

# Safe and Sound Residential Inspection Ltd. Inspection Report



Main Road, Anytown, NL

Inspection prepared for: Sample Report  
Date of Inspection: 8/30/2016

Inspector: Tom Gresham  
511 Foxtrap Access Rd., CBS, NL A1X 7E9  
Phone: (709)765-0091  
Email: [info@safeandsoundresidential.com](mailto:info@safeandsoundresidential.com)  
[www.safeandsoundresidential.com](http://www.safeandsoundresidential.com)

**Providing a Professional Inspection Every Time.**

**Introduction:**

Thank you very much for choosing us to perform your home inspection. We trust the experience was both useful and enjoyable. Our consulting service via telephone is available at no cost to you for as long as you own the home.

The inspection itself and the attached report comply with the requirements of the Standards of Practice of the Canadian Association of Home and Property Inspectors as included in this report.

Clients sometimes assume that a home inspection will include many things that are beyond the visual inspection scope. **We strongly advise you to read the Standards of Practice so that you clearly understand which items are included, and excluded in the home inspection and report.**

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

**The report is subject to the terms and limitations expressed in the Visual Inspection Agreement. The report contents are not considered in force, or supported by the inspector without acceptance of the Visual Inspection Agreement by the client.**

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behaviour, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report. The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Anywhere further evaluation, any work, or corrective action is recommended it is strongly advised that the work be completed by appropriately qualified personnel. E.g. Appropriately Licenced Electricians, Plumbers, Technicians. We strongly recommend you consult us for clarification in any instance where you are unsure which qualifications are required for the scope of work involved.

It is important to understand that all homes are subject to wear from age, usage, and the elements, and require regular maintenance and repair to maintain their integrity. It is recommended to budget approximately 1-2 % of a homes value for annual repairs, maintenance, and upgrades as a rough rule of thumb over time, for a home in average condition.

Again, thank you very much for choosing us to perform your home inspection.

## Report Summary

The summary below consists of potentially significant findings. These findings may be a safety hazard, a deficiency that may require a large expense to correct, or items I would like to draw extra attention to. The summary section is not a complete listing of all findings or noted deficiencies in the report. I strongly urge you to review all of the pages of the report- as the summary section does not identify all of the issues. All repairs or improvements should be completed by a qualified professional.

Roof		
Page 3 Item: 3	Sloped Roof Covering	Shingle tab(s) missing/damaged per example(s). Recommend repair by qualified roofer to prevent water damage.
Electrical		
Page 17 Item: 9	Outlets	Outlet(s) not secured/movement noted. Outlet tests reverse polarity. Recommend repair by licenced electrician due to potential shock hazard.
Plumbing		
Page 20 Item: 7	Supply Plumbing	Leakage/evidence of pitting observed at copper supply plumbing per examples. May be nearing end of service life due age. Recommend further evaluation of supply plumbing by licenced plumber and correction as required to prevent water damage.
Page 25 Item: 14	Recommendations	Discolouration observed at fixtures during use of hot water. Recommend further evaluation by licenced plumber. Recommend budgeting for water heater replacement due age (2007).
Insulation/Ventillation		
Page 29 Item: 3	General	Staining observed at attic and ceiling finishes in proximity of roof vent. Recommend further evaluation by a qualified roofer to prevent water damage. Note: this condition is sometimes a result of snow entry during inclement weather. Enclosing or relocation of the vent may be considered.

## Roof

### 1. Roof Inspection Method

Method:

- Walked on Roof

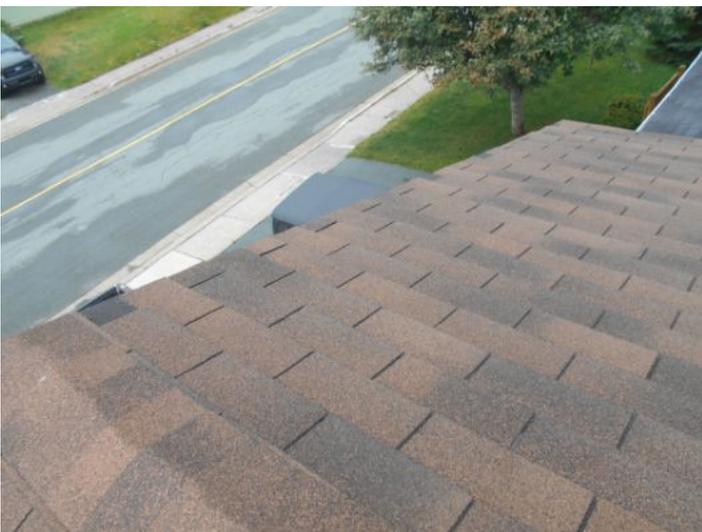
### 2. Roof Covering

Description:

- Sloped
- Asphalt or Fiberglass Composition Shingles

### 3. Sloped Roof Covering

Observations: Shingle tab(s) missing/damaged per example(s). Recommend repair by qualified roofer to prevent water damage.



### 4. Soffit & Fascia

Description:

- Aluminum
- Vinyl

Observations: Prior damage/repair observed. Recommend monitoring for condition.



5. General Condition Photos



## Exterior

### 1. Inspection limited/ prevented by:

- Poor access under steps/deck/porch.
- Sheds, fences, out buildings, and other detached exterior items/structures are not inspected as part of a home inspection.
- Vegetation at some areas.



### 2. Driveway

Description:

- Asphalt

Observations: Driveway covering worn/uneven. Noted for safety.



### 3. Walkway

Description:

- Paver/Tile

Observations: Walkway surfaces uneven. Noted for safety.



#### 4. Exterior Cladding

Description:

- Vinyl Siding

#### 5. Exterior Wall Cladding

Observations: Cladding surface wavy/buckled (slight). This is a common observation. Noted for client convenience.



#### 6. Windows

Observations: Drip caps not present above window openings. Basement window(s) closer to grade than recommended by modern standards. These are common observations based on the age of home.



## 7. Exterior Doors

Observations: Exterior Door(s) sill closer to grade than recommended. May increase susceptibility to moisture entry and/or reduced service life. Note: This is a common observation based on the age of home.



## 8. Gutters

Description:

- Plastic
- Partial

Observations: Downspout extension(s) not present. Noted per examples. Recommend improvement to direct water away from foundation wall(s), and aid in prevention of moisture entry.

Note: Evestrough not present at upper roof surfaces. Consider installation to prevent premature wear of lower roof coverings, in addition to directing surface water away from foundation walls.



### 9. Stairs

Observations: Rear stair tread damaged. Thickness of treads less than recommended. Movement observed at post caps. Recommend correction for safety.





10. Deck/Balcony

Deck Description:  
• Raised wood

11. Deck

Observations: Joist hangers not present (typical due age). Recommend monitoring for condition and improvement if required.

Deck/front step surfaces not level (slight). Noted for convenience.





## 12. General Exterior Comments

Observations: Redundant footing observed. Possibly for prior chimney installation. Noted for convenience.

Gate latch not present. Recommend improvement.

Unused weather hood present. Consider removal/enclosing opening if not to be utilized.





# Structure

## 1. Configuration Type

Description:

- Multi Level
- Basement
- Crawlspace, concrete floor

## 2. Access

- Attic inspected from access hatch
- Entered crawl space

## 3. Limitations

- Storage
- Insulation
- Vegetation
- Wall, floor, and ceiling coverings
- Access limited to some attic areas. Unable to verify condition of inaccessible areas.

## 4. General

Observations: Floors/framing appear not plumb/level at some areas (slight). This is a common observation based on the age of the home. Noted for client convenience.



## 5. Foundation

Description:

- Poured Concrete

Observations: Minor crack(s) observed at foundation per example. Appear to be shrinkage type. This is a common observation. No evidence of moisture observed. Recommend monitoring for future condition and consult a qualified contractor if required.



## 6. Floor Structure

### Description:

- Joists

Observations: Tail ends of the floor joists extend further than recommended over beam. This is a common observation based on the age of the home, which may result in a slight rise in the subfloor if a large amount of weight is placed centrally on the floor. Noted for client convenience.

Bridging, blocking, or strapping not complete between floor joists at unfinished ceiling(s). Recommend improvement.



## 7. Wall Structure

### Description:

- Wood Frame

## 8. Roof Structure

### Description:

- Manufactured trusses

## 9. General Photos

Observations: General crawlspace photo.



## Electrical

### 1. Limitations

- Inspection limited by equipment in use, or storage in some areas.
- Panel cover circuit labeling is not commented on as part of a home inspection. It is recommended that circuit labeling be verified, or completed as applicable when possession taken for safety.
- Service entrance/main disconnect panels are not opened during a home inspection, as it is necessary to shut off power to the home. Consult licenced electrician for further evaluation if required.

### 2. Service Entrance

#### Description:

- Main Service Entrance is overhead

Observations: Sealant not visible at mast head. It's preferred mast head be sealed to prevent condensation and moisture entry (common). Suggest improvement as needed by licenced electrician.

White (neutral) service entrance cable plastic coating shows signs of wear and/or cracking from weathering (typical due age of home). Recommend improvement as needed by licenced electrician.



### 3. Service Size

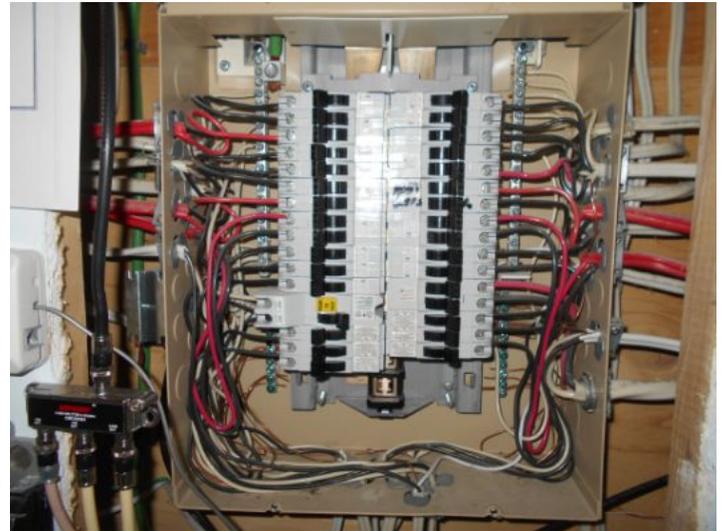
#### Description:

- Appears 200 amp, 120/240V

### 4. Panel Locations

#### Observations:

- Utility Area
- Note: Electrical panel access should not be obstructed by appliances/storage. Ensure accessibility is maintained for safety.



## 5. Main Disconnect

Disconnect:

- 200 amp breaker

Panel rating:

- 200 amp breakers

## 6. Branch Circuits

Branch wire:

- Branch circuit wiring is copper

Grounding Type:

- Copper

## 7. Branch Wiring

Observations: Cover not present at junction box. Recommend providing for fire safety. Note: Appears a light fixture was previously installed at this location. Consider installation of a suitable fixture provided that adequate combustible clearance can be maintained when the door is opened below the fixture.



## 8. Receptacle(s)

Observations: Number of outlets in some areas of home less than commonly observed by modern standards. Appears split receptacles not present at kitchen counter areas (typical based on the age of the home). Noted for client convenience.

## 9. Outlets

Observations: Outlet(s) not secured/movement noted. Outlet tests reverse polarity. Recommend repair by licenced electrician due to potential shock hazard.



## 10. Installation

Observations: Range hood connected to electrical system by extension cord- not permanently wired to building electrical system. Recommend improvement by licenced electrician.

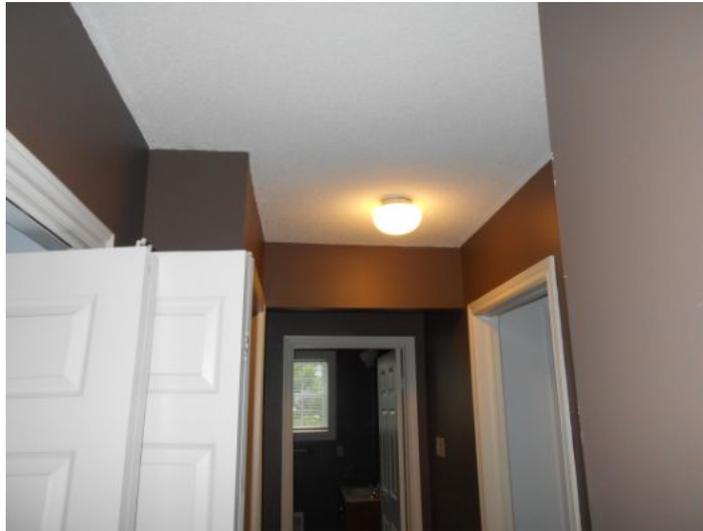


## 11. Indoor Lighting

Observations: 3 way lighting not observed at mid level stairs. Noted for safety/convenience.

Worn light switch(es) observed at some locations. Recommend replacement.

Note: Consider installation of permanent lighting at crawlspace area for client convenience.



## 12. Smoke/CO 2 detector comments

Observations: Detectors appear aged. Recommend checking expiry dates and ensuring functioning smoke detectors installed in required locations for safety when possession taken. Note: Detector(s) not present at bedrooms per modern standards.

## Plumbing

### 1. Items excluded from a home inspection:

- Isolating/relief and main shut off valves
- Concealed plumbing
- Tub/sink overflows
- Water heater relief valves

### 2. Limitations

Observations:

- Storage/appliances
- Unable to evaluate laundry provisions due appliances not present.
- Back water valve condition/performance



### 3. General

Comments: Stains/evidence of prior moisture, and prior repair observed. No moisture noted at time of inspection. Recommend monitoring for future evidence and consult licenced plumber if required.



#### 4. Main Shut Off Location

Plumbing Type:

- Public

Shut off Location:

- Crawlspace
- Front foundation wall
- Pressure regulator not observed. Recommend installation by licenced plumber to prevent flooding.



#### 5. Main Waste Clean Out

Location:

- Near main water shut off

#### 6. Supply Plumbing Type

Supply Plumbing:

- Copper

Waste Plumbing:

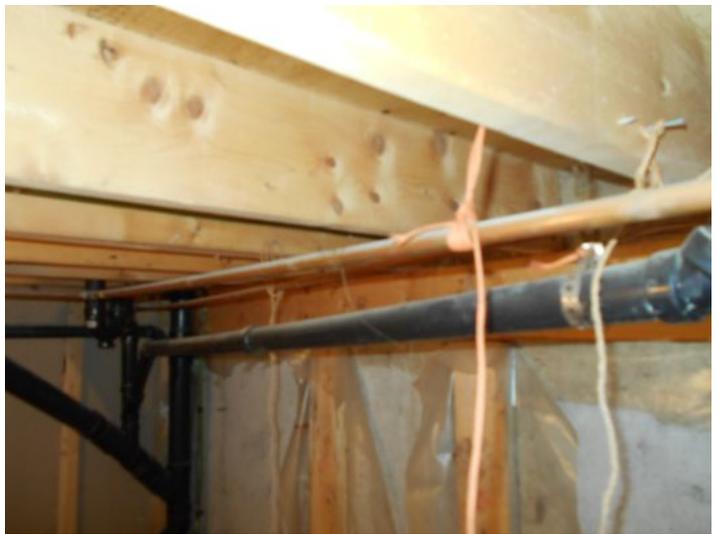
- ABS

#### 7. Supply Plumbing

Observations: Non-standard or aftermarket supply plumbing connections observed. Recommend monitoring for condition and consult licenced plumber if required.

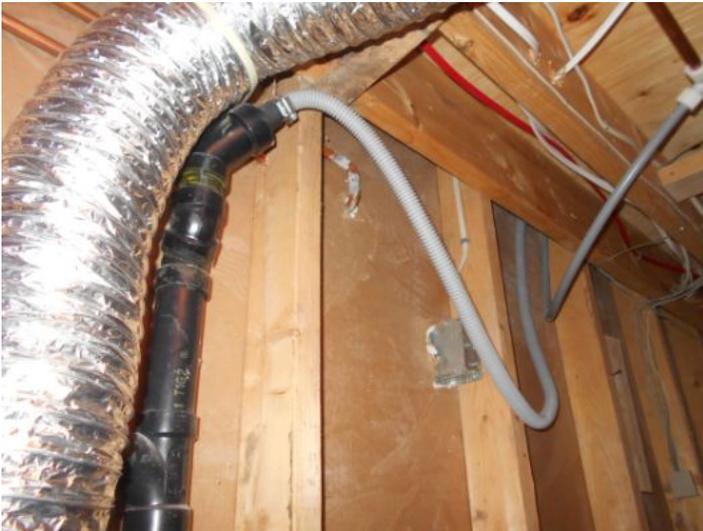
Supply plumbing not well secured/supported at some locations. Recommend improvement to prevent water damage.

Leakage/evidence of pitting observed at copper supply plumbing per examples. May be nearing end of service life due age. Recommend further evaluation of supply plumbing by licenced plumber and correction as required to prevent water damage.



### 8. Waste Plumbing

Observations: Improper connection(s) observed. Recommend correction for sanitary reasons.



### 9. Bathroom Plumbing

Observations: Toilet cracked. Evidence of seepage observed. Recommend replacement by licenced plumber.

Vanity fixture leaking. Recommend repair/replacement as required.

Rust observed at vanity basin drain. Recommend monitoring for future condition.





### 10. Tub/Shower

Observations: Movement observed at shower fixture. Recommend correction to prevent water damage.

Caulking not present at shower base/floor intersection(s). Suggest providing to aid in prevention of water damage.



### 11. Laundry

Observations: Laundry tub should be secured to floor or wall. Recommend improvement to prevent water damage.

Laundry tub slow to drain. Recommend improvement as needed. Note: Debris/blockage observed at tub strainer.



## 12. Hose Bibb

### Observations:

Hose bibb not frost free type (typical based on the age of the home). It is necessary to shut off water supply with interior shut off during heating season to prevent flooding. Noted for client convenience.



## 13. Water Heater

Description: Conventional 40 gallon

### Observations:

Temperature/pressure relief valve discharge tube should be 3/4" diameter tube extending to floor to prevent scalding. Recommend replacement.

It's preferred water heater(s) installed in base pan. Recommend providing.

Consider installation of water alarm near base of water heater(s) to aid in prevention of flooding.



#### 14. Recommendations

Age: Date of manufacture 2007

Observations:

Discolouration observed at fixtures during use of hot water. Recommend further evaluation by licenced plumber. Recommend budgeting for water heater replacement due age (2007).

#### 15. Floor Drain

Location:

Not visible

Observations:

Unable to locate floor drain during inspection. Possibly concealed by storage/floor covering. Recommend requesting location of drain from vendor, or further evaluation as required.

#### 16. Venting

Observations: "S" type waste trap(s) observed. Appears fixture(s) located further than recommended by modern standards from venting. These are common observations based on the age of the home. No functional issues were observed. However, client may choose to consult a licenced plumber for further evaluation/information.



## Heating

### 1. Heating System

System type:

- Electric Baseboard

### 2. Electric Baseboard

Observations:

Thermostat worn/inaccurate. Recommend replacement

Curtains closer to heater(s) than recommended for fire safety at living room. Recommend improvement.



# Mechanical Ventilation

## 1. Mechanical Ventilation Description

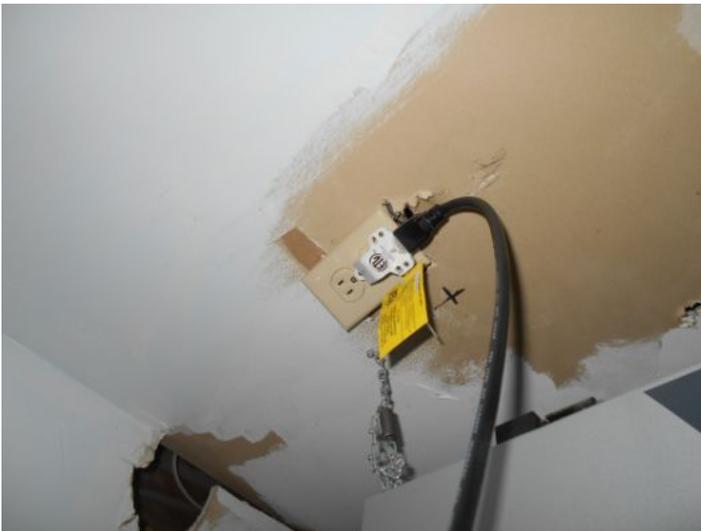
Description:

- Heat Recovery Ventilator

## 2. Mechanical Ventilation System

Observations: Appears HRV applicable to safety upgrade program concerning potential fire hazard (manufacturer supplied current limiter observed). Refer to manufacturers website for further information.

Exterior inlet screen requires cleaning. Recommend improvement for efficiency.



## 3. Heat Recovery Ventilator

Observations: Drip loop not present at condensate drain line. Suggest providing for efficiency.

Recommend servicing of HRV(s). Unit and Filters require cleaning (common).



#### 4. Exhaust Type

Kitchen:

- Recirculating

Bathroom:

- Exhaust Fan(s) observed

#### 5. Bathroom Exhaust

Observations: Exterior discharge location not observed for main bath exhaust fan. Should be vented to exterior through vent head to prevent condensation in attic area. Recommend further evaluation and improvement as required.

# Insulation/Ventilation

## 1. Inspection limited/ prevented by:

- Wall, floor, ceiling finishes
- Insulation
- Access to attic limited at some areas.

## 2. Inspection Method(s)

Method:

- Attic inspected from access hatch

## 3. General

Observations:

Staining observed at attic and ceiling finishes in proximity of roof vent. Recommend further evaluation by a qualified roofer to prevent water damage. Note: this condition is sometimes a result of snow entry during inclement weather. Enclosing or relocation of the vent may be considered.



## 4. Attic General Condition

Observations:

- General photos



Upper



Upper



Lower

### 5. Attic Venting Description

Observations:

Roof and soffit venting

Gable venting

### 6. Attic Insulation/Vapour Barrier

Insulation: Fiber Glass • R 32

Vapour Barrier: Plastic

Observations:

VOIDS observed per example(s). Access hatch weather stripping, and plug securing hardware ineffective. Recommend improvement for efficiency.



Lower

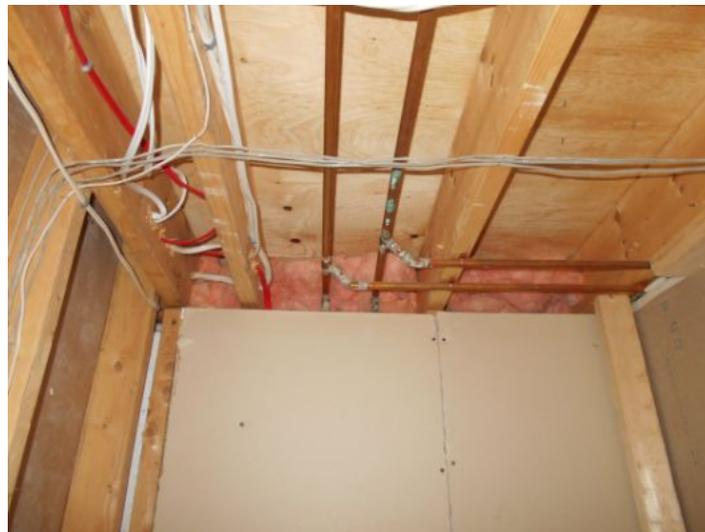


Lower

### 7. Wall Insulation

#### Observations:

Vapour barrier not present at basement rim joist area. Recommend improvement for efficiency.



# Interior

## 1. Inspection limited/ prevented by:

- Inspection limited by storage/equipment/furnishings at some areas.

## 2. Not inspected as part of a home inspection;

- Cosmetic issues
- Perimeter drainage tile or effectiveness, if installed.
- Appliances are not moved or inspected during a home inspection
- Smoke detectors and/or Carbon monoxide detectors
- Door bells, security systems, other ancillary devices

## 3. Environmental

### Observations:

In homes built prior to 1990, and afterwards in some cases, Asbestos may be present in numerous types of building materials. In the past Asbestos was commonly used in office buildings, public buildings and schools. It insulated hot water heating systems and was put into walls and ceilings as insulation against fire and sound.

It was also utilized in many products around the house such as: clapboard, shingles and felt for roofing, exterior siding, pipe covering, compounds and cement, stucco/stipple, textured and latex paints, acoustical ceiling tiles plaster, drywall, vinyl floor tiles, and appliance wiring to name a few.

Canada Mortgage & Housing Corporation (CMHC)cautions: "To avoid health risks through prolonged exposure to asbestos fibres, proper precautions must be taken when repairs or renovations disturb asbestos-containing materials, such as: disturbing loose-fill vermiculite insulation which may contain asbestos; removing deteriorating roofing shingles and siding containing asbestos; ripping away old asbestos insulation from around a hot water tank; sanding or scraping vinyl asbestos floor tiles; breaking apart acoustical ceiling tiles containing asbestos; sanding or scraping older water-based asbestos coatings such as roofing compounds, spackling, sealants, paint, putty, caulking, or drywall....".

Health Canada updated their information on asbestos in June 2015:  
<http://healthycanadians.gc.ca/healthy-living-vie-saine/environnement-environnement/air/contaminants/asbestos-amiante-eng.php>.

Recognizing and disclosing the possibility of asbestos, or other hazardous materials is not within the scope of your home inspection. Further evaluation would be required by a qualified environmental consultant to identify asbestos, or other hazardous materials that may be present in the home.

Note: Stucco/stipple finishes observed.

## 4. Ceilings

### Materials:

- Drywall
- Stucco / Stipple

Observations: Staining observed in proximity of supply plumbing. No moisture detected at time of inspection. Refer to supply plumbing comments.



## 5. Walls

Materials:

- Drywall

Observations: Damaged wall finishes observed. Noted for client convenience.



## 6. Floor Conditions

Observations: Suggest caulking tile/exterior door intersection(s) to aid in prevention of moisture damage.

Minor deflection observed at some areas of flooring/sub floor (typical). Crack(s) observed at tile flooring per examples. Noted for client convenience.



## 7. Window Description

Window Description:

- Single/Double Hung
- Casement
- Awning
- Vinyl Frame
- Double Glazing

Door Description:

- Metal
- Hinged

## 8. Windows

Observations: Living room window crank mechanism slips. Recommend repair.

Window opening dimensions at lower level room(s) less than modern egress requirements if intended for use as a bedroom. (Rooms presently utilized for other purposes). Noted for safety.



Living room



Lower level



Lower level

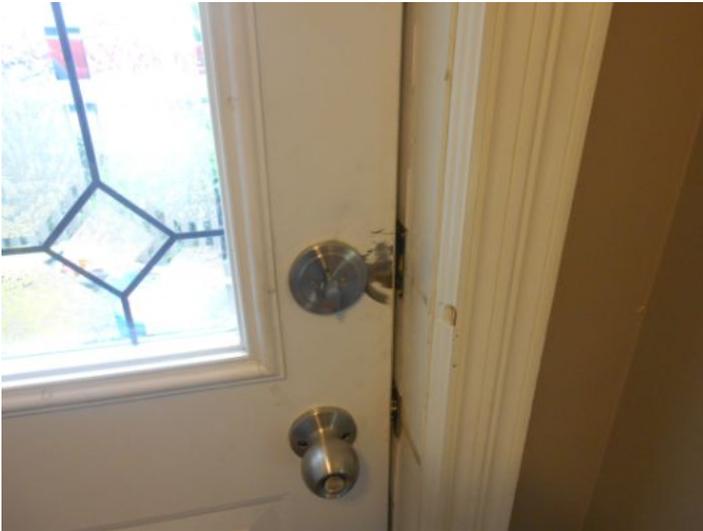
### 9. Exterior Doors

Observations: Door sweeps/weather stripping worn. Door retaining strip damaged. Recommend repair for efficiency.

Screen panels not present at some location(s). Minor damage observed at front door. Noted for client convenience.

Safety chain (wind) not present at outswing door(s). Suggest installation to minimize the potential for wind damage.



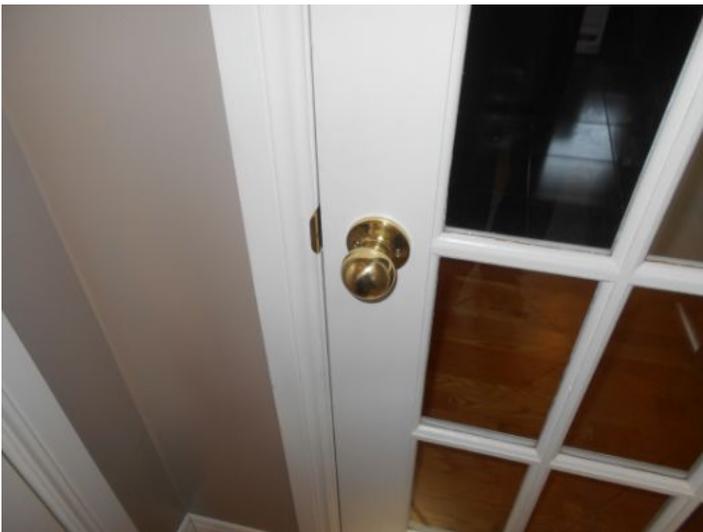


### 10. Interior doors

Observations: Door(s) fail to latch closed. Door panel(s) rub on frame. Door panel(s) not installed/present. Recommend adjustment/improvement as required.

Master bedroom door knob not privacy (locking) type. Noted for privacy.

Door stop(s) not present. Suggest installation to prevent damage to finishes.





### 11. Stairs

Observations: Stairwell headroom less than recommended. Non uniform rise of stairs observed. These are common observations based on the age of the home. Noted for safety.

Handrail height less than recommended. Recommend correction for safety.



### 12. Cabinets

Observations: Back splash/surface joint(s) not caulked. Consider caulking to aid in prevention of possible water damage.

Surface not secured. Counter surface joints not even. Recommend improvement to prevent moisture damage.



### 13. Dryer Duct

Observations: Plastic duct observed. Ducting should be of metal construction. Recommend replacement due fire hazard.



# CAHPI Standards

## National Standards of Practice JULY 2011 (ver E July 20/11)

The National Standards of Practice are a set of guidelines for home and property inspectors to follow in the performance of their inspections. They are the most widely accepted Canadian home inspection guidelines in use, and address all the home's major systems and components. The National Standards of Practice and Code of Ethics are recognized by many related professionals as the definitive Standards for professional performance in the industry.

These National Standards of Practice are being published to inform the public on the nature and scope of visual building inspections performed by home and property inspectors who are members of the Canadian Association of Home and Property Inspectors (CAHPI).

The purpose of the National Standards of Practice is to provide guidelines for home and property inspectors regarding both the inspection itself and the drafting of the inspection report, and to define certain terms relating to the performance of home inspections to ensure consistent interpretation.

To ensure better public protection, home and property inspectors who are members of CAHPI should strive to meet these Standards and abide by the appropriate provincial/regional CAHPI Code of Ethics.

These Standards take into account that a visual inspection of a building does not constitute an evaluation or a verification of compliance with building codes, Standards or regulations governing the construction industry or the health and safety industry, or Standards and regulations governing insurability.

Any terms not defined in these Standards shall have the meaning commonly assigned to it by the various trades trades and professions, according to context.

## INDEX

1. Introduction
2. Purpose and Scope
3. General Limitations and Exclusions
4. Structural Systems
5. Exterior Systems
6. Roof Systems
7. Plumbing Systems
8. Electrical Systems
9. Heating Systems
10. Air Conditioning Systems
11. Interior Systems
12. Insulation and Vapour Barriers
13. Mechanical and Natural Ventilation Systems

Glossary Note: Italicized words are defined in the Glossary.

## 1. INTRODUCTION

1.1 The Canadian Association of Home and Property Inspectors (CAHPI) is a not for profit association whose members include the following seven provincial/regional organizations: CAHPI-B.C., CAHPI-Alberta, CAHPI-Sask., CAHPI-Manitoba, OAHI (Ontario), AIBQ (Quebec), and CAHPIAtlantic. CAHPI strives to promote excellence within the profession and continual improvement of inspection services to the public.

## 2. PURPOSE AND SCOPE

2.1 The purpose of these National Standards of Practice is to establish professional and uniform Standards for private, fee-paid home inspectors who are members of one of the provincial/regional organizations of CAHPI. Home Inspections performed to these National Standards of Practice are intended to provide information regarding the condition of the systems and components of the building as inspected at the time of the Home Inspection.

This does NOT include building code inspections. These National Standards of Practice enable the building being inspected to be compared with a building that was constructed in accordance with the generally accepted practices at the time of construction, and which has been adequately maintained such that there is no significant loss of functionality. It follows that the building may not be in compliance with current building codes, standards and regulations that are applicable at the time of inspection.

These National Standards of Practice apply to inspections of part or all of a building for the following building types:

- single-family dwelling, detached, semidetached or row house
- multi unit residential building
- residential building held in divided or undivided co ownership
- residential building occupied in part for a residential occupancy and in part for a commercial occupancy, as long as the latter use does not exceed 40% of the building's total area, excluding the basement.

2.2 The Inspector shall:

**A. inspect:**

1. readily accessible, visually observable installed systems, and components of buildings listed in these National Standards of Practice.
2. installed systems and components of buildings listed in these National Standards of Practice.

**B. report:**

1. on those systems and components installed on the building inspected which, in the professional opinion or judgement of the inspector, are significantly deficient, unsafe or near the end of their service lives.
2. a reason why, if not self-evident, the system or component is significantly deficient, unsafe or near the end of its service life.
3. the inspector's recommendations to correct or monitor the reported deficiency.
4. on any systems and components designated for inspection in these National Standards of Practice which were present at the time of the Home Inspection but were not inspected and a reason they were not inspected.

2.3 These National Standards of Practice are not intended to limit inspectors from

- A. including other inspection services in addition to those required by these National Standards of Practice provided the inspector is appropriately qualified and willing to do so.
- B. excluding systems and components from the inspection if requested by the client or as dictated by circumstances at the time of the inspection.

### 3. GENERAL LIMITATIONS AND EXCLUSIONS

**3.1 General limitations:**

- A. Inspections performed in accordance with these National Standards of Practice
1. are not technically exhaustive.
2. will not identify concealed conditions or latent defects.

**3.2 General exclusions:**

A. The inspector is not required to perform any action or make any determination unless specifically stated in these National Standards of Practice, except as may be required by lawful authority.

**B. Inspectors are NOT required to determine:**

1. condition of systems or components which are not readily accessible.
2. remaining life of any system or component.
3. strength, adequacy, effectiveness, or efficiency of any system or component.
4. causes of any condition or deficiency.
5. methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of systems and components.
7. suitability of the property for any use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. market value of the property or its marketability.
10. advisability of the purchase of the property.
11. presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12. presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
14. operating costs of systems or components.
15. acoustical properties of any system or component
16. design adequacy with regards to location of the home, or the elements to which it is exposed.

**C. Inspectors are NOT required to offer or perform:**

1. any act or service contrary to law, statute or regulation.
2. engineering services.
3. work in any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.

**D. Inspectors are NOT required to operate:**

1. any system or component which is shut down or otherwise inoperable.
2. any system or component which does not respond to normal operating controls.
3. shut-off valves.

**E. Inspectors are NOT required to enter:**

1. any area which will, in the opinion of the inspector, likely be hazardous to the inspector or other persons or damage the property or its systems or components.
2. confined spaces.
3. spaces which are not readily accessible.

**F. Inspectors are NOT required to inspect:**

1. underground items including, but not limited to storage tanks or other indications of their presence, whether abandoned or active.
2. systems or components which are not installed.
3. decorative items.
4. systems or components located in areas that are not readily accessible in accordance with these National Standards of Practice.
5. detached structures.
6. common elements or common areas in multiunit housing, such as condominium properties or cooperative housing when inspecting an individual unit(s), including the roof and building envelope.
7. test and/or operate any installed fire alarm system, burglar alarm system, automatic sprinkler system or other fire protection equipment, electronic or automated installations and any lifting equipment, elevator, freight elevator, wheelchair lift, climbing chair, escalator or others;
8. pools, spas and their associated safety devices, including fences.

**G. Inspectors are NOT required to:**

1. perform any procedure or operation which will, in the opinion of the inspector, likely be hazardous to the inspector or other persons or damage the property or its systems or components.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. dismantle any system or component, except as explicitly required by these National Standards of Practice

**4. STRUCTURAL SYSTEMS**

## 4.1 The inspector shall:

**A. inspect:**

1. structural components including visible foundation and framing.
2. by probing a sample of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

**B. describe:**

1. foundation(s).
2. floor structure(s).
3. wall structure(s).
4. ceiling structure(s).
5. roof structure(s).

**C. report:**

1. limitation(s) of structural components not visible or accessible.
2. methods used to inspect the under-floor crawl space
3. methods used to inspect the attic(s).

**4.2 The inspector is NOT required to:**

- A. provide any engineering service or architectural service.
- B. offer an opinion as to the adequacy of any structural system or component.

**5. EXTERIOR SYSTEMS**

## 5.1 The inspector shall:

**A. inspect:**

1. exterior wall covering(s), flashing and trim.
2. all exterior doors.
3. attached or adjacent decks, balconies, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, and surface drainage on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.
7. landscaping structure attached or adjacent to the building when likely to adversely affect the building.
8. attached garage or carport.
9. garage doors and garage door operators for attached garages.

**B. describe**

1. exterior wall covering(s).

**C. report:**

1. the method(s) used to inspect the exterior wall elevations.

**5.2 The inspector is NOT required to:****A. inspect:**

1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical or hydrological conditions.
4. recreational facilities.
5. detached garages and outbuildings.
6. seawalls, break-walls, dykes and docks.
7. erosion control and earth stabilization measures.

**6. ROOF SYSTEMS****6.1 The inspector shall:****A. inspect:**

1. accessible roof coverings.
2. accessible roof drainage systems.
3. accessible flashings.
4. accessible skylights, chimneys, and roof penetrations.

**B. describe**

1. roof coverings.

**C. report:**

1. method(s) used to inspect the roof(s).

**6.2 The inspector is NOT required to:****A. inspect:**

1. antennae and satellite dishes.
2. interiors of flues or chimneys.
3. other installed items attached to but not related to the roof system(s).

**7. PLUMBING SYSTEMS****7.1 The inspector shall:****A. inspect:**

1. interior water supply and distribution systems including all fixtures and faucets.
2. drain, waste and vent systems including all fixtures.
3. water heating equipment and associated venting systems.
4. water heating equipment fuel storage and fuel distribution systems.
5. fuel storage and fuel distribution systems.
6. drainage sumps, sump pumps, and related piping.

**B. describe:**

1. water supply, distribution, drain, waste, and vent piping materials.
2. water heating equipment including the energy source.
3. location of main water and main fuel shut-off valves.

**C. report:**

1. presence of galvanized distribution plumbing

**7.2 The inspector is NOT required to:**

**A. inspect:**

1. clothes washing machine connections.
2. wells, well pumps, or water storage related equipment.
3. water conditioning systems.
4. solar water heating systems.
5. fire and lawn sprinkler systems.
6. private waste disposal systems.

**B. determine:**

1. whether water supply and waste disposal systems are public or private.
2. the quantity or quality of the water supply.

**C. operate:**

1. safety valves or shut-off valves.

**8. ELECTRICAL SYSTEMS****8.1 The inspector shall:****A. inspect:**

1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and sub panels.
6. distribution conductors.
7. overcurrent protection devices.
8. a representative number of installed lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters (GFCI) (if appropriate).
10. arc fault circuit interrupters (AFCI) (if appropriate).

**B. describe:**

1. amperage and voltage rating of the service.
2. location of main disconnect(s) and subpanel(s).
3. wiring methods.

**C. report:**

1. presence of solid conductor aluminum branch circuit wiring.
2. presence of knob and tube wiring.
3. absence of carbon monoxide detectors (if applicable).
4. absence of smoke detectors.
5. presence of ground fault circuit interrupters (GFCI).
6. presence of arc fault circuit interrupters (AFCI).

**8.2 The inspector is NOT required to:****A. inspect:**

1. remote control devices unless the device is the only control device.
2. alarm systems and components.
3. low voltage wiring, systems and components.
4. ancillary wiring, systems and components not a part of the primary electrical power distribution system.
5. telecommunication equipment.

**B. measure:**

1. amperage, voltage, or impedance.

**9. HEATING SYSTEMS****9.1 The inspector shall:****A. inspect:**

1. readily accessible components of installed heating equipment.
2. vent systems, flues, and chimneys.
3. fuel storage and fuel distribution systems.

**B. describe:**

1. energy source(s).
2. heating method(s) by distinguishing characteristics.
3. chimney(s) and/or venting material(s).

4. combustion air sources.
5. exhaust venting methods (naturally aspirating, induced draft, direct vent, direct vent sealed combustion).

**C. report**

1. presence or absence of combustion make up air for naturally aspirating appliances.

**9.2 The inspector is NOT required to:****A. inspect:**

1. interiors of flues or chimneys.
2. heat exchangers.
3. auxiliary equipment.
4. solar heating systems.
5. fireplaces and solid fuel burning appliances.
6. electronic air filters.

**B. determine:**

1. system adequacy or distribution balance.

**10. AIR CONDITIONING SYSTEMS**

10.1 The inspector shall:

**A. inspect**

1. the permanently installed central air conditioning equipment.
- B. describe:**
1. the energy source.
  2. the cooling method by its distinguishing characteristics.

**10.2 The inspector is NOT required to:****A. inspect**

1. electronic air filters.
2. portable air conditioner(s).

**B. determine:**

1. system adequacy or distribution balance

**11. INTERIOR SYSTEMS**

11.1 The inspector shall:

**A. inspect:**

1. walls, ceilings, and floors.
2. steps, stairways, and railings.
3. countertops and installed cabinets.
4. a representative number of doors and windows.
5. walls, doors and ceilings separating the habitable spaces and the garage.

**B. describe:**

1. materials used for walls, ceilings and floors.
2. doors.
3. windows.

**C. report**

1. absence or ineffectiveness of guards and handrails or other potential physical injury hazards.

**11.2 The inspector is NOT required to:****A. inspect:**

1. decorative finishes.
2. window treatments.
3. central vacuum systems.
4. household appliances.
5. recreational facilities.

**12. INSULATION AND VAPOUR BARRIERS**

12.1 The inspector shall:

**A. inspect:**

1. insulation and vapour barriers in unfinished spaces.

**B. describe:**

1. type of insulation material(s) and vapour barriers in unfinished spaces.

**C. report**

1. absence of insulation in unfinished spaces within the building envelope.
2. presence of vermiculite insulation

**12.2 The inspector is NOT required to:****A. disturb**

1. insulation.
2. vapour barriers.

**B. obtain sample(s) for analysis**

1. insulation material(s).

**13. MECHANICAL AND NATURAL VENTILATION SYSTEMS**

13.1 The inspector shall:

**A. inspect:**

1. ventilation of attics and foundation areas.
2. mechanical ventilation systems.
3. ventilation systems in rooms where moisture is generated such as kitchen, bathrooms, laundry rooms.

**B. describe:**

1. ventilation of attics and foundation areas.
2. mechanical ventilation systems.
3. ventilation systems in rooms where moisture is generated such as: kitchens, bathrooms and laundry rooms.

**13.2 The inspector is NOT required to:**

1. determine indoor air quality.
2. determine system adequacy or distribution balance.

**GLOSSARY**

**Adjacent** Nearest in space or position; immediately adjoining without intervening space.

**Alarm Systems** Warning devices, installed or free-standing, including but not limited to; carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

**Architectural Service** Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract, adequacy of design for the location and exposure to the elements.

**Automatic Safety Controls** Devices designed and installed to protect systems and components from unsafe conditions.

**Component** A part of a system.

**Confined Spaces** An enclosed or partially enclosed area that:

1. Is occupied by people only for the purpose of completing work.
2. Has restricted entry/exit points.
3. Could be hazardous to people entering due to:
  - a. its design, construction, location or atmosphere.
  - b. the materials or substances in it, or
  - c. any other conditions.

**Decorative** Ornamental; not required for the operation of the essential systems and components of a building.

**Determine** To find out, or come to a conclusion by investigation.

**Describe** To report a system or component by its type or other observed, significant characteristics to distinguish it from other systems or components.

**Dismantle** To take apart or remove any component, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance.

**Engineering Service** Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

**Functionality** The purpose that something is designed or expected to fulfill.

**Further Evaluation** Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection.

**Home Inspection** The process by which an inspector visually examines the readily accessible systems and components of a building and which describes those systems and components in accordance with these National Standards of Practice.

**Household Appliances** Kitchen, laundry, and similar appliances, whether installed or freestanding.

**Inspect** To examine readily accessible systems and components of a building in accordance with these National Standards of Practice, where applicable using normal operating controls and opening readily openable access panels.

**Inspector** A person hired to examine any system or component of a building in accordance with these National Standards of Practice.

**Installed** Set up or fixed in position for current use or service. Normal Operating Controls Devices such as thermostats, switches or valves intended to be operated by the homeowner.

**Operate** To cause to function, turn on, to control the function of a machine, process, or system

**Probing** Examine by touch.

**Readily Accessible** Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

**Readily Openable Access Panel** A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

**Recreational Facilities** Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

**Report** To communicate in writing.

**Representative Number** One component per room for multiple similar interior components such as windows and electric outlets; one component on each side of the building for multiple similar exterior components.

### **Roof Drainage Systems**

Components used to carry water off a roof and away from a building.

**Sample** A representative portion selected for inspection.

**Service Life** The period during which something continues to function fully as intended.

**Significantly Deficient** Sufficiently lacking a specified quality to be worthy of attention by the inspector and/or the client.

**Shut Down** A state in which a system or component cannot be operated by normal operating controls.

**Solid Fuel Burning Appliances** A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

**Structural Component** A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

**System** A combination of interacting or interdependent components, assembled to carry out one or more functions.

**Technically Exhaustive** An inspection is technically exhaustive when it is done by a specialist who may make extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

**Under-floor Crawl Space** The area within the confines of the foundation and between the ground and the underside of the floor.

**Unsafe** A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, missing or improper installation or a change in accepted residential construction Standards.

### **Vapour Barrier**

Vapour barrier (also known as vapour retarder) is a membrane on the warm side of the wall (usually the interior) that retards the passage of water vapour from the warm inside air into the cooler wall, where it could condense.

**Visually Accessible** Able to be viewed by reaching or entering.

**Wiring Methods** Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube", etc.

Note - In these National Standards of Practice, redundancy in the description of the requirements, limitations and exclusions regarding the scope of the Home Inspection is provided for clarity not emphasis.

# Thermal Imaging

## 1. Comments

### Observations:

The scope of a thermal imaging scan is to measure differences in radiant energy of the visible, safely accessible, and readily accessible areas of the building by means of a non-invasive infrared thermal imaging camera. The purpose is to aid in identifying areas of the building where moisture intrusion may be present, and areas where issues with thermal efficiency may exist. A Thermal Imaging Scan is a "snapshot in time" and only provides information regarding the conditions present in a building at the time of inspection. The scan results may be limited or biased by conditions present at the time of the scan.

A thermal imaging scan is completed to aid in identifying larger issues or deficiencies we feel you should be aware of. We do not comment on minor issues such as ineffective weather stripping, air leakage at exterior doors, electrical outlets, etc. We do not comment on typical characteristics of homes based on age and construction methods. An example would be gaps between batts of fiberglass insulation in an attic.

**NO WARRANTIES OF ANY KIND, EXPRESSED OR IMPLIED ARE PROVIDED REGARDING THE THERMAL IMAGING INSPECTION, OR THERMAL IMAGING REPORT.** Problems may exist even though signs of such may not be present or visible at time of the inspection.

No issues of significance except as reported in other areas of the report body were observed by thermal imaging at time of the inspection, in the opinion of the inspector.

Note: Inspection limited by warm outdoor air temperature and equipment/storage/furnishings at some areas.

Typical gaps/voids observed. Noted per examples. Recommend improvement where practically accessible for efficiency.

