

Thibodeau Home Inspection Service

27 Oak St, Havelock, Ontario K0L-1Z0
Tel: 866-972-7880
www.knowyourhouse.comj marctrhi@yahoo.ca

SUMMARY REPORT

Client: Anyone
Inspection Address: 1234, Anywhere Ontario
Inspection Date: 10/18/2004 Start: 4:00 pm End: 6:30 pm
Inspected by: Marc Thibodeau

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Components and Conditions Needing Service

Exterior

Exterior Features

Outlets

- All of the exterior outlets should be upgraded to have ground-fault protection

Electrical

Main Panel

Fuses

- Some of the fuses in the main panel are serving undersized wires and should be serviced

Chimney

Wood Stoves

Flashings

- The chimney flashing are in need of maintenance

Living Areas

Living

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Dual-Glazed Windows

- Some of the dual-glazed windows will need service to work well

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Anyone

INSPECTION ADDRESS

1234, Anywhere, Ontario.

INSPECTION DATE

10/18/2004 4:00 pm to 6:30 pm



GENERAL INFORMATION

Inspection Address: 1234, Anywhere, Ontario
Inspection Date: 10/18/2004 Time: 4:00 pm to 6:30 pm
Weather: Raining - Temperature at time of inspection: 15 Degrees

Inspected by: Marc Thibodeau

Client Information: Anyone
Structure Type: Wood Frame
Furnished: Yes
Number of Stories: One

Structure Style: Split level

Structure Orientation: North

Approx. Year Built: 1980
Unofficial Sq.Ft.: 1500

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

PLEASE NOTE:

The service recommendations that we make in this report should be completed well before closing by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: Generic

SCOPE OF WORK

You have contracted with Thibodeau Home Inspection Service to perform a generalist inspection in accordance with the standards of practice established by the Ontario Association of Home Inspectors, a copy of which is available upon request, and which can be read or downloaded by visiting www.oahi.com. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are indicated in the standards. However, as a courtesy, we are including some commonplace information about several of the environmental contaminants that could be of concern to you and your family.

There are many environmental contaminants that we do not have the expertise or the authority to test for, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the better known ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, you should also be aware that our use of terminology like "mold," and "asbestos," is intentionally generic, and should not be construed as a statement of fact. Regardless, health and safety, and environmental hygiene is a deeply personal responsibility, and you should make sure that you are familiar with any contaminant that could affect your home environment.

Structural

Foundations are not uniform, and conform to the structural standard of the year in which they were built. We identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We are keenly aware of cracks, and will alert you to their presence if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Wall Structure

Informational Components

The walls are conventionally framed with wooden studs covered with brick veneer
The wall structure seems to be in acceptable condition.

Floor Structure

Informational Components

The floor structure consists of posts piers, girders and joists sheathed with plywood or diagonal boards.
The floor structure seems to be in acceptable condition.

Limitations

Informational Components

We were not able to ascertain the condition or nature of roof and attic components due to lack of access to attic. Recommend installation of attic hatch and inspection of attic by qualified professional when possible.

Basements

General Comments

This residence has a basement foundation. Such foundations permit storage and living space and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although basement foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to look for any evidence of structural deformation, moisture or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Description of Foundation Type

Informational Components

The residence has a masonry block foundation with no visible or significant abnormalities

Method of Evaluation

Informational Components

We evaluated the raised foundation by accessing and evaluating the components within the basement.

Inspection of the basement foundation walls restricted due to storage, wall coverings or insulation.

Masonry Cinderblock Walls

Informational Components

There is a crack in the foundation wall which has been repaired and no longer seems to be leaking.

Intermediate Floor Framing

Informational Components

The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

Limitations

Informational Components

The inspection of the basement was restricted by wall or ceiling finishes and/ or furnishings and/or storage and / or insulation.

Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not typically evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Similarly, we do not usually comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Wall Covering

Type of Material

Informational Components

The exterior house walls are clad with a combination of aluminum siding and brick.

Wall Covering Observations

Informational Components

The exterior wall cladding is in acceptable condition.

Exterior Features

General Comments and Description

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected home will always exceed that of having maintained it.

Fascia and Trim

Informational Components

The aluminum fascia board and trim are in acceptable condition.

Lights

Informational Components

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Outlets

Components and Conditions Needing Service

All of the exterior outlets should be upgraded to have ground fault protection. This is not required of existing homes. However it is an important safety feature.

Doors

Informational Components

The exterior doors are in acceptable condition.

Windows

Informational Components

The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

Walkways

Informational Components

The walkways are in acceptable condition.

Driveways

Informational Components

The paved driveway is in acceptable condition.

Porches

Functional Components and Conditions

The front porch is in acceptable condition

Grading and Drainage

General Comments and Description

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are detrimental to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge 6 to 8 feet from the house. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we recommend contacting a qualified contractor for further evaluation and remedial actions/ adjustment even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce molds that are detrimental to health.

Drainage Mode

Functional Components and Conditions

Drainage is facilitated by adequate grading and full or partial gutters, and we did not observe any evidence of moisture threatening the living space. However, the gutters should be kept clean and the grade kept sloping away from the house or moisture intrusion could result.

Roof/Attic

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is

concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle

General Comments and Description

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

Method of Evaluation

Informational Components

We evaluated the roof and its components by walking its surface.

Age and General Evaluation of a Single-layer Roof

Informational Components

The composition shingle roof appears to be newer. This is just an estimate and you should request the installation receipt from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

The composition shingle roof is in acceptable condition, and it will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.

Gutters and Drainage

Functional Components and Conditions

The gutters on the composition shingle roof appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Flashings

Informational Components

The roof flashing appear to be in acceptable condition.

Attic

General Comments and Description

In accordance with industry standards, we will not enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not move or disturb any portion of it, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Method of Evaluation

Informational Components

We were not able to ascertain the condition of the roof and attic components due to lack of access because the hatch was stuck. Recommend further evaluation by qualified personal when access can be gained to evaluate the condition and nature of attic components.

Ventilation

Informational Components

Ventilation within the lower attic is provided by one or a combination of eave, dormer, turbine, ridge or gable vents, and appears to be adequate.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drain pipes are equally varied, and range from modern acrylonitrile butadiene styrene (ABS) ones to older ones made of cast-iron, galvanized steel, clay, or a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although isolated batches of them have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but any blockages in drainpipes, and particularly in main drainpipes, we recommend having video-scanned.

Potable Water Pipes

Type of Material

Informational Components

The residence is served by copper potable water pipes.

Water Main Location

The main water shut-off valve is located at the front of the residence in the basement.

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Copper Water Pipes

Informational Components

The copper potable water pipes appear to be in acceptable condition

Waste and Drainage System

General Comments and Description

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can typically be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

Type of Material

Informational Components

The residence is served by ABS drain waste and vent pipes.

Drain Pipes Waste Pipes and Vent Pipes

Informational Components

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe would confirm its actual condition.

Sump Pump

Informational Components

The sump pump was tested and found to be functional

Plumbing Vents

Informational Components

The plumbing vent is in acceptable condition

Water Heaters

General Gas Water Heater Comments

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan, and preferably one plumbed to the exterior. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not equipped with either a pressure/temperature relief valve and discharge pipe extended to 6 inches from the floor.

Age Capacity and Location

Hot water is provided by a functional 40 gallon gas water heater in working condition that is located in the basement.

Water Shut-Off Valve and Connectors

Informational Components

The shut-off valve and water connectors on the water heater are functional.

Gas Shut-Off Valve and Connector

Informational Components

The gas control valve and its connector at the water heater are functional.

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Vent Pipe and Cap

Informational Components

The vent pipe and cap on the gas water heater are functional.

Pressure Release Valve and Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure-temperature relief valve.

Gas

Gas Main Shut-Off Location

The gas main shut-off is located in the side yard . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Gas Pipes

Informational Components

The visible portions of the gas pipes appear to be in acceptable condition.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we only test a representative number of switches and outlets, and we do not perform load-calculations to determine if the supply meets the demand. However, we regard every electrical deficiency and recommended upgrade as a potential safety-hazard that should be serviced immediately, and that the entire system be evaluated and certified as safe by a specialist. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed within the inspection period, or before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades for which we disclaim any responsibility.

Main Panel

General Comments

Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of forty inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Type of Wiring

Informational Components

The residence is wired with a three-wire non-metallic cable commonly known as Romex.

Size and Location

The residence is served by a 100 amp, 240 volt panel, located in the basement.

Service Entrance Mast Weatherhead and Cleat

Informational Components

The overhead service entrance, mast, weather head, and cleat are in acceptable condition.

Main Panel

Informational Components

The main fuse panel and its components have no visible deficiencies

Exterior Cover Panel

Informational Components

The exterior cover for the main electrical panel is in acceptable condition.

Wiring

Informational Components

The wiring in the main electrical panel has no visible deficiencies.

Fuses

Components and Conditions Needing Service

Some of the fuses in the main panel are serving undersized wires and should be replaced by adequately sized fuses. This creates a fire-hazard that should be corrected by installing the appropriate size fuse in the receptacle. Contact electrician if unsure of appropriate fuse size.

Grounding

Informational Components

The main electrical panel is grounded to a water pipe.

Plugs-Outlets

Functional Components and Conditions

The outlets that were tested are functional

Informational Components

The house seems to be serviced with grounded three hole plugs

Heat

The components of most heating and air-conditioning systems have a design-life ranging from fifteen to twenty five years, dependant on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. You should also be aware that we do not evaluate or endorse any unvented heating devices that utilize fossil fuels, the presence of which sometimes confirms the inadequacy of the primary heating system. However, these and every other fuel burning appliances that are not vented are potentially hazardous. They can include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service, or a second opinion, be scheduled within the inspection period, or before closing, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heat System 1

General Comments

Furnaces are mechanical devices which should be serviced regularly by qualified personnel. We recommend that you have your furnace serviced and tested yearly, starting at the close of escrow, to help extend the functional life of the furnace as long as possible.

Type of Fuel

Informational Components

The residence is served by a gas-fueled heating system.

Forced-Air Furnace

Informational Components

Heat is provided by an approx. 3 year old forced-air furnace, located in the basement.

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The furnace is functional.

Vent Pipe

Informational Components

The vent pipe is functional.

Return-Air Compartment and Filter

Informational Components

The return-air compartment is in acceptable condition.

Ductwork

Informational Components

The visible ductwork is in acceptable condition.

Gas Valve and Connector

Informational Components

The gas valve and connector are in acceptable condition.

Thermostat

Functional Components and Conditions

The thermostat was tested and in functional condition.

Registers

Informational Components

The accessible registers are functional.

Heating and Air Conditioning

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, dependant on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. We are not able to test the operation of air conditioning systems in cold weather or of systems that are shut down at the time of the inspection. You should also be aware that we do not evaluate or endorse any unvented heating devices that utilize fossil fuels, the presence of which sometimes confirms the inadequacy of the primary heating system. However, these and every other fuel burning appliances that are not vented are potentially hazardous. They can include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service, or a second opinion, be scheduled within the inspection period, or before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heat and AC - System 1

Split-System Age and Location

Air-conditioning is provided by a split-system, consisting of an evaporator coil that is located above the heat exchanger, and an approx. 1.5 ton A/C device located outside which appears to be approx. 10 year old

Split-System General Evaluation

Informational Components

The air conditioning section of the split system was not tested due to cold weather or because the system was not active or because the heat system was active at the time of the inspection. The system should be reviewed by a qualified specialist when this becomes possible.

There are no visual signs of damage to the air conditioning components

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The exterior component of the air conditioning system should be kept clean - level and free of physical damages to help keep the unit functioning properly

Refrigerant Lines

Informational Components

The refrigerant lines are in acceptable condition.

Condensate Discharge Pipe

Informational Components

The primary condensate pipe and /or condensate pump are functional.

Limitations

Informational Components

Evaluation of system limited to physical condition of appliance due to cold weather or system not activated at time of inspection. Recommend further evaluation by qualified specialist when possible

Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

Wood Stoves

Flashings

Components and Conditions Needing Service

The chimney flashing are in need of maintenance

Other Chimney

Chimney Stack or Walls

Informational Components

The chimney walls appear to be in acceptable condition.

Chimney Flashings

Informational Components

The chimney flashings are in acceptable condition.

Crown or Termination Cap

Informational Components

The chimney crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition.

Living Areas

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already discussed, the identification of which is beyond the scope of our service. However, there are a host of lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever remedial service may be deemed necessary before closing.

Living

Doors

Functional Components and Conditions

The entry door is functional.

Informational Components

The interior doors that were tested are in acceptable condition

Floors

Informational Components

The floor coverings are in acceptable condition.

Walls and Ceilings

Informational Components

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The dual-glazed windows are functional.

Components and Conditions Needing Service

Some of the dual-glazed windows will need service to work well, such as sanding, shaving, trimming, or servicing the hardware.

Lights

Functional Components and Conditions

The lights that were tested are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Closets

Informational Components

The closets are in acceptable condition.

Stairs

Functional Components and Conditions

The stairways were examined and found to be functional

Finished Basement

General Comments and Description

Moisture in basements is a perennial problem, involving a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion or dampness is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in the basement is not maintained above the dew point. Regardless, we are not mold specialists, and if you or any member of your family are sensitive to allergens you should schedule a specialist inspection.

Moisture or Dampness

Informational Components

There is efflorescence of the basement walls, which is caused by moisture intrusion and which is not uncommon. Nevertheless, you should ask the sellers if this area has ever flooded, then be prepared to monitor it, and you should not store any materials either directly on the floor or against the walls.

Although there is evidence of previous moisture infiltration at the base of the basement walls there is evidence on the exterior that there has been waterproofing work done. Recommend close monitoring of the basement for moisture and contacting qualified contractor if moisture envelopes.

Walls and Ceiling

Informational Components

The walls and ceiling in the basement are in acceptable condition.

Single-Glazed Windows

Informational Components

The window in the basement is functional.

Lights

Functional Components and Conditions

The lights in the basement are functional.

Bathrooms

Our evaluation of bathrooms conforms to state or industry standards. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans.

Shared Bathroom

Cabinets

Functional Components and Conditions

The bathroom cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The bathroom sink countertop is in acceptable condition

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The bathroom sink and its components are functional.

Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

Toilet

Functional Components and Conditions

The toilet is functional.

Lights

Functional Components and Conditions

The bathroom lights are functional.

Outlets

Functional Components and Conditions

The bathroom outlets are functional and include ground-fault protection.

Informational Components

Although the bathroom sink outlets is functional, it is recommended to upgrade it to have ground-fault protection for added safety.

Exhaust Fan

Informational Components

Although there is a functional window, the installation of an exhaust fan is recommended to avoid excess moisture in the bathroom.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Common Areas

Our evaluation of the common space, which includes the kitchen, laundry, and garage, is similar to that of the living space, and includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We pay particular attention to safety standards, such as those involving electricity and the integrity of firewalls, but we do not test portable appliances, including the supply and waste components of washing machines.

Kitchen

General Kitchen Comments

We do not test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, stoves, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

Cabinets

Functional Components and Conditions

The kitchen cabinets are functional, and do not have any significant damage.

Counter Top

Functional Components and Conditions

The kitchen counter top is in acceptable condition

Sink

Functional Components and Conditions

The kitchen sink is functional.

Faucet

Functional Components and Conditions

The kitchen sink faucet is functional.

Valves and Connectors

Functional Components and Conditions

The valves and/or connectors below the kitchen sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Trap and Drain

Functional Components and Conditions

The trap and drain at the kitchen sinks are functional.

Electrical Range

Functional Components and Conditions

The electric range connection is functional

Exhaust Fan or Downdraft

Functional Components and Conditions

The kitchen exhaust fan or downdraft is functional.

Lights

Functional Components and Conditions

The lights in the kitchen are functional.

Outlets

Informational Components

The outlets in the kitchen that were tested are functional

Laundry

General Laundry Room Comments

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow.

Therefore, we recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. The only remedy for this is to enlarge the drainpipe.

Sink

Functional Components and Conditions

The sink in the laundry is functional, and does not need service at this time.

Faucet

Functional Components and Conditions

The laundry sink faucet is functional.

Valves and Connectors

Functional Components and Conditions

The valves and connectors at the laundry are functional. However, because they are not in daily use they typically become stiff or frozen.

Trap and Drain

Functional Components and Conditions

The trap and drain lines below the laundry sink are functional.

220 Volt Receptacle

Functional Components and Conditions

The 220 volt receptacle for the dryer is in acceptable condition

Dryer Vent

Functional Components and Conditions

The dryer vent is correctly vented to the exterior

Outlets

Functional Components and Conditions

The outlets in the laundry room that were tested are functional.

REPORT CONCLUSION

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identifying all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

Inspection Address: 1234, Anywhere Ontario.
Inspection Date/Time: 10/18/2004 4:00 pm to 6:30 pm

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