ABSOLUTE HOME INSPECTIONS INCORPORATED
403-542-6816
kane@absolutehomeinspections.ca
https://www.absolutehomeinspections.ca/

RESIDENTIAL REPORT

1234 Main St.
Calgary, Alberta T3L3A3

Buyer Name
05/28/2019 9:00AM

Inspector
Kane Shannon
Licensed Home Inspector
403-542-6816
kane@absolutehomeinspections.ca

Agent
Agent Name
555-555-5555
agent@spectora.com

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1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Furnished, Occupied

Style
Bungalow

Temperature (approximate)
-25 Celsius (C)

Type of Building
Detached

Weather Conditions
Clear

Precipitation in last 72 hours
Yes

2: ROOF

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

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

Information

Inspection Method
Ladder from roof edge, Camera Pole

Roof Type/Style
Hip, Combination

Evidence of water penetration
None found today

Roof Drainage Systems:
Discharge Method
On ground

Coverings: **Material**
Asphalt









Flashings: Material

Aluminum

Valley Flashing

Head flashing

Drip edge flashing

Skylights, Chimneys & Other Roof Penetrations: Observed roof penetrations

Limitations

General

INSPECTION RESTRICTED DUE TO:

None

General

LIMITATIONS

This report is an opinion of the general quality and condition of the roofing. As such the inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or is subject to future leakage.

Gutters, downspouts and subsurface drains are not water tested for leakage or blockage. These components require regular maintenance to avoid water problems at the roof and foundation.

Observations

2.1.1 Coverings

CONDITION OF ROOF COVERINGS

Shingles were observed to be in good condition. No signs of aging, lifting, or curling.

2.2.1 Roof Drainage Systems

GUTTERS REQUIRE MAINTENANCE

Gutter corners appear to have been patched from what I assume is water leaks. Because of the cold weather I cannot say if they are currently leaking however, I do recommend that a roofing professional assess the gutter system for repair and/or replacement.

Recommendation

Contact a qualified roofing professional.

2.4.1 Skylights, Chimneys & Other Roof Penetrations

METAL CHIMNEY RUST

The metal chimney shows evidence of rust and/or rusting. Recommend monitoring the chimney which may have to be replaced at some point.

3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Walkways, Patios & Driveways	X			
3.4	Eaves, Soffits & Fascia	X			X
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			
3.6	Windows	X			
3.7	Window Wells	X			
3.8	Guard Rails & Hand Rails	X			X
3.9	Exterior Foundation Wall		X		

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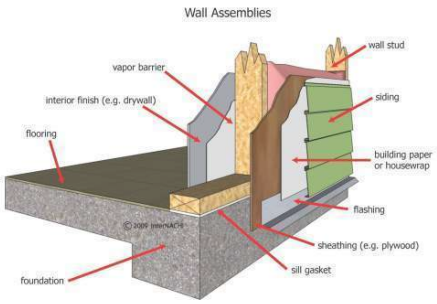
Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Stucco



Siding Wall Assembly

Exterior Doors: Exterior Entry Door
Steel

Walkways, Patios & Driveways: Driveway Material
Not applicable

Walkways, Patios & Driveways: Patios/Walkways
paving/patio stones, Pavers

Windows: Frames
vinyl, wood

Windows: Panes
double

Siding, Flashing & Trim: Stucco Siding Information

Stucco is typically applied in coats called the base, scratch, brown and finish coats. For some exterior wall applications, lath, mesh or netting is installed with the stucco. On some stucco applications, there may be a weather-resistant barrier installed behind the stucco. This barrier is typically asphalt-impregnated felt paper. It protects the framing (whether wood framing or metal) from moisture that may pass through the stucco covering. The barrier is referred to as a WRB (weather-resistant barrier) or MRB (moisture-resistant barrier).

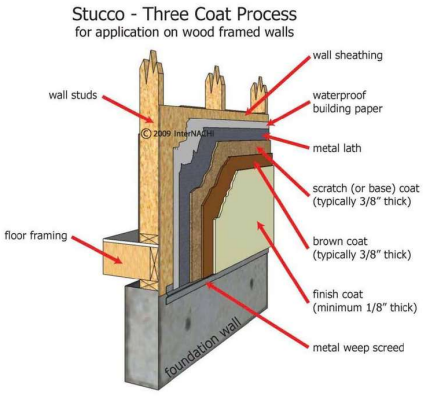
Re-dash, Never Paint Stucco

The reason most homeowners paint their stucco is because the typical cost of restuccoing (re-dashing) is more than just hiring a painter to paint over the existing stucco. Although seemingly less expensive upfront, painting stucco causes significantly higher long-term maintenance costs and may even damage your home. Paint is a sealing agent and will seal all the pores, which consequently seals moisture inside of your home. Your home is not able to breathe and mold can grow between the layers of your home. This excess moisture will cause the paint layer to peel and crack. On a stucco surface, because of the trapped moisture, paint starts decaying more quickly than on a traditional surface. The correct repair is to hire a sandblasting contractor to remove the existing paint and then to re-stucco the surface properly. The existing paint needs to be removed because the paint layer will prohibit proper bonding of a new stucco coat. Current methods of redashing provide a product that lasts decades and far longer than any paint job.

Re-dash consists of a single layer of the Portland cement, with colorant applied to cover and freshen the surface. Repairs are made to cracks and minor imperfections in the surface and then the new coat is applied. This will provide a new look and keep with the integrity of the existing finish. If a new texture is required, a thicker coat is required, and can add additional expense.

Stucco Cracks

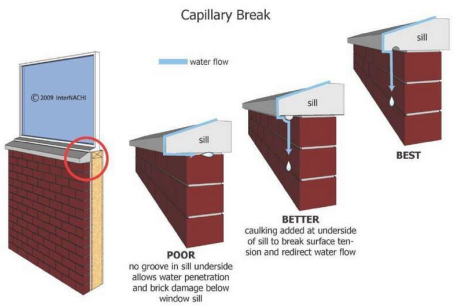
It is the nature of stucco to experience some cracking. These small cracks are normal and do not require any maintenance or repair. If a crack exceeds 1/8 of an inch in width then the crack should be repaired. Repairing stucco cracks is completed by adding a small amount of stucco to the crack. Do not put caulk into the crack. If you experience a crack wider than 1/8 of an inch please contact your contractor so the proper resolution can be determined. Typically a larger crack can be broken back and patched or an expansion joint can be added.



Windows: Masonry Window Sill Information

A sill at a window should be sloped. Windows have nearly horizontal surfaces that can collect water. Functional sills are sloped to divert water away from the window. Windowsills have a projection designed to divert water away from the exterior wall.

One detail to check for at a windowsill is something that creates a capillary break. Under the projection of the windowsill, there should be a detail such as a groove or cut. This detail should run along the length of the windowsill and parallel to the wall. This capillary break stops water from running under the projection and back to the wall and forces the water to drip.



Window Wells: Recommend window well covers

Some of the window wells are quite deep. This can post as a safety hazard for people who could accidentally trip of fall in them. I recommend the installation of window well covers which also protect basement windows from moisture intrusion.

Window Wells: Egress Window Well Safe Practice

The horizontal area of the window well for an emergency escape-and-rescue opening should be at least 9 square feet. It should have a horizontal projection and width of at least 36 inches each way.
EXCEPTION: Ladders or steps may project into the space 6 inches.

Wells with a vertical depth of at least 44 inches should have a permanent ladder or steps, with an inside width of 12 inches minimum, and at least 3 inches from the wall, and should be spaced no greater than 18 inches apart vertically.

Limitations

General

LIMITATIONS

This report does not include geological or soil conditions. For this information a Geotechnical Engineer should be consulted.

Outbuildings such as storage sheds, etc. not related to the house are not included in the inspection, unless specifically requested.

This inspection does not certify the safe operation on any automatic garage door opening mechanism.

General

RESTRICTED INSPECTION DUE TO:

Snow coverage

Vegetation, Grading, Drainage & Retaining Walls

GRADING NOT DETERMINANT DUE TO SNOW COVERING THE LOT

Exterior Foundation Wall

STUCCO COVERS MOST OF FOUNDATION

Unable to observe most of the exterior foundation wall due to stucco covering the majority of the exposed foundation

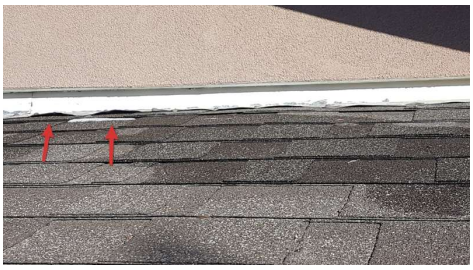
Observations

3.1.1 Siding, Flashing & Trim

FLASHING/TRIM IMPROPERLY INSTALLED

FRONT OF HOUSE

Flashing & trim pieces were improperly installed, which could result in moisture intrusion and damaging leaks. Recommend a qualified siding contractor evaluate and repair.



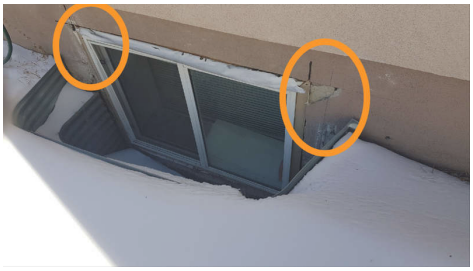
3.1.2 Siding, Flashing & Trim

STUCCO NEEDS REPAIR

Stucco at several points of the exterior shows that it is in need of repair. Recommend stucco professional to remedy in order to prevent possible water intrusion

Recommendation

Contact a stucco repair contractor



3.2.1 Exterior Doors

DOOR SILL/TRIM

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.

3.4.1 Eaves, Soffits & Fascia

FASCIA - ROTTED

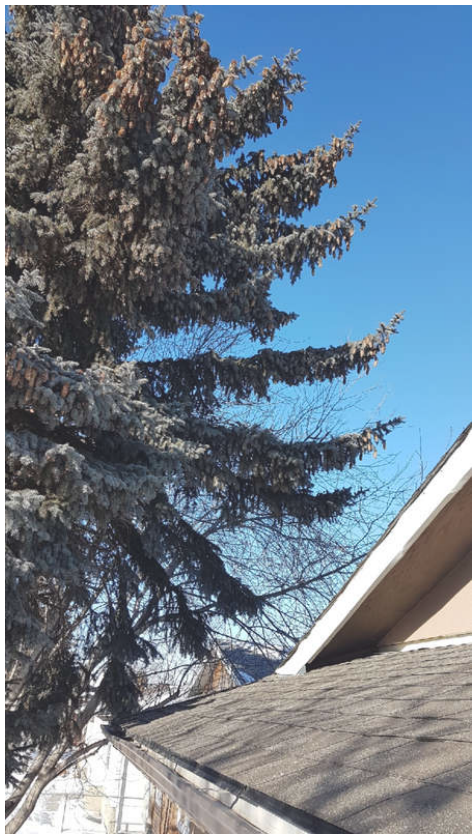
One or more sections of the fascia are rotted, decayed and/or require paint. Recommend qualified roofer evaluate & repair.




3.5.1 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.



3.6.1 Windows

INADEQUATE FLASHING

Basement window flashings do not extend full width of windows which may lead to water penetration over time.

Also, covering window bars with stucco does make for a lasting water tight system.

Recommend professional to replace with appropriate flashings.

Recommendation

Contact a qualified window repair/installation contractor.



3.6.2 Windows

UNFINISHED WINDOW TRIM/FLASHING

Basement window appears to be in an unfinished state, leaving untreated wood exposed to the elements which will lead to wood decay/rot. This may also allow water intrusion. I recommend contacting a qualified window installer to evaluate and remedy.

Recommendation

Contact a qualified window repair/installation contractor.

3.8.1 Guard Rails & Hand Rails

Safety Hazard

MISSING

Guard rails were missing during time of inspection. Steps with 4 or more risers require a handrail.

Recommend installation of handrail and guard at front steps to prevent falls.

Recommendation

Contact a qualified professional.

4: GARAGE

		IN	NI	NP	D
4.1	Ceiling	X			
4.2	Floor	X			
4.3	Walls & Firewalls	X			
4.4	Garage Door	X			
4.5	Garage Door Opener	X			X
4.6	Occupant Door (From garage to inside of home)			X	

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

Information

Type
Detached

Garage Door: Material
Insulated

Garage Door: Type
Automatic

Observations

4.5.1 Garage Door Opener

INOPERABLE WALL SWITCH

Garage wall switch was inoperable at time of inspection. Recommend testing the wall switch and possible replacement.

Here is a DIY link that shows you how.

5: BUILT-IN APPLIANCES

		IN	NI	NP	D
5.1	Dishwasher	X			
5.2	Refrigerator	X			
5.3	Range/Oven/Cooktop	X			
5.4	Washing Machine	X			
5.5	Clothes Dryer	X			

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Information

Range/Oven/Cooktop: Exhaust Hood Type
None, Vented

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Observations

5.1.1 Dishwasher

OPERATED PROPERLY

Dishwasher was operated using normal controls and showed no signs of leaks.

5.2.1 Refrigerator

OPERATED PROPERLY

Refrigerator was operating normally at time of inspection.

5.3.1 Range/Oven/Cooktop

OPERATED PROPERLY

Oven and range functioned as intended on the day of the inspection.

5.4.1 Washing Machine

OPERATED PROPERLY

Washing machine functioned as intended on the day of the inspection, and no leaks were detected.

5.5.1 Clothes Dryer

OPERATED PROPERLY

Dryer functioned as intended on the day of the inspection.

6: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
6.1	Foundation	X			
6.2	Basements & Crawlspaces	X			
6.3	Floor Structure		X		
6.4	Wall Structure		X		
6.5	Roof Structure & Attic	X			

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Information

Inspection Method
Infrared, Visual

Foundation: Material
Formed Concrete

Basements & Crawlspaces: Lowest Level
Basement

Floor Structure: Basement/Crawlspace Floor
Finished Material

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
not visible due to finished basement

Floor Structure: Beams
not visible

Floor Structure: Columns
not visible

Floor Structure: Joists
wood

Wall Structure: Material
not visible

Roof Structure & Attic: Type
Hip

Roof Structure & Attic: Roof structure
Rafters

Foundation: Foundation cracks

Foundation Cracks and Water:
It is important to understand that all concrete and masonry construction will develop cracks due to shrinkage effects. As these cracks widen over time (usually due to small amounts of differential settlement in the soil supporting the foundation), the pathways for water intrusion through the foundation increase.

Visible cracks are usually a concern to homeowners even though they often have little effect on the structural integrity of the foundation. The question becomes how to best control these cracks.
The optimum location for reinforcement to control cracking and prevent differential settlement is at the top and bottom of the foundation wall in a horizontal direction.

Epoxy Sealant for Masonry Cracks

An epoxy sealant can be injected into cracks of masonry foundation walls. Poured concrete foundation walls are often found to have cracks. Typically, these cracks are shrinkage cracks, and not an indication of major structural problems. The only problem with a shrinkage crack in a poured concrete foundation wall, other than cosmetic appearance, is water penetration through the crack. Epoxy sealant is an easy and relatively inexpensive solution to the water problem.

Roof Structure & Attic: Sheathing material

Plywood

Limitations

General

LIMITATIONS

Concealed and/or obstructed structural components not inspected.

No engineering or structural analysis is performed during this inspection. A structural engineer should be consulted if necessary.

This inspection does not verify the adequacy of any structural system or component.

General

FINISHED BASEMENT AND/OR BASEMENT INSULATION LIMITED

Approximately 95% of basement foundation not visible due to finished basement

Floor Structure

MAJORITY OF WALL/FLOOR STRUCTURE CONCEALED BY FINISHED BASEMENT

Inspection of floor structure was limited in the basement due to drywall covering almost all of the components.

Wall Structure

NOT INSPECTED DUE TO FINISHED BASEMENT

7: HEATING

		IN	NI	NP	D
7.1	Equipment	X			
7.2	Normal Operating Controls	X			
7.3	Distribution Systems	X			
7.4	Vents, Flues & Chimneys	X			
7.5	Gas/LP Firelogs & Fireplaces			X	
7.6	Presence of Installed Heat Source in Each Room	X			
7.7	Solid Fuel Heating Device (Fireplace, Woodstove)			X	

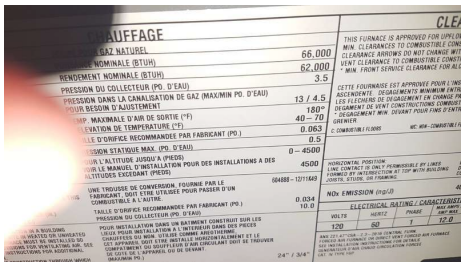
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Equipment: Brand
Aire flo

Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air



Equipment: Approximate Age of Furnace

6 years According to serial number

Equipment: Furnace Shut Off Valve for Gas

Normal Operating Controls: Location of thermostat
Main floor hallway

Distribution Systems: Ductwork
Non-insulated

Presence of Installed Heat Source in Each Room: Sufficient heat registers in each room

Solid Fuel Heating Device (Fireplace, Woodstove): Type
Not present

Limitations

General

LIMITATIONS

Inspection of the furnace heat exchanger for evidence of cracks or holes can only be done by dismantling the unit. This is beyond the scope of this inspection.

Thermostats are not checked for calibration or timed function.

Underground fuel storeage tanks are not part of this inspection.

No pressure tests are performed on coolant systems, and no representation is made regarding coolant charge or line integrity.

Observations

7.1.1 Equipment

CORROSION

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

7.1.2 Equipment

Safety Hazard

FURNACE AND/OR WATER HEATER IN CLOSET ADJACENT TO SLEEPING ROOM

Since both the furnace and gas fired water heater are within a bedroom, I recommend the buyer confirm with local code by-laws as to whether this is acceptable practice or not. Furnaces and water heaters draw in combustion air which removes air from the sleeping area.

Recommendation

Contact a qualified professional.

7.3.1 Distribution Systems

RETURN AIR SYSTEM MISSING/INSUFFICIENT

BASEMENT

Return air registers were missing or insufficient in the basement. This can result in poor heating efficiency. Although this is not a defect, I recommend a qualified HVAC contractor evaluate and remedy.

7.3.2 Distribution Systems

SUSPICIOUS VENT PLACEMENT

Several heat vents were installed partially under walls which is not best practice.

Recommend a qualified HVAC specialist to evaluate and make recommendations.

Recommendation

Contact a qualified HVAC professional.

8: PLUMBING

		IN	NI	NP	D
8.1	Main Water Shut-off Device	X			
8.2	Drain, Waste, & Vent Systems	X			X
8.3	Water Supply, Distribution Systems	X			
8.4	Hot Water Heater, Controls, Flues & Vents	X			X
8.5	Fuel Storage & Distribution Systems	X			
8.6	Sump Pump			X	
8.7	Toilets	X			X
8.8	Bathtubs(s) and shower enclosures	X			X
8.9	Faucets	X			X
8.10	Sinks	X			
8.11	Laundry Tub			X	
8.12	Exterior Hose Bibs		X		

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

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Basement

Drain, Waste, & Vent Systems: Floor Drain
laundry

Water Supply, Distribution Systems: Distribution Material
Copper, Braided

Water Supply, Distribution Systems: Water Supply Material
Copper

Hot Water Heater, Controls, Flues & Vents: Capacity
Gallons

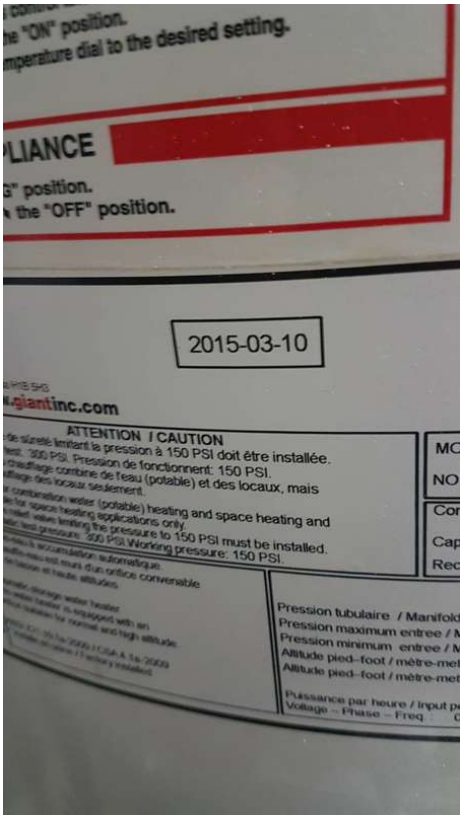
40

Hot Water Heater, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Heater, Controls, Flues & Vents: Hot Water Heater Gas Shut Off Valve

Hot Water Heater, Controls, Flues & Vents: **Age of Hot Water heater**

3 years according to serial number.



Exterior Hose Bibs: **Hose bib**

interior shut off

Fuel Storage & Distribution Systems: **Main Gas Shut-off Location**

Gas Meter - Outside

Sump Pump: **Location**

Not Present

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

ABS

Hot Water Heater, Controls, Flues & Vents: **Location**

Utility Room

Hot Water Heater, Controls, Flues & Vents: Manufacturer

Giant

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.

Limitations

General

LIMITATIONS

Concealed/Underground plumbing not inspected or judged for leaks or deterioration.

Water treatment systems not inspected.

Isolating/relief and main valves not tested.

Testing for water quality, lead and other hazardous materials is not part of this inspection.

Integrity of septic tanks and leaching beds is not part of this inspection. A licensed installer should be consulted.

Integrity and capacity of well water supply installations is not part of this inspection. A licensed well driller should be consulted.

Solar heating systems not part of this inspection.

Exterior Hose Bibs

NOT TESTED DUE TO SEASON

Observations

8.2.1 Drain, Waste, & Vent Systems

Safety Hazard

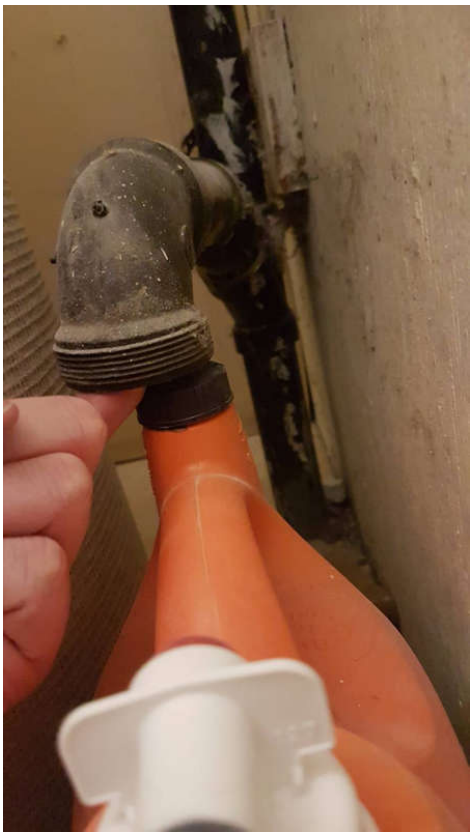
CAP MISSING OR IMPROPER INSTALLATION

BASEMENT LAUNDRY ROOM

Basement waste pipe was missing cap which may allow sewer gases in to the house. Recommend sealing off this pipe to prevent this.

Recommendation

Contact a qualified plumbing contractor.



8.2.2 Drain, Waste, & Vent Systems

EVIDENCE OF PRIOR LEAKS

Although there appeared to be signs of previous waste pipe leaks, none were observed on the day of the inspection.

Recommend monitoring for signs of future leaks.

8.4.1 Hot Water Heater, Controls, Flues & Vents

Safety Hazard

IMPROPER INSTALLATION

Water heater is improperly installed or in a dangerous location. "Type B" gas vent is running through drywall which is not allowed. Type B gas vents require a **MINIMUM 1" CLEARANCE** from combustibles as these vents heat up which can pose a fire hazard. Recommend qualified plumber evaluate & repair/relocate.

8.4.2 Hot Water Heater, Controls, Flues & Vents

Safety Hazard

TPR VALVE MISSING/NEED REPAIR

TPR valve and extension were located and appear to be properly installed. If missing or improperly installed this can lead to severe burns if the TPR valve is exercised.

Recommendation

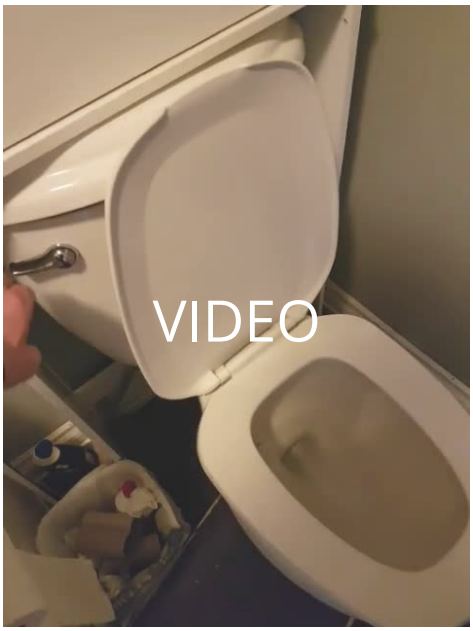
Contact a qualified professional.

8.7.1 Toilets

TOILET NOT FLUSHING PROPERLY

Recommendation

Contact a qualified professional.



8.8.1 Bathtubs(s) and shower enclosures

CAULKING/SEALANT

UPSTAIRS SHOWER, BASEMENT SHOWER

Caulking/sealant in need of repair to prevent water from penetrating floor/wall areas surrounding tub/shower enclosure.

Recommendation

Contact a qualified professional.



8.8.2 Bathtubs(s) and shower enclosures

BATHTUB(S) AND SHOWER(S) FUNCTIONED PROPERLY

All bathtub(s) and shower(s) were tested using normal operating controls and functioned as intended.

8.8.3 Bathtubs(s) and shower enclosures

STAINS ON SHOWER CEILING

Staining noted on basement shower ceiling. This could be due to the bathroom fan not being operated during and after showers which is needed to exhaust moist air outside.

Recommendation

Recommend monitoring.

8.8.4 Bathtubs(s) and shower enclosures

WOOD ROT

Wood rot noted around entry to basement shower enclosure

Recommend replacing to maintain water tightness

Recommendation

Contact a qualified professional.

8.8.5 Bathtubs(s) and shower enclosures

IMPROPER DRAIN ASSEMBLY

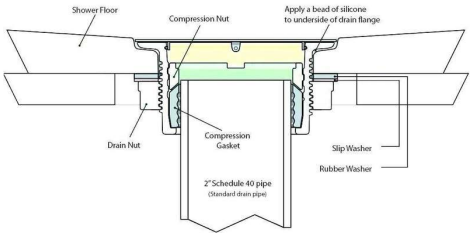
BASEMENT

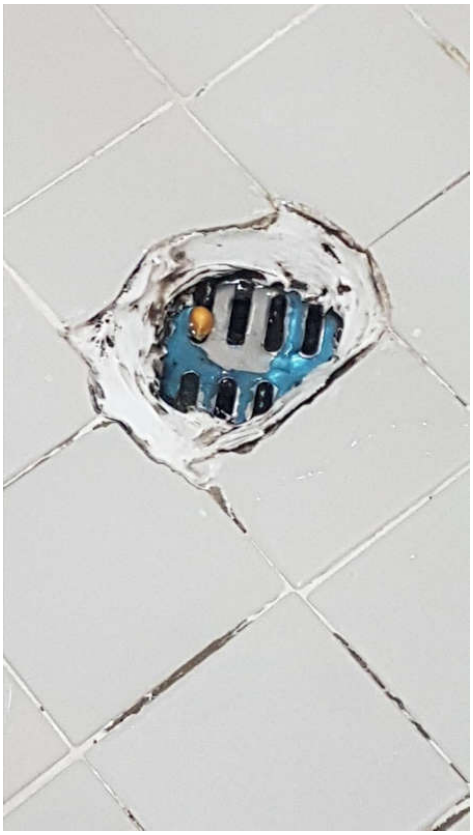
Due to the excess caulking observed, the drain assembly is suspect as to whether it was finished properly.

At buyer's discretion, I recommend replacing replacing tile immediately adjacent to drain and ensuring a proper assembly which can only be confirmed by opening up a small part of the shower floor.

Recommendation

Contact a qualified professional.





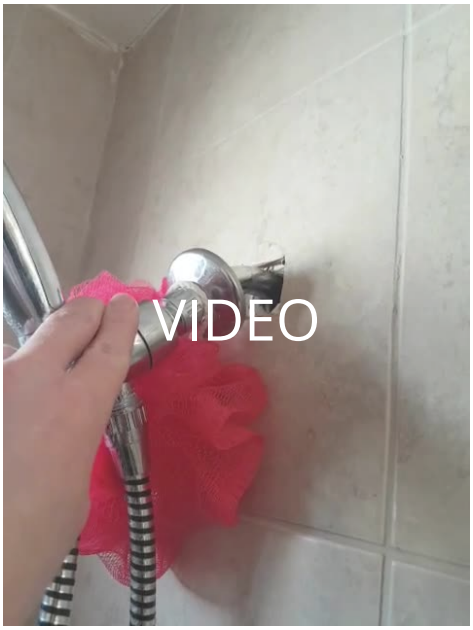
8.8.6 Bathtubs(s) and shower enclosures

LOOSE CONNECTIONS

Main floor shower faucets seem to be too loose for a proper install. This could lead to plumbing leaks. Recommend a licensed plumber evaluate.

Recommendation

Contact a qualified professional.



8.9.1 Faucets

VERY LOW COLD WATER FLOW

Basement bathroom

Recommendation

Contact a qualified plumbing contractor.

9: ELECTRICAL

		IN	NI	NP	D
9.1	Service Entrance Conductors	X			X
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
9.3	Branch Wiring Circuits, Breakers & Fuses	X			X
9.4	Lighting Fixtures, Switches & Receptacles	X			X
9.5	GFCI & AFCI	X			X
9.6	Smoke Detectors	X			
9.7	Carbon Monoxide Detectors	X			
9.8	Junction Boxes			X	

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

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead

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

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

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

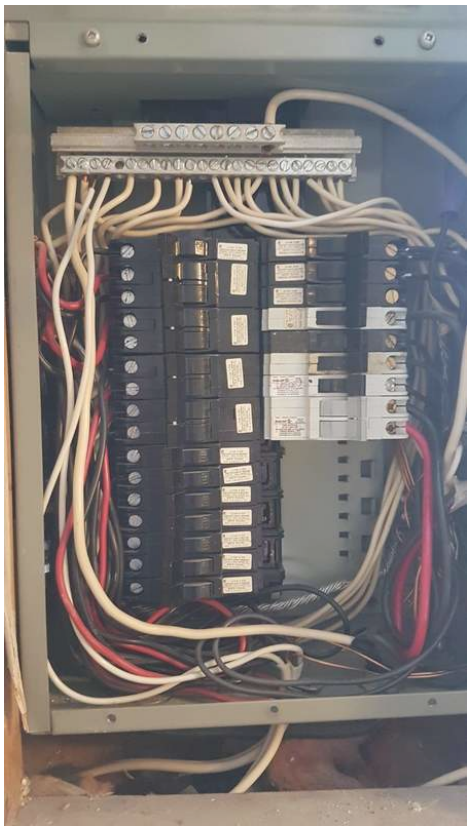
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Federal Pacific

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Service Disconnect Location
Main Panel

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

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



Smoke Detectors: Smoke detectors not tested

Determining the operational status of smoke detectors is not part of this home inspection.

Carbon Monoxide Detectors: Carbon Monoxide Detectors Not Tested

The presence or functionality of carbon monoxide detectors is not part of this home inspection.

Limitations

General

LIMITATIONS

Concealed or obstructed electrical components not inspected.

Aluminum wireing connections should be checked by a licensed electrician familiar with aluminum wiring.

Services less than 100 Amps. may need upgrading for normal operation of a current home's electrical demands, and many insurance companies won't insure a home with 60 Amp. wiring. Please consult with your insurer and a licensed electrician, if needed.

Observations

9.1.1 Service Entrance Conductors

Safety Hazard

NOT ENOUGH CLEARANCE

Service drop overhead wires are too low, not giving enough clearance above grade. Recommend contacting your local electric utility company or qualified electrician to see if they can correct.

According to ENMAX, overhead conductors need to have a clearance area from finished grade of at least:

- 5 m across the ground, accessible to pedestrians only
- 4 m across residential driveways
- 5 m across commercial and industrial driveways
- 5 m across alleys, streets and highways

Recommendation

Contact your local utility company

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

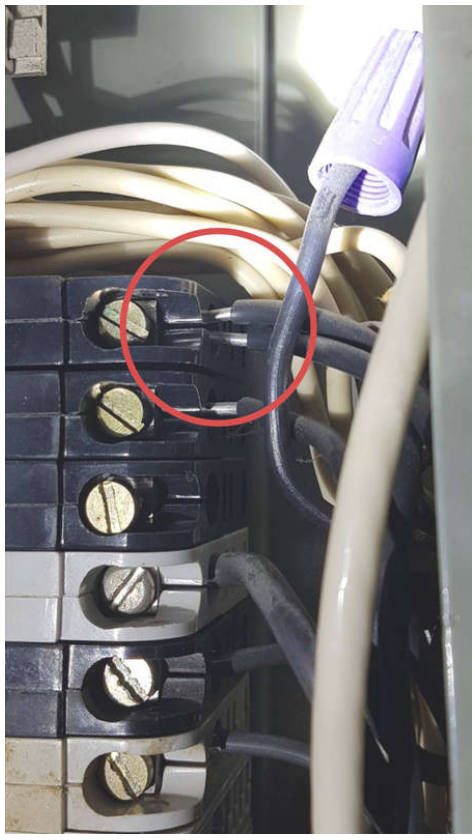
Safety Hazard

DOUBLE TAPPED BREAKER

Two conductors were found to be attached to a breaker rated for single conductors. This is an immediate safety concern due to the possibility of overheating. A licensed electrician is recommended to evaluate and remedy as soon as possible.

Recommendation

Contact a qualified electrical contractor.



9.3.1 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

ALUMINUM BRANCH CIRCUITS

Aluminum wire appears to be installed on branch electrical circuits in the subject premises. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at http://www.cpsc.gov/ . It is recommended that the electrical system be evaluated by a licensed electrician.

9.3.2 Branch Wiring Circuits, Breakers & Fuses

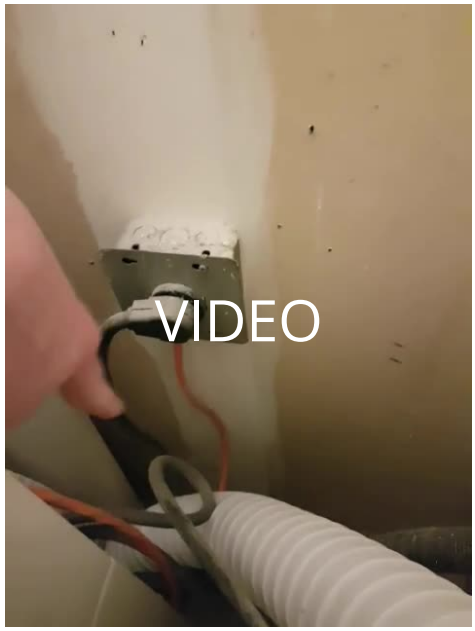
Safety Hazard

IMPROPER ELECTRICAL PRACTICES

Electric dryer source appears to have been improperly tapped in to for additional power requirements and does not appear to have been done by a licensed electrician. Recommend a licensed electrician evaluate and remedy.

Recommendation

Contact a qualified electrical contractor.



9.4.1 Lighting Fixtures, Switches & Receptacles

Safety Hazard

LOOSE COVER PLATE

BASEMENT BATHROOM

More than 1 receptacle plates were observed to be loose and require tightening to reduce electrical shock hazard

Recommendation

Contact a qualified electrical contractor.

9.4.2 Lighting Fixtures, Switches & Receptacles

LOOSE RECEPTACLE

1ST FLOOR LIVING ROOM

Receptacle was loose in kitchen. Recommend licensed electrician to remedy

Recommendation

Contact a qualified professional.

9.4.3 Lighting Fixtures, Switches & Receptacles

BAD GROUND OBSERVED

BASEMENT UNDER STAIRS

Bad ground observed in basement receptacle. This is a possible safety hazard as it increase the risk of electrical shock. Recommend a licensed electrical contractor evaluate and repair.

Recommendation

Contact a qualified electrical contractor.

9.4.4 Lighting Fixtures, Switches & Receptacles

Safety Hazard

UNSAFE ELECTRICAL IN GARAGE

Exposed breakers noted in garage. This is a safety hazard and should be finished with proper coverings to reduce the risk of electrical shock or electrocution.

Recommendation

Contact a qualified electrical contractor.

9.5.1 GFCI & AFCI

Safety Hazard

NO GFCI PROTECTION INSTALLED

KITCHEN

GFCI protection not present in all possible wet locations. Although it is not required that older homes be updated to current building codes, I recommend a licensed electrician upgrade by installing ground fault receptacles in all possible wet locations, specifically outdoors, in the kitchen, and in the garage to prevent possible electrical shocks.

Recommendation

Contact a qualified electrical contractor.

9.6.1 Smoke Detectors

Safety Hazard

REPLACE SMOKE DETECTORS

I recommend replacing all smoke detectors upon move in, and installing detectors in all bedrooms.

Recommendation

Recommended DIY Project

9.7.1 Carbon Monoxide Detectors

Safety Hazard

RECOMMEND INSTALLATION OF CARBON MONOXIDE DETECTORS ON ALL LEVELS

Recommendation

Contact a handyman or DIY project

10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
10.1	Attic Insulation, Venting & Vapour Barriers	X			X
10.2	Lowest Level	X			
10.3	Exhaust Systems	X			X
10.4	Pipes in unheated areas			X	
10.5	Ducts in unheated areas			X	

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

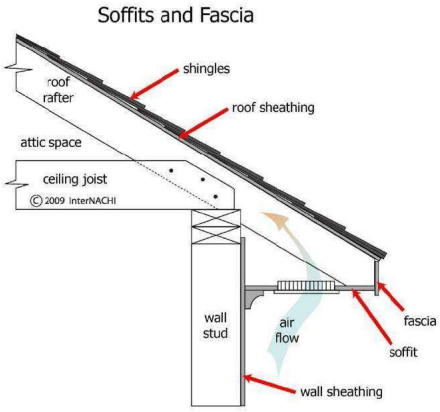
Information

Dryer Power Source
Electric

Attic Insulation, Venting & Vapour Barriers: Insulation Type
Batt, Wood Shavings

Attic Insulation, Venting & Vapour Barriers: Upper Venting
Turbine

Attic Insulation, Venting & Vapour Barriers: Lower Venting
Soffit



Attic Insulation, Venting & Vapour Barriers: Vapour Barrier
None Found

Attic Insulation, Venting & Vapour Barriers: Party Wall
Not Applicable

Lowest Level: Vapour barrier
Not inspected due to finished basement

Lowest Level: Type
Basement

Lowest Level: Insulation
Not Visible Due to Finished Basement

Lowest Level: Ventilation
Basement Windows

Exhaust Systems: Kitchen Exhaust Fan
Exhausting

Exhaust Systems: Other
None

Maintenance Tip

I recommend replacing the weather stripping annually at attic hatch to ensure an air tight seal which limits the amount of moist air leaking in to the attic. Excessive moist air in the attic may lead to the development of mold.

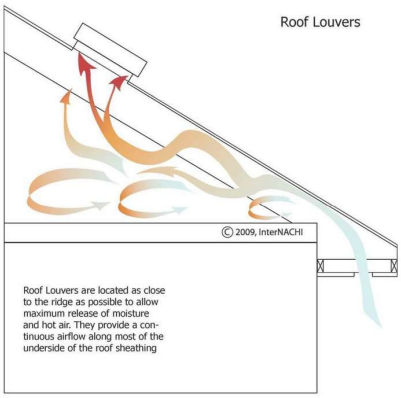
weather stripping

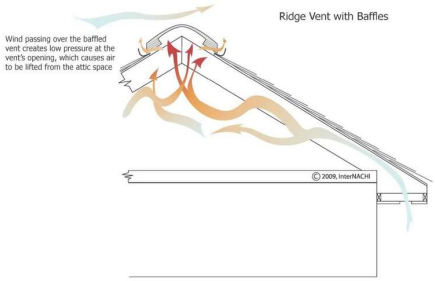
Attic Insulation, Venting & Vapour Barriers: Proper Attic Ventilation

Properly designed attic spaces with upper and lower venting, have their vents in place so that a flow through effect is created and therefore, any moist air will be removed from this unconditioned space. The lower vents act as an intake, while the upper vents will act as an exhaust once air moves over the roof line as this creates lower pressure at the vent's opening and as a result, lifts the attic air out through the top vents.

However, if the vents are blocked, which typically happens when insulation is installed over the lower soffit vents when "baffles" are not used to keep an air gap, this will significantly impede the venting system from properly venting air, and in particular moist air. Over time, if conditions are favourable, mold may develop in the attic.

Insulation Baffles





Exhaust Systems: Bathroom Exhaust Fans

Fan Only

Recommend regular cleaning to allow bathroom fans to pull moist air to outside.

Exhaust Systems: Dryer Vent

Plastic

Recommend regular cleaning to avoid lint build up. If lint is allowed to build up, a fire is possible as line is highly combustible.

Limitations

General

LIMITATIONS

Air/vapour barrier continuity not inspected.

Concealed insulation and vapour barriers not inspected.

Determining the presence of asbestos and other hazerdous materials is beyond the scope of this inspection.

Determining the adequacy of insulation and/or ventilation is beyond the scope of this inspection.

Observations

10.1.1 Attic Insulation, Venting & Vapour Barriers

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Wood shaving insulation is rated at R2.4 per inch. Approximate R-value in this home is R-12 which is well below current standards of R-49.

Recommendation

Contact a qualified insulation contractor.

10.1.2 Attic Insulation, Venting & Vapour Barriers

NO VAPOUR FOUND

There was no vapour barrier observed in the attic, underneath the insulation. Vapour barriers provide a means of retarding moist air from migrating in to the unconditioned attic space. Recommend an attic installation expert to evaluate and provide recommendation.

Recommendation

Contact a qualified insulation contractor.

10.1.3 Attic Insulation, Venting & Vapour Barriers

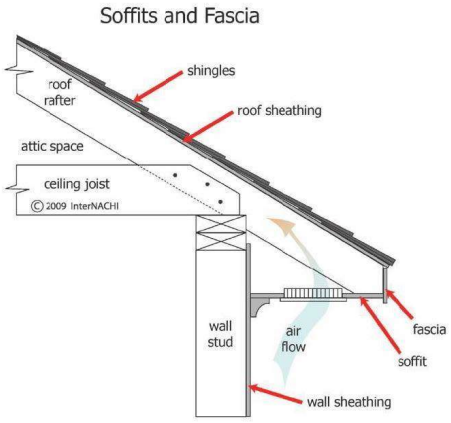
SOFFIT VENTS BLOCKED

Soffit vents need to be unobstructed in order to complete the attic ventilation system. In a passive venting system such as this home, both upper and lower venting are needed for proper air flow to remove any moist air in the attic. Soffit vents are the lower vents in this situation, and are blocked by insulation. Over time, mold may develop in the right conditions, if moist air is impeded from ventilating.

Recommend a qualified professional install insulation baffles.

Recommendation

Contact a qualified insulation contractor.



Properly Installed Insulation Baffles

10.1.4 Attic Insulation, Venting & Vapour Barriers

FROST IN ATTIC

Frost was observed in the attic on the roof decking.

This could be due to excessive moisture seeping into the attic and/or an indication of poor attic ventilation as noted by the blocked soffit vents.

Recommend sealing attic hatch with weather stripping and unblocking soffit vents.

Over time moisture can lead to the development of mold.

Recommendation

Contact a qualified professional.

10.1.5 Attic Insulation, Venting & Vapour Barriers

HOLE IN ATTIC HATCH

Recommend replacing attic hatch as it has a hole in it which will allow moist air up to attic space. Over time this may lead to mold growth.

Recommendation

Contact a qualified professional.

10.1.6 Attic Insulation, Venting & Vapour Barriers

Safety Hazard

IMPORTANT NOTE ABOUT WOOD SHAVING INSULATION

Wood shaving insulation was observed as the majority of the attic insulation. While it does function as an insulating material, I recommend the buyer act with due diligence to ensure that this type of insulation is insurable as it could pose a heightened threat of a fire hazard. Some wood shavings/chips were treated with a fire retardant, however I am unable to accurately determine if the shavings in this home have been treated.

Recommendation

Contact a qualified professional.

10.3.1 Exhaust Systems

Safety Hazard

RECOMMEND REGULAR CLEANING OF DRYER VENT

Recommend regular cleaning to avoid lint build up. If lint is allowed to build up, a fire is possible as line is highly combustible.

Recommendation

Contact a handyman or DIY project

10.3.2 Exhaust Systems

BATHROOM FAN MISSING COVER

Basement bathroom can was missing cover on day of inspection.

Recommend replacement

Recommendation

Recommended DIY Project

10.3.3 Exhaust Systems

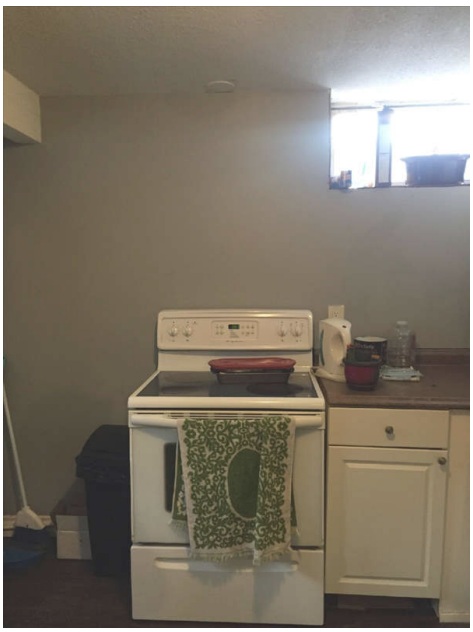
KITCHEN MISSING EXHAUST FAN

Kitchen in basement suite has no fan above range. Recommend checking with local codes for possible updates.

Kitchen fans remove localized moist air and odours from living space

Recommendation

Contact a qualified professional.



11: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
11.1	Doors	X			X
11.2	Windows	X			
11.3	Floors	X			
11.4	Walls	X			
11.5	Ceilings	X			
11.6	Steps, Stairways & Railings	X			
11.7	Countertops & Cabinets	X			X
11.8	Trim	X			

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

Information

Windows: **Window Type**
Sliders

Floors: **Floor Coverings**
Tile, Laminate

Walls: **Wall Material**
Drywall

Ceilings: **Ceiling Material**
Stipple

Countertops & Cabinets: **Cabinetry**
Wood

Countertops & Cabinets: **Countertop Material**
Granite

Limitations

General

LIMITATIONS

Cosmetic finished not commented on.

Chimney efficiency is not commented on or judged.

Condition of walls behind wall paper, paneling and furnishing cannot be judged.

Determining odours or stains is not part of this inspection.

Condition of flooring hidden by furniture, carpet or other covering is not inspected.

Determining the rating of fire walls is beyond the scope of this inspection.

The inspection does not address compliance of apartments, bedrooms and kitchens in the basement. Consult your local jurisdiction for regulatory requirements.

Windows

WINDOWS NOT OPENED DUE TO SEASON

Some windows were frozen and could not be opened in order to be tested for operation.

Recommend confirmation of operation as means of egress for basement occupants.

Observations

11.1.1 Doors

CLOSET DOOR STICKS

UPSTAIRS BEDROOM AND HALLWAY

Door sticks and is tough to open. Recommend sanding down offending sides.

Here is a helpful DIY article on how to fix a sticking door.

11.1.2 Doors

DOORS TESTED

All doors were tested for functionality and fit.

11.1.3 Doors

NOTICEABLE GAP

SOUTH ENTRY DOOR

One or more gaps could result in energy loss. Recommend handyman or door contractor evaluate.

11.2.1 Windows

BASEMENT WINDOWS NOT FINISHED

Basement windows, specifically window at bottom of stairs does not appear to be completely finished. Although this is more of a cosmetic issue, I recommend that a qualified window installer evaluate and remedy so as to ensure proper insulating properties and means of egress.

Recommendation

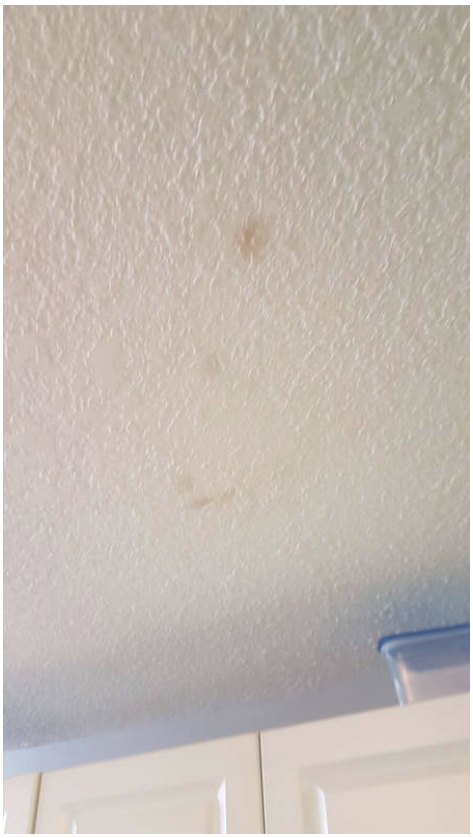
Contact a qualified professional.

11.5.1 Ceilings

STAIN(S) ON CEILING

BASEMENT KITCHEN

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.



11.7.1 Countertops & Cabinets

CABINET DOOR MISSING

One or more cabinet doors were missing.

11.7.2 Countertops & Cabinets

CABINET SEPARATING FROM WALL

Cabinets are separating from wall. Recommend a qualified cabinet contractor re-fasten cabinets securely.

11.7.3 Countertops & Cabinets

IMPROPER FASTENERS

Screws to attach upper cabinets should be a "washer head cabinet screw". This appears to be a decking screw which does not have the same shear strength as proper cabinet screws. Recommend replacing with appropriate fasteners.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Built-in Appliances
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity,

BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust

systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.