



County Home Inspection

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123 Sample Street

Demo City, ST 12345



INSPECTION DATE

1/15/2024 10:00AM



PREPARED FOR

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Introduction

Thank you for choosing County Home Inspection to perform your home inspection.

The inspection itself and the attached report comply with the requirements of the Standards of Practice of our National Association. This document defines the scope of a home inspection.

Clients can sometimes assume that a home inspection includes many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of you, our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. We cannot predict future behaviour, and as such, we cannot be responsible for things that occur after the inspection.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you for choosing County Home Inspection.

DEFECTS/ DEFICIENCIES SUMMARY

 Safety Concerns

 Recommendations

 Maintenance Items

ROOFING

 1.11 **Asphalt shingles: Aging**

Location: Throughout

Estimated Timeline: **Ongoing** • Recommended: **Monitor**

EXTERIOR

 3.18 **Walkway: Improper slope or drainage**

Location: Right elevation

Implication: Chance of water damage to structure, finishes and contents

Estimated Cost: **Minor** • Estimated Timeline: **Discretionary** • Recommended: **Improve**

 3.19 **Vehicle doors: Dented**

Location: Exterior

Implication: Damage to equipment

Estimated Cost: **Minor** • Estimated Timeline: **Discretionary** • Recommended: **Repair**

STRUCTURE

 4.9 **Typical minor cracks**

Location: Various Locations

Implication: Material deterioration

Estimated Cost: **Minor** • Estimated Timeline: **Discretionary**

 4.10 **Joists: Split, cracked or damaged**

Location: Utility room

Implication: Weakened structure | Chance of structural movement

Estimated Cost: **Minor** • Estimated Timeline: **Discretionary** • Recommended: **Repair or Replace**

 4.11 **Joists: Sag**

Location: Basement

Implication: Chance of continued structural movement

Recommended: **Monitor**

ELECTRICAL

 5.19 **Junction boxes: Cover missing**

Location: Utility room

Implication: Electric shock | Fire hazard

Estimated Cost: **Minor** • Estimated Timeline: **Discretionary** • Recommended: **Replace**

 5.20 **Outlets (receptacles): Ungrounded**

Location: Various Locations

SUMMARY ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING & HEAT PUMP INSULATION AND VENTILATION PLUMBING INTERIOR

Implication: Electric shock

Although ungrounded service maybe typical in a home of this age, safety may be improved by upgrading this receptacle.

Estimated Cost: **Depends on the approach** • Estimated Timeline: **Discretionary** • Recommended: **Upgrade**

5.21 Outlets (receptacles): No GFCI/GFI (Ground Fault Circuit Interrupter) - Single

Location: Throughout

Implication: Electric shock

Although not a deficiency in a home of this age, safety may be improved by upgrading this receptacle.

Estimated Cost: **Minor** • Estimated Timeline: **Discretionary** • Recommended: **Provide**

HEATING

7.25 Life expectancy: Past life expectancy

Implication: Equipment failure | No heat for building

Estimated Timeline: **Ongoing** • Recommended: **Monitor**

7.26 Mechanical air filter: Dirty

Location: Cold air return

Implication: Increased heating costs

Estimated Cost: **Minor** • Estimated Timeline: **Regular maintenance** • Recommended: **Replace - Regular Maintenance**

7.27 Masonry chimney: Loose, missing or deteriorated masonry

Location: Exterior

Implication: Material deterioration

Estimated Cost: **Minor** • Estimated Timeline: **Discretionary** • Recommended: **Repair**

COOLING & HEAT PUMP

8.12 Life expectancy: Past life expectancy

Implication: Equipment failure

Estimated Timeline: **Ongoing** • Recommended: **Monitor**

INSULATION AND VENTILATION

9.18 Insulation: Amount less than current standards

Location: Throughout

Implication: Increased heating and cooling costs

Although being below current standards is not a deficiency, the home may benefit from an increased level of insulation.

Estimated Cost: **Minor** • Estimated Timeline: **Discretionary** • Recommended: **Upgrade**

PLUMBING

10.19 Life expectancy: Near end of life expectancy

Location: Utility room

Implication: No hot water

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING & HEAT PUMP
- INSULATION AND VENTILATION
- PLUMBING
- INTERIOR

Estimated Timeline: **Ongoing** • Recommended: **Monitor**

- 10.20

Temperature/pressure relief (TPR) valve: Discharge tube missing

Implication: Scalding. Possible water damage to finishes, storage and structure

Estimated Cost: **Minor** • Estimated Timeline: **Discretionary** • Recommended: **Replace**

- 10.21

Drain piping - performance: Leak

Implication: Chance of water damage to structure, finishes and contents

Estimated Cost: **Minor** • Estimated Timeline: **As soon as is practicable** • Recommended: **Repair or Replace**

- 10.22

Traps - installation: Wrong type

Implication: Sewer gases entering the building

Estimated Timeline: **Ongoing** • Recommended: **Monitor**

INTERIOR

- 11.26

Glass (glazing): Cracked

Location: Basement

Implication: Physical injury

Estimated Cost: **Minor** • Estimated Timeline: **Discretionary** • Recommended: **Replace**

- 11.27

Glass (glazing): Missing

Location: Basement

Implication: Chance of water entering building

Estimated Cost: **discretionary** • Estimated Timeline: **Minor** • Recommended: **Replace**

- 11.28

Range: Combustible clearances inadequate

Implication: Fire hazard

Estimated Cost: **Minor** • Estimated Timeline: **Discretionary** • Recommended: **Improve**

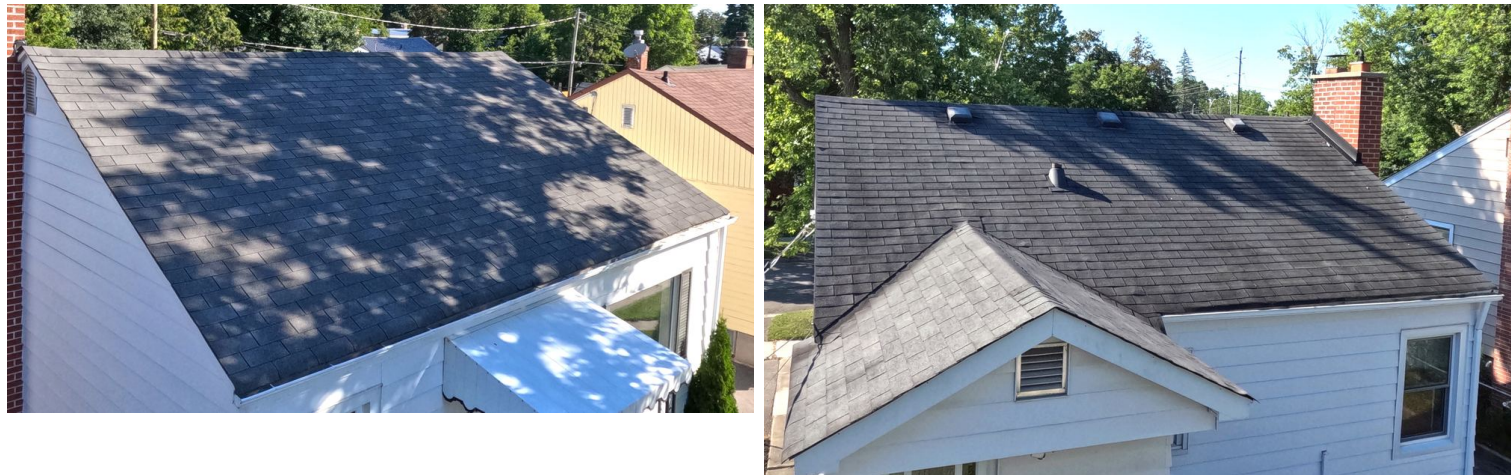
1.0 ROOFING

INFORMATION

1.1 General The home/building is considered to face: South	1.2 General Sloped roofing material: Asphalt shingles	1.3 General Sloped roof flashing material: Aluminum
1.4 General Probability of leakage: Low	1.5 General Approximate age: 10-15 years	1.6 General Typical life expectancy: 15-20 years
1.7 General Roof Shape: Gable		

LIMITATIONS

1.8 General Inspection limited/prevented by: Lack of access (too high/steep)
1.9 General Inspection performed: Visual inspection with telescopic inspection equipment, From roof edge



1.10 General Age determined by: Visual inspection from roof surface
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DEFECTS/ DEFICIENCIES

1.11 Sloped roofing Asphalt shingles: Aging
Service: Monitor
Location: Throughout
Estimated Timeline: Ongoing

 Recommendations

3.0 EXTERIOR

INFORMATION

3.1 General Gutter & downspout material: Aluminum TEST VIDEO Location: North 2nd Floor Kitchen	3.2 General Gutter & downspout type: Eave mounted	3.3 General Downspout discharge: Above grade
3.4 General Lot slope: Away from building, Flat Location: Driveway	3.5 General Soffit (underside of eaves) and fascia (front edge of eaves): Aluminum	3.6 General Wall surfaces and trim: Metal siding
3.7 General Driveway: Asphalt	3.8 General Walkway: Concrete	3.9 General Window Shutters/Panels: Decorative shutters
3.10 General Porch: No performance issues were noted., Concrete	3.11 General Exterior steps: No performance issues were noted., Concrete	3.12 General Patio: Patio stones, Concrete
3.13 General Fence: Chain link	3.14 General Garage: Detached	

LIMITATIONS

3.15 General Inspection limited/prevented by: Car/storage in garage
3.16 General No or limited access to: Area below steps, deck, porches
3.17 General Exterior inspected from: Ground level

DEFECTS/ DEFICIENCIES

3.18 Landscaping Walkway: Improper slope or drainage Service: Improve Implication: Chance of water damage to structure, finishes and contents Location: Right elevation Estimated Cost: Minor Estimated Timeline: Discretionary
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 Recommendations



3.19 Garage

Vehicle doors: Dented

Service: Repair

Implication: Damage to equipment

Location: Exterior

Estimated Cost: Minor

Estimated Timeline: Discretionary

 Recommendations



4.0 STRUCTURE

INFORMATION

4.1 General Configuration: Basement	4.2 General Foundation material: Poured concrete, Masonry block	4.3 General Floor construction: Subfloor - plank, Joists
4.4 General Exterior wall construction: Wood frame	4.5 General Roof and ceiling framing: Rafters/ceiling joists, Plank sheathing	

LIMITATIONS

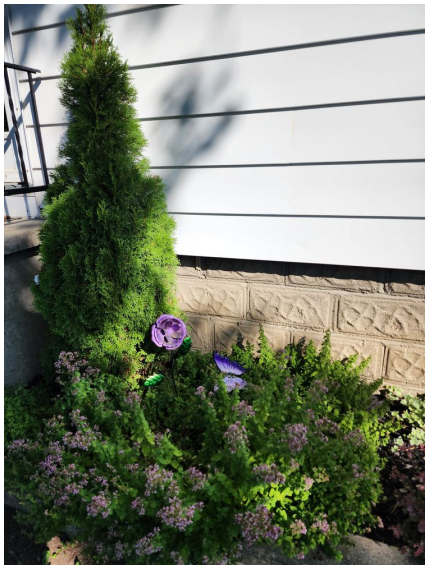
4.6 General Inspection limited/prevented by: Ceiling, wall and floor coverings, Storage
4.7 General Attic/roof space: Inspected from access hatch
4.8 General Percent of foundation not visible: 85 %

DEFECTS/ DEFICIENCIES

4.9 Foundations Typical minor cracks Implication: Material deterioration Location: Various Locations Estimated Cost: Minor Estimated Timeline: Discretionary
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 Recommendations





4.10 Floors

Joists: Split, cracked or damaged

 Recommendations

Service: Repair or Replace

Implication: Weakened structure | Chance of structural movement

Location: Utility room

Estimated Cost: Minor

Estimated Timeline: Discretionary



4.11 Floors

Joists: Sag

 Recommendations

Service: Monitor

Implication: Chance of continued structural movement

Location: Basement

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING & HEAT PUMP

INSULATION AND VENTILATION

PLUMBING

INTERIOR

5.0 ELECTRICAL

INFORMATION

5.1 General

Service entrance cable and location: Overhead - cable type not determined

5.2 General

Service size: 100 Amps (240 Volts)

5.3 General

Main disconnect/service box rating: 125 Amps

5.4 General

Main disconnect/service box type and location: Breakers - utility room



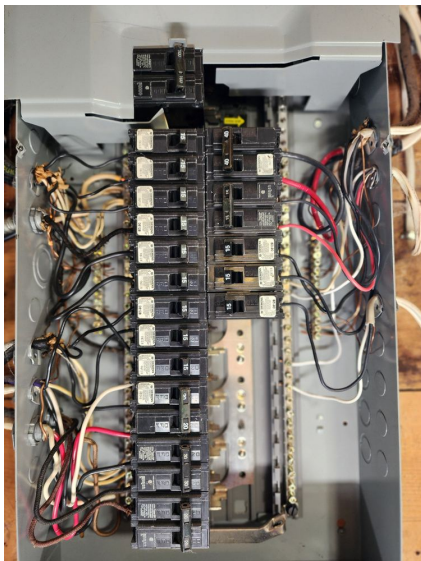
Main electrical disconnect

5.5 General

System grounding material and type: Copper - water pipe

5.6 General

Distribution panel type and location: Breakers - utility room



Breakers - Utility room

SUMMARY ROOFING EXTERIOR STRUCTURE **ELECTRICAL** HEATING COOLING & HEAT PUMP INSULATION AND VENTILATION PLUMBING INTERIOR

5.7 General

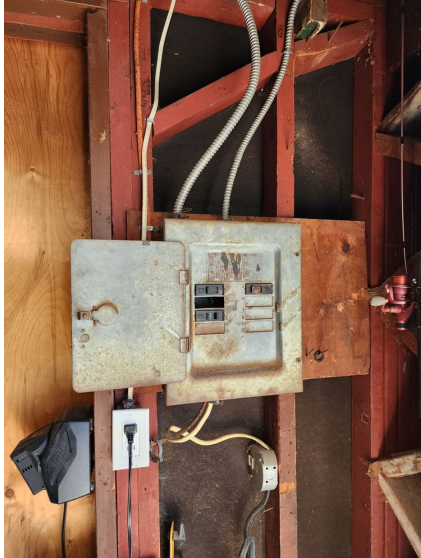
**Distribution panel rating: 125
Amps**

5.8 General

**Electrical panel manufacturers:
Siemens**

5.9 General

Auxiliary panel (subpanel) type and location: Breakers - garage



Auxiliary panel

5.10 General

**Distribution wire (conductor)
material and type: Copper -
non-metallic sheathed**

5.11 General

**Type and number of outlets
(receptacles): Grounded and
ungrounded - minimal**

5.12 General

**Circuit interrupters: Ground Fault
(GFCI) & Arc Fault (AFCI): No
GFCI, No AFCI**

5.13 General

**Smoke alarms (detectors):
Present**

5.14 General

**Carbon monoxide (CO) alarms
(detectors): Present**

LIMITATIONS

5.15 General

Inspection limited/prevented by: Storage

5.16 General

System ground: Quality of ground not determined

5.17 General

Circuit labels: The accuracy of the circuit index (labels) was not verified.

5.18 General

Not included as part of a building inspection: Testing of smoke and/or carbon monoxide alarms

DEFECTS/ DEFICIENCIES

5.19 Distribution system

Junction boxes: Cover missing

 Recommendations

Service: Replace

Implication: Electric shock | Fire hazard

Location: Utility room

Estimated Cost: Minor

Estimated Timeline: Discretionary



5.20 Distribution system

Outlets (receptacles): Ungrounded

 Recommendations

Service: Upgrade

Implication: Electric shock

Although ungrounded service maybe typical in a home of this age, safety may be improved by upgrading this receptacle.

Location: Various Locations

Estimated Cost: Depends on the approach

Estimated Timeline: Discretionary





5.21 Distribution system

Outlets (receptacles): No GFCI/GFI (Ground Fault Circuit Interrupter) - Single

 Recommendations

Service: Provide

Implication: Electric shock

Although not a deficiency in a home of this age, safety may be improved by upgrading this receptacle.

Location: Throughout

Estimated Cost: Minor

Estimated Timeline: Discretionary

7.0 HEATING

INFORMATION

7.1 General

Heating system type: Furnace



7.2 General

Fuel/energy source: Gas

7.3 General

Furnace: International Comfort Products

7.4 General

Heat distribution: Ducts and registers

7.5 General

Approximate capacity: 50,000 BTU/hr

7.6 General

Efficiency: High-efficiency

7.7 General

Exhaust venting method: Direct vent

7.8 General

Combustion air source: Interior of building

7.9 General

Approximate age: 30 years

7.10 General

Typical life expectancy: Furnace (high efficiency) 15 to 20 years

7.11 General

Main fuel shut off/electrical disconnect at: Basement

SUMMARY

ROOFING

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Main fuel shut off & electrical disconnect

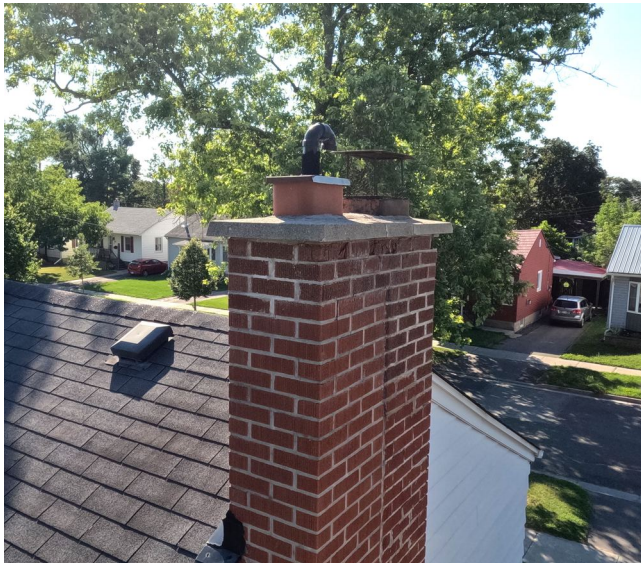
7.12 General

Failure probability: High

7.13 General

Air filter: Disposable, 16" x 25", 1" thick

7.14 General

Exhaust pipe (vent connector): ABS plastic, Roof vented

Roof vented

7.15 General

Fireplace/stove: Wood stove - not in service

7.16 General

Chimney/vent: Masonry



Masonry

7.17 General	7.18 General	7.19 General
Chimney liner: Clay	Mechanical ventilation system for building: None	Condensate system: Discharges into floor drain

LIMITATIONS

7.20 General	Inspection prevented/limited by: Chimney interiors and flues are not inspected
7.21 General	Safety devices: Not tested as part of a building inspection
7.22 General	Warm weather: Prevents testing heating effectiveness
7.23 General	Heat exchanger: Not visible
7.24 General	Not included as part of a building inspection: Interiors of vent systems, flues, and chimneys

DEFECTS/ DEFICIENCIES

7.25 Gas furnace	Recommendations
Life expectancy: Past life expectancy	
Service: Monitor	
Implication: Equipment failure No heat for building	
Estimated Timeline: Ongoing	

SUMMARY

ROOFING

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INTERIOR

7.26 Gas furnace

Mechanical air filter: Dirty Recommendations**Service:** Replace - Regular Maintenance**Implication:** Increased heating costs**Location:** Cold air return**Estimated Cost:** Minor**Estimated Timeline:** Regular maintenance

Replace - regular maintenance

7.27 Chimney and vent

Masonry chimney: Loose, missing or deteriorated masonry Recommendations**Service:** Repair**Implication:** Material deterioration**Location:** Exterior**Estimated Cost:** Minor**Estimated Timeline:** Discretionary

8.0 COOLING & HEAT PUMP

INFORMATION

8.1 General

Air conditioning type: Air cooled



8.2 General

Manufacturer: Miller

8.3 General

Cooling capacity: Not determined

8.4 General

Compressor type: Electric

8.5 General

Compressor approximate age:
Not determined

8.6 General

Typical life expectancy: 12 to 15 years

8.7 General

Failure probability: High

8.8 General

Evaporative cooler damper location: Rear of building

8.9 General

Refrigerant type: Not Determined

LIMITATIONS

8.10 General

Not part of a home inspection: Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

8.11 General

System data plate: Not legible



DEFECTS/ DEFICIENCIES

8.12 Air conditioning

Life expectancy: Past life expectancy

Service: Monitor

Implication: Equipment failure

Estimated Timeline: Ongoing

 Recommendations

9.0 INSULATION AND VENTILATION

INFORMATION

9.1 General

Attic/roof insulation material: Glass fiber, Cellulose



9.2 General

Attic/roof insulation approximate amount/value: 8 inches, R-18

9.3 General

Attic/roof air/vapor barrier: Kraft paper

9.4 General

Attic/roof ventilation: Roof and soffit vents, Gable vent

9.5 General

Wall insulation material: Not determined

9.6 General

Wall insulation amount/value: Not determined

9.7 General

Wall air/vapor barrier: Not determined

9.8 General

Foundation wall insulation material: Not determined

9.9 General

Foundation wall insulation amount/value: Not determined

9.10 General

Foundation wall air/vapor barrier: Not determined

9.11 General

Mechanical ventilation system for building: None

LIMITATIONS

9.12 General

Inspection limited/prevented by lack of access to: Wall space

9.13 General

Attic inspection performed: From access hatch

9.14 General

Roof space inspection performed: From access hatch

9.15 General

Roof ventilation system performance: Not evaluated

9.16 General
Air/vapor barrier system: Continuity not verified

9.17 General
Environmental issues are outside the scope of a home inspection: This includes issues such as asbestos.

DEFECTS/ DEFICIENCIES

9.18 Attic/roof

Insulation: Amount less than current standards

➤

Recommendations

Service: Upgrade

Implication: Increased heating and cooling costs

Although being below current standards is not a deficiency, the home may benefit from an increased level of insulation.

Location: Throughout

Estimated Cost: Minor

Estimated Timeline: Discretionary

10.0 PLUMBING

INFORMATION

10.1 General

Water supply source (based on observed evidence): Public

10.2 General

Service piping into building: Galvanized steel

10.3 General

Supply piping in building: Copper

10.4 General

Main water shut off valve at the: Utility room



Main water shut off

10.5 General

Water heater type: Conventional, Rental

10.6 General

Water heater location: Utility room

10.7 General

Water heater fuel/energy source: Electric



10.8 General Water heater manufacturer: GSW	10.9 General Water heater tank capacity: 184 liters	10.10 General Water heater approximate age: 14 years
10.11 General Water heater typical life expectancy: 12 to 15 nyears	10.12 General Water heater failure probability: High	10.13 General Waste disposal system: Public
10.14 General Waste and vent piping in building: ABS plastic, Cast iron	10.15 General Pumps: None	10.16 General Floor drain/soakaway location: Near laundry area
10.17 General Backwater valve: None noted	10.18 General Exterior hose bibb (outdoor faucet): Present	

DEFECTS/ DEFICIENCIES

10.19 Water heater
Life expectancy: Near end of life expectancy

Service: Monitor

Implication: No hot water

Location: Utility room

Estimated Timeline: Ongoing

Recommendations

10.20 Water heater
Temperature/pressure relief (TPR) valve: Discharge tube missing

Service: Replace

Implication: Scalding. Possible water damage to finishes, storage and structure

Estimated Cost: Minor

Estimated Timeline: Discretionary

Recommendations



10.21 Waste plumbing

Drain piping - performance: Leak

Recommendations

Service: Repair or Replace

Implication: Chance of water damage to structure, finishes and contents

Estimated Cost: Minor

Estimated Timeline: As soon as is practicable



10.22 Waste plumbing

Traps - installation: Wrong type

Recommendations

Service: Monitor

Implication: Sewer gases entering the building

Estimated Timeline: Ongoing



11.0 INTERIOR

INFORMATION

11.1 General

Major floor finishes: Laminate, Ceramic, Carpet, Vinyl

11.4 General

Windows: Single/double hung, Wood - basement, Casement, Sliders, Fixed, Vinyl

11.7 General

Doors: Inspected

11.10 General

Range fuel: Electricity

11.13 General

Kitchen ventilation: None

11.16 General

Counters and cabinets: Inspected

11.2 General

Major wall finishes: Plaster/drywall

11.5 General

Glazing: Single - basement, Double

11.8 General

Oven type: Conventional

11.11 General

Appliances: Refrigerator

11.14 General

Bathroom ventilation: Window

11.17 General

Stairs and railings: Inspected

11.3 General

Major ceiling finishes: Plaster/drywall, Acoustic tile

11.6 General

Exterior doors - type/material: Hinged, Wood

11.9 General

Oven fuel: Electricity

11.12 General

Laundry facilities: Hot/cold water supply, Vented to outside, 120-Volt outlet, 240-Volt outlet, Waste standpipe, Washer, Dryer

11.15 General

Laundry room ventilation: Clothes dryer vented to exterior

LIMITATIONS

11.18 General

Inspection limited/prevented by: Storage/furnishings

11.19 General

Not tested/not in service: Range, Oven

11.20 General

Not included as part of a building inspection: Perimeter drainage tile around foundation, if any, Cosmetic issues

11.21 General

Cosmetics: No comment offered on cosmetic finishes

11.22 General

Appliances: Appliances are not inspected as part of a building inspection

11.23 General

Percent of foundation not visible: 85 %

11.24 General

Basement leakage: Storage in basement limited inspection

11.25 General

Environmental issues are outside the scope of a home inspection: This includes issues such as potential asbestos containing materials

DEFECTS/ DEFICIENCIES

11.26 Windows

Glass (glazing): Cracked

Recommendations

Service: Replace

Implication: Physical injury

Location: Basement

Estimated Cost: Minor

Estimated Timeline: Discretionary



11.27 Windows

Glass (glazing): Missing

Recommendations

Service: Replace

Implication: Chance of water entering building

Location: Basement

Estimated Cost: discretionary

Estimated Timeline: Minor



11.28 Appliances

Range: Combustible clearances inadequate

Service: Improve

Implication: Fire hazard

Estimated Cost: Minor

Estimated Timeline: Discretionary

 Recommendations

