



1ST CALL HOME INSPECTIONS

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## RESIDENTIAL REPORT

1234 Main St.  
Komoka ON N0L 1R0

Buyer Name  
03/16/2018 9:00AM



Inspector  
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Registered Home Inspector ( OAH )  
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# SUMMARY



DEFICIENCIES



SAFETY HAZARD

- ⊖ 2.1.1 Roof - Coverings: Damaged (General)
- ⊖ 2.1.2 Roof - Coverings: Aging
- ⊖ 2.1.3 Roof - Coverings: New layer installed on old shingles
- ⊖ 2.1.4 Roof - Coverings: Shingles lifting
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 2.2.2 Roof - Roof Drainage Systems: Debris
- ⊖ 2.3.1 Roof - Flashings: Old
- ⊖ 2.5.1 Roof - Structure: Roof supports missing
- ⊖ 2.5.2 Roof - Structure: Sheathing damaged
- ⊖ 6.2.1 Plumbing - Drain, Waste, & Vent Systems: Missing plumbing
- ⊖ 6.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Lead piping
- ⚠ 7.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing
- ⊖
- 8.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation - severe structural issues
- ⊖ 8.1.2 Basement, Foundation, Crawlspace & Structure - Foundation: Improper Structural supports
- ⊖ 8.1.3 Basement, Foundation, Crawlspace & Structure - Foundation: Wall(s) need structural support
- ⊖ 8.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspace: Efflorescence
- ⊖ 8.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Evidence of Structural Damage
- ⊖
- 8.3.2 Basement, Foundation, Crawlspace & Structure - Floor Structure: Spongy action on floor when stepped on
- ⊖ 8.3.3 Basement, Foundation, Crawlspace & Structure - Floor Structure: Temporary supports
- ⊖ 8.4.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Evidence of Water Intrusion
- ⊖ 9.1.1 Attic, Insulation, Ventilation & Exhaust systems - Attic Insulation: Insufficient Insulation
- ⊖ 9.3.1 Attic, Insulation, Ventilation & Exhaust systems - Ventilation: Soffit venting limited / missing
- ⊖ 9.4.1 Attic, Insulation, Ventilation & Exhaust systems - Exhaust Systems: Dryer vent missing
- ⊖ 10.7.1 Doors, Windows & Interior - Countertops & Cabinets: None.

# 1: INSPECTION DETAILS

## Information

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### Link to Standards of Practice

[Link to SOP](#)

### Weather Conditions

Clear, Dry

### Temperature (approximate)

-2 Celsius (C)

### In Attendance

Client, Client's Agent

### Occupancy

Utilities Off, Vacant

### Style

Bungalow

### Type of Building

Detached, Single Family

### General info for Client

Inspector recommends that client(s) review all of the report before making their final purchase decision. Where there are recommendations for further investigation by a 3rd party professional, the 3rd party should investigate the whole system to ensure that no other defects exist.

It is 1st Call's responsibility to identify a defective system, however, due to limited time during an inspection, other defective areas of that specific system may not be reported. 1st Call Home Inspections Inc. takes no responsibility for additional areas of a reported defective system not identified at time of inspection.

Further investigation and at least two quotes should be made prior to final acceptance of the purchase contract.

1st Call Home Inspections thanks you for your business and being our client.

### Limitations

Fencing, Pests of wood destroying insects

Items selected above have not been inspected due to weather conditions, such as snow / ice, inaccessibility or not part of Standards of Practice ( SOP ), SOPs provided to client prior to inspection.

# 2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			X
2.4	Skylights, Chimneys & Other Roof Penetrations	X			
2.5	Structure				X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

## Information

**Inspection Method**  
Binoculars, Ground

**Roof Type/Style**  
Hip

**Coverings: Material**  
Asphalt, Underside of roof - inspected from attic hatch

**Roof Drainage Systems: Gutter Material**  
Aluminum

**Flashings: Material**  
Aluminum

## Limitations

Coverings

### ROOF VENTILATION SYSTEM PERFORMANCE

Not evaluated

## Deficiencies

2.1.1 Coverings

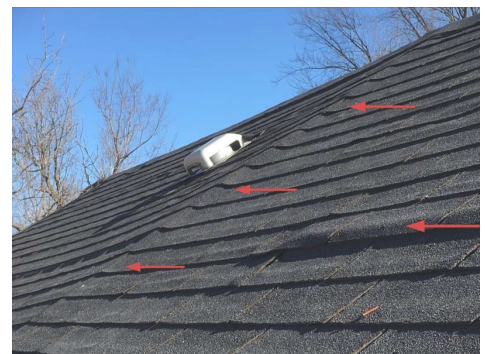
Deficiencies

### DAMAGED (GENERAL)

Roof coverings showed damage. Recommend a qualified roofing professional evaluate and repair. Expect replacement within 0-1 years

Recommendation

Contact a qualified roofing professional.

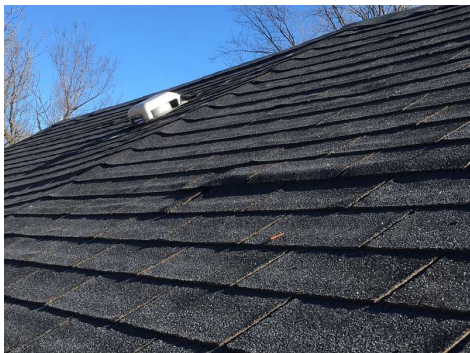


2.1.2 Coverings

Deficiencies

### AGING

Budget for replacement.



2.1.3 Coverings

**NEW LAYER INSTALLED ON OLD SHINGLES**

Reduced life span approx 10 years max

Recommendation

Contact a qualified professional.

Deficiencies



2.1.4 Coverings

**SHINGLES LIFTING**

FRONT

Repair

Recommendation

Contact a qualified professional.

Deficiencies



2.2.1 Roof Drainage Systems

**DOWNSPOUTS DRAIN NEAR HOUSE**

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.

Deficiencies



2.2.2 Roof Drainage Systems

Deficiencies

**DEBRIS**

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.



2.3.1 Flashings

Deficiencies

**OLD**

Replace

Recommendation

Contact a qualified roofing professional.



2.5.1 Structure

Deficiencies

**ROOF SUPPORTS MISSING**

Additional roof supports may be required; roof on exterior shows signs of damage; see other roof shingle report.

Recommendation

Contact a qualified roofing professional.



Kneewall supports may be required to support roof and snow loading

2.5.2 Structure

Deficiencies

**SHEATHING DAMAGED**

Sheathing damaged; repairs required in several locations of roof



# 3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			
3.4	Decks, Balconies, Porches & Steps				
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			
3.7	Exterior windows	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

## Information

**Inspection Method**

Attic Access, Visual

**Siding, Flashing & Trim: Siding Material**

Plastic

**Siding, Flashing & Trim: Siding Style**

Tongue and Groove

**Exterior Doors: Exterior Entry Door**

Metal Clad

**Walkways, Patios & Driveways: Driveway Material**

Gravel

**Decks, Balconies, Porches & Steps: Appurtenance**

Deck with Steps, Front Porch

**Decks, Balconies, Porches & Steps: Material**

Wood

**Exterior windows: Exterior Windows**

Fiberglass/Vinyl



## 4: COOLING

		IN	NI	NP	D
4.1	Cooling Equipment			X	
4.2	Normal Operating Controls			X	
4.3	Distribution System			X	
4.4	Presence of Installed Cooling Source in Each Room			X	

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### Limitations

Cooling Equipment

#### **LOW TEMPERATURE**

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

## 5: HEATING

		IN	NI	NP	D
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			
5.5	Presence of Installed Heat Source in Each Room	X			

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### Information

**Equipment: Brand**

Payne

**Equipment: Energy Source**

Gas

**Equipment: Heat Type**

Forced Air

**Equipment: Age**

2 Approx Years

**Distribution Systems: Ductwork**

Non-insulated

**Equipment: Heat exchanger not inspected**

Heat exchanger interior to furnace, not accessed. In older furnaces or one which has not been serviced for a few years, it is recommended that a full service be applied before release of home inspection condition.

# 6: PLUMBING

		IN	NI	NP	D
6.1	Main Water Shut-off Device	X			
6.2	Drain, Waste, & Vent Systems	X			X
6.3	Water Supply, Distribution Systems & Fixtures	X			X
6.4	Hot Water Systems, Controls, Flues & Vents	X			
6.5	Fuel Storage & Distribution Systems	X			
6.6	Sump Pump	X			

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## Information

**Filters**

None

**Water Source**

Public

**Main Water Shut-off Device:**

**Location**

Basement

**Drain, Waste, & Vent Systems:**

**Drain Size**

Drain not present

**Drain, Waste, & Vent Systems:**

**Excluded from Inspection**

Concealed plumbing,  
Performance of floor drains,  
Exterior Stairwell drains, Tub /  
sink overflows, Septic system,  
Whirlpool bath

**Drain, Waste, & Vent Systems:**

**Material**

PVC

**Water Supply, Distribution**

**Systems & Fixtures: Distribution**

**Material**

Copper

**Water Supply, Distribution**

**Systems & Fixtures: Water**

**Supply Material**

Lead pipe

**Water Supply, Distribution**

**Systems & Fixtures: Excluded**

**from Inspection**

Well / water quality, Pool /  
Equipment, Spa, Water treatment  
equipment, Landscape irrigation  
System

**Hot Water Systems, Controls,**

**Flues & Vents: Power**

**Source/Type**

Gas

**Hot Water Systems, Controls,**

**Flues & Vents: Location**

Basement

**Hot Water Systems, Controls,**

**Flues & Vents: Age of Tank**

10 10

Useful life is approx 12- 15 years;  
expect to replace if in this age  
group

**Hot Water Systems, Controls,**

**Flues & Vents: Limitations / not  
inspected**

Exterior hose bibs shut off for  
winter, Water heater

**Fuel Storage & Distribution**

**Systems: Main Gas Shut-off  
Location**

Gas Meter

**Sump Pump: Location**

None

## Hot Water Systems, Controls, Flues & Vents: Manufacturer

GE

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

## Deficiencies

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### 6.2.1 Drain, Waste, & Vent Systems

#### **MISSING PLUMBING**

Missing plumbing to kitchen and bathroom

Recommendation

Contact a qualified professional.



Deficiencies

### 6.3.1 Water Supply, Distribution Systems & Fixtures

#### **LEAD PIPING**

Main water supply lead pipe material. Recommend replacement

Recommendation

Contact a qualified professional.



Deficiencies



# 7: ELECTRICAL

		IN	NI	NP	D
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Lighting Fixtures, Switches & Receptacles	X			
7.5	GFCI & AFCI	X			
7.6	Smoke Detectors	X			
7.7	Carbon Monoxide Detectors	X			

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## Information

**Service Entrance Conductors:  
Electrical Service Conductors**  
Overhead, 220 Volts

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location**  
Basement

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity**  
100 AMP

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type**  
Circuit Breaker

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location**  
None

**Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP**  
Copper

**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**  
Romex

## Limitations

Main & Subpanels, Service & Grounding, Main Overcurrent Device  
**CIRCUIT LABELS - ACCURACY NOT VERIFIED**

Smoke Detectors  
**NOT INSPECTED**

Smoke Detectors  
**NOT PART OF INSPECTION**

Carbon Monoxide Detectors  
**NOT INSPECTED**

Carbon Monoxide Detectors

## NOT PART OF INSPECTION

### Deficiencies

7.2.1 Main & Subpanels, Service & Grounding,  
Main Overcurrent Device



Safety Hazard

### **KNOCKOUTS MISSING**

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



## 8: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
8.1	Foundation	X			X
8.2	Basements & Crawlspace	X			
8.3	Floor Structure	X			X
8.4	Wall Structure	X			X
8.5	Ceiling Structure	X			

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### Information

#### Inspection Method

Visual, Attic viewed from attic hatch

#### Foundation: Material

Brick, Concrete

#### Floor Structure: Material

Wood Beams

#### Floor Structure: Sub-floor

Plank, Plywood

#### Floor Structure:

#### Basement/Crawlspace Floor

Concrete, Dirt

#### Not included as part of inspection

Various

Visible mold evaluation, Cosmetic issues, Central Vac, Carbon Monoxide detectors, Smoke detectors, Security systems, Underground components ( e.g. oil tanks, drainage systems, septic fields ), Availability of Building Permits, Vermin or wood destroying organisms

**Building Permits:** Inspector and 1st Call Home Inspections Inc. does not warrant that any necessary building permits have been applied and approved for the home. It is the client's responsibility to further investigate and discuss with their realtor and / or lawyer, the need for any building permits.

**Vermin or wood destroying organisms:** Per the signing of the Inspection Contract, client has acknowledged that the Inspector and 1st Call Home Inspections is not responsible to reveal problems with vermin and / or wood destroying organisms. Out of courtesy to the client, the inspector will verbally report the presence of Vermin or Wood destroying organisms if direct visual evidence is found at time of inspection. The inspector does not remove insulation, open all cupboards, drawers, move storage materials or appliances in the home to investigate evidence of such issues. Client is at liberty to make their own request to a 3rd party Pest Control company if they have suspicion that Vermin or Wood destroying organisms may be in the home.

**Carbon and Smoke Detectors:** Carbon and Smoke detectors should be replaced if more than 10 years old, ; or as prescribed by the manufacturers instructions. Each should be checked for proper operation monthly or as prescribed by the manufacturers instructions.

**Drainage Systems:** Drainage systems are not inspected; If the home has a second exterior stairway to the lower level, it is important to check the drain system at the base of the stairs. failure to ensure that this drain is always operating properly, can result in water entry to basement resulting in damage to structure, insulation, floor coverings, contents, and potential mold that is a health concern.

**General info**

**Moisture Leaks and Mold** Please note that any leak or moisture issue can result in mold growth, and that it is often not visible. Furthermore, mold can grow very quickly, and although it may not be present one day, if moisture levels increase, mold can grow and become visible overnight. Water damage is frequently discovered where moisture levels are normal, suggesting the area is dry at the time. This damage can be a result of historical leaks that have since been repaired, or, of intermittent issues related to the season, weather, or plumbing fixtures and appliances. Because professional mold remediation can be a major expense if required, further evaluation is recommended regarding any leak evidence or water damage. We would like to remind you that mold and the assessment of indoor air quality is beyond the scope of a home inspection and that an inspector cannot determine if there are irritants, spores, pollutants, contaminants, or toxic materials present. A qualified environmental specialist should be consulted for any mold concerns.

**Asbestos Containing Materials:** All homes built before the mid 1980's may include asbestos containing materials, such as plaster, floor or ceiling tiles, insulation etc. These materials could pose a health risk if they are damaged or if they need to be removed or replaced during renovations. Professional asbestos abatement can be a major expense if required. Environmental issues are beyond the scope of a home inspection, and you are advised to consult a qualified specialist if necessary.

**Carbon Monoxide detectors:** Carbon Monoxide detectors are mandatory in houses with Gas appliances and should be tested weekly by pushing the test / reset button which enables the unit to reset itself internally, an audible sound will be heard to indicate the unit is functioning properly. Each unit should be cleaned / vacuumed regularly to reduce internal dust accumulation which will prevent false alarms or improper readings. Always refer to the manufacturers instructions for additional information regarding proper installation, use and maintenance.



## Good advice for home owners

### GOOD ADVICE FOR ALL HOMEOWNERS:

This section provides information on topics beyond the scope of home inspection including asbestos, radon, urea formaldehyde foam insulation, lead, carbon monoxide, household pests and mold.

**Roof Leaks:** Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

**Annual Roof Maintenance:** We recommend an annual inspection and tune-up to minimise the risk of leakage and to maximize the life of your roof. **Ice Dams on Roofs:** Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather.

**Maintaining the Exterior of Your Home:** Regular maintenance includes painting and caulking of all exterior wood. Trees and shrubs should be kept trimmed away from the walls and roof to prevent vermin access and mechanical damage.

**Heating and Cooling System - Annual Maintenance:** An annual maintenance agreement that covers parts and labour is recommended for all heating and cooling equipment. Humidifiers and electronic air cleaners should be included in the service agreement. The first service visit should be arranged as soon as possible, preferably before equipment is used. Filters for furnaces and air conditioners should be checked monthly during the operating season and changed when they are dirty. Duct systems should be balanced during regular servicing for maximum comfort. Systems with heating and air conditioning require different balance setups for summer and winter. Gas fireplaces and heaters should be included in annual service plans with gas furnaces, boilers or water heaters.

**Fireplace and Wood Stove Maintenance:** Wood burning appliances and their chimneys should be inspected and cleaned before you use them the first time and annually thereafter. We recommend specialists with WETT (Wood Energy Technology Transfer) designations for this kind of work.

**Electrical System - Label the Panel:** The electrical panel should be labelled to indicate what is controlled by each fuse or breaker. Where the panel is already labelled, please verify the labelling is correct. Do not rely on the labelling being accurate.

**Bathtub and Shower Maintenance:** Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

**Basement/Crawlspace Leakage:** Almost every basement (and crawlspace) leaks under the right conditions. **MORE GOOD ADVICE FOR ALL HOMES:** Here is some more information that applies to all homes.

**Washing Machine Hoses:** We suggest braided steel hoses rather than rubber hoses for connecting washing machines to supply piping in the home. A ruptured hose can result in serious water damage in a short time, especially if the laundry area is in or above a finished area of the home.

**Smoke and Carbon Monoxide (CO) Detectors:** Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.) Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

**Clothes Dryer Vents:** We recommend vents for clothes dryers discharge outside the home, and the vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces drying time, energy consumption and cost; and minimises the risk of a lint fire inside the vent.

## Deficiencies

### 8.1.1 Foundation

#### FOUNDATION - SEVERE STRUCTURAL ISSUES



Severe structural issues noted at the foundation. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified structural engineer.



8.1.2 Foundation

Deficiencies

**IMPROPER STRUCTURAL SUPPORTS**

Improper or sub-standard construction practices were noted at the foundation wall or slabs/piers. Recommend a structural engineer evaluate and advise on how to bring the construction up to standards.

Recommendation

Contact a qualified professional.



8.1.3 Foundation

Deficiencies

**WALL(S) NEED STRUCTURAL SUPPORT**

Foundation wall requires substantial structural support; expect new concrete foundation to be required in this area.

Recommendation

Contact a qualified structural engineer.





side of stairs; no able to check other side of stairs due to inaccessibility

### 8.2.1 Basements & Crawlspaces



#### **EFFLORESCENCE**

Efflorescence noted on the wall surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mould growth. This condition results from poor water management on exterior of home. Newer homes have a "weeping tile" system which controls water on the foundation exterior; older homes do not have this system, hence the water penetrates through the concrete or block wall foundation. Water penetration through wall will continue of time with increased damage to foundation wall. Recommend a qualified contractor identify source of moisture and correct.



Recommendation

Contact a qualified professional.

### 8.3.1 Floor Structure



#### **EVIDENCE OF STRUCTURAL DAMAGE**

Structural damage was observed in the underlying floor structure. Recommend a structural engineer evaluate.

Recommendation

Contact a qualified structural engineer.



## 8.3.2 Floor Structure

**SPONGY ACTION ON FLOOR WHEN STEPPED ON**

DINING AREA NEAR SLIDING DOOR

 Deficiencies

Loose flooring, soft to step on; needs attention, This is the area where in the basement we saw various new wood support at exterior wall rear of home. This area of foundation most probably requires repairs to foundation structure.

Recommendation

Contact a qualified professional.

## 8.3.3 Floor Structure

**TEMPORARY SUPPORTS**
 Deficiencies

Temporary supports have been installed to support substantial floor section of home. Further assessment required by structural engineer and appropriate building permit raised to monitor upgrades.

Recommendation

Contact a qualified structural engineer.



## 8.4.1 Wall Structure

**EVIDENCE OF WATER INTRUSION**
 Deficiencies

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation

Contact a qualified structural engineer.



# 9: ATTIC, INSULATION, VENTILATION & EXHAUST SYSTEMS

		IN	NI	NP	D
9.1	Attic Insulation	X			X
9.2	Vapor Retarders (Crawlspace or Basement)	X			
9.3	Ventilation	X			X
9.4	Exhaust Systems	X			X

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## Information

**Dryer Power Source**

220 Electric

**Dryer Vent**

None Found

**Flooring Insulation**

None

**Attic Insulation: Insulation Type**

None

**Ventilation: Ventilation Type**

Ridge Vents

**Exhaust Systems: Exhaust Fans**

Fan Only

**Not included as part of inspection**

Vermin or Wood destroying organisms, Asbestos insulation, Proper Roof ventilation

**Vermin or wood destroying organisms:** Per the signing of the Inspection Contract, client has acknowledged that the Inspector and 1st Call Home Inspections is not responsible to reveal problems with vermin and / or wood destroying organisms. Out of courtesy to the client, the inspector will verbally report the presence of Vermin or Wood destroying organisms if direct visual evidence is found at time of inspection. The inspector does not remove insulation, open all cupboards, drawers, move storage materials or appliances in the home to investigate evidence of such issues. Client is at liberty to make their own request to a 3rd party Pest Control company if they have suspicion that Vermin or Wood destroying organisms may be in the home.

**Asbestos Insulation:** In older homes, vermiculite insulation may be present. certain types of vermiculite, depending where it was mined, may contain asbestos. The inspector checks the types of insulation around the area of the attic hatch; Areas further than an arms reach from the attic hatch is not inspected for vermiculite. Vermiculite is not harmful to a home owner as long as it is not disturbed. If attic access is required to an older home for maintenance purposes, proper respirator face mask should be worn.

**Proper Roof ventilation:** No calculation is made at the inspection as to appropriate roof ventilation and air volume flow. In most if not all instances, these calculations and proper installation of roof venting will have been done at time of original build. Any additions to the home will also have been calculated at time of build.

**Attic Insulation: R-value**

0

Lower value than todays standards. Review hearing costs and decide whether minor upgrade required

## Deficiencies

9.1.1 Attic Insulation



**INSUFFICIENT INSULATION**

No insulation. Recommend a qualified attic insulation contractor install insulation.

Recommendation

Contact a qualified insulation contractor.



9.3.1 Ventilation

**SOFFIT VENTING LIMITED / MISSING**

Deficiencies

Recommend adding or upgrading soffit vents by a qualified contractor. Soffit vents promote attic ventilation and effectively reduces probability of ice damming, mould, premature wearing of shingles and roof structure.

Recommendation

Contact a qualified roofing professional.



9.4.1 Exhaust Systems

**DRYER VENT MISSING**

Deficiencies

Install dryer vent

# 10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Doors	X			
10.2	Windows	X			
10.3	Floors	X			
10.4	Walls	X			
10.5	Ceilings	X			
10.6	Steps, Stairways & Railings	X			
10.7	Countertops & Cabinets	X			X

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## Information

### Windows: Window Type

Single-hung, Thermal

### Floors: Floor Coverings

Laminate, Tile

### Walls: Wall Material

Drywall

### Ceilings: Ceiling Material

Drywall

### Lead paint

In older homes; generally around 1900 - 1970 there can be lead in the paint. Client needs to be aware of possible lead poison with young children digesting lead paint. Further testing would need to be done with a 3rd party specialist.

## Deficiencies

10.7.1 Countertops & Cabinets

**NONE.**

Recommendation

Contact a qualified professional.



# 11: BUILT-IN APPLIANCES

		IN	NI	NP	D
11.1	Dishwasher		X		
11.2	Refrigerator		X		
11.3	Range/Oven/Cooktop		X		
11.4	Garbage Disposal			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

## Information

### Appliances not part of Standard Inspection

The time to check appliances is at your final walk-through before purchase. If there is something obvious, such as a water leak then inspector out of courtesy may report such defect.