclosure; likely via a leak from the chimney. Not leaking at the time of inspection.</p> <p>Recommend further investigation by a professional.</p>	
Lintel: Not visible for inspection due to insert enclosure.	
Smoke / CO Detector: Smoke and CO detector within the space of the fireplace at the top of the stairs as required.	
Hearth: As required.	
Damper: Tested and working as required.	

NOTE – Evidence of a previous hydronic (hot water baseboard) heating system exists. Abandoned radiators remain within the space. Boiler and fuel source have been removed. Expected that the pipes

are dry but could not confirm.

NOTE – Primary heating source is via four heat pumps. Fireplace insert and one electric baseboard heater are the secondary sources of heat. During extreme cold events there is a potential that the heat pumps may not adequately provide heat to the home. **It is recommended that a specialist be engaged to confirm if the heat sources will be sufficient in extreme cold events.**

8 – GENERAL PLUMBING

The plumbing inspection covers visible and accessible components of the supply, distribution, drain, waste, and vent systems; water heating equipment; fuel storage and distribution systems; and sump pumps. The report describes piping materials, water heater details, energy sources, and the locations of main water and fuel shut-off valves.

However, the inspection does **not** normally include washing machine connections, inaccessible flues or chimneys, wells or related equipment, spas, pools, water conditioning or solar systems, fire or lawn sprinklers, water quality/quantity testing, or private waste systems. Inspectors do not operate shut-off or safety valves.

Because the inspection is limited and largely visual, some leaks may remain undetected if they don't appear under the conditions present during the inspection. The focus is mainly on visible water damage, functional water pressure, and functional drainage at fixtures. A sewer-line camera scope is outside the scope of this inspection.


8.1 – Hot Water Tank(s)

Energy Source: Oil Natural Gas Electricity Other:

Location / Specifications:

Location	Make	Model	Capacity	Type	Estimated Age
Basement	Giant	172BPS-3F7M	60 Gal.	Electric	2024-11-27

Conditions:

General Operation: Producing hot water at the taps.	
Location / Obstructions: In the basement at the bottom of the stairs to the right.	
General Condition: Excellent condition.	
Pressure Relief Valve: Exists.	

Shutoff: At the electrical panel in the garage and water shutoff above the tank.

8.2 – Water Distribution

Type: Copper Pex Other:

Conditions:

General Condition: Good condition where visible.

Meter / Main Shutoff: In the cold storage room beneath the garage.

Valve not tested.



8.3 – Septic

Location: N/a

Condition:

8.4 – Well

Location: N/a

Condition:

8.5 – Laundry

Location: Basement at the bottom of the stairs.

Condition:

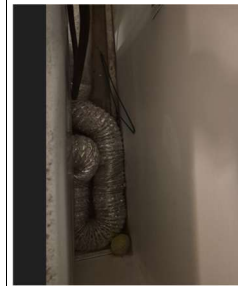
General Condition: Machines are in fair condition.



Water Supply / Drain Lines: Exist and appear to operate effectively.

Dryer Vent: Flex vent is too long and compressed. Distance to outside is approximately 30ft with two 90deg turns. This is at the far range of allowable distances and should be monitored. If issues with drying are identified, the exhaust may need to be relocated.

Recommend addressing the flex pipe immediately.



9 – KITCHEN

9.1 – General

Condition:

Cabinets / Counters: Operate as expected and in good condition. Counters are stone.



Floors: Hardwood floors in good condition.

Ceilings / Walls: Drywall walls and ceilings in good condition. Ceiling has evidence of staining due to lack of exhaust fan.

Windows / Doors: Good condition / operate as expected.

Electrical: Lights work and sample of plugs tested and work properly. No GFCI plugs as required.	
Recommend GFCI plugs installed immediately by a professional.	

9.2 – Sink

Conditions:

General Operation / Condition: Operates as expected.	
Pressure: Acceptable.	
Temperature: Acceptable.	
Drainage: Acceptable.	
Faucet: Acceptable. Loose and needs to be tightened.	
Drain Pipes: Acceptable.	

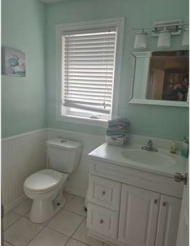


9.3 – Appliances


Conditions:

Fridge: Good condition. Operates as expected.	
Stove: Good condition. Operates as expected.	
Dishwasher: Good condition. Not tested.	
Microwave: Good condition. Operates as expected.	
Exhaust Fan: No exhaust fan. Recommend installation of exhaust fan to remove smells / humidity from space.	

Other:


10 – Bathrooms



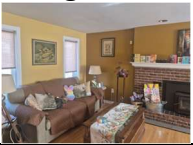
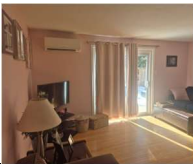
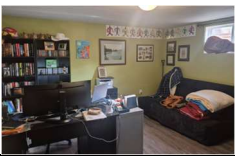



Conditions	Bathroom #1	Bathroom #2	Bathroom #3	Bathroom #4	Bathroom #5
Picture					
Location	½ bathroom on the main floor	Upstairs main bathroom	Upstairs ensuite bathroom	Basement bathroom	
Floors	Ceramic – serviceable condition	Ceramic – serviceable condition	Ceramic – serviceable condition	Ceramic – serviceable condition	
Walls /Ceiling	Drywall – serviceable condition	Drywall – serviceable condition	Drywall – serviceable condition	Drywall – serviceable condition	
Exhaust Fan	No exhaust fan	Operates as expected	No exhaust fan – Recommend one be installed	Operates as expected	
Toilet	Operates as expected; serviceable condition	Operates as expected; serviceable condition	Operates as expected; serviceable condition	Operates as expected; serviceable condition	
Water Pressure	Acceptable	Acceptable	Acceptable	Acceptable	
Water Temperature	Acceptable	Acceptable	Acceptable	Acceptable	
Drainage	Acceptable	Acceptable	Acceptable	Acceptable	

Conditions	Bathroom #1	Bathroom #2	Bathroom #3	Bathroom #4	Bathroom #5
Faucets	Corrosion at base of faucet Drain plug not connected	Operates as expected; serviceable condition	Drain plug missing	Operates as expected; serviceable condition	
Shower / Tub	N/a	Operates as expected; serviceable condition	Operates as expected; serviceable condition	Operates as expected; serviceable condition	
Windows / Doors	Operate as expected	Operate as expected	Operate as expected	Operate as expected	
Outlets	Previous outlet removed and replaced with a cover plate. 	GFCI – operates as expected	GFCI – operates with an open ground. Recommend licensed electrician to rectify.	GFCI – operates as expected	
Lighting	Operates as expected	Operates as expected	Operates as expected	Operates as expected	

Notable Observations:

11 – Interior Rooms


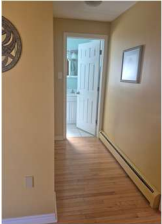
Location	Conditions			
	Floors	Walls/Ceilings	Windows/Doors	Electrical
Bedroom 1 – Master 	Hardwood - serviceable condition	Drywall - serviceable condition	Operate as expected	Outlets operate with an open ground. Recommend licensed electrician to rectify.



Location	Conditions			
	Floors	Walls/Ceilings	Windows/Doors	Electrical
Bedroom 2 – 	Laminate - serviceable condition	Drywall - serviceable condition	Operate as expected	Operate as expected
Bedroom 3 – 	Laminate - serviceable condition	Drywall - serviceable condition	Operate as expected	Operate as expected
Living Room 	Hardwood - serviceable condition	Drywall - serviceable condition	Operate as expected	Operate as expected
TV Room 	Hardwood - serviceable condition	Drywall - serviceable condition	Operate as expected	Operate as expected
Office 	Vinyl – areas where planks are separating	Drywall - serviceable condition	Operate as expected	Operate as expected
Laundry Room	Vinyl - serviceable condition	Drywall - serviceable condition	Operate as expected	Operate as expected
Dining Room 	Hardwood - serviceable condition	Drywall - serviceable condition	Operate as expected	Operate as expected
Spare Room 	Vinyl – areas where planks are separating	Drywall - serviceable condition	Operate as expected Closet door is missing / not installed	Operate as expected
Rec Room 	Vinyl – serviceable condition	Drywall - serviceable condition Hole cut in ceiling / wall; purpose is	Operate as expected	Operate as expected

Location	Conditions			
	Floors	Walls/Ceilings	Windows/Doors	Electrical
		unclear. Recommend asking current homeowner for details.		


Notable Observations:

12 – Hallways, Entryways, Stairwells

Location	Conditions			
	Floors / Stairs	Walls/Ceilings	Windows/Doors	Handrails / Guardrails
Front Entryway 	Ceramic - serviceable condition	Drywall - serviceable condition	Operate as expected	N/a
Level 1 Hallways 	Hardwood - serviceable condition	Drywall - serviceable condition	Operate as expected	N/a
Level 2 Hallways	Hardwood - serviceable condition	Drywall - serviceable condition	Operate as expected	N/a

Location	Conditions			
	Floors / Stairs	Walls/Ceilings	Windows/Doors	Handrails / Guardrails
				
Main Stairwell 	Hardwood - serviceable condition	Drywall - serviceable condition	Operate as expected	Hardwood - serviceable condition
Basement Stairwell 	Wood with a carpet runner	Drywall - serviceable condition	Operate as expected	Wood - serviceable condition
Other				

Notable Observations:

<p>Connections available for an abandoned central vacuum system. The central vacuum system has been removed.</p>	

13 – BASEMENT



Basements and other below-grade areas can leak even if they have been dry in the past. Inspectors look for visible signs of moisture but cannot determine past leaks, guarantee future performance, or identify water intrusion that occurs only under certain conditions. Buyers should ask previous occupants about any history of water issues and get repair estimates if signs of infiltration are present.

Common thin cracks in walls or floors may allow future leakage and should be monitored. Backup sump systems are recommended to reduce flooding risk during power outages or pump failures. Grading that slopes toward the home and roof drainage near the foundation increase the likelihood of leaks and should be corrected. Signs of potential water issues include mold, stains, musty odors, loose or warped finishes, and efflorescence; freshly painted walls warrant inquiry about past problems. Pests may exist even if not visible during inspection. Because asbestos may be present in pre-1980 building materials and cannot be confirmed visually, testing is recommended before disturbing materials during renovation.

Fully Finished Partially Finished Unfinished

*For finished areas see sections above.

Conditions:

<p>Foundation: Limited ability to see foundation due to basement being 90% finished. No noted issues where visible.</p>	
<p>Structure: Limited ability to see structure due to basement being 90% finished. No noted issues where visible.</p>	
<p>Slab: Limited ability to see slab due to basement being 90% finished. No noted issues where visible.</p>	
<p>Floor Drains / Cleanouts: Floor drain in mechanical room at bottom of stairs. Cleanout in basement bathroom and main rec room.</p>	
<p>Windows / Doors: Operate as expected.</p>	
<p>Sump Pit / Pump: Sump pit in cold storage beneath garage. Includes a battery operated back up pump. Not tested.</p>	
<p>Electrical: Lights operate as expected. Sample of plugs tested and operate as expected.</p>	
<p>Insulation: Limited ability to see insulation due to basement being 90% finished. Where visible, insulation was noted (hole in rec room and storage room with laundry sink). No insulation in the mechanical room at the bottom of the stairs.</p>	



Supply / Drain Pipes: Limited ability to see pipes due to basement being 90% finished. No noted issues where visible.

14 – Attic

The attic inspection is limited by lighting, stored items, and accessibility. Heavy insulation can restrict visibility of structural components, wiring, plumbing, and ductwork. Water stains around roof penetrations are common, but it’s usually difficult to confirm if they are active unless leaking during the inspection; monitoring during future rain is advised. Both old and new roofs can leak, so regular roof checks—especially each spring, fall, and after storms—are recommended.

Adding attic insulation improves energy efficiency. Evidence of pests may not be visible during the inspection; consult a pest specialist if concerned. Inspectors do not move or disturb insulation, as doing so is outside the scope of the inspection.

Conditions:

<p>Accessibility: Attic is accessible from the walk-in closet in the master bedroom. There is no access to the ceiling space above the living room.</p>	
<p>General Condition: Acceptable except as noted below. LIMITATION – attic was insulated. Unable to inspect any structure or systems covered by the insulation.</p>	
<p>Structure: Acceptable condition.</p>	
<p>Ventilation: Soffit, gable, and roof vents. Areas of mold identified on the roof sheathing. Recommendation – Engage a professional to test for mold and remediate if /as required.</p>	
<p>Electrical: Not inspected as buried beneath the insulation.</p>	
<p>Insulation: Batt insulation covered by 8” to 10” of blown in insulation.</p>	

HVAC / Ducting: Not inspected as buried beneath the insulation.	
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