# I Find It Inspections

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# Home Inspection Report

Prepared for:

## John and Jane Homebuyer

Property Address:

## 1234 Dream St.

## Lowermainland, BC

Inspected on Friday May 27, 2014

SAMPLE

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SAMPLE

Thank you for choosing I Find It Inspections to perform your home inspection. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision and to inform you on some of the major systems in your home.

This report contains a review of readily visible components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report, contract terms, standards of practice, and other information in your "*I Find It* Home Maintenance Manual" or at ifinditinspections.ca to obtain a full understanding of the scope, limitations and exclusions of a visual home inspection

Comments with the blue round icon are informational and comments with the orange triangle icon require additional attention. Please read all the comments in the report. Buyers are also advised to carefully read the Property Condition Disclosure Statement and obtain engineering reports, written confirmation, or receipts for any major repairs done to the property.

DEFINITION OF CONDITION TERMS

Functional/Satisfactory: At the time of inspection the component appears to be adequately performing its intended function. Regular maintenance will be required and may be needed now.

Maintenance Required: At the time of inspection the component is functioning but is estimated to be nearing the end of useful life or requires immediate maintenance. Regular monitoring of the component may be required.

Poor/Unsatisfactory: At the time of inspection the component does not function as intended, has reached the end of its intended service life, or presents a Safety Hazard. Repair or replacement is recommended.

Not Visible: This is a visual inspection. In some cases visibility is not available of components required for inspection as per the standards of practice.

Monitor Performance: The component may be demonstrating unusual behavior or may be inconclusive at the time of inspection. Inspector suggests further monitoring of component performance by client and further evaluation and repairs by experts as needed.

Further Evaluation: The component requires further technical or invasive evaluation by a qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

SAMPLE

# General

| | |
|---|---|
| Property Type: | House |
| Stories: | Three, Split level(s) |
| Approximate Age: | 1984 (30) |
| Age Based On: | Listing |
| Bedrooms/Baths: | 3/3 |
| Door Faces: | West |
| Furnished: | Yes |
| Occupied: | Yes |
| Weather at Start of Inspection: | Overcast |
| Temperature: | Cool |
| Soil Condition: | Damp |
| Utilities On During Inspection: | Electric Service, Gas Service, Water Service |
| People Present | Client, Client's Agent, Occupant |

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Comment 1:
Our goal is to give you a clear picture of the condition of major systems in a house. As we look for major issues that may affect your buying decision, we will come across a number of smaller issues. We will discuss those and include them in our report but our goal is not to create a detailed maintenance or repair list.

# Site

A visual assessment of the property with respect to vegetation, grading, fencing, surface drainage, and retaining walls primarily for their impact on the main building. Also included are adjacent walkways, uncovered patios, and driveways.

| | |
|---|---|
| Property Slope: | Property- Medium Slope |
| Property Drainage: | Inspector cannot adequately determine if property slopes surface water from structures. Monitor in rains and improve as needed. , Drainage Systems- Underground Drainage, Regular maintenance of property drainage is needed to protect buildings from surface water damage |
| Visible Building/Perimeter Drainage: | Downspouts- Connect Underground, Drainage System - Big '0' |
| Downspout Connections: | Underground |
| Driveway: | Concrete, Normal Cracking |
| Walkways: | Pavers, Gravel |

SAMPLE

(Site continued)

| | |
|---|---|
| Fences: | Material -Wood, Paint or Stain Needed, Leaning/Not Secure, Gate(s) Need Adjustment, Rot Damage |
| Vegetation: | Trim Vegetation Growing Against Structure |
| Patios/Decks: | Concrete |

---

Comment 2:
Trim bushes and other vegetation away from the building. Also dirt, rocks and other debris should be kept away from the exterior cladding material of the house. This will prevent moisture and insects from entering the siding material. Maintenance is required, hidden damage may be present.

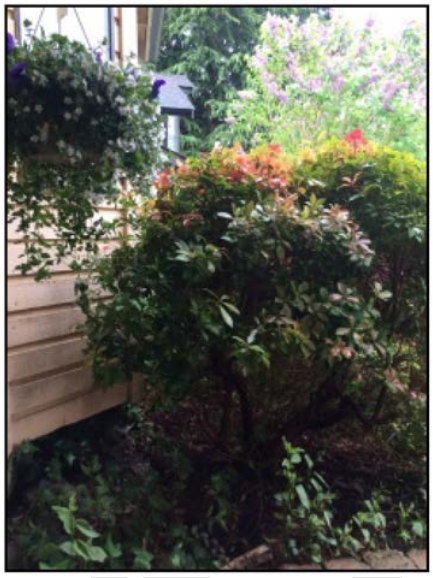

Figure 2-1

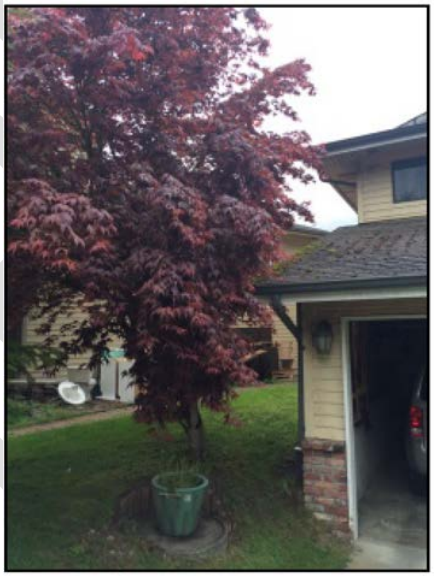

Figure 2-2

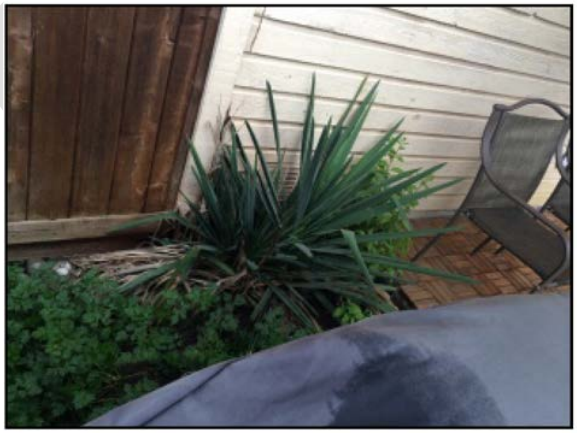

Figure 2-3

(Site continued)

Comment 3:
Site observations.

Figure 3-1

Figure 3-2

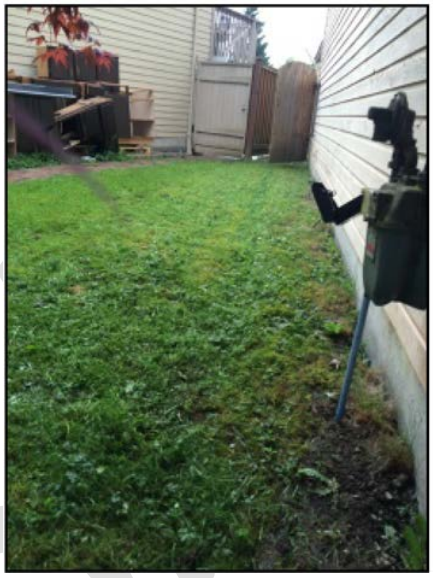

Figure 3-3

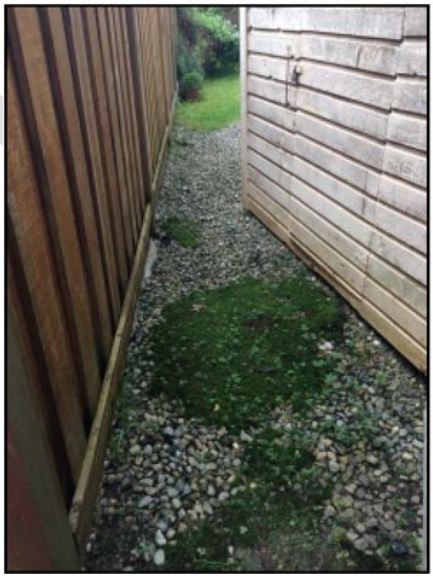

Figure 3-4

SAMPLE

(Site continued)

Figure 3-5

Figure 3-6

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Comment 4:
Cracks in concrete patio. Concrete will crack during it's drying process however all cracks could be signs of larger problems with increased weakness for water penetration. It is recommended these cracks be repaired to prevent them from increasing in size causing further damage.

Figure 4-1

Figure 4-2

SAMPLE

(Site continued)

Figure 4-3

Underground portions of drains are not visible or tested in this home inspection. For a further review of this hidden system, consult a plumber on scope options available. Cleaning of drainage systems is advised now and regularly in the future. Geotechnical and site stability issues are not addressed in this inspection. Grading that slopes towards buildings increases risk of water damage, monitor performance during rains.

# Roofing

The roofing system is inspected visually by observing the installed materials, building practices, and readily visible conditions observable from a safe position for the inspector. The purpose of the inspection is to determine general condition, not to determine life expectancy.

| | |
|---|---|
| Inspection Method | On Roof |
| Roof Design and Slope: | Gable, Slope- Medium Slope |
| Roof Overhangs: | Building has marginal roof overhangs which should are an important part of good house design to keep water off walls and building penetrations. |
| Roof Covering | Asphalt Shingle |
| Roof Lifespan | Normal Service Life -15-20 years, Replacement is needed immediately |
| Underlayment: | Underlayment, Visible at edges only |

SAMPLE

(Roofing continued)

| | |
|---|---|
| Flashing And Valleys: | Valleys- Woven Shingles, Flashing- Plumbing Vents, Flashing -Chimneys, Flashing -Walls, Flashing - Skylights, Flashing - Painted Metal, Needs minor repairs. , Install drop edge flashing to help divert drainage into gutters. |
| Gutters & Downspouts: | Material - Metal |
| Chimney #1: | Style- Single Metal Gas Common Chimney (typical for central heating), Liner- Metal, With Chimney/rain Cap |
| Chimney #2: | Style- Wood framed chimney with wood burning fireplace, Liner- Metal, With Chimney/rain Cap, Rusting/pitting, Flues- 1 |
| Skylight #1: | Bubble type, Plastic |
| General: | Clean debris off roof. , Roof appears to be nearing the end of its life. Budget for replacement. |
| Ventilation Present: | Roof, Ridge Vents |
| Vent Stacks: | Plastic Pipe, Plastic Flashings<br>Condition: Poor/Unsatisfactory |

---

Comment 5:
The roof is at the end of it's service life. Delay in replacement may lead to further damage to the roof sheathing. Hidden damage may be present. I recommend the roof be evaluated by a roofing professional for an estimate on cost, and budget for replacement.

Figure 5-1

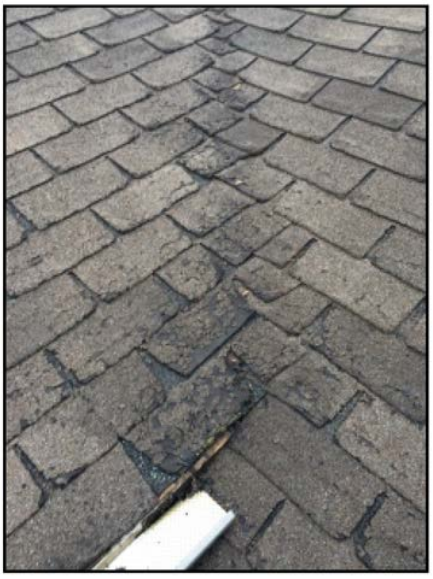

Figure 5-2

(Roofing continued)

Figure 5-3

Figure 5-4

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Comment 6:
Plumbing stacks should be no taller than approximately 10". This height may clog leading to plumbing problems. Have repaired.

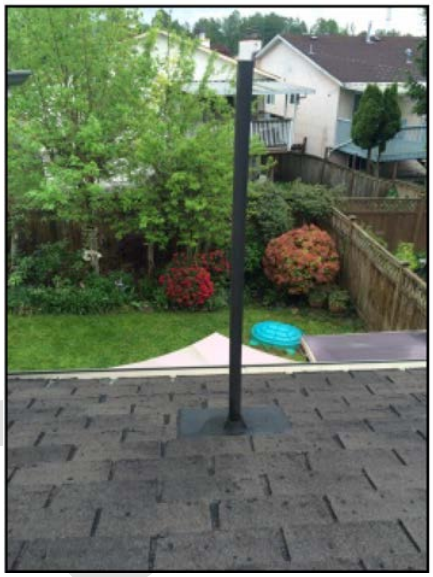

Figure 6-1

SAMPLE

(Roofing continued)

Comment 7:

Woodframe chimney has rot damage to the wood siding. I recommend the wood rot be repaired and metal cleaned and painted to prevent further deterioration of the materials and possible hidden water damage.

Figure 7-1

Figure 7-2

Figure 7-3

Roofs can leak unpredictably. Inspector cannot and does not guarantee as to if the roof has leaked in the past, leaks now, or may leak in the future. Flashings should be replaced whenever roof material is replaced. Annual caulking and maintenance is recommended. Visual inspection is based on a sample of roofing material. Adequate drainage of gutters, roof drains, and downspouts is difficult to inspect in dry weather or light rains. Gutters and downspouts should direct water at least 6-feet away from walls and foundations.

SAMPLE

# Exterior

The exterior is inspected visually by observing the installed materials, building practices, and readily visible conditions from ground level. Damages concealed by exterior finishes (hidden damages) may still be present.

| | |
|---|---|
| Primary Exterior Surface: | Vented Cladding style siding materials are ok for our climate when well maintained, Material - Wood Siding, Sections of damaged siding will allow water to penetrate system |
| Secondary Exterior Surface: | Material - Brick/Stone Veneer |
| General Exterior: | Maintain 6-8" of ground clearance from siding and framing, Exterior partially hidden by vegetation or storage restricting inspection, Seal all openings/holes in siding |
| Soffits: | Material - Wood/Stucco, With vents or screens, Water Staining may indicate leaks. Further investigation is required. |
| Fascia/Gable Trim: | Material - Wood, Partially hidden by gutters limiting complete visual inspection. , Major maintenance and partial or full replacement required. |
| Exterior Trim Material: | Material - Wood, Major maintenance or full/partial replacement required. |
| Gas Meter: | Main Gas Shutoff Valve located at meter |

SAMPLE

(Exterior continued)

Comment 8:
Wood fascia boards are at the end if their service life. Further damage may be caused to roof if not repaired. Have fascia boards repaired.

Figure 8-1

Figure 8-2

Comment 9:
Main house gas shut off located on gas meter.

Figure 9-1

SAMPLE

(Exterior continued)

Comment 10:
Sample of soffits and vent show signs of moisture, rot and staining. Have vents cleaned and wood rot replaced to provide adequate ventilation into the attic.

Figure 10-1

Figure 10-2

Figure 10-3

SAMPLE

(Exterior continued)

Comment 11:
Paint/stain needed on several areas of the wood siding. This will prevent further decay of wood material.

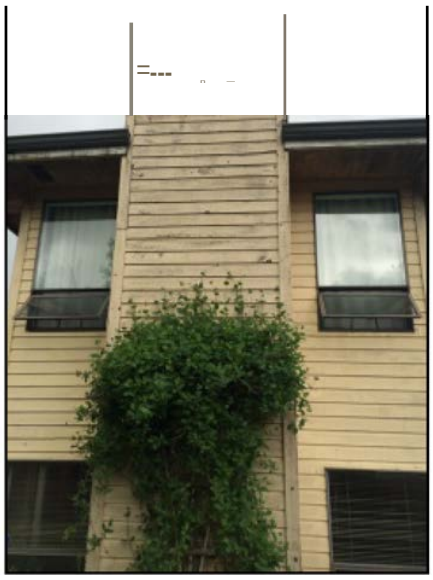

Figure 11-1

Figure 11-2

Figure 11-3

Figure 11-4

(Exterior continued)

Figure 11-5

Rain driven winds are a major cause of water damage, monitor all penetrations to the exterior for water leakage regularly (e.g. windows, doors, changes in material). 6-8 inches of clearance should always be maintained between siding and framing and ground/soil level. Guard rails and handrails should be 31-38 inches high on stairs and 42 inches high at landings. Railings should have vertical rails only with gaps no wider than 4 inches for child safety.

# Garage

| | |
|---|---|
| Garage Type• | Type- Attached, Single Car, Outlets without GFCI, Overhead Lighting |
| Door Opener #1• | Chain Drive, Electronic Eye Tested OK, Manual Door Operation Tested Ok, Auto reverse not tested due to occupants vehicle in the space |
| House Door• | Hollow Wood (interior rated door which is not suitable for garage house door), With Deadbolt, Provide or adjust Auto Closer |
| Air-Tight Separation• | Interior Finished with Drywall, No Airtight Seal at Wall-install immediately, Poor- Penetrations or missing drywall/tape/paint may allow harmful gas fumes to enter home, Poor- House door to garage requires auto-closer and air seals to prevent harmful gasses from entering home |
| Details• | Normal concrete shrinkage cracks in garage floor slab |

SAMPLE

(Garage continued)

Comment 12:
Garage man door to house does not correctly close on its own. A functioning auto closer is required to ensure gas fumes do not follow occupants into house. This is a potential life safety hazard and needs improvement.

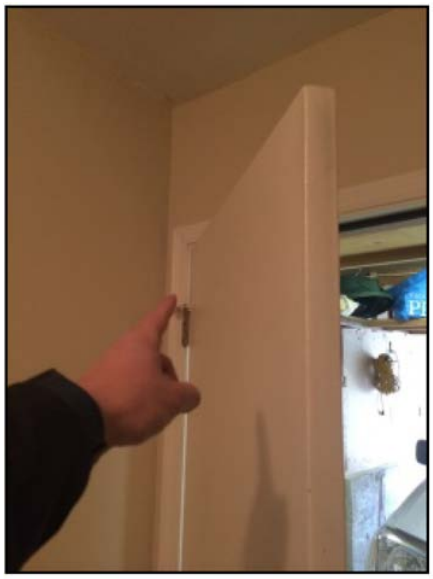

Figure 12-1

Comment 13:
Seal all holes in garage leading to the interior of the home. This will prevent harmful gases from entering the house

Figure 13-1

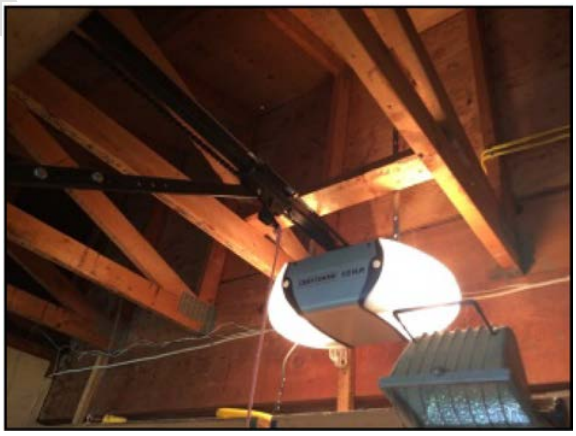

Figure 13-2

SAMPLE

(Garage continued)

Comment 14:
Garage inspection was limited due to occupant belongings.

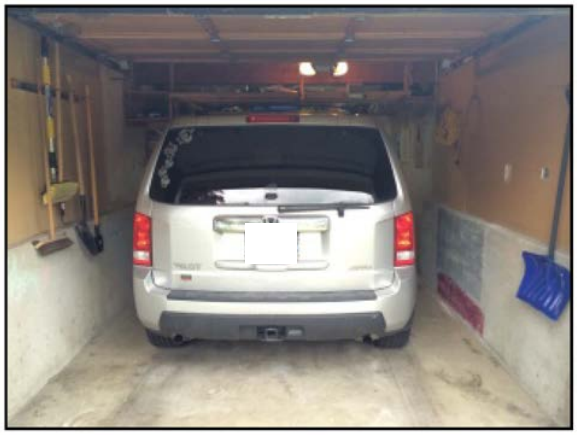

Figure 14-1

Figure 14-2

Figure 14-3

Remote control devices are not tested. This visual inspection cannot confirm compliance to fire code for air tightness and fire ratings. Comments for attached garage structure, roofing, and exterior are included in main home comments.

## Doors & Windows

Windows- identification: Material -Aluminum, Style- Picture, Style- Sliding, Style- Swing Open, Panes- Double Pane Glass

Windows- Inspection: Operation- Windows generally operate well, Locks- Tested ok, Safety- Bedroom windows suitable for emergency exits, Seals- Seals showing early signs of fatigue

SAMPLE

(Doors & Windows continued)

| | |
|---|---|
| Windows- Energy Efficiency Expectation: | 2 out of 5- Window material or design is not well suited to energy efficiency. Monitor performance and improve as needed. |
| Windows- Service Life Stage: | Late- Windows are in the later stages of their expected service life or have passed their expected service life. Anticipate regular repairs and possibility of replacement. |

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Comment 15:
The seals have failed in a sample of the windows causing moisture to enter between the panes. Monitor and improve if needed.

Figure 15-1

Figure 15-2

SAMPLE

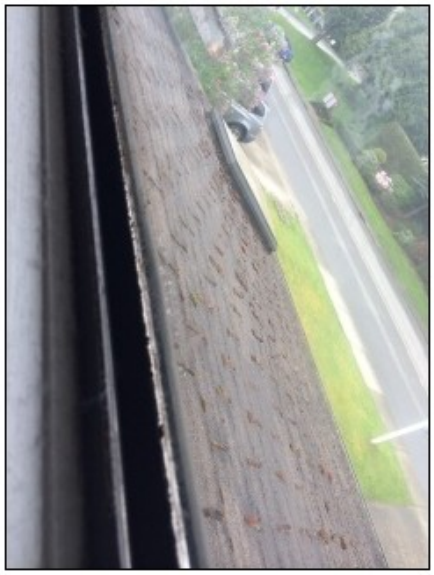

Figure 15-3

Figure 15-4

Figure 15-5

All doors and windows create penetrations in the wall systems which can allow water in behind. This visual inspection cannot identify if hidden damages are present. Monitor performance regularly. Window performance in report is based on a sample of actual windows tested.

# Door- Main Entry

Identification

Style - Single Door, Material - Metal Exterior, Door viewer, Deadbolt with Thumb Knob

SAMPLE

(Door- Main Entry continued)

| | |
|---|---|
| Testing: | Operation- Door Closes Smoothly, Latch- Door correctly latched and releases, Deadbolt- Deadbolt operates correctly, Weather Stripping- Appears in good repair |

## Door#2

| | |
|---|---|
| Location: | Kitchen |
| Identification: | Style- Sliding, Material -Aluminum and Glass, Glass- Glazing on Door, Deadbolt with Thumb Knob |
| Testing: | Operation- Door Closes Smoothly, Latch- Door correctly latched and releases, Deadbolt- Deadbolt operates correctly, Weather Stripping- Appears in good repair |

# Interior

Interior inspections are limited to readily accessible areas that are not concealed by furnishings or stored items. A representative sample of windows and doors are checked. Obtain a history of all water damage and stains from previous occupants.

| | |
|---|---|
| Walls: | Material - Gypsum Wallboard |
| Ceilings: | Design - Flat, Material- Gypsum Wallboard, Normal hairline cracks, Nail pops (normal cosmetic flaws from nail movement) observed |
| Floors: | Material -Carpet, Material -vinyl/linoleum, Material- Laminate, Material- Ceramic/Stone/Marble |

SAMPLE

(Interior continued)

Comment 16:
Interior observations.

Figure 16-1

Figure 16-2

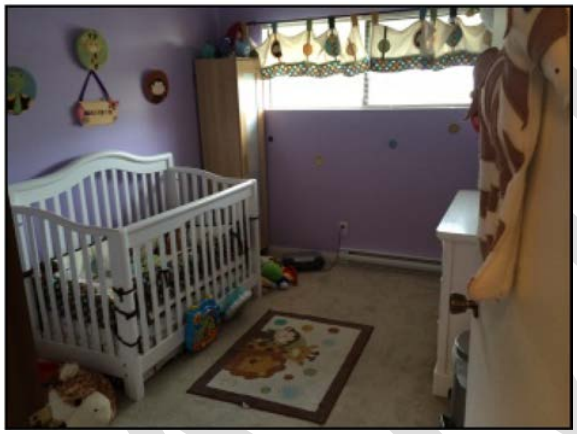

Figure 16-3

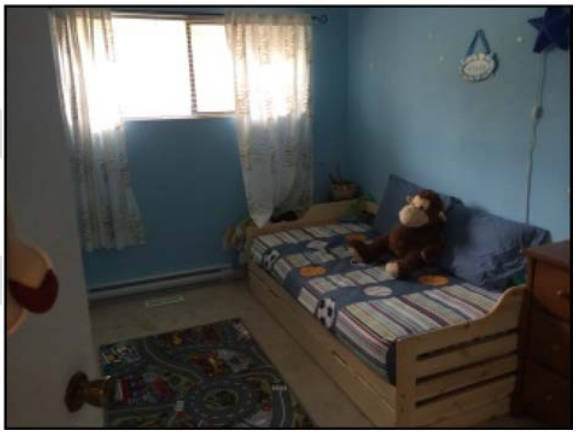

Figure 16-4

Figure 16-5

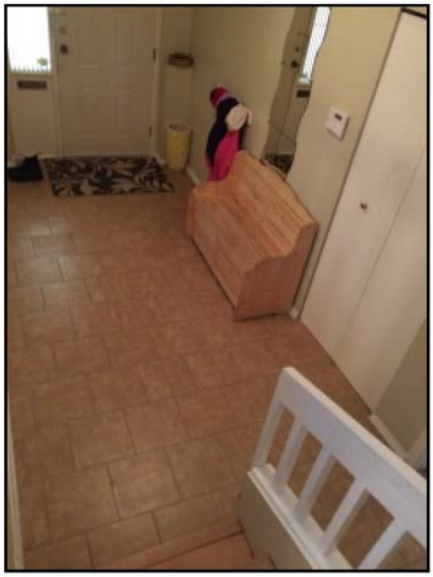

Figure 16-6

(Interior continued)

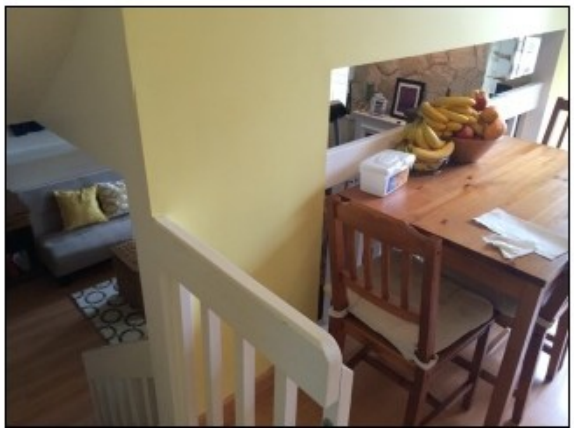

Figure 16-7

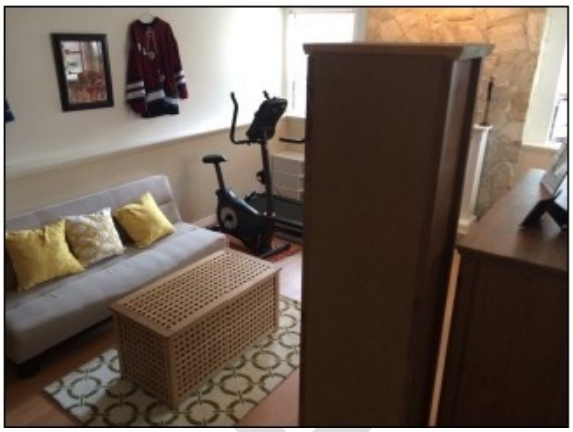

Figure 16-8

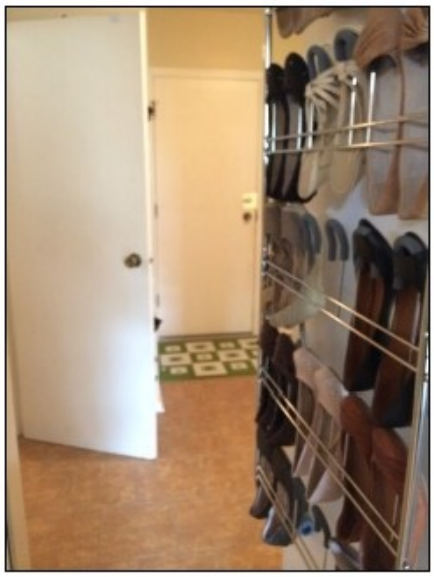

Figure 16-9

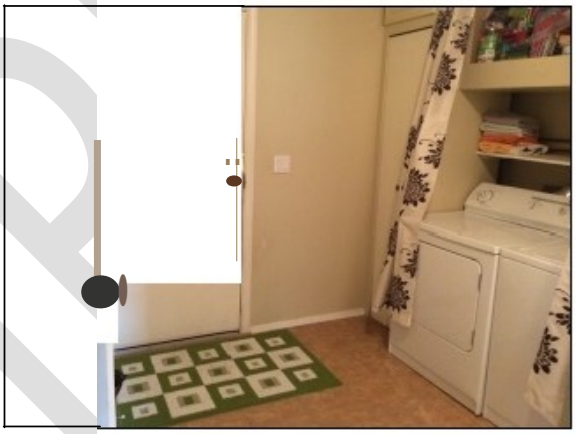

Figure 16-10

Normal hairline cracks may be due to seasonal movement of framing and minor settlement. Excessive cracks could indicate more serious movement and should be investigated by a specialist. Wall cavities are not inspected. Recessed lights may not be approved for use with insulation. Inspectors cannot confirm compliance with fire codes. Normal wear and tear and cosmetic damages are not covered in this inspection.

## Stairs #1

| | |
|---|---|
| Location | Main Level to Basement |
| Details | Material- Wood, Handrails & Guardrails- Loose and require maintenance for safety, Rise & Run - Rise and run of stairs appears to be consistent and safe |

(Stairs #1 continued)

---

Comment 17:
Handrail is loose from kitchen to basement. Have secured to prevent injury.

Figure 17-1

## Stairs #2

Location: Main Level to Second Floor
Details: Material -Wood, Handrails & Guardrails- Missing where drop off are greater than 24" or two steps, Lighting -Correct 3-way switches at top and bottom, Rise & Run - Rise and run of stairs appears to be consistent and safe
Condition: Poor/Unsatisfactory

SAMPLE

(Stairs #2 continued)

Comment 18:
Handrail missing from main floor to upstairs. This is a safety concern, have handrails installed.

Figure 18-1

# Fireplace #1

| | |
|---|---|
| Location: | Upstairs |
| Fuel Source: | Electricity |
| Design Type: | Electric Insert (gas or wood conversion) |
| Heat Transfer System: | Passive Heat Transfer |
| Ignition Source: | Electronic Ignition |
| Primary Operator Control: | Wireless Remote Control |
| Inspection: | Operation- Fireplace correctly responds to user control |

SAMPLE

(Fireplace #1 continued)

Comment 19:
Fireplace observations.

Figure 19-1

All fireplace equipment should be serviced every two years up to 10 years of age then annually thereafter. Confirm last service date or have serviced before operation. Inspector cannot confirm installation compliance with manufacturer specifications.

## Interior Doors

Identification: Material -Wood, Style- Single Doors

## Closets

Identification: Door Material -Wood, Style- Bi-Fold Doors, View of closet interiors limited by occupant belongings.

## Kitchen

Cabinets: Material -Wood, Missing handles

Countertops: Laminated, View of counter partially restricted due to items placed on top. , Slight damage/nicks/cuts, Counter well attached

Floor Covering: Material - Laminate

Sink: Double Sink, Material -Stainless Steel, Evidence of moisture under sink, Faucet leaks
Condition: Maintenance Required

SAMPLE

(Kitchen continued)

Electrical: 15-amp grounded outlets, Grounded plugs

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Comment 20:
Faucet leaks when used. Have repaired immediately to prevent further damage.

Figure 20-1

Figure 20-2

---

Comment 21:
Kitchen observations.

Figure 21-1

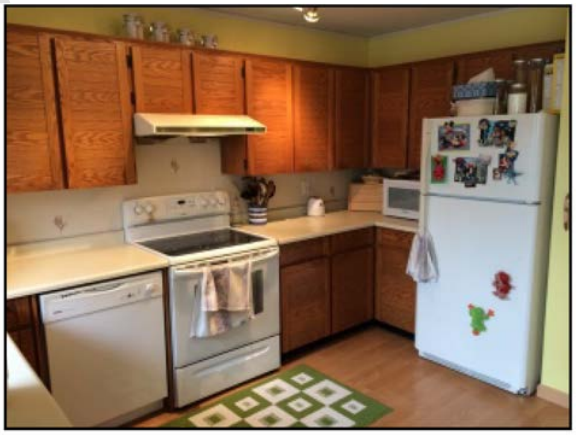

Figure 21-2

(Kitchen continued)

# Appliances

Appliances are inspected for basic response to normal operator controls. The accuracy or operation of timers, temperature, or power levels is beyond the scope of this visual home inspection.

| | |
|---|---|
| Dishwasher: | Kenmore, Occupants belongings in dishwasher inhibit operational test by inspector |
| Range: | Kenmore, Fuel- Electric, Cooktop elements/burners respond to operator controls, Bake and broil functions respond to operator controls |
| Refrigerator: | Kenmore, Freezer appears to be operating below freezing, Refrigerator appears to be maintaining cool temperature |
| Range Hood: | Appears to be properly vented to exterior |

# Bathrooms

This visual inspection cannot determine conclusively the presence of or amount of damage that may be present due to hidden water penetration.

## Bathroom #1

| | |
|---|---|
| Location: | Hallway |
| Sink(s) and Faucet(s): | Style- Single Vanity, Sink- Appears in good condition and well attached, Faucet- Appears to operate correctly, Drain- Stopper tests ok, Limitation- Occupant belongings under sink restrict views of plumbing and cabinet interior |
| Cabinets & Countertop: | Cabinet- Functional Condition, Countertop - Appropriate material and functional |
| Toilet: | Tested ok, Toilet Secure to Floor |

SAMPLE

(Bathroom #1 continued)

| | |
|---|---|
| Bath Tub and Faucet: | Tub Material- Metal, Style- Soaker, Shower -Tub with Shower, Faucet- Apparent leaks at faucet, Drain -Stopper Missing, Poor condition of caulking around tub needs maintenance |
| Tub Surround: | Material -Ceramic/Stone/Marble/Similar, Door/Curtain- Shower Rod, Moisture Damage- There are no visible signs of moisture damage (hidden damage may still be present), Caulking deteriorated and needs improvement to prevent hidden water damage, Grout deteriorated and needs improvement to prevent hidden water damage |
| Electrical: | Lighting- Present and Tests ok, Outlet- Replace with GFCI outlet |
| Ventilation: | Method- Exhaust fan, Method- Window, Exhaust fan- Air movement tests ok, Window- Tests ok |
| Heating: | Heat source- Forced Air Vent |
| Walls, Ceilings, & Floors: | Wall Finish - Paint, Ceiling Finish - Paint, Floor Material- Ceramic/stone/similar |

---

Comment 22:
Replace outlet beside bathroom sink with GFI protection. This is a life safety concern as this outlet does not have the safety function in it to prevent serious injury and electrocution when in contact with water. Replacement is recommended immediately.

SAMPLE

Figure 22-1

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Comment 23:
Bathroom observations.

Figure 23-1

Figure 23-2

SAMPLE

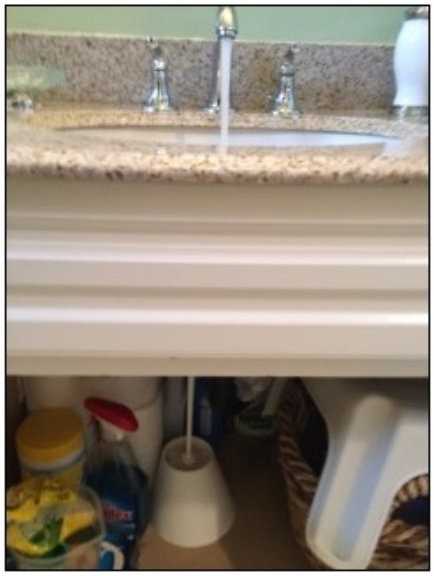

Figure 23-3

Figure 23-4

# Bathroom- Master Ensuite

| | |
|---|---|
| Location | Ensuite |
| Sink(s) and Faucet(s): | Style- Single Vanity, Sink- Signs of rusting or chipping, Drain- Stopper tests ok, Limitation- Occupant belongings under sink restrict views of plumbing and cabinet interior |
| Cabinets & Countertop: | Cabinet- Functional Condition, Countertop- Appropriate material and functional |
| Toilet: | Tested ok, Toilet Secure to Floor |
| Stand Alone Shower: | Style- One piece prefab, Wall Material- Plastic/Fiberglass, Base Material- Plastic/Fiberglass, Door Material- Glass, Faucet and Shower- Apparent leaks which require repair or maintenance, Caulking requires improvement and shows signs of deterioration, Moisture Damage- There are no visible signs of moisture damage (hidden damage may still be present) |
| Electrical: | Lighting - Present and Tests ok, Outlet - GFCI outlet which tests ok |
| Ventilation | Method- Exhaust fan, Exhaust fan- Air movement tests ok |

SAMPLE

(Bathroom - Master Ensuite continued)

| | |
|---|---|
| Heating: | Heat source- Forced Air Vent |
| Walls, Ceilings, & Floors: | Wall Finish - Paint, Ceiling Finish - Paint, Floor Material- Linoleum or Vinyl |

---

Comment 24:
Master bath observations.

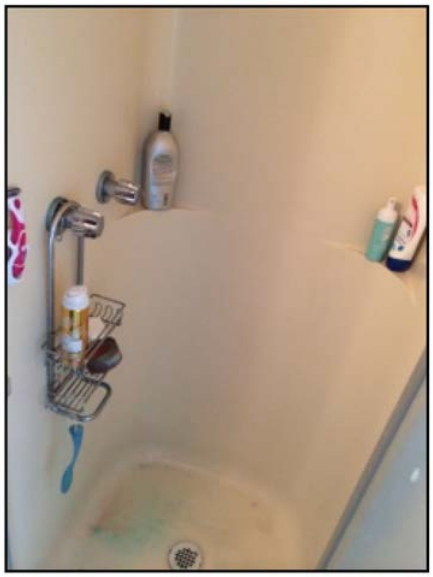

Figure 24-1

Figure 24-2

Figure 24-3

Figure 24-4

SAMPLE

(Bathrooms continued)

# Bathroom - Half Bath

| | |
|---|---|
| Location: | Main Level |
| Sink(s) and Faucet(s): | Style - Single Vanity, Sink - Appears in good condition and well attached, Faucet - Appears to operate correctly, Drain - Stopper tests ok, Limitation - Occupant belongings under sink restrict views of plumbing and cabinet interior |
| Cabinets & Countertop: | Cabinet - Functional Condition, Countertop - Appropriate material and functional |
| Toilet: | Tested ok, Toilet not well secured to floor (loose)<br>Condition: Maintenance Required |
| Electrical: | Lighting - Present and Tests ok, Outlet - Not visible |
| Ventilation: | Method - Window, Window - Tests ok |
| Heating: | Heat Source - Not visible (may not be required on rooms without exterior walls) |
| Walls, Ceilings, & Floors: | Wall Finish - Paint, Ceiling Finish - Paint, Floor Material - Ceramic/stone/similar |

SAMPLE

(Bathroom- Half Bath continued)

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Comment 25:
Bathroom observations.

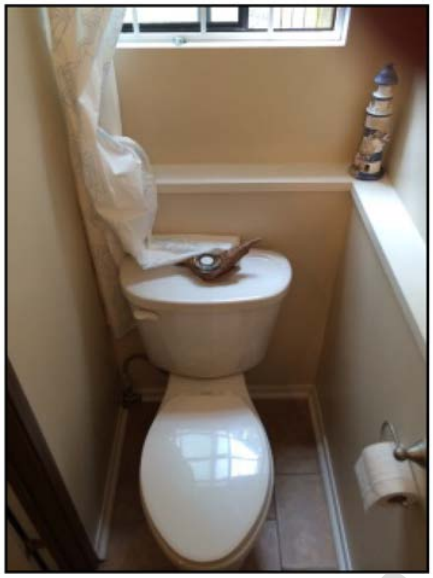

Figure 25-1

Figure 25-2

---

Comment 26:
Toilet is loose and not secured the floor. Shifting of the toilet may cause damage to the seal allowing harmful gases to be released into the house and water damage. Secure toilet to floor.

Figure 26-1

# Laundry

| | |
|---|---|
| Built In Cabinets: | Yes |
| Washer: | Kenmore, Outlet could not be tested due to accessibility, Drains to- Stand Pipe, Floor drain not visible in immediate area, Supply pipes- not visible, Supply Lines- Rubber hoses, Recommend replacing supply lines with braided hoses |
| Dryer: | Kenmore, Fuel- Electric, Appears to vent to exterior correctly, Replace flexible hose piping with solid smooth metal, Dryer appears to correct operate through cycle |
| Room Ventilation: | Type- None Present |

---

Comment 27:
Laundry room observations.

Figure 27-1

Figure 27-2

# Heating, Ventilation, Air Conditioning (HVAC)

## Furnace

| | |
|---|---|
| Installed Equipment: | Carrier |
| Efficiency Class: | Mid-Efficiency |
| BTU Output: | 54,000 |
| Estimated Age: | 2008 (6) |
| Ignition: | Electronic Ignition |
| Lifecycle Stage: | Expected Service Life- Approx 20 Years, Stage in Life Cycle- Early to Mid |

SAMPLE

(Furnace continued)

| | |
|---|---|
| Servicing Schedule: | Semi-Annual Service Recommended - This unit should be serviced one every two years to extend the life of the unit and ensure it remains safe to operate. Enquire with seller on last known servicing date and have serviced immediately or before next use if not in the last two years. |
| General: | Fuel - Natural Gas, Type - Upflow |
| Fuel Lines: | Main Shutoff at Utility Gas Meter, Material - Black Iron, Appliance Gas Valve Visible |
| Controls: | Only normal operator controls tested in this inspection |
| Valves: | Appliance gas shutoff valve |
| Blower Fan: | Blower - Fan appears to operate correctly |
| Filter: | Filter - Correct filter apparently in place, Filter - Filter dirty and requires replacement |
| Combustion Air Supply: | Apparent open duct to exterior |
| Exposed Flue: | Material - Metal, Draft - Forced Draft |
| Distribution Air Ducts: | Material - Metal |
| Air Return/Supply Ducts: | Material - Metal, Inspector cannot confirm appropriate air movement to all rooms |

SAMPLE

(Furnace continued)

---

Comment 28:
Furnace observations.

Figure 28-1

Figure 28-2

Figure 28-3

Figure 28-4

Furnace air movement based on a sample of air vents. Inspector confirms correct operation of furnace but cannot confirm adequate air flow or heat distribution to all rooms.

(Heating, Ventilation, Air Conditioning (HVAC) continued)

# Electric Heating

| | |
|---|---|
| Breakers: | Breakers labeled in electrical panel |
| Thermostats: | Heater Mounted |
| General: | Type- Baseboard Heaters |

# Ventilation & Condensation

| | |
|---|---|
| Signs Of Moisture/Condensation: | Located in attic, Located on Windows/window frames<br>Condition: Maintenance Required |
| Possible Sources: | Attic/Roof, Laundry/Dryer |
| Recommendations: | Use bathroom ventilation fans for at least 30 minutes after baths or showers, Use kitchen exhaust fans when cooking, Increase attic ventilation |

# Electrical

The inspector is limited to the visible portions of the electrical system. A representative number of outlets, switches, and fixtures are tested for operation. The inspector cannot confirm compliance to any codes. GFCis are an effective protection against electrical shock.

| | |
|---|---|
| Main Disconnect Location: | Main Electrical Panel Breakers |
| Utility Service: | Underground Lines, 120/240 Volt, 100 Amp Service, Household amp service based on main breakers/breakers |
| Main Panel And Service Connections: Main | Location - garage, Main panel integrated in main distribution panel, Service cable material - aluminum, Main Power On at time of inspection, Main Disconnect- Breakers |
| Grounding: | Grounding System- Ground Rod(s), Grounding Line -Copper, Panel connection visible, Ground Rods and cables partially/fully not visible |
| Distribution Panel: | Panel max amp rating within main amp service rating, Overload protection- Breakers, GFCI(s), 4 or more panel slots available |

SAMPLE

(Electrical continued)

| | |
|---|---|
| Circuit Wiring: | Occupants belongings restrict testing of some outlets/switches, Sample of outlets and switches responding to normal operator use, Grounded Circuits, Wire type - Copper, Cabling - Non-Metallic Sheathing |
| Sample Circuit Testing: | Occupants belongings restrict testing of some outlets/switches, Sample of outlets and switches responding to normal operator use, Grounded Circuits, Wire type - Copper, Cabling - Non-Metallic Sheathing |
| Sample Lighting Testing: | Type - Overhead Lighting, Type - Wall plugs for occupant lamps (inspector cannot confirm correlating plugs and switches due to time constraints and typical occupant belongings), No deficiencies identified in sample testing. |
| Outlets: | Outlets grounded type (3-hole), Room(s) with no outlets accessible/visible/present, Consider Improving to grounded/GGCI outlets |
| Ground Fault Protection: | GFCI Outlet(s)/breaker(s) at exterior |
| Smoke Detectors: | Smoke detectors appear past their service life of 10-years. Replacement is required for life and fire safety. , Locations - Outside bedrooms, Carbon Monoxide Detectors observed. |

SAMPLE

(Electrical continued)

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Comment 29:
Electrical panel observations.

Figure 29-1

Figure 29-2

Figure 29-3

(Electrical continued)

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Comment 30:
There are several signs of amateurish electrical wiring in the garage. These are unsafe and can lead to personal injury because of the exposed wires. I recommend a professional electrician make the necessary repairs for safety reasons.

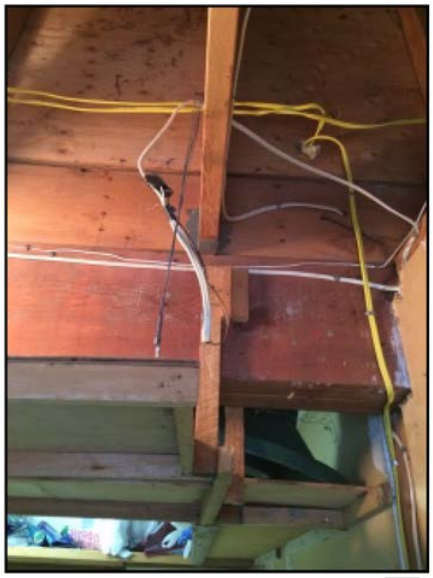

Figure 30-1

Figure 30-2

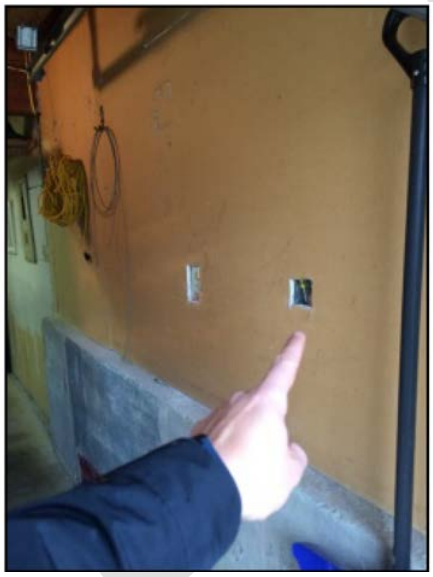

Figure 30-3

Figure 30-4

(Electrical continued)

Comment 31:
There is a smoke detector located on the top floor, it is recommend to replace every 10 years. Have replaced.
It is also good practice to have them installed on all floors as well as a carbon monoxide detector near the bedrooms.

Figure31-1

Electrical panels cannot be in bathrooms, bedroom closets, or kitchen cabinets and they should have 40-inches of clearance in front and to each side. All electrical upgrades or repairs should be done by a qualified technician. Smoke Detectors not tested. Confirm last servicing/replacement date. Replace every 10 years.

# Plumbing

The plumbing system is inspected visually by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a visual home inspection. The inspector is limited to the visible portions of the plumbing system. Hidden piping in home cannot be observed or reviewed. The inspector cannot confirm compliance to any codes.

| | |
|---|---|
| Location of Main Water Shutoff: | Crawlspace |
| Supply Pipe Material: | Plastic Piping, With pressure reducing valve |
| Interior Piping: | Material -Copper |
| Exterior Hose Bibs: | Exterior, Tested functional, Add anti-siphon valves to prevent backflow |
| Flow Rate: | Flow rate adequate when testing multiple fixtures |

SAMPLE

(Plumbing continued)

| | |
|---|---|
| Waste Pipe Material: | ABS Plastic |
| Venting: | Material- ABS/Piastic, Unable to fully view vent pipes to confirm correct installation |
| Floor Drains: | Location- Hot Water Tank |

Comment 32:
Main water shut off.

Figure 32-1

Determining the condition of underground water service, drain, and sewer lines is beyond the scope of this inspection.

# Water Heater

| | |
|---|---|
| Manufacturer: | Kenmore |
| Fuel: | Natural Gas |
| Fuel Lines: | Main Home Shutoff at Gas Meter, Non-Soldered Copper |
| Capacity: | 38L |
| Approximate Age: | 2008 (6) |
| Temp & Pressure Relief Valve: | Present With Blow Off Leg, Not Tested |
| Fuel Disconnect: | Within Sight of Equipment |

SAMPLE

(Water Heater continued)

Details: Add seismic straps, Unit partially/fully not accessible for inspection. , Evidence of rusting damage, Vacuum breaker present, Cold water shutoff

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Comment 33:
Hot water tank observation. Slight evidence of rusting. Monitor and improve if needed.

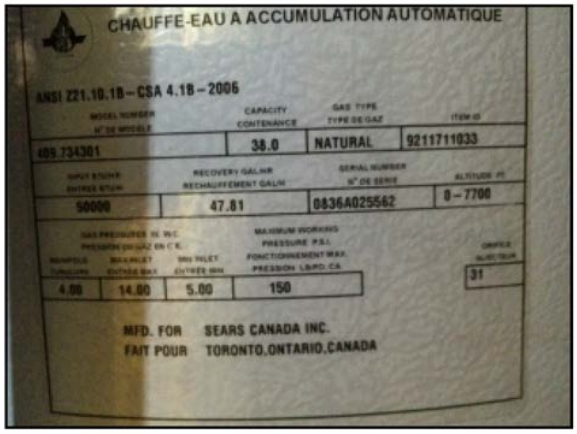


Figure 33-1

Figure 33-2

Figure 33-3

# Structure

Only visible elements of the structure are inspected. The determination of adequacy of structural components is beyond the scope of a visual home inspection.

| | |
|---|---|
| Foundation: | Type- Crawlspace, Material- Poured Concrete, Material - Partially Visible. Complete visual inspection limited. |
| Footings: | Footings are not covered by a visual home inspection. |
| Sill Plate And Foundation Bolts: | Not visible due to building finishes |
| Exterior Wall Construction: | Material -Wood Framing |
| Interior Support: | Material -Wood |
| Floor Construction: | Floor components partially/fully not visible |
| Ceilings: | Structural components fully/partially not visible, Structure- Trusses, Style- Flat |

# Attic

| | |
|---|---|
| Attic Entry And Finish: | Access - Hallway, Weatherstripping- Improvement needed to weatherstripping or insulation on access panel, Inspection Limitation- Insulation covering the rafters/trusses creates an unsafe walking condition in the attic for the inspector. Hidden hazards (such as buried electrical wiring) and the risk of placing a foot without proper support present a safety risk to the inspector and/or the inspector may cause damages to the home (such as damaging the ceiling). For inspector safety, observation of the attic in this inspection is limited to the immediate area of the attic access hatch. For a comprehensive review of the attic space, further evaluation by a specialist is required. |
| Roof Structure: | Structure- Engineered Truss |

SAMPLE

(Attic continued)

| | |
|---|---|
| Roof Sheathing: | Material - Plywood, With **H** Clips. , Mildew, Leaks noted, Surface soft/spongy, Signs of condensation.<br>Condition: Have reviewed by licensed professional for safety and correct operation |
| Primary Insulation Material: | Material - Blown **in** Fiberglass |
| Visible Insulation Levels: | Poor- Insulation levels, while possibly original, are below the minimum expectation levels for this age of home which may result **in** poor occupant comfort and poor energy efficiency. Improvement of insulation levels is recommended for comfort and energy efficiency., Minor Uneven Insulation- Insulation has been disturbed by attic activities and has created uneven levels. Monitor performance and improve as needed |
| Vapour Barrier: | Vapour Barrier- Not visible/present |
| Finish and Storage: | Finish- Area unfinished and unsuitable for occupant use |
| Mechanical And Electrical: | No visible deficiencies |
| Water/Moisure Evidence: | Rust on Nails, Water staining , Drip stains on rafters, Evidence of past leakage<br>Condition: Have reviewed by licensed professional for safety and correct operation |

---

Comment 34:

SAMPLE

(Attic continued)

Soffit baffles missing. By installing these it will increase attic ventilation preventing moisture and condensation damage. Have installed.

High levels of moisture present in attic resulting in mildew like substance on roof sheathing.

Seal all openings in the attic to exterior to prevent vermin and water entry. Repairs needed.

Proper ventilation and insulation needed. Have reviewed by a specialist and repaired.

Access was limited due to height and safety concerns with access.

Figure 34-1

Figure 34-2

Figure 34-3

Figure 34-4

(Attic continued)

Figure 34-5

Recessed lights may not be approved for use with insulation. Inspectors cannot confirm compliance with fire codes.

# Crawlspace

If clearance from the ground to bottom of the joists is less than 36" or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

| | |
|---|---|
| Inspection Method/Access: | Full evaluation restricted by stored items/debris |
| Type Of Crawlspace: | Crawlspace Floor- Concrete |
| Vapor Retarder: | Not visible |
| Underfloor Insulation: | Fiberglass Batts |
| Ventilation Present: | None visible (enquire with experts on correct ventilation options) |
| Moisture Condition: | Dry |

---

Comment 35:
Moisture seepage located on east side of crawlspace near the plumbing pipe. Access limited to this area and the cause of moisture was not determined. Further review is needed by a foundation specialist to determine the cause of the moisture ingress.

SAMPLE

(Crawlspace continued)

Figure 35-1

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Comment 36:
Crawlspace observations.

Figure 36-1

Figure 36-2

SAMPLE

Figure 36-3

Figure 36-4

# Limitations

General Limitations:

Occupants belongings restrict view of exterior of home, Occupants belongings in basement or crawlspace restricts view of structural areas, Occupants belongings under bathroom sink(s) restricts views of pipes and drains. Occupants belongings under kitchen sink(s) restricts views or pipes and drains. Occupants belongings in garage or carport restrict inspectors view of garage interior. Occupants window coverings, lowered blinds, or belongings around windows restricted inspector access and visibility of windows for ample inspection.

SAMPLE