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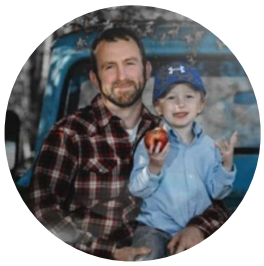
DEFAULT TEMPLATE

1234 Main St.
South Farmington NS B0P1W0

Buyer Name
01/23/2018 9:00AM



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SCOPE OF THE INSPECTION:
Kirwynd Real Estate Services endeavours to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI Standards of Practice. When systems or components designated in the InterNACHI Standards of Practice are present but are not inspected, the reason(s) the item was not inspected is identified within the “Limitations” tab of this report. This report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

USE OF PHOTOS:
Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

CATEGORIES:
This report divides deficiencies into three categories; Maintenance Items (colored in blue), Recommendations (in orange), and Significant Defects (in red).

MAINTENANCE ITEMS: Include components that were found to be in need of recurring or basic general maintenance to protect either a the component or the occupants. Also included in this section are items that were beginning to show signs of wear, but were, in the opinion of the inspector, still functional at the time of inspection. Typically these items are considered to represent a less significant immediate cost than those listed in the following two categories.

RECOMMENDATIONS: Include comments of a deficiency, a latent defect or a suggested improvement of a system which may have appeared functional at the time of inspection, however some benefit may be achieved by adhering to the recommendation.

SIGNIFICANT DEFECTS: Will denote a brief comment of a significantly deficient component or a condition which, will require a relatively short term correction and/or expense. These will typically fall into one of the following four categories:

1. Major defects. An example of this would be a structural failure.
2. Things that may lead to major defects, such as a small roof-flashing leak, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home
4. Safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects left unrepaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

SUMMARY

- ☐ HVAC - Propane Supply: Gas Line Bonding
- ☐ HVAC - Air Exchanger: Clean Filters
- ☐ HVAC - Air Exchanger: The condensate drain of the HRV should be looped in order to properly form a trap seal
- ☐ HVAC - Heating System: Discharge Tube Too Short
- ☐ HVAC - Heating System: Have Unit Serviced
- ☐ Appliances - Dishwasher: No High Loop
- ☐ Appliances - Ranges, Ovens, Cooktops: Burner Inoperable
- ☐ Garage - Garage Door Opener(s): Inoperable Safety Reverse
- ☐ Garage - Garage Door(s): Rust
- ☐ Garage - Exterior: Deteriorated Block
- ☐ Garage - Exterior: Low Area
- ☐ Garage - Exterior: Protect Material Changes
- ☐ Garage - Exterior: Add Extensions
- ☐ Plumbing - Water Heater: Past Design Life
- ☐ Plumbing - Water Heater: TPR Tubing Too Short
- ☐ Plumbing - Fixtures: Winterized
- ☐ Electrical - Carbon Monoxide Detectors: No CO Alarms
- ☐ Electrical - Smoke Detectors: Old Detectors
- ☐ Electrical - GFCI Protection: Did Not Trip
- ☐ Electrical - Lighting, Fixtures, Outlets & Switches: Receptacle in Cabinet
- ☐ Electrical - Lighting, Fixtures, Outlets & Switches: Missing Cover
- ☐ Electrical - Branch Wiring: Leaking Conduit
- ☐ Electrical - Sub Panel: Lock Device Cover
- ☐ Bathrooms - Toilet(s): Loose Toilet
- ☐ Interior - Walls & Ceilings: Missing Trim
- ☐ Interior - Stairways and Railings: Missing Handrail
- ☐ Interior - Doors: Missing Hardware
- ☐ Interior - Windows: Screens Removed
- ☐ Interior - Windows: Minor Corrosion
- ☐ Structure - Foundation: No Capillary Break
- ☐ Roofing - Roof Covering: Defective Shingles
- ☐ Roofing - Roof Covering: Lichen Growth
- ☐ Roofing - Roof Drainage System: Damaged Downspout
- ☐ Roofing - Roof Drainage System: Clear Debris
- ☐ Roofing - Roof Drainage System: Leaking at Joints
- ☐ Exterior - Vegetation Affecting: Siding Contact
- ☐ Exterior - Window/Door Frames & Trim: Paint Sills
- ☐ Exterior - Grading & Surface Drainage: Low Area with Basement

☐ Exterior - Stoop, Steps: Wood/Mulch Contact

1: EXTERIOR

Information

Driveway: OK

No deficiencies were observed in the overall condition of the driveway, at the time of the inspection. Inspection of the driveway typically includes review of the surface condition for any functional defects or safety hazards and any conditions which may adversely affect the home structure where applicable.

Walkways: OK

No deficiencies were observed in the condition of the home walkways at the time of the inspection.

Stoop, Steps: Mostly OK

At the time of the inspection, few deficiencies were observed in the condition of the verandah. Notable exceptions will be listed in this report. Inspection of this area typically includes evaluation of the visible foundation, general structure, attachment to the home, walking surface and stair components.

Stoop, Steps: Mostly OK

At the time of the inspection, few deficiencies were observed in the condition of the front step. Notable exceptions will be listed in this report. Inspection of this area typically includes evaluation of the visible foundation, general structure, attachment to the home, walking surface, stair components and applicable guardrails assemblies.

Stoop, Steps: Moderate Planking Deterioration

Deck planking (the walking surface) had moderate wear or deterioration visible at the time of the inspection. Routine maintenance will improve its lifespan.


Doors: OK

At the time of the inspection, no deficiencies were observed in the condition of door exteriors. Inspection of door exteriors typically includes examination of the exterior surface condition, weather-stripping condition, presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold), jamb condition, threshold condition and moisture-intrusion integrity.



Cladding: OK

No deficiencies were observed in the condition of wood shingles covering exterior walls at the time of the inspection. Inspection of wood shingle wall coverings typically includes visual examination for excessive splitting, shingle distortion (cupping, curling, etc.), proper installation, missing shingles, damaged shingles, fungal growth and vegetative growth.


Eaves, Soffit, Fascia & Trim: OK

The homes soffit, fascia and exterior trim were inspected and found to be in serviceable condition. No defects were observed on the day of inspection.



Window/Door Frames & Trim: OK

At the time of the inspection, no deficiencies were observed in the condition of the window/door frames and trim.

Grading & Surface Drainage: Mostly OK

The exterior drainage appeared to generally slope away from foundation. Notable exceptions will be listed in this report.


Limitations

Stoop, Steps

NOT VISIBLE

The deck substructure inspection was excluded due to limited access because of low height or obstructions.

Limitations

A representative sample of exterior components were inspected rather than every occurrence of components. When present, seasonal accessories, recreational facilities, outbuildings and fences are not inspected unless specifically agreed upon and documented in this report. A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions or environmental hazards.

Recommendations

1.3.1 Stoop, Steps

Maintenance Item

WOOD/MULCH CONTACT

SOUTH

Bark mulch was in contact with the wood beam supporting the deck structure. Whether treated or not, it is important to keep wood free of debris that retains moisture and will cause eventual decay. Recommend clearing mulch so there is at least 6 of space between wood and mulch or soil below.

Recommendation

Contact a qualified landscaper or gardener.

1.7.1 Window/Door Frames & Trim

Maintenance Item

PAINT SILLS

UPPER LEVEL NORTH WINDOWS

As part of routine maintenance, re-staining areas of deteriorated finish coating at wood window sills is advised to help protect frames from wood decay resulting from exposure to moisture and sunlight. All exterior painted wood surfaces should be annually examined and sealed, re-caulked and re-stained as needed.

Recommendation

Contact a qualified painter.

1.10.1 Grading & Surface Drainage

Recommendation

LOW AREA WITH BASEMENT

SOUTHEAST

There were low spots visible near the foundation wall which will collect water and can increase the potential for foundation seepage. Recommend filling or re-grading the affected areas as needed in order to create the proper slope away from the home while maintaining adequate clearances from the top of the foundation wall.

Recommendation

Contact a qualified landscaper or gardener.

1.11.1 Vegetation Affecting

Maintenance Item

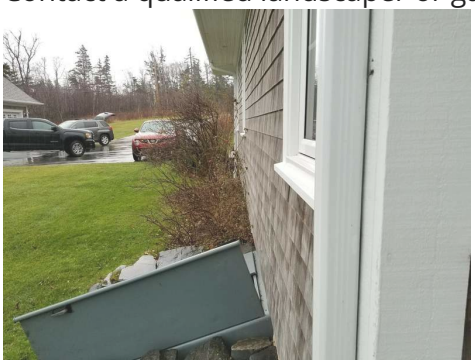
SIDING CONTACT

EAST

Overgrown shrubs were in contact with the structure at the exterior of the home. Vegetation too close to the structure can potentially cause harm through decay by increasing moisture retention from reducing light and airflow, damage to screens and siding from branches abrading surfaces and leaves providing a path for moisture and insects into the home. Shrubs and bushes should maintained at a distance of at least 18-inches from the structure. In many cases, it may be more practical to relocate shrubs to a different area or simply remove them.

Recommendation

Contact a qualified landscaper or gardener.



2: ROOFING

Information

Roof Covering: Method of Inspection
Viewed from Ladder at the Eaves

Roof Covering: Approximate Age
16 Years

Roof Penetrations: OK
Roof penetrations appeared functional and properly flashed.

Chimney: Type
Metal Vent, Insulated Metal Chimney

Roof Covering: Material
Laminated Fiberglass Asphalt Shingles

Roof Covering: Last Third

The roof covering material appeared to be in the last third of its life cycle. It would be prudent to begin to budget for replacement of the roof covering. With proper maintenance and spot repairs, the need to replace these shingles should be expected to arise within the next 3 +/- years.

Flashings: OK

A representative number of areas were checked for flashing. No deficiencies were observed in the condition of roof flashing.

Chimney: OK

No deficiencies were observed in the condition of the portion of the chimney that extended above the roof. Inspection of this portion of the chimney includes evaluation of the chimney exterior, cap, spark arrestor, visible flue, cricket, penetration flashing and counter-flashing and location on the roof.

Roof Drainage System: Mostly OK

The roof drainage system appeared to be in generally serviceable condition at the time of inspection. Notable exceptions will be listed in this report. Inspection of the roof drainage system typically includes examination of gutters (condition and configuration), downspouts and extensions (condition and configuration).

Roof Drainage System: Monitor Drainage

There were downspout connected to underground drainage lines. A couple of times a year, check the connection between the downspouts and the underground pipes in a heavy rain storm to be sure that the water is going into the pipe and not backing up and overflowing near the house. If backup is noted, the pipe will need to be cleaned out to remove the obstruction. Basement moisture can often be attributed to the overflow from this type of drainage system when it becomes clogged. Running strong stream of water from a garden hose can both test the ability of the water to flow through the system and be of assistance in pushing debris out of inaccessible portions of the downspouts and sub surface drains.

Limitations

Limitations

ACCESSIBILITY

Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, is slippery or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a qualified roofer should be contacted if a more detailed report is desired.

Recommendations

2.2.1 Roof Covering

Maintenance Item

LICHEN GROWTH

EAST

Portions of the asphalt shingles covering the roof of the home had lichens growing on them. Lichens are plant-like organisms that may do long-term, very mild damage to shingles. They are generally considered to be a cosmetic concern only. Efforts to remove them may result in granule loss where they were attached to shingles. For this reason, removal should be performed by qualified professionals.

2.2.2 Roof Covering

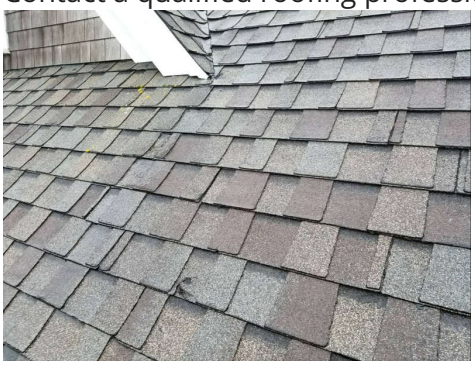
Significant Defect

DEFECTIVE SHINGLES

Accelerated deterioration of the roof covering material appeared to be the result of a manufacturing defect. These shingles appeared to be approaching the end of their useful service life, and will require replacement long before their rated lifespan rating. Some areas appeared to be in need of replacement at this time (most notably below the south dormer valleys) in order to reduce the risk of damage to the home that may result from leaking. You are advised to have the roof covering reviewed by a qualified roofing contractor in order to to determine whether a pro-rated manufacturers warranty may be applicable and to provide a quote and estimated time line for replacement.

Recommendation

Contact a qualified roofing professional.



2.6.1 Roof Drainage System

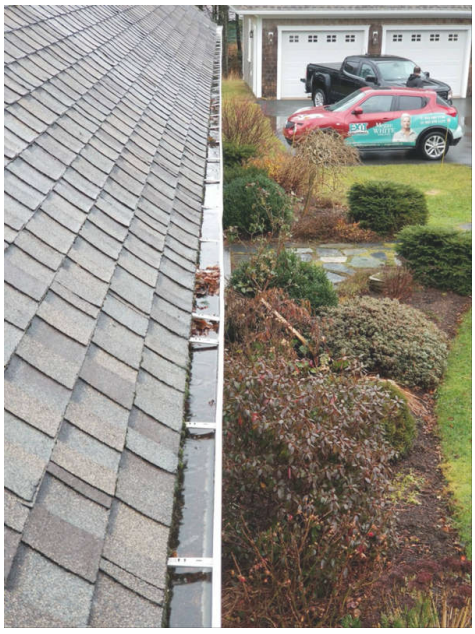
Maintenance Item

CLEAR DEBRIS

Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage. Recommend having the gutters cleaned now and at least once a year thereafter in order to ensure proper drainage and to help limit the potential for moisture back up and ice damming.

Recommendation

Contact a handyman or DIY project



2.6.2 Roof Drainage System

Maintenance Item

LEAKING AT JOINTS

NORTHWEST, SOUTHWEST, SOUTHEAST CORNERS

The gutters were leaking at various areas and needed maintenance such as the application of an appropriate sealant. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified handyman.



2.6.3 Roof Drainage System

Recommendation

DAMAGED DOWNSPOUT

NORTHEAST HOUSE, NORTHEAST GARAGE

A downspout designed to discharge roof drainage was damaged or in disrepair and may limit its ability to function as designed. Recommend repair to help protect the home structure.

Recommendation

Contact a qualified professional.

3: GARAGE

Information

Garage Floor: OK

At the time of the inspection, no deficiencies were observed in the condition of the garage floor.

Garage Door(s): Mostly OK

At the time of the inspection, few deficiencies were observed in the condition of the overhead vehicle door(s). Notable exceptions will be listed in this report.

Garage Door Opener(s): OK

The automatic overhead door opener(s) responded appropriately to wall mounted operator controls.

Exterior: Information

Out buildings are not considered to be part of a general home inspection, however as a courtesy, some general notes have been taken.

Recommendations

3.3.1 Garage Door(s)

Recommendation

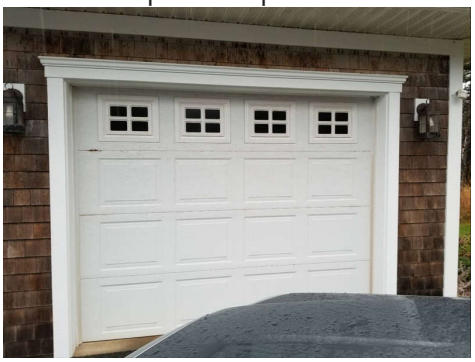
RUST

ALL FOUR DOORS

Weathered/rusted garage door panels were observed. This is not uncommon for age and location. Recommend maintenance be performed to help protect the panels from further deterioration.

Recommendation

Contact a qualified painter.



3.4.1 Garage Door Opener(s)

Recommendation

INOPERABLE SAFETY REVERSE

NORTH & SOUTH GARAGE DOORS

An automatic-reverse photoelectric sensor at an overhead garage door was inoperable. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person on a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by building codes since 1993. Correction of this condition is advised.

Recommendation

Contact a qualified garage door contractor.

3.5.1 Exterior

Maintenance Item

ADD EXTENSIONS

NORTHEAST, SOUTHEAST

Downspouts discharged roof drainage in close proximity to the foundation. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Recommend the installation of downspout extensions to discharge roof drainage a minimum of 3 feet from the foundation wall.

Recommendation

Contact a qualified handyman.

3.5.2 Exterior

Maintenance Item

DETERIORATED BLOCK

SOUTHWEST

One damaged/deteriorated mounting block was observed. Replacement of the affected accessory is advised.

Recommendation

Contact a qualified handyman.

3.5.3 Exterior

Maintenance Item

LOW AREA

EAST WALL

There were low spots visible near the foundation wall which will collect moisture. This condition can result in excessively high moisture levels in soil at the foundation which may cause damage related to soil/foundation movement. Proper filling and re-grading of the area to divert water away from the foundation is recommended. The ground should slope away from the structure a minimum of one-inch per foot for a distance of at least six feet from the foundation.

Recommendation

Contact a qualified landscaper or gardener.

3.5.4 Exterior

Maintenance Item

PROTECT MATERIAL CHANGES

No flashing was installed above exterior mounting blocks as is required by good building practice, leaving gaps through which moisture may penetrate the wall assembly or damage exposed end grain. At minimum, the application of an appropriate sealant is advised to help prevent moisture intrusion until such a time as the mounting blocks are replaced in the future. Because sealants will eventually dry, shrink and crack, all sealant-dependant areas should be inspected on an annual basis and sealant re-applied as necessary.

Recommendation

Contact a handyman or DIY project

4: STRUCTURE

Information

Foundation: Type
Unfinished Basement

Floor Structure: Material
I-Joists, Plywood Subfloor

Ceiling & Roof Structure: OK
No deficiencies were observed during inspection of the roof structure.

Foundation: Material
Poured Concrete

Foundation: OK
At the time of the inspection, no deficiencies were observed in the condition of the visible portions of the foundation.

Foundation: No Visible Leaking
No leaks were observed during the course of the inspection. Although no active moisture penetration was noted, it is advised that you consider any basement as wet until experience proves it dry.

Foundation Floor: OK
At the time of the inspection, no deficiencies were observed in the condition of the visible portions of the concrete floor slab. All concrete floor slabs are expected to experience some degree of cracking due to shrinkage in the drying process.

Floor Structure: OK

At the time of the inspection, no deficiencies were observed in the condition of the visible floor structure. Inspection of the floor structure typically includes examination of the condition and proper installation of the floor joists, joist supporting structures and members, connections and fasteners and the floor sheathing.

Ceiling & Roof Structure: Material

I-Joist, Plywood Sheathing, Common Rafters, Dimensional Lumber



Limitations

Wall Structure

NOT VISIBLE

The exterior wall structure was not visible to inspect. The general home inspection does not include evaluation of structural components hidden behind finishing materials, but is visual and non-invasive only.

Limitations

A representative sample of the visible structural components were inspected. Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Recommendations

4.1.1 Foundation

Maintenance Item

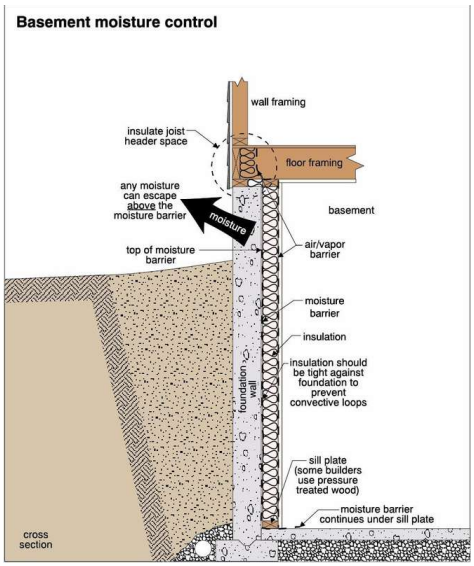
NO CAPILLARY BREAK

SMALL AREA AT STAIRWELL LANDING

Insulation in the basement was improperly installed in contact with the exterior foundation wall without the use of a moisture barrier or capillary break. In certain cases, this can allow moisture to transfer from the cool/damp foundation walls to the insulation, increasing the potential for moisture damage and microbe growth within the wall cavity. You should discuss this condition with a qualified carpenter, prior to further finishing walls in the basement, in order to determine whether correction is justified.

Recommendation

Contact a qualified handyman.


Basement moisture control
wall framing
insulate joist header space
floor framing
any moisture can escape above the moisture barrier
moisture
basement
top of moisture barrier
air/vapor barrier
moisture barrier
insulation
insulation should be tight against foundation to prevent convective loops
foundation wall
sill plate (some builders use pressure treated wood)
moisture barrier continues under sill plate
cross section

5: ATTIC AND INSULATION

Information

Access: Method of Inspection
Walked Accessible Areas

Insulation: Insulation Depth
10 to 12 Inches

Insulation: R-Value
36 ±

Ventilation: Source
Soffit Inlet Vents, Ridge Exhaust Venting

Access: Attic Maintenance

All attic areas should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mould is kept in check. While there may be very little or no evidence of mould build-up in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mould can be potentially hazardous and will spread when moisture enters the attic cavity and is not vented to the exterior. Any area of suspected mould should be reviewed by a qualified contractor for analysis and removal.

Access: Insulated Hatch

The attic access appeared functional with an insulated hatch cover installed.

Insulation: Energy Efficiency

In the average home, 50 to 70% of the total energy used is for heating and cooling. In Nova Scotia we have a "heating climate" . Most of our energy is used for heating in the winter and therefore adequate insulation of the building envelope is very important to minimizing energy costs. The minimum recommended "R-value" for newly constructed homes in our province is R-49.2. While it is highly unlikely that older homes will achieve this level of efficiency; it is intended to be used as a reference point in order to help determine whether insulation improvements should be considered in your specific situation.

Insulation: Material
Blown-in Cellulose

Ventilation: OK

There were no signs of adverse conditions resulting from inadequate ventilation observed within the attic space on the day of inspection.

Vent Piping: OK

No deficiencies were observed in the condition of the visible portions of the vent piping throughout the attic space.

6: INTERIOR

Information

Door Bell: OK

The doorbell operated normally when tested.

Floor Surfaces: OK

At the time of the inspection, no deficiencies were observed in the condition of floors in the home. Cosmetic defects are not noted except where a functional concern exists.

Walls & Ceilings: OK

At the time of inspection, no deficiencies were observed in the condition of the interior walls and ceilings. Inspection of the walls and ceilings typically includes examination for functional defects in the wall and ceiling coverings, window and door casings, baseboards and other installed mouldings.

Doors: Mostly OK

At the time of the inspection, few deficiencies were observed in the condition or operation of the interior doors. Notable exceptions will be listed in this report.

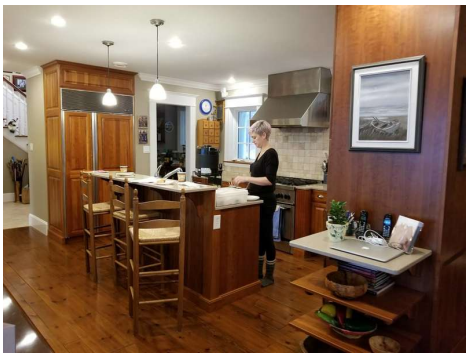
Stairways and Railings: Mostly OK

Few deficiencies were observed in the condition of interior stairs. Notable exceptions will be listed in this report. Inspection of staircases typically includes a visual examination of the treads and risers, landings, the angle of the staircase, handrails, guardrails, lighting, headroom and windows.

Cabinets & Vanities: OK

At the time of the inspection, no deficiencies were observed in the condition of the kitchen and bathroom cabinets. Inspection of installed cabinetry typically includes inspection of installation hardware, door and drawer operation, hardware function and countertops. Areas of cosmetic damage are not noted.



Limitations

Limitations

INTERIOR

Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. Furniture, area rugs, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Carpeting, window treatments, central vacuum systems, household appliances, screening, recreational facilities, paint, wallpaper, and other finish treatments are not inspected unless otherwise noted in this report. Recommend thorough review of interior areas during final walk-through inspection prior to closing.

Recommendations

6.3.1 Walls & Ceilings

Maintenance Item

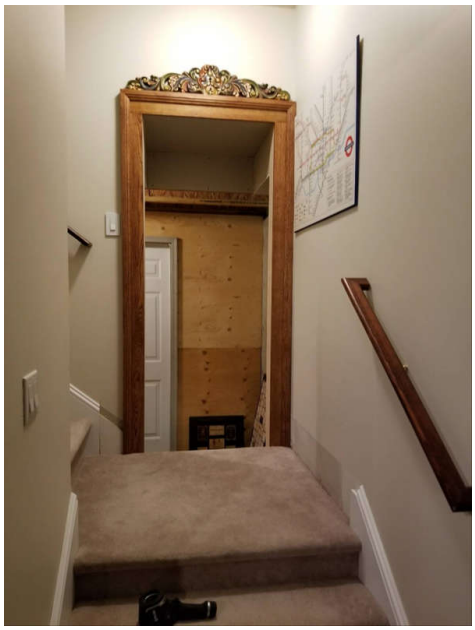
MISSING TRIM

BASEMENT LANDING

Missing trim was noted at a finished area of the home. Replace missing trim as desired to improve appearance.

Recommendation

Contact a qualified handyman.



6.4.1 Doors

Maintenance Item

MISSING HARDWARE

SOUTHEAST MAIN LEVEL BEDROOM

There were doors that had missing hardware needed for the door to properly latch. You should have appropriate hardware installed.

Recommendation

Contact a handyman or DIY project

6.5.1 Windows

Maintenance Item

SCREENS REMOVED

There were screens missing from the majority of windows throughout the home. A large group of screens were located in storage. You should ask to have the screens installed for the pre-closing walk-through. This allows the opportunity to verify screens were present at all of the windows, that they fit properly, and were all in acceptable condition.

6.5.2 Windows

Maintenance Item

MINOR CORROSION

NORTH

As is typical of homes with significant exposure to salt air. A small area of rust staining was visible at metal window operator hardware. Keeping these components well lubricated will help to extend their useful lifespan and resist deterioration.

Recommendation

Recommended DIY Project

6.6.1 Stairways and Railings

Recommendation

MISSING HANDRAIL

BASEMENT

Although a staircase had more than two risers, no handrail was installed. Recommend a handrail be installed to comply with modern safety standards.

Recommendation

Contact a qualified carpenter.

7: BATHROOMS

Information

Tub(s): OK

At the time of the inspection, no deficiencies were observed in the condition of bathtub components. Inspection of the tub includes testing for functional flow, functional drainage and operational shut-off valves, faucet, and diverter valve.

Shower(s): OK

All shower components appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes evaluation of functional flow, functional drainage, proper operation of shut-off, diverter valves and faucet; and moisture intrusion of walls and pan.

Toilet(s): OK

All toilet components operated in a manner consistent with their intended use, on the day of inspection.

Ventilation: OK

All bathrooms had an operable source of ventilation at the time of the inspection.

A Word About Caulking: Maintain Caulking

Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors and ceilings below bathrooms. As such, periodic re-caulking of shower areas, the tub lip, tub spouts and faucet trim plates is an ongoing maintenance task which should not be neglected

Recommendations

7.3.1 Toilet(s)

Recommendation

LOOSE TOILET

NORTH BATHROOM

A loose toilet was observed. The wax ring seal inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this toilet is advised to prevent water leakage and damage to the sub-flooring beneath the fixture. Repairs may involve re-setting the toilet on a new wax seal.

Recommendation

Contact a qualified plumbing contractor.

8: APPLIANCES

Information

Kitchen Ventilation: Source

Range Hood, Vented to Exterior

Dishwasher: OK

The dishwasher was operated through one cycle and appeared to be in working order at time of inspection.

Ranges, Ovens, Cooktops: Oven OK

The oven operated when tested. Inspection of ranges is limited to basic functions, such as testing of the bake/broil features of the oven. Self-cleaning and convection features (if present) were not tested.

Kitchen Ventilation: OK

The over the range fan and lights functioned and operated normally when tested.

Microwave: OK

No deficiencies were observed in the condition or operation of the built-in microwave oven. The unit was tested and appeared to be serviceable at time of inspection. Built-in microwave ovens are tested using normal operating controls. Microwave leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified appliance technician.

Refrigerator: OK

The refrigerator was operational, at time of inspection. The efficiency of the appliance was not tested.

Central Vac: OK

The central vac blower operated when powered. Hoses, accessories and ports are not inspected as part of a general home inspection. Ensure all accessories are present and functional at your final walk-through, if included as part of your purchasing agreement.

Limitations

Dryer Vent

NOT VISIBLE

The transition ducting behind the dryer was not visible to inspect. It should be verified that it meets UL2158A standard and the pipe to its termination be properly cleaned.

Limitations

APPLIANCES

Appliances are checked for general functionality by turning them on for a short period of time using basic operating modes. Thermostats, timers, clocks, self-cleaning features and other specialized functions are not tested during this inspection. Appliances are not inspected for cosmetic flaws, performance or the ability/accuracy of heating, cooling, etc. They are not inspected to ascertain whether the proper racks and/or accessories are present or in working order. Laundry appliances (and other portable appliances) are not moved and are outside the scope of this inspection; any comments are included for information purposes only. Water supply valves are not operated for liability reasons. It is further recommended that appliances be operated once again during the final walk through inspection prior to closing. Finally, product recalls and consumer product safety alerts occur almost daily. To best address your specific concerns, visit www.cpsc.gov or www.recalls.gov. Items, brand names, and model numbers will be required for proper identification.

Recommendations

8.1.1 Dishwasher

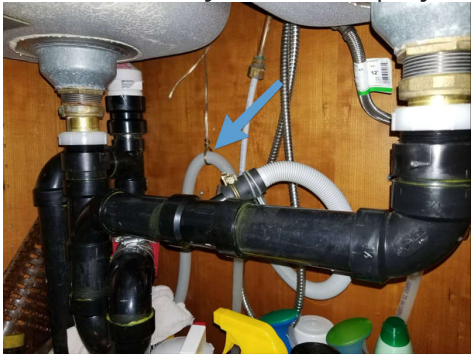
Maintenance Item

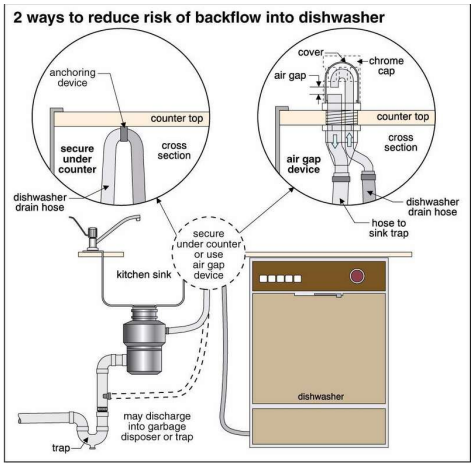
NO HIGH LOOP

The dishwasher had no high loop installed in the drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher. Recommend having the drain properly secured to the underside of the counter top.

Recommendation

Contact a handyman or DIY project





8.3.1 Ranges, Ovens, Cooktops

Recommendation

BURNER INOPERABLE

There were that burners did not operate properly when tested. Recommend repair by a qualified appliance technician.

Recommendation

Contact a qualified appliance repair professional.

9: HVAC

Information

Propane Supply: Location of Fuel Shut-off
At the Tank, At the Appliance

Propane Supply: Fuel Distribution
Copper, Corrugated Stainless Steel Tubing (CSST), Black Steel

Thermostat(s): Location
Entrance, Each Bedroom With a Heater, Livingroom, Bathroom(s)

Heating System: Primary Heating Source
Electric Boiler, Electric Baseboard Heaters

Heating System: Rated Output Capacity
68000 BTU

Heating System: Year of Manufacture
2011

Air Exchanger: OK
The air exchanger operated using normal controls at the time of inspection.

Propane Supply: Information
Evaluation of propane tanks lies beyond the scope of the general Home Inspection. The propane tanks can be evaluated by the contractor supplying the home with propane.

Heating System: Electric Boiler Mostly OK
At the time of the inspection, few deficiencies were observed in the condition and operation of the boiler. Notable exceptions will be listed in this report. Inspection of the boiler typically includes examination of the cabinet interior and exterior, circulation pumps, the pressure relief valve and overflow pipe, fluid temperature and pressure, general component condition and response to the thermostat(s).

Heating Distribution: Method of Distribution
In Slab Piping, In Joist Piping, Baseboard Heaters

Solid Fuel Heating: Wood Stove
Living Room
The home contained a wood stove, the inspection of which lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, it is advised that you have the fireplace inspected by a WETT certified technician Find a WETT-certified inspector near you at https://www.wettinc.ca/search.cfm

Gas Fireplace(s): OK
Master Bedroom
At the time of the inspection, no deficiencies were observed in the condition of the propane-fueled fireplace.

Limitations

Limitations
HEATING
Adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems.

Recommendations

9.1.1 Propane Supply
GAS LINE BONDING

Recommendation

There was no "visible" bonding of the propane supply line. Any metal components which may become energized are required to be bonded to the grounding system. Recommend correction by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

9.3.1 Heating System

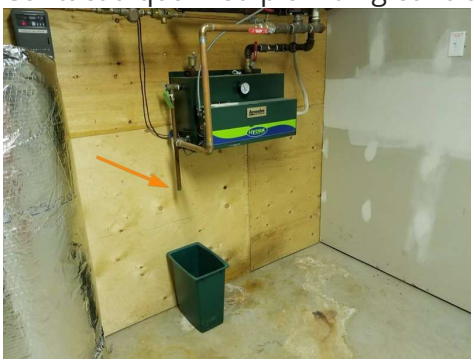
Recommendation

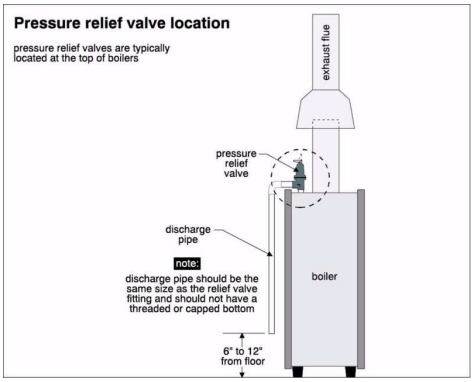
DISCHARGE TUBE TOO SHORT

The temperature pressure relief valve's discharge tube was too short. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must terminate within 6" above the floor in order to ensure any potential blow-off is directed away from occupants. Recommend extending TPR discharge tube with 3/4" copper pipe to within 6" off the floor.

Recommendation

Contact a qualified plumbing contractor.





9.3.2 Heating System

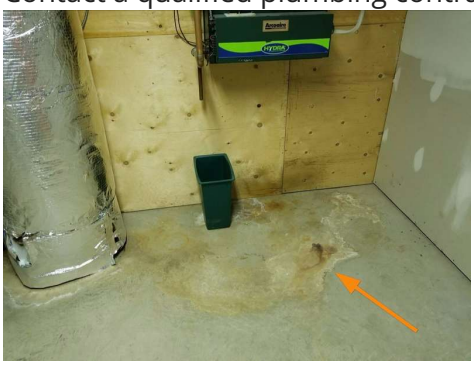
Recommendation

HAVE UNIT SERVICED

Evidence of a past over temperature or pressure event was evident by staining on the basement floor below the TPRV discharge tube, while this may have occurred during the life of the previous boiler, a bucket below the tube indicates some leaking may still occur and may need to be addressed. Signs of past leaking and corrosion were also noted at the air vent and and one fitting. It is advised that the boiler and associated components/fittings be reviewed, serviced and repaired as necessary as part of good maintenance practices to help prevent the potential for damage from leaking.

Recommendation

Contact a qualified plumbing contractor.



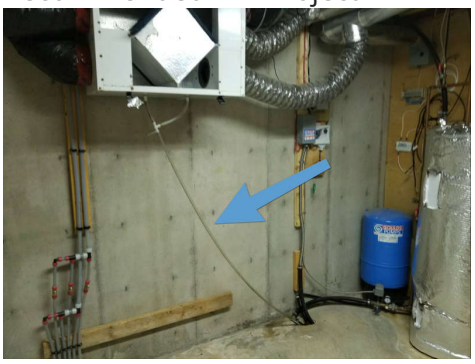
9.6.1 Air Exchanger

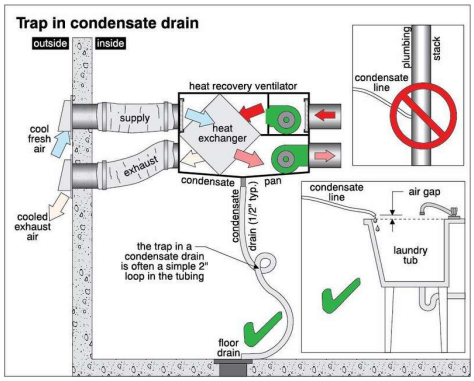
Maintenance Item

THE CONDENSATE DRAIN OF THE HRV SHOULD BE LOOPED IN ORDER TO PROPERLY FORM A TRAP SEAL

Recommendation

Recommended DIY Project





9.6.2 Air Exchanger

Maintenance Item

CLEAN FILTERS

The air exchanger filters were in need of cleaning in order to guarantee efficient operation of the ventilation system. Recommend inspection and cleaning of these filters with every change of season.

Recommendation

Contact a handyman or DIY project

10: ELECTRICAL

Information

Service Equipment: Service Entrance Cables
Not Visible

Service Equipment: Main Disconnect Rating
200 Amp

Service Equipment: Over Current Protection
Breakers

Sub Panel: Rating
100 Amps

Sub Panel: Over Current Protection
Breakers

Branch Wiring: Wire Sheathing
Nylon Jacket PVC Insulated Non-Metallic Sheathed Cable "Romex"

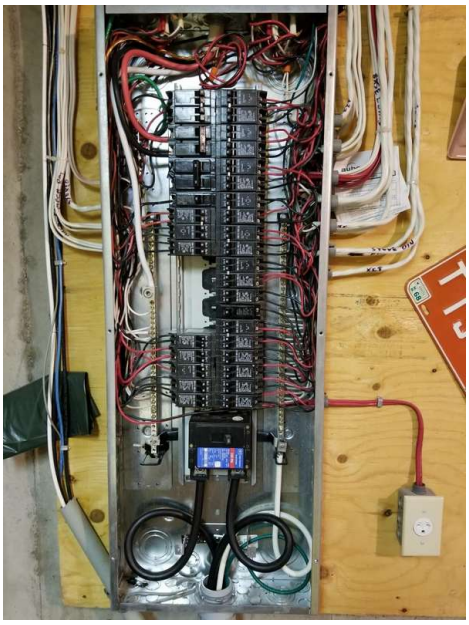
Branch Wiring: Conductor Material
Copper, Multi-Strand Aluminum (OK)

GFCI Protection: Locations
Exterior, Bathroom(s)

Smoke Detectors: Locations
Main Level, Upper Level, Basement

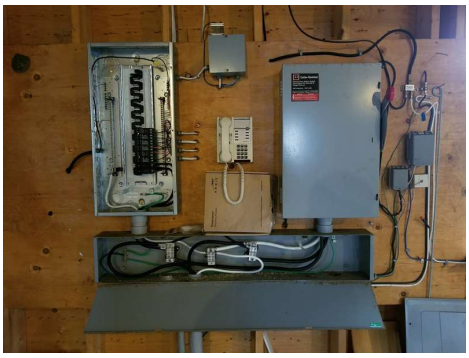
Service Drop: OK
At the time of the inspection, the Inspector observed no deficiencies in the condition of the service drop. Components inspected included the service conductors, splice, drip loop, and point of attachment to the home.

Service Equipment: OK
No deficiencies were observed at the electrical service panel at the time of the inspection. Inspection of the main service panel typically includes examination of the panel interior and exterior condition, panel amperage rating, main disconnect amperage rating and condition, main conductor amperage ratings, branch conductor types, amperage rating and condition, visible wiring materials types, condition and connections, circuit breaker types, amperage ratings and condition, label information, service and equipment grounding and bonding of service equipment.



Sub Panel: OK

No deficiencies were observed at the electrical service panel at the time of the inspection. Inspection of the main service panel typically includes examination of the panel interior and exterior condition, panel amperage rating, main disconnect amperage rating and condition, main conductor amperage ratings, branch conductor types, amperage rating and condition, visible wiring materials types, condition and connections, circuit breaker types, amperage ratings and condition, label information, service and equipment grounding and bonding of service equipment.



Branch Wiring: Mostly OK

At the time of the inspection, few deficiencies were observed in the condition of the visible branch wiring. Notable exceptions will be listed in this report. Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated. Cover plates are not removed, limiting the inspection to wiring visible in unfinished areas, within the electric panel and by proper response to testing of switches and a representative number of electrical receptacles.

Lighting, Fixtures, Outlets & Switches: Mostly OK

At the time of the inspection, few deficiencies were observed in the condition or operation of electrical receptacles, switches and light fixtures. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, a representative number of accessible outlets were tested.

GFCI Protection: Information

A Ground Fault Circuit Interrupter (GFCI) is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking; this is faster than a person's nervous system can react! At minimum; bathrooms, whirlpools, exterior circuits, hot-tubs and pools need to be GFCI protected. In addition, homes constructed or substantially renovated after 2005 have been required to have GFCI protection at receptacles located within 5' of all water sources (ie. kitchen and laundry room sinks). At the time this house was built, the latter may not have been required protection. Nonetheless, you should consider adding GFCI protection to these locations as a preventative safety measure against electrical shock. All GFCI protected devices should be tested monthly using the "Test" button to ensure proper operation.

GFCI Protection: Mostly OK

Some areas of installed ground fault circuit interrupter (GFCI) protection responded to testing in a satisfactory manner at the time of the inspection. Notable exceptions found will be listed in this report.

Smoke Detectors: OK

Smoke detector placement appeared to be adequate. Smoke detectors are not tested as part of a general home inspection. Recommend all detectors be checked upon occupancy to confirm batteries and alarm are operational.

Carbon Monoxide Detectors: Information

Carbon monoxide is a colorless, odorless toxic gas produced by fuel-fired appliances during the combustion process. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it. Inefficient combustion, such as that caused by automobiles, furnaces, boilers or wood stoves with components that are dirty or out of adjustment can create elevated levels of carbon monoxide in exhaust gasses. Carbon monoxide can cause sickness, debilitating injury, and even death. Electronic detectors are inexpensive, and under current standards, should be installed in homes in which fuel-fired appliances are installed and in homes with an attached garage. Detectors should not be placed next to heating appliances like furnaces and boilers, but should be placed in the immediate vicinity of the bedrooms to protect living and sleeping areas. Choose carbon monoxide detectors that are certified by the Canadian Standards Association (CSA) or the Underwriters Laboratories of Canada (ULC). Read the installation manual for each detector for placement and maintenance directions. Consult Health Canada for further specifics.

Limitations

Limitations

ELECTRICAL

Load calculation are not performed to determine service capacity adequacy. The inspection does not involve any electrical stress tests on the system to determine if a breaker trips properly. Labeling of electric circuit locations on electrical panel are not checked for accuracy. Electrical components concealed behind finished surfaces are not visible to be inspected. Determination of the type of branch circuit wiring used in this home was made by inspection of the electric panels only. Inspection of the wiring in or at the receptacles, switches, fixtures, junction boxes, walls, ceiling, floors, etc., is beyond the scope of a home inspection and were not inspected. The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Limitations

SECURITY SYSTEM

Due to the specialized nature of home security alarm systems, recommend you review this system with the seller. Security systems are beyond the scope of a home inspection.

Recommendations

10.3.1 Sub Panel

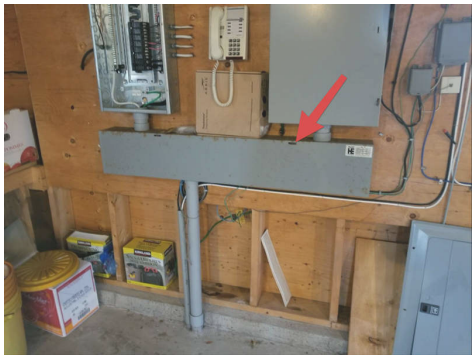
Significant Defect

LOCK DEVICE COVER

Although not a requirement of the Canadian Electrical Code; using a zip tie to lock the access cover to the gutter containing the main panel and sub panel feeders is advised in order to reduce the potential for children to access to these high ampacity, exposed terminations.

Recommendation

Recommended DIY Project



10.4.1 Branch Wiring

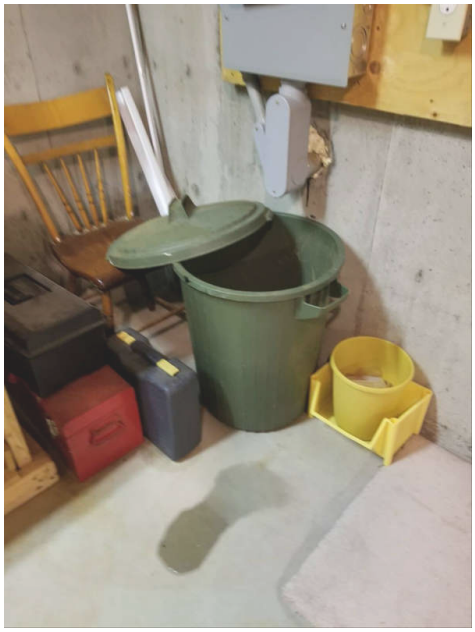
Recommendation

LEAKING CONDUIT

The conduit through which the feeders powering the electric service panel were housed, has filled with water and began leaking into the basement interior. Recommend repair as necessary to help prevent the potential for damage to the home or its contents which may arise from moisture intrusion.

Recommendation

Contact a qualified electrical contractor.



10.5.1 Lighting, Fixtures, Outlets & Switches

Maintenance Item

MISSING COVER

BASEMENT

Missing outlet cover plates were observed. This condition leaves energized electrical components exposed to touch, creating a potential shock hazard. Recommend all cover plates be installed for personal safety.

Recommendation

Recommended DIY Project

10.5.2 Lighting, Fixtures, Outlets & Switches

Recommendation

RECEPTACLE IN CABINET

SOUTHEAST LIVING ROOM

A receptacle was located within a cabinet. This is typically not an approved installation, unless it is intended to serve a specific appliance which is intended for such an application. You should consider properly terminating the receptacle if this is not the case.

Recommendation

Contact a qualified electrical contractor.

10.6.1 GFCI Protection

Significant Defect

DID NOT TRIP

EXTERIOR NORTH WALL, NORTH GARAGE WALL

There were receptacles installed at wet locations that did not properly respond to trip testing. There is the potential for a shock

hazard from unprotected receptacles at wet locations. Recommend correction by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

10.8.1 Smoke Detectors

Maintenance Item

OLD DETECTORS

ALL LEVELS

There were smoke detectors which were older and may not be functional. Although testing of smoke detectors lies beyond the scope of the General Home Inspection, it is recommended that you have any older smoke detectors tested and maintained, upgraded or replaced as needed.

Recommendation

Recommended DIY Project

10.9.1 Carbon Monoxide Detectors

Recommendation

NO CO ALARMS

There were no visible carbon monoxide detectors in the home. At a minimum, put an alarm within 15-feet of the entrance to bedrooms in your home.

Recommendation

Recommended DIY Project

11: PLUMBING

Information

Water Supply: Water Source
Private Water Supply

Water Supply: Service Piping Material
Acrylonitrile-Butadiene-Styrene (ABS)

Water Supply: Shut-Off Location
Basement

Distribution Piping: Material
Cross-Linked Polyethylene (PEX)

Drain, Waste & Vent Piping: Material
Acrylonitrile-Butadiene-Styrene (ABS)

Sewage Disposal: System
Private Onsite Wastewater Handling

Water Heater: Description
Electric, 60 Gal

Water Heater: Date of Manufacture
2001

Water Heater: Water heaters have a typical life expectancy of 11
15 years.

Water Heater: Operational
The water heater was operational at the time of inspection.

Water Supply: OK
At the time of the inspection, no deficiencies were observed in the condition of the visible portion of main water supply line or shut-off valve. The valve was not operated due to the potential for leakage but was visually inspected.

Distribution Piping: OK
On the day of inspection, no deficiencies were observed in the condition of the visible water distribution pipes.

Water Flow & Pressure: OK
The water supply exhibited functional flow at the time of the inspection. This was determined by running water at the bathroom sink and shower while the toilet was flushed.

Fixtures: OK

The sinks were visually inspected and faucet valves operated with no deficiencies observed at the time of inspection.

Drain, Waste & Vent Piping: OK

At the time of the inspection, no deficiencies in the condition of the visible drain, waste and vent pipes.

Limitations

Sewage Disposal

SEPTIC SYSTEM

This inspection did not access the septic tank. Evaluation of the septic sewage system is beyond the scope of a home inspection. Septic tanks should be pumped a minimum of every five (5) years. Recommend tank be pumped, by a licensed septic company, if it has not been done within the last year.

Limitations

Water quantity and water quality are not tested unless explicitly contracted for and discussed in this or a separate report. The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. Overflow backup is not tested due to the possibility of damage from water leakage. This is necessary due to the fact that that aged gaskets may fail and leak.

Recommendations

11.4.1 Fixtures

Maintenance Item

WINTERIZED

WEST EXTERIOR

An exterior hose bib was turned off at an interior shut-off and was not able to be tested. You should have the shut off valve turned on and test for to ensure it is functioning.

11.8.1 Water Heater

Recommendation

PAST DESIGN LIFE

The water heater was past its typically expected life span. Some corrosion was observed within the unit near the element. As water heaters may fail at any time, and often without any warning, it is advised that the water heater be replaced at this time, prior to it's failure. The client should be aware that significant flooding can occur if the water heater fails. If replacement is put aside until a later time, it is recommended that a catch pan with drain, or a water alarm be installed by a qualified person to help prevent damage in the case of water leaks.

Recommendation

Contact a qualified plumbing contractor.

11.8.2 Water Heater

Recommendation

TPR TUBING TOO SHORT

Recommend extending TPR discharge tube with 3/4" copper pipe to within 6" off the floor.

Recommendation

Contact a qualified plumbing contractor.