
Home Inspection Checklist

Prepared Exclusively For

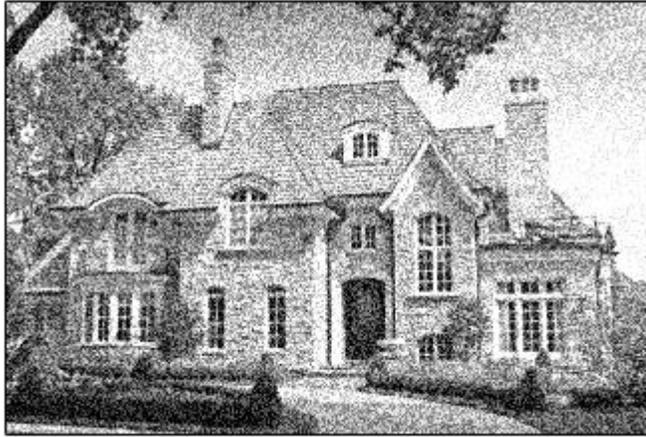


Illustration Only

Property Located At:

Inspection Date: _____

Inspected By: _____

Report No.: _____

General Information

This report represents the general condition of the home listed below. As with all homes, it is important to remember that maintenance and improvements to house systems will be required from time to time. The improvements recommended in this report are not considered unusual for a home of this age.

Site Information

Address: _____

MLS #: _____

Inspection Start Time: _____

Inspection End Time: _____

Occupied: Yes No

Year Built: _____

House Size: _____ sq. ft.

Construction: Wood Frame Brick Veneer Brick

Furnished: Yes No

Structure Description

Style: Detached Semi Townhouse Condo Cottage Other: _____

Stories: _____

Foundation: Basement Crawlspace

Orientation (Front Facing): East West North South

Weather At Time Of Inspection

Climate: Clear/Sunny Cloudy Overcast Night

Last Rain / Snow: Today < 24 hrs. < 48 hrs. < 72 hrs. > 72 hrs.

Temperature: _____ Fahrenheit Celsius

Humidity: _____ %

Soil Conditions: Dry Damp Wet Very Wet Snow Covered

People Present At Inspection

Purchaser: Yes

Home Owner: Yes

Children: Yes

Buyers Agent: Yes

Seller's Agent: Yes

Tenants: Yes

Neighbours: Yes

Friends: Yes

Roofing Description and Limitations

- Covering - Main Slope: Asphalt Metal Clay Wood Other: _____
- Covering - Second Slope: Asphalt Metal Clay Wood Other: _____
- Garage: Asphalt Metal Clay Wood Other: _____
- Style Of Roof: Hip Gable Flat Other: _____
- Probability Of Leakage: Low Medium High
- Chimneys: Masonry Metal None
- Other: Strip When Re-roofing
- Vulnerable Areas
- Risk Of Ice Damming
- Skylights

Limitations

- Roof inspected by walking on the roof.
- The inspector is not required to and does not physically walk on roof surfaces in excess of a 6/12 slope (26 degree pitch), roofs inaccessible by an 18 foot ladder, covered by moisture, moss, debris or frost, or of any type not intended to be walked on (e.g. slate, clay tile, concrete tile, aluminum, wood shingles, wood shakes, et al). The inspector is not required to determine or report the age or life expectancy of any roof coverings. Roofs that cannot be accessed directly by the inspector may have defects which are not visible from the ground or the roof's edge. This report neither addresses future leaks nor does it certify that the roof is leak-free.
- Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.

- The roofing inspection was limited by being too fragile to walk on. Typically, roofs covered in anything other than asphalt shingles should not be walked on as the covering is easily damaged.
- The roofing inspection was limited by snow and/or ice.
- The roofing inspection was limited by slippery, wet conditions.
- The roofing inspection was limited by gravel.
- The roofing inspection was limited due to installed deck.
- The roofing inspection was limited due to installed solar panels.
- The roofing inspection was limited by another building.
- The roofing inspection was limited by trees.
- The roofing inspection was limited by height. Not easily accessible.
- The roofing inspection was limited by restricted or no access.
- The roofing inspection was limited by slope (more than 6 in 12).

- Chimney inspection limited by roof limitations.
- Flashing inspection limited by roof limitations.

Roofing Observations

Roofing

- Slopes: Old Damaged Patched Cracked Curled Missing Rot Loose Leak
- Flat: Old Damaged Patched Cracked Blistered Alligating Gravel Ponding
 Seams Scuppers Drains Leak
- Dormers: Old Damaged Patched Cracked Curled Missing Rot Leak
- Bays: Old Damaged Patched Cracked Curled Missing Rot Leak
- Porches: Old Damaged Patched Cracked Curled Missing Rot Leak
- Garage: Old Damaged Patched Cracked Curled Missing Rot Leak

Flashings

- Valley: replace when re-roofing
 Damaged Suspect Rust Patched Holes Leak Overshoots Gutter
- Hip & Ridge: Damaged Suspect Poor Nail Heads Holes Leak Split
- Sloped/Flat: Damaged Suspect Rust Patched Leak
- Roof/Wall: Damaged Suspect Loose Patched Clearance Flashing Bay Leak
- Chimney: Damaged Suspect Saddle Loose Patched Poor Flashing Leak
- Parapet Wall: Damaged Suspect Flashing Patched Leak
- Stack/Mast/Flue: Damaged Suspect Pitch Pan Patched Rust Leak
- Dormer(s): Damaged Suspect Clearance Flashing Leak
- Skylight(s): Damaged Suspect Curb Flashing Caulking Leak
- Solarium: Damaged Suspect Curb Flashing Caulking Leak
- Drip Edge: Incomplete Rust Improper Add When Re-roofing Loose
- Gravel Stop: Incomplete Rust Improper Add When Re-roofing Loose
- Roof/Ridge Vents: Damaged Suspect Patched Loose Nail Heads Leak

Chimney(s)

- Main: Mortar Spalling Cracked Top Cap Brace Height Screens Rust
- Second: Mortar Spalling Cracked Top Cap Brace Height Screens Rust
- Third: Mortar Spalling Cracked Top Cap Brace Height Screens Rust

Comments:

Exterior Description and Limitations

- Wall Surfaces: Brick Vinyl Siding Metal Siding Stone Wood
- Gutters / Downspouts: Aluminum Metal Discharge above Grade
- Lot Topography: Flat Towards House Away from House
- Retaining Walls: Yes No
- Basement Walkout: Yes No

Limitations

- Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- Concealed moisture problems may not be detected as a result of this visual inspection. Unforeseen problems may arise at a later date as a result of concealed moisture.
- Exterior inspection from ground level.

- Carpet on steps, decks and/or porches. Condition not visible.
- Snow on steps, decks and/or porches. Condition not visible.
- Cannot determine if basement walkout has a drain as it is snow covered.
- Grading not visible due to snow.
- Restricted or no access under steps.
- Restricted or no access under decks.
- Restricted or no access under porch.
- New finishes, paint and/or trim hide historical clues to condition of house.
- Vegetation (vines, shrubs, trees, etc.) against the build restricted visual inspection.
- Storage against exterior wall(s). Visual inspection not possible.
- Exterior wall(s) inaccessible. Visual inspection not possible.
- No access to garage. Visual inspection not possible, or incomplete.
- Car in garage. Visual inspection not possible, or incomplete.
- Storage in garage. Visual inspection not possible, or incomplete.
- Garage door opener not tested.
- Inspection performed at night. Complete inspection of exterior not possible.

Exterior Observations

Exterior

- Gutters: Old Damaged Slope Rust Loose Paint Clogged End Caps
 Onto Roof Leak
- Downspouts: Old Damaged Split Tile Loose Paint Clogged Connections
 Extend To Lower Gutter Discharge Close To House Splash Blocks
- Lot Grading: Slopes Away From House Swale Drain Low Areas Towards House Flat
- Window Wells: Old Damaged Wood/Soil Contact Ineffective Install
- Walks / Patio: Drain Slope Away From House Seal Gap At House Broken Trip Hazard
 Cracked
- Driveway: Drain Slope Away From House Seal Gap At House Broken Trip Hazard
 Cracked
- Landscaping: Trim Trees / Shrubs Away From Building
- Soffit / Fascia: Loose Rot Vermin Damage Paint Leaks Gaps
- Doors / Windows: Loose Rot Paint / Stain Caulk Rust Threshold Leaks Weather Strip
- Doors Flashings: Ineffective Joints Incomplete Caulk Sill Install
- Window Flashings: Ineffective Joints Incomplete Caulk Sill Install
- Wall Surface: Vines Spalling Mortar Cracks Damage Caulking Utility Entrances Pipes
 Vents
 Loose Rot Paint / Stain Delaminating EIFS
- Wood/Soil Contact: Eight Inch Clearance Required
- Foundation Walls: Pointing Parging Spalling Cracks Height Above Grade

Porches, Decks, Balconies, Entrances, Carports

- Area(s): Steps Railings Columns Beams Joists Floors Roof Skirt
- Issues: Damaged Rot Termites Sag Loose Settlement Connection To House
 Trip Hazard
 Cracks Paint / Stain Spalling Unsafe

Basement Walkout, Garage, Retaining Walls

- Basement Walkout: Frost Steps Railing Drain Threshold Walls Cover
- Garage: Detached Attached Low Quality Disrepair Floors Drain Rot Damage
 Fire Or Gas Proofing Man-Door Closer Missing Combustible Insulation
 Vehicle Door Requires Adjustment Vehicle Door Does Not Auto Reverse
- Retaining Walls: Movement Cracked Rot Missing Weep Holes Poor Installation

Comments:

Structure Description and Limitations

Foundation: Concrete Cement Block Masonry Block Stone Wood
Configuration: Basement Crawlspace Slab
Floor Construction: Joists I-Beam Concrete
Exterior Wall Construction: Wood Frame Brick Veneer Brick
Roof & Ceiling Framing: Rafters / Roof Joists Trusses

Limitations

- The attic was inspected by entering the area.
- The crawl space was inspected by entering the area.
- Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- Finishes, insulation and/or storage, at the time of the inspection, conceal structural components which may, or may not, have defects.

- The crawl space was inspected by entering the area.
- The roof space was not inspected due to limited or no access visible at the time of inspection.
- The knee-wall space was not inspected due to limited or no access visible at the time of inspection.
- The foundation is a slab-on-grade configuration. It is not possible to inspect under this type of foundation during a normal home inspection.

- Only __% of the foundation wall is visible. There may be defects hidden behind the finished walls or insulation which are not visible at the time of inspection.

Structure Observations

Footings, Foundations

- Footings: Settled Too Shallow Basement Stairwell Suspect Floor Lowered
Foundations: Cracked Bowed Water Damage Height Spalling Settled
 Prior Repairs Requires Further Evaluation Typical Flaws

Floors

- Sills: Not Anchored Below Grade Rot Damage Suspect
Beams: Sag End Bearing Poorly Secured Rot Damage Lateral Support Notches
Posts / Columns: Out Of Plumb Adjust Poorly Secured Rot Damage Rust Spall Footings
Joists: Sag End Bearing Concentrated Load Rot Damage Cracks Notches Holes
Stairwell Openings: Header / Trimmer Undersized Poor Connection Support
Sub Floor: Poorly Secured Sag Edges Unsupported Rot Incomplete
Bridging / Bracing: Poorly Secured Sag Edges Unsupported Rot Incomplete
Cantilevers: Water Damage Excessive Span
Floor Trusses: Cut Excessive Span
Concrete Floors: Broken Up Improperly Sloped Suspended Heaved

Walls

- Masonry: Lean Bow Mortar Cracks Prior Repairs
Brick Veneer: Bow Mortar Cracks Weep Holes Prior Repairs Typical
Arches / Lintels: Cracks Mortar/Masonry Span End Bearing Rust Prior Repairs
Wood-Frame: Warped Concentrated Loads Bracing Rot Sagging Lintels Leans
Log / Post & Beam: Gaps Settling Damage Rot Checking Buckling

Roofs

- Rafters: Span Spreading Sagging Split Rot
Collar Ties: Lateral Support Poorly Secured Location
Knee Walls: Lateral Support Poorly Secured Location
Roof Trusses: Span Braces Missing Uplift Cut
Roof Sheathing: Edge Support Delaminating Sag Rot Mold / Mildew Condensation Stained

Chimneys, Termite / Insect Damage, Fire Damage

- Chimneys: Leaning Mortar Cracks Incomplete Fire Stops
Termites / Insects: Treatment / Further Investigation Recommended Wood/Soil Contact Prior Treatment
Fire Damage: Floor Wall Attic

Comments:

Electrical Description and Limitations

- Service Entrance Cable: Copper Aluminum Not Visible Overhead
- Service Size: 60 Amps 100 Amps 200 Amps Other _____
- Main Service Box: Breakers Fuses Size: _____ Location: _____
- Distribution Panel: Breakers Fuses Size: _____ Location: _____
- System Grounding: Water Pipe Not Visible
- Auxiliary Panel(s): Breakers Fuses Size: _____ Location: _____
- Distribution Wire: Copper Aluminum Knob & Tube Other: _____
- Outlets: Grounded Ungrounded Typical Quantity Minimal Quantity
- GFCIs: Bathrooms Kitchen Outside Garage None

Limitations

- Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- The fuse block(s) were not pulled.
- Concealed electrical components are not inspected.

- The power was turned off throughout the house. Electrical tests could not be performed and equipment / appliances requiring electricity could not be operated.
- The power was turned off in some areas of the house. Electrical tests could not be performed and equipment / appliances requiring electricity could not be operated.
- Access to the power service panel / main disconnect was restricted.
- The service panel / main disconnect was not accessible.
- The system ground was not visible or was inaccessible.
- The main disconnect cover was not removed.
- Service size could not be determined. Service wires could not be sized and fuse ratings (if applicable) could not be read.
- The service box was locked by the utility. Box cannot be opened without shutting off the power or breaking the lock. Service size cannot be determined.

Electrical Observations

Service Entrance

- Entrance: Damaged Clearance Seal At Wall/Meter Height Loose Drip Loop Frayed
- Larger Service: If Lifestyle Requires It
- Service Box: Undersized Corrosion Overheated Damage
- Grounding: Ineffective Meter Bypass Spliced Clamp Electrodes

Service / Distribution Panel

- Panel: Damage Loose Obsolete Rust Double-Taps Crowded Location
 Cover Missing Opening Access Limited Support Fire Proofing
- Auxiliary Panel: Damage Loose Obsolete Rust Double-Taps Crowded Location
 Feed-Wire Grounding Ground/Neutral Joined Wired Incorrectly
- Fuses / Breakers: Damage Loose Over Fused 15 Amp For Branch Circuits Fuse Block
- Panel Wires: Damaged Overheated Loose Abandoned

Branch Circuit Wiring

- Wires: Damaged Loose Exposed Support Strain Relief Ducts / Piping
 Undersized Extension Cord Abandoned Exterior Wiring
- Overloaded Circuits: More Branch Circuits Required
- Dedicated Circuits: Furnace Fridge Water Heater Range Dryer A/C
- Knob & Tube: Connections Damaged Brittle Suspect Replace When Renovating
- Aluminum: Special Connectors Overheating Outlets Panel Loose Antioxidant
- Lights: Inoperative Pot Lights Damage Loose Exposed Wires / Bulbs
- Outlets: Ungrounded Number Inoperative Damage Loose Wired Incorrectly Worn
 Overheating
- Ceiling Fan: Inoperative Pot Lights Damage Loose Exposed Wires
- Ungrounded Outlets: 3-Prong Fill Ground Slot Install GFCI
- Split Receptacles: Link
- GFCI: Test Faulty Inoperative Desirable
- Switches: Damaged Loose Obsolete Inoperative Location
- Junction Boxes: Missing Loose Exposed Wires Crowded Missing Cover
- Cover Plates: Missing Damaged Outlets Switches Boxes

Comments:

Heating Description and Limitations

Main Energy Source: Gas Oil Electricity Wood Other: _____
Heating System(s): Furnace Boiler Hydronic Baseboard Heater Fireplace
System Age: Approximately _____ years old
Chimney Liner: Clay Metal None Not Required
Efficiency: High Med Conventional Not Applicable
Capacity (input): _____ BTU/hr.
Failure Probability: Low Medium High
Main Fuel Shutoff: Outside
Heat Recovery Ventilator: Yes

Limitations

- Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- Buried tanks are not included in the inspection. Environmental Consultants can assist if this is a concern.
- Complete heat exchanger is not visible or inaccessible. At most, only 10% of the heat exchanger is visible through visual inspection. There may be problems with the heat exchanger that are not apparent with this inspection.
- Radiator / Zone Values Not Tested
- Heat loss calculation are not done as part of the home inspection. this calculations are usually done prior to construction in order to determine the required capacity of the heating system. There are specialists available if this is a concern.
- Safety controls, whether automatic or manual, are not tested because these controls are rarely used by the homeowner (other than in an emergency) and activating these safety controls could damage the controls or equipment. These controls should be tested during annual servicing.
- Quality of chimney draw cannot be determined.

- The system has been shut off or is otherwise inoperative. As turning the system on could result in an unsafe situation, the appliance(s) will not be able to be tested.
- Summer Test Procedure
- A/C or Heat Pump Operating
- Chimney Clean-Out Not Opened
- Circulating Pump Not Tested
- The oil tank is not visible and cannot be inspected.
- Data Plate Missing
- Data Plate Not Legible
- Data Plate Incomplete
- Connection to chimney not inspected.

Heating Observations

Heating

- Gas Piping: Leak Material Support
- Oil: Tank Burner Leak Abandoned Oil Piping Filter Location Primary Control
- Gas Burner / Valve: Adjustment Rust Flashback Leak
- Pilot: Pilot Light Thermocouple Pilotless Ignition
- Heat Shield: Damage Exhaust Gases Refractory
- Exhaust Flue: Rust Connections Slope Inoperative Exhaust Gases Plastic
- Barometric Damper: Rust Connections Slope Inoperative Exhaust Gases Plastic
- Chimney Liner: Liner Cleanout Dirty Obstructed Further Investigation
- Combustion Air: Inadequate Combustible Clearances Inadequate
- Vent Damper: Inoperative Service
- Induced Draft Fan: Inoperative Service
- Condensate: Line Pump Leak Dirty
- Thermostat: Damaged Location Adjustment Loose Not Level

Furnace

- Cabinet: Rust Old Damaged Suspect
- Heat Exchanger: Rust Suspect Old Inoperative Service Cracked Retrofit
- Blower / Motor: Noisy Dirty Adjust Belt
- Humidifier: Location Adjustment Leak Dirty Damper Inoperative Drained
 Not Tested
- Air Filter: Electronic Filter Dirty Inoperative Service Damaged
- Fan / Limit Switch: Requires Adjustment
- Electric Plenum: Inoperative
- Motorized Dampers: Inoperative Requires Adjustment
- Ducts / Registers: Supply Return Number Location Connections Rust Obstructed Balance
 Damaged

Boiler

- Cabinet: Rust Old Damaged Suspect
- Boiler: Hot Water Steam Old Inoperative Service Leak
- Expansion Tank: Relief Valve Leak Water Logged Discharge
- PRV / BFP: Pressure Reducing Valve Backflow Preventer Leak Adjustment
- HTL / LWC: High Temp. Limit Low Water Cut-out Leak Adjustment
- IV /CP: Isolating Valve Circulating Pump Leak Noisy Inoperative
- Radiators: Baseboards Valves Leak Corrosion
- Bleed Valves: Piping Zone Valves Leak Corrosion
- Combination System: Undersized Leak Water Temperature

Heating Observations

Electric

Heaters:

Inoperative Rust

Elements / Wiring:

Safety Issue Over Fused Exposed Burned Melted

Fuses / Breakers

Safety Issue Over Fused Exposed Burned Melted

Radiant Heat:

Inoperative

HRV:

Heat Recovery Ventilator Dirty Connection Intake Exhaust Flow Collars

Comments:

Cooling Description and Limitations

Air Conditioning: Air Cooled Water Cooled Other: _____
Energy Source: Electricity Other: _____
Heat Pump: Yes
Capacity (input): 1.5 Ton 2 Ton 2.5 Ton 3 Ton Other: _____
Failure Probability: Low Medium High
Approx. Compressor Age: _____ Years
House Fan: Yes
Evaporative Cooler: Yes One Speed Motor

Limitations

- Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- The air conditioner cannot be tested if the outdoor temperature is below 65°F, or has been below this temperature in the last 24 hours. Turning on the air conditioner under such conditions could result in damage to the unit.
- The internal components of the condenser are not visible or readily accessible.
- The evaporator coil in the ductwork inside the house is not visible or readily accessible.
- The condensate drain pan is not visible or readily accessible.
- Heat gain and heat loss calculations are not done as part of a standard home inspection.
- Window air conditioners are not tested as part of the home inspection.

- Outdoor temperature too low to test cooling mode.
- Outdoor temperature too high to test heating.
- Outdoor coil covered.
- The power to the air conditioner has been turned off. The air conditioner cannot be tested as turning on the air conditioner immediately after turning on the power could result in damage to the compressor.
- System Shut Off / Inoperative.
- House fan not tested.
- Access to the air conditioner / heat pump was restricted.
- The system was not tested as the outdoor coil was covered.
- Data plate missing
- Data plate not legible
- Data plate incomplete
- Data plate not found

Cooling Observations

Air Conditioner

- Air Conditioner: Undersized Old Damaged Service None Installed
- Ground / Water: Buried Piping Supply Well Discharge Well Suspect
- Compressor: Old Inoperative Noisy
- Plenum: Dirty Corroded Frost Temperature Drop Too Great Temperature Drop Too Small
- Indoor Coil: Dirty Corroded Frost Temperature Drop Too Great Temperature Drop Too Small
- Outdoor Coil: Dirty Iced Up No Level Fins Damaged
- Water Cooled Coil: Leak
- Outdoor Fan: Noisy Inoperative Damage Obstructed
- Condensate Tray: Leak Stains Blocked
- Condensate Line: Leak Stains Blocked Trap
- Condensate Pump: Leak Stains Blocked Inoperative
- Refrigerant Lines: Leak Damage Corrosion Insulation Missing Seal At Plenum / Wall
- Indoor Fan: Dirty Noisy Undersized Vibration Adjustment
- Ductwork: Undersized Disconnected Obstructed Dirty Rust Support
 Incomplete Humidifier Damper Balancing Damaged
- Insulation: Attic Ductwork Damage Incomplete
- Attic Drip Pan: Leaking Missing Common Drain Drain Line Missing Drain Line Disconnected
- Water Lines: Supplied From Pool Leak Damage
- Thermostat: Damaged Location Adjustment Loose Not Level

Other

- Heat Pump: Undersized Old Service
- House Fan: Old Inoperative Vent Outside Wiring
- Evaporative Cooler: Motor Connection Wiring Pump Spider Tubes Clips Bleeder
 Water Line Air Gap Fan Tray Housing Roof Jack Damper
 Old Leak Loose Inoperative Rust

Comments:

Insulation / Ventilation Description and Limitations

Main Attic:	<input type="checkbox"/> Fibreglass	<input type="checkbox"/> Mineral Wool	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Vermiculite	R-Value: _____
Second Attic:	<input type="checkbox"/> Fibreglass	<input type="checkbox"/> Mineral Wool	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Vermiculite	R-Value: _____
Cathedral / Sloped:	<input type="checkbox"/> Fibreglass	<input type="checkbox"/> Mineral Wool	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Vermiculite	R-Value: _____
Knee Walls:	<input type="checkbox"/> Fibreglass	<input type="checkbox"/> Mineral Wool	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Vermiculite	R-Value: _____
Wood Frame Walls:	<input type="checkbox"/> Fibreglass	<input type="checkbox"/> Mineral Wool	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Vermiculite	R-Value: _____
Masonry Walls:	<input type="checkbox"/> Fibreglass	<input type="checkbox"/> Mineral Wool	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Vermiculite	R-Value: _____
Basement Walls:	<input type="checkbox"/> Fibreglass	<input type="checkbox"/> Mineral Wool	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Vermiculite	R-Value: _____
Crawlspace Walls:	<input type="checkbox"/> Fibreglass	<input type="checkbox"/> Mineral Wool	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Vermiculite	R-Value: _____
Crawlspace Floor Above:	<input type="checkbox"/> Fibreglass	<input type="checkbox"/> Mineral Wool	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Vermiculite	R-Value: _____
Floor Above Porch / Garage:	<input type="checkbox"/> Fibreglass	<input type="checkbox"/> Mineral Wool	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Vermiculite	R-Value: _____
Log Walls:	<input type="checkbox"/> Fibreglass	<input type="checkbox"/> Mineral Wool	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Vermiculite	R-Value: _____
Air / Vapour Barrier:	<input type="checkbox"/> Plastic	<input type="checkbox"/> Not Visible	<input type="checkbox"/> Not Applicable		
Roof Ventilation:	<input type="checkbox"/> Roof Vent	<input type="checkbox"/> Ridge Vent	<input type="checkbox"/> Gable Vent	<input type="checkbox"/> None	
Crawlspace Ventilation:	<input type="checkbox"/> Wall Vents	<input type="checkbox"/> Into Basement	<input type="checkbox"/> None		

Limitations

- Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- Continuity of air / vapour barrier not verified.
- Insulation in walls is not visible.

- Walls spot checked only.
- Power ventilator not tested.
- Attic viewed from access hatch only.
- Attic entered but access was limited.
- Crawl space viewed from the access hatch only.
- Crawl space entered but access was limited.
- No access to attic.
- No access to roof space.
- No access to wall space.
- No access to basement walls.
- No access to crawl space.
- No access to knee wall areas.
- No access to floor space.
- No access to skylight well areas.

Insulation / Ventilation Observations

Attic

Insulation: Amount Wet Compressed Voids Exposed Plastic / Foam Not Visible

Air/Vapour Barrier: Incomplete Wrong Place Damaged None Not Visible

Ventilation: Amount Suspect Roof Soffit Ridge Vent To Outside

Obstructed Condensation Mildew Rot Ice Dams Inoperative Suspect

Access Hatch: Insulation Weather Strip Fit

Flat / Cathedral Roof

Insulation: Amount Wet Compressed Voids Not Visible

Ventilation: Amount Suspect

Skylight Wells

Insulation: Loose Incomplete Not Visible

Knee Walls

Insulation: Incomplete Falling Damage Exposed Plastic / Foam

Air/Vapour Barrier: Incomplete Wrong Place Damaged None

Walls

Insulation: Incomplete Falling Damage Exposed Plastic / Foam Not Visible

Basement / Crawlspace

Insulation: Amount Wet Incomplete Damage Falling Rim Joists Not Visible

Air/Vapour Barrier: Incomplete Wrong Place Damaged None Install

Ventilation: Obstructed Condensation Mildew Rot Suspect

Floors Above Unheated Areas

Insulation: Loose Incomplete Damage Falling Not Visible

Air/Vapour Barrier: Incomplete Wrong Place Damaged

Pipes In Unheated Areas

Insulation: Location Heating Cables

Ductwork In Unheated Areas

Insulation: Condensation Rust Damage

Other

Plastic / Foam: Exposed Fire Hazard Cover Remove

Recessed Pot Lights: Check / Remove Insulation Fire Hazard

Bathroom Fan: Inoperative Missing Discharge Outside Noisy Desirable Ductwork

Kitchen Fan: Inoperative Missing Discharge Outside Noisy Desirable Ductwork

Comments:

Plumbing Description and Limitations

- Service Piping: Copper Plastic
- Supply Piping: Copper Plastic Kitec Galvanized Lead Other: _____
- Main Shut Off Valve: Basement Crawlspace Outside Not found
- Water Flow (Pressure): Functional Low High
- Water Heater: Gas Electric
- Water Heater Approx. Age: _____ Years
- Water Heater Capacity: 25 Gal. 40 Gal. 50 Gal. 60 Gal. Other: _____
- Water Heater Failure: Low Medium High
- Waste Piping: Plastic Copper Galvanized Cast Iron Other: _____
- Other: Hot Water Circulating System
 Sump Pump
 Solid Waste Pump
 Laundry Tub Pump

Limitations

- Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- Septic System Not Inspected
- Tub / sink overflows not tested.
- Water treatment equipment not tested or inspected.
- Concealed plumbing not inspected.
- Isolating / relief valves not tested.
- Main shut off valve not tested.
- Hot tub not tested / not in service.

- Water is shut off and/or winterized.
- Main Valve Not Located
- Gas Shut Off
- Toilet not tested / not in service.
- Sink not tested / not in service.
- Basin not tested / not in service.
- Bathtub not tested / not in service.
- Whirlpool bath not tested / not in service.
- Sauna not tested / not in service.
- Shower not tested / not in service.
- Bidet not tested / not in service.
- Restricted or no access.

Plumbing Observations

Supply

- Public: Piping To House Leak Pressure Regulator Pressure / Flow Lead
- Private: Pump Tank Leak Waterlogged Rust Relief Valve
- Main Shut Off: Leak Damaged Handle Meter
- Piping: Leak Freezing Noise Rust Cross Connection Support Pressure/Flow
 Kitec Polybutylene Galvanized Steel
- Water Heater: Wiring Combustion Air Controls Valve Leak Drip Pan Old
- WH Tank: Rust Leak Soot Relief Valve Discharge Tube
- WH Exhaust Flue: Slope Rust Connection Size Support Location Clearance
 Exhausted Gases Aluminum
- WH Damper: Rust Connection Size Location Clearance Exhausted Gases Aluminum
- WH Draft Hood: Rust Connection Size Location Clearance Exhausted Gases Aluminum
- Circulating System: Inoperative Pump
- Gas Piping: Leak Material Support Rust Bonding Installation

Waste

- Public / Private: Odour Backup Clean Out Unsealed Openings
- Piping: Leak Slope Freezing Obstructions Replace When Renovating Rust Supports
- Trap / Tail Piece: Leak Prime Dry S-Trap Corroded Not Visible
- Floor Drain: Leak Prime Dry S-Trap Corroded Not Visible
- Venting: Auto-Vent Too Short Too Tall Frost Suspect Siphon Diameter
- Pumps: Waste Laundry Inoperative Leak
- Sump Pump: Inoperative Leak Backflow Valve Clogged Lid Discharge Not Visible

Fixtures

- Sink / Basin: Leak Cracked Rust Chipped Slow Drain No Air Gap Update
- Faucet: Leak Inoperative Loose Stiff Drip Handle Diverter Damage
 Vegetable Sprayer Shower Head
- Outdoor Faucet: Leak Damage Shut Off Loose
- Toilet: Leak Inoperative Loose Running Slow Flush Cracked Floor Damage
- Bathtub: Leak Tile Caulk Grout Window Damage Rust Slow Drain Doors
- Shower Stall: Leak Tile Caulk Grout Loose Door Possible Concealed Damage Light
- Whirlpool Bath: GFCI Pump Leak Settlement Noisy Motor-Access Switch
- Bidet: Leak Cracked Loose
- Laundry Tub Leak Damage Cracked Concrete Loose Slow Drain
- Mold / Mildew: Bathroom Kitchen Tub Shower Toilet Sink Basin

Comments:

Interior Description and Limitations

- Major Floor Finishes: Hardwood Carpet Laminate Ceramic Resilient
- Major Wall Finishes: Plaster / Drywall Paneling
- Major Ceiling Finishes: Plaster / Drywall Acoustic Tile
- Windows: Single/Double Hung Sliders Casement Awning Other
- Glazing: Double Primary Plus Storm
- Exterior Doors: Metal Wood Glass Sliding Patio
- Fireplaces: Gas Wood Insert Rough-in Non-functioning
- Party Walls: Yes
- Garage Man-Door: Yes Self-Closer Installed and Working

Limitations

- Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- Storage / furnishings in some areas limited inspection.
- Quality of chimney draw cannot be determined with visual inspection.
- No comments / recommendations made with respect to cosmetic finishes.
- Recreational facilities, such as spas, saunas, steam baths, pools, tennis courts, or exercise / entertainment equipment, is not inspected.
- Security systems, including smoke detectors, CO detectors and intercoms, were not inspected / tested.
- Central vacuums are not inspected.
- Chimney flues not inspected.
- Drainage tile not visible.

- Elevators not inspected.
- Absence of historical clues due to new paint / finishes.
- Fireplace in use. Not inspected.
- Restricted or no access to ____.
- Percentage of foundation wall which is not visible: 40%.
- Evidence of water leakage in basement / crawlspace.
- Cannot predict how often or how badly basement / crawlspace will leak.

Interior Observations

Interior

- Floors: Water Stains Loose Cracked Slope Bouncy Patched Damage Worn Unfinished
- Walls: Water Stains Loose Cracked Patched Damage Typical Flaws Unfinished
- Ceiling: Water Stains Loose Cracked Sag Patched Damage Unfinished
- Trim: Water Damage Loose Rot Obsolete Damaged Hardware Unfinished
- Counters / Cabinets: Water Damage Loose Rot Obsolete Damaged Hardware Unfinished
- Stairs: Uniformity Rise Run Tread Width Pitch Headroom Railings Banisters Safety
- Windows: Primary/Storm Glass Sash Frame Sill Screen Hardware
 Caulking Putty Weather-Stripping Painted Shut
 Water Damage Loose Stuck Cracked Broken Paint / Strain Rot Condensation
 Lost Seal Leak Slope Operability Low Quality
- Skylight / Solarium: Water Damage Condensation Leak Rot Cracked Lost Seal Hidden Damage
- Doors: Main Garage (Man-Door) Storm French Sliding
 Glass Sash Frame Sill Screen Hardware Weather-Stripping
 Damage Leak Adjust Trim Rot Operability Lost Seal
- Smoke Detectors: Inoperative Missing Replace Install

Fireplaces

- Fireplaces: Inspect / Sweep Chimney Before Using
 Foundation Hearth Firebox Damper Mantle Lintel Liner Damage
 Chimney Draw Combustible Clearances Shared Flue Size Rust Gaps Settlement
 Support Gas Leaks Lighter Valve Fan Combustion Air Vent Doors Screen

Basement / Crawlspace Leakage

- Leakage: Efflorescence Stains Dampness Wet Prior Repairs
 Make improvements to gutters / downspouts, grading and driveways as first resolution
 Repair cracks and holes caused by form ties as second resolution
 Consider excavation, damp proofing and tile as last resort

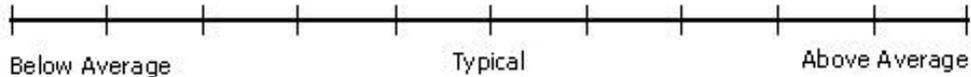
Comments:

Report Summary

During the inspection, a number of issues were identified. A selection of issues which are of high interest, or potentially represent a significant expense are listed below. This page must not be considered the complete inspection report. Please read all the pages and attached documentation for a full understanding of the present condition of the house based on a visual examination of the readily accessible features at the time of the inspection. Please be aware that conditions may change prior to you moving in. This report is not a guarantee, warranty or an insurance policy with regards to the property.

Overall Rating

The following rating reflects the inspector's opinion on both the original construction quality and the current condition of the home based on a comparison of similar type homes.



Summary