

# HOME INSPECTION REPORT

## *Summary of Findings*

### 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".

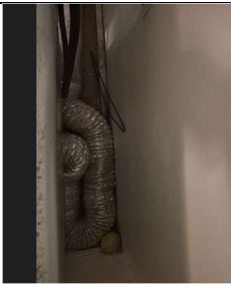

Date of Signature:


[REDACTED]

The Summary Report is a brief overview of the significant items identified during the inspection. This Report should be read in conjunction with the detailed Inspection Report for a complete review of the inspection.

Item #	Picture	Description	
1		<b>System / Location:</b> Driveway	<b>Condition:</b> Significant cracking and settling.
		<b>Risk / Impact:</b> Trip hazard and potential for scraping of vehicles.	<b>Recommendation:</b> Consult a qualified professional and repair immediately.
2		<b>System / Location:</b> Window at front of house.	<b>Condition:</b> Hole / crack in glass to exterior pane.
		<b>Risk / Impact:</b> Safety hazard due to sharp edges and reduction in efficiency.	<b>Recommendation:</b> Consult a qualified professional and repair immediately.
3		<b>System / Location:</b> Roof covering at base of chimney.	<b>Condition:</b> Covered in blue skin which is an indication to an issue.
		<b>Risk / Impact:</b> Potential entry point for water into the home.	<b>Recommendation:</b> Consult a qualified professional and repair immediately.
4		<b>System / Location:</b> Flashing where roof meets vertical wall above front door.	<b>Condition:</b> No step flashing.
		<b>Risk / Impact:</b> Potential entry point for water into the home.	<b>Recommendation:</b> Consult a qualified professional and repair immediately.
5		<b>System / Location:</b> Gutter system at front right side of house.	<b>Condition:</b> Downspout extension is missing.
		<b>Risk / Impact:</b> Water being dispersed at foundation of home. Potential entry point	<b>Recommendation:</b> Consult a qualified professional and repair immediately.

		for water into the home.	
6		<b>System / Location:</b> Chimney	<b>Condition:</b> Chimney requires re-pointing in various places.  Cornerstones of chimney are becoming displaced and need to be repaired.
		<b>Risk / Impact:</b> Impacts stability of bricks and chimney. Potential entry point for water into the home.	<b>Recommendation:</b> Consult a qualified professional and repair immediately.
7		<b>System / Location:</b> Lighting of back patio	<b>Condition:</b> Light does not work.
		<b>Risk / Impact:</b> No light at back of house.	<b>Recommendation:</b> Consult a qualified professional and repair immediately.
8		<b>System / Location:</b> Electrical panels in garage	<b>Condition:</b> Labelling of circuits is not complete.
		<b>Risk / Impact:</b> Incomplete labelling is a hazard when trying to isolate the power to specific circuits within the home.	<b>Recommendation:</b> Consult a qualified professional and repair immediately.
9		<b>System / Location:</b> Fireplace	<b>Condition:</b> There are signs of rust on top of the enclosure; likely via a leak from the chimney. Not leaking at the time of inspection.
		<b>Risk / Impact:</b> May negatively impact the integrity of the enclosure as well as the chimney.	<b>Recommendation:</b> Consult a qualified professional and repair immediately.
		<b>System / Location:</b>	<b>Condition:</b>

10		Clothes dryer / basement	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.
		<b>Risk / Impact:</b> Reduction in efficiency of clothes dryer.  Build up of dryer lint in vent which is a fire hazard.	<b>Recommendation:</b> Consult a qualified professional and repair immediately.
11		<b>System / Location:</b> Kitchen	<b>Condition:</b> No GFCI plugs as required by code.
		<b>Risk / Impact:</b> GFCI plugs protect against potential electric shock. This is of particular importance in areas where water is in close proximity to plugs.	<b>Recommendation:</b> Consult a qualified professional and repair immediately.
12		<b>System / Location:</b> Plugs / Master bedroom	<b>Condition:</b> Plugs operate with an open ground.
		<b>Risk / Impact:</b> Operating a plug with an open ground (a three-prong outlet where the grounding prong is not connected to a ground wire) is a significant electrical hazard. The lack of a ground wire means	<b>Recommendation:</b> Consult a qualified professional and repair immediately.

		that if a short circuit occurs, excess current has no safe path to escape, which can lead to electric shock, fire hazards, and destruction of equipment.	
13		<p><b>System / Location:</b> Attic</p> <p><b>Risk / Impact:</b> If mold becomes airborne within the living space of the home, depending on the level, may trigger allergic reactions, asthma, and other respiratory illnesses. Extensive mold indicates ongoing moisture issues which can cause damage to the structure of a home.</p>	<p><b>Condition:</b> Areas of mold identified on the underside of the roof sheathing.</p> <p><b>Recommendation:</b> Consult a qualified professional and repair immediately.</p>