



SAFE AND SOUND RESIDENTIAL INSPECTION LTD.

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HOME INSPECTION REPORT

123 Anywhere Drive
St. John's, NL A1C 3Z9

Sample Document

DECEMBER 22, 2023



Inspector

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RHI, CRP

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TABLE OF CONTENTS

1: Inspection Details	11
2: General Home Insurance Provider Questions	12
3: Roof	13
4: Exterior	16
5: Structure	26
6: Electrical	30
7: Plumbing	38
8: Heating	46
9: Mechanical Ventilation	48
10: Insulation and Ventilation	51
11: Interior	55
12: Thermal Imaging	69
13: End of Report	72

Introduction:

Thank you 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 and report are completed in accordance with the Canadian Standards Association Home Inspection Standard CAN/CSA A770-16. Clients sometimes assume that a home inspection will include many things that are beyond the visual inspection scope. We strongly advise you to review the Standard so that you clearly understand which items are included, and excluded from 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.

VISUAL INSPECTION AGREEMENT:

247 Newfoundland Dr, St. John's, NL A1A 3E9

This inspection report has been prepared exclusively for Aakash Patel (herein the Client”) by Safe and Sound Residential Inspection Ltd. (herein the “Inspector”). It is not intended for use by any other party and the Inspector will assume no responsibility for use of this report by any other party.

The inspection of this property is subject to the limits and conditions stated in this agreement. **The report is based on a visual examination of only those features of the building readily accessible at the time of the inspection.**

The report is not a code compliance inspection. It will not identify the properties suitability for a specialized use.

The inspection is completed in accordance with the Canadian Standards Association Home Inspection Standard CAN/CSA A770-16. We strongly advise you to review the Standard so that you clearly understand which items are included and excluded from the home inspection and report. This inspection report is an opinion of the present condition of the property subject to the limitations of a visual inspection.

This report is not a guarantee, warranty, or an insurance policy for the property. In the event that the Inspector is found liable due to any theory of liability, liability shall be limited to a sum equal to the fee paid for the inspection. The Inspector is not responsible for the non-discovery of patent or latent defects in materials, workmanship or other conditions of the property which would not be reasonably evident on a visual inspection.

These limitations and conditions form part of your Visual Inspection Agreement and explain the scope of your home inspection. Please read them carefully before signing this agreement.

The purpose of this home inspection is to evaluate the property’s general condition and whether the systems inspected are still performing their intended tasks. It will give you a general overview of the more obvious repairs that may be needed. It is not an exhaustive list. The ultimate decision on whether or not to repair or replace an item is yours. One homeowner may decide certain conditions require a repair, while another will not. This Visual Inspection Agreement is made between the Client(s) and Safe and Sound Residential Inspection Ltd. No employee of the Inspector shall be personally liable to the Client arising out of their employment with the Inspector or in any way related to the Visual Inspection Agreement.

(a) **A home inspection provides you with a basic overview of the property’s condition.** An inspector has a limited amount of time to investigate a property. Due to this the inspection is not technically exhaustive. Some conditions reported, such as foundation cracks or settling could be cosmetic or could be an indication of a problem that is beyond the scope of a home inspection. If it has been recommended in your report or if you have further concerns about a noted condition we strongly urge you to contact a specialist in that field. They can provide a more detailed analysis.

(b) **We do not confirm the presence of, or are responsible for any fuel oil, septic, or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks are buried on the property, you may be responsible for their removal, and removal of any contaminated soil.** If you suspect a tank may be located on the property we recommend you consult a qualified environmental specialist to determine any potential problems or expenses you may incur.

(c) **A home inspection will not reveal defects hidden behind walls, floors, ceilings, etc. This includes items such as wiring, structure, plumbing, insulation, etc., that are not visible.** Some problems only occur under certain circumstances and may not be discovered during the inspection. An example could be a leak that only occurs during the summer months when the inspection is conducted during the winter. A home inspector will not find defects hidden by storage or furniture. Home inspectors do not remove wall paper, lift flooring or carpet, or remove pictures from walls.

(d) **A home inspection will not identify hazardous materials hidden in or behind walls, floors, or ceilings.** This includes phenol-formaldehyde, urea-formaldehyde, fiberglass, vermiculite and other materials suspected of causing health problems. The inspector will not identify materials containing asbestos, lead, or other toxic substances. We do not inspect the property for environmental hazards or past use of insecticides, herbicides, fungicides, pesticides, or termite treatments.

(e) **We do not test or report on indoor air quality.** This inspection will not identify the presence of pollutants, irritants, contaminants, or toxic materials in or around the residence. A qualified environmental consultant can provide these services for an additional fee. We recommend indoor air quality tests be completed if anyone in the home has allergies or a heightened sensitivity to air quality. We do not test for spores, fungi, mold, or mildew. Anywhere water or moisture damage is specified in this report, there is a possibility of their presence.

(f) **A home inspection may not identify suitability or the home and its components for, compliance with, or the acceptability of the requirements of insurance companies and lenders.** The conditions and requirements of insurance providers and lenders can vary widely. We cannot be held responsible for non-compliance of the terms and stipulations set forth by them.

(g) **A home inspection may not identify building components and their manufacturers whom are subject to recalls, safety bulletins, or class action law suits.** A home inspection evaluates the installed systems and components of the home based on performance, and their visually observed condition. The manufacturer of the components, or their involvement in the aforementioned may not be apparent, and thus we cannot be held liable for failing to identify or disclose a components applicability to any recalls, safety bulletins, or class action law suits.

(h) **We strongly recommend that any items for which the scope of work is not clear, or further evaluation is recommended are investigated further by appropriately qualified personnel prior to closing of sale.**

(i) **Safe and Sound Residential Inspection will not accept liability for any matter in which the item in question has been repaired, altered, removed, or disturbed in any manner without allowing us an opportunity to investigate the complaint.**

(j) **This agreement supersedes all prior communications and is intended to be a complete contract containing all matters of agreement between the parties.**

(k) **Except where prohibited by law all claims to be made as a result of this Agreement shall be made within (1) one calendar year from the date of this Agreement and the Inspector shall not be liable to the Client in respect to any claim brought more than (1) one calendar year from the date of this agreement.**

I have read, understood and accepted the limitations and conditions of this home inspection as stated above.

SUMMARY

Report Summary:

The intention of this summary view of the Home Inspection Report is to provide ease of reference of some of the conditions identified during the home inspection. It is important to note that NOT all observations, conditions, or limitations are included in this summary version. We strongly recommend that you review the report in its entirety for a complete list of conditions, comments, and limitations.

- 🔧 3.1.1 Roof - General: Prior Repair(s)
- ⊖ 3.1.2 Roof - General: Moisture or Evidence of Leakage
- ⊖ 3.3.1 Roof - Sloped Roof Covering: Exposed Nails
- 🔧 3.3.2 Roof - Sloped Roof Covering: Shingle Tabs Lifted
- ⊖ 4.1.1 Exterior - Walkway: Worn
- ⊖ 4.2.1 Exterior - Driveway: Worn
- 🔧 4.3.1 Exterior - Cladding Installation: Caulking- Preventative
- 🔧 4.3.2 Exterior - Cladding Installation: Not Continuous Behind Electrical Service
- 🔧 4.4.1 Exterior - Exterior Cladding: Minor Items or Damage
- 🔧 4.4.2 Exterior - Exterior Cladding: Slightly Wavy or Buckled
- 🔧 4.4.3 Exterior - Exterior Cladding: Organic Growth
- 🔧 4.4.4 Exterior - Exterior Cladding: Aged Finishes
- ⊖ 4.4.5 Exterior - Exterior Cladding: Deterioration
- ⊖ 4.7.1 Exterior - Doors: Finishes
- ⊖ 4.7.2 Exterior - Doors: Brick Mold Deteriorated
- 🔧 4.7.3 Exterior - Doors: Storm Door Removed
- ⊖ 4.8.1 Exterior - Roof Drainage: Discharge Location
- 🔧 4.8.2 Exterior - Roof Drainage: Length of Gutter
- 🔧 4.9.1 Exterior - Lot Grade and Drainage: Exterior Grade
- ⊖ 4.9.2 Exterior - Lot Grade and Drainage: Previously Disturbed
- ⊖ 4.10.1 Exterior - Stairwell: Deflection or Deterioration
- ⊖ 4.10.2 Exterior - Stairwell: Debris
- ⊖ 4.11.1 Exterior - Hand and Guard Rails: Rail(s)
- 🔧 4.11.2 Exterior - Hand and Guard Rails: Rails Not Present- Consideration
- ⊖ 4.11.3 Exterior - Hand and Guard Rails: Hand Hold- Graspable
- ⊖ 4.12.1 Exterior - Stairs: Non Typical Dimensions
- ⊖ 4.12.2 Exterior - Stairs: Wear
- 🔧 4.16.1 Exterior - Fencing: Not Plumb

- 🔧 4.16.2 Exterior - Fencing: Gates
- ⊖ 5.1.1 Structure - Observations: Framing Methods
- ⊖ 5.1.2 Structure - Observations: Crawlspace Ventilation
- ⊖ 5.1.3 Structure - Observations: Earth Floor Exposed
- ⊖ 5.1.4 Structure - Observations: Debris
- ⊖ 5.2.1 Structure - Foundation: Crack(s)- Common
- 🔧 5.3.1 Structure - Floors: Joist Hangers Not Present Below Landing
- 🔧 6.1.1 Electrical - General: Cover(s) Worn
- ⊖ 6.1.2 Electrical - General: Unidentified Equipment
- 🔧 6.2.1 Electrical - Service Entrance: Rust Present
- ⊖ 6.2.2 Electrical - Service Entrance: Clamps
- ⊖ 6.2.3 Electrical - Service Entrance: Drain Holes Not Present
- 🔧 6.5.1 Electrical - Breaker Panel: Aftermarket Cover
- ⊖ 6.5.2 Electrical - Breaker Panel: Rust or Corrosion
- ⊖ 6.5.3 Electrical - Breaker Panel: Abandoned Wiring
- ⊖ 6.5.4 Electrical - Breaker Panel: Breaker Size
- ⊖ 6.5.5 Electrical - Breaker Panel: Oversize Breaker
- 🔧 6.8.1 Electrical - Outlets: Located Above Heater
- ⊖ 6.8.2 Electrical - Outlets: Receptacle(s) Obstructed
- ⊖ 6.11.1 Electrical - Branch Wiring: Branch Wiring
- ⊖ 6.13.1 Electrical - Outdoor Lighting: Rusted or Damaged
- ⊖ 7.1.1 Plumbing - Disclosure: Unidentified Shut Off Valve
- 🔧 7.2.1 Plumbing - General: Evidence of Prior Moisture- Monitor
- ⊖ 7.3.1 Plumbing - Main Shut Off: Not Verified
- ⊖ 7.6.1 Plumbing - Supply Plumbing: Insulation Not Present
- ⊖ 7.7.1 Plumbing - Waste Plumbing: Leakage Visible
- 🔧 7.7.2 Plumbing - Waste Plumbing: Trap(s) at Unheated Area
- 🔧 7.9.1 Plumbing - Venting: Not Configured to Modern Standards
- ⊖ 7.11.1 Plumbing - Water Heater Comments: Vacuum Relief Valve Not Visible
- ⊖ 7.12.1 Plumbing - Water Heater Age and Condition: Tank Age
- ⊖ 7.15.1 Plumbing - Bathroom: Movement at Toilet Base
- ⊖ 7.15.2 Plumbing - Bathroom: Deflection at Sub floor
- 🔧 7.15.3 Plumbing - Bathroom: Pop Up Drain(s)
- 🔧 7.15.4 Plumbing - Bathroom: Overflow Not Present
- ⊖ 7.16.1 Plumbing - Tub or Shower Fixtures: Movement at Fixture or Faucet
- 🔧 7.16.2 Plumbing - Tub or Shower Fixtures: Noisy During Operation
- 🔧 7.17.1 Plumbing - Tub or Shower Enclosures: Caulking Recommended
- ⊖ 7.17.2 Plumbing - Tub or Shower Enclosures: Leakage at Shower
- 🔧 7.17.3 Plumbing - Tub or Shower Enclosures: Prior Evidence of Spillage- Tub
- ⊖ 7.17.4 Plumbing - Tub or Shower Enclosures: Enclosure Walls
- 🔧 7.18.1 Plumbing - Kitchen: High Loop Not Present

- 🚫 7.19.1 Plumbing - Laundry: Unidentified Moisture
- 🚫 8.6.1 Heating - Electric Heating: Display Blank
- 🔧 8.6.2 Heating - Electric Heating: Rust Present
- 🚫 8.6.3 Heating - Electric Heating: Not Well Secured
- 🚫 8.6.4 Heating - Electric Heating: Curtains
- 🚫 8.6.5 Heating - Electric Heating: Located Behind Door
- 🔧 9.2.1 Mechanical Ventilation - Exterior Vents and Ducting: Debris at Inlet Screen
- 🔧 9.2.2 Mechanical Ventilation - Exterior Vents and Ducting: Inlet Vent Clearance
- 🔧 9.2.3 Mechanical Ventilation - Exterior Vents and Ducting: After Market Weather Hood(s)- Consideration
- 🔧 9.3.1 Mechanical Ventilation - Interior Vents and Ducting: Not present at all Basement Rooms
- 🚫 9.4.1 Mechanical Ventilation - Heat Recovery Ventilator: Cleaning Recommended
- 🔧 9.4.2 Mechanical Ventilation - Heat Recovery Ventilator: Discharges into a Container
- 🚫 9.7.1 Mechanical Ventilation - Kitchen Exhaust: Re-circulation Grille Not Present
- 🔧 9.7.2 Mechanical Ventilation - Kitchen Exhaust: Filter(s)
- 🚫 10.1.1 Insulation and Ventilation - Observations: Darkening or Discolouration
- 🔧 10.2.1 Insulation and Ventilation - Attic Insulation: Hatch Plug Not Insulated
- 🔧 10.2.2 Insulation and Ventilation - Attic Insulation: Hatch Dimensions
- 🚫 10.3.1 Insulation and Ventilation - Attic Ventilation: Soffit Ventilation
- 🚫 10.4.1 Insulation and Ventilation - Vent Conditions: Gable and Ridge Venting Present
- 🚫 10.5.1 Insulation and Ventilation - Wall Insulation: Exposed Styrofoam
- 🔧 10.5.2 Insulation and Ventilation - Wall Insulation: Not Insulated to Modern Standards
- 🔧 10.7.1 Insulation and Ventilation - Unheated Floors: Not Insulated
- 🚫 11.2.1 Interior - Environmental: Dehumidifier observed
- 🔧 11.2.2 Interior - Environmental: Discolouration- HRV
- 🚫 11.3.1 Interior - General: Water Damage
- 🔧 11.6.1 Interior - Floors: Flooring Conditions
- 🔧 11.6.2 Interior - Floors: Deflection- Common
- 🚫 11.7.1 Interior - Windows: Dimensions at Bedroom
- 🔧 11.7.2 Interior - Windows: Window Height
- 🔧 11.7.3 Interior - Windows: Latch Extensions
- 🚫 11.7.4 Interior - Windows: Hardware Worn
- 🚫 11.7.5 Interior - Windows: Failed Insert Seal
- 🔧 11.7.6 Interior - Windows: Weather Stripping
- 🔧 11.8.1 Interior - Exterior Doors: Weather Stripping
- 🚫 11.8.2 Interior - Exterior Doors: Evidence of Prior Moisture
- 🔧 11.8.3 Interior - Exterior Doors: Sweep Contacts Sill
- 🔧 11.8.4 Interior - Exterior Doors: Hardware Worn
- 🚫 11.8.5 Interior - Exterior Doors: Failed Insert Seal
- 🔧 11.8.6 Interior - Exterior Doors: Storm Door Hardware
- 🚫 11.8.7 Interior - Exterior Doors: Sliding Door Operation
- 🔧 11.9.1 Interior - Interior Doors: Door Stops

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- 🔑 11.9.2 Interior - Interior Doors: Bedroom Door Knob(s)
 - 🔑 11.9.3 Interior - Interior Doors: Hardware
 - ⚠️ 11.11.1 Interior - Hand and Guard Rails: Movement Noted
 - ⚠️ 11.12.1 Interior - Stairs: Not Constructed to Modern Standards
 - ⚠️ 11.14.1 Interior - Crawlspace Moisture: Crawlspace General
 - 🔑 11.15.1 Interior - Cabinets: Surface Joints- Consideration
 - ⚠️ 11.16.1 Interior - Dryer Duct: Duct Not Well Routed
 - 🔑 11.17.1 Interior - Additional Comments: Minor or Cosmetic Items
 - 🔑 11.17.2 Interior - Additional Comments: Screen(s) Not Present or Worn
 - 🔑 12.1.1 Thermal Imaging - General: General Observations
 - 🔑 12.1.2 Thermal Imaging - General: Typical Voids

1: INSPECTION DETAILS

Information

In Attendance Inspector	Occupancy Furnished	Type of Building Detached
Style Split Level, Basement, Crawlspace	Temperature (approximate) 10 Celsius (C)	Weather Conditions Raining, Moderate wind

2: GENERAL HOME INSURANCE PROVIDER QUESTIONS

Information

Service Size 125 amp 120/240v	2nd Service Size 100 amp 120/240v	Panel Type Circuit Breakers
Branch Wiring Copper, Grounded	Supply Plumbing Pex	Waste Plumbing ABS
Water Heater Type Conventional Electric	Water Heater Age 2023	Backwater Protection Yes
Heating System Baseboard, Fan Assisted, Convective	Heating Fuel Electric	Roof Covering Asphalt or Fiberglass Shingle
Roof Age 0-5 yrs	Foundation Poured Concrete	

Overview

This general home insurance provider questions page is provided as a courtesy to assist in completing your home insurance providers questionnaire. It is not technically exhaustive, or considered to be a part of the home inspection report . We assume absolutely no liability for any errors or omissions with information on this page. It is important to note that the stipulations and requirements of insurance providers may vary widely. Further information not included recorded this page may be requested by your provider.

3: ROOF

Information

Inspection Method Walked on Roof	Roof Sloped	Roof Covering Asphalt or Fiberglass Shingle
Soffit Vinyl	Fascia or Flashing Aluminum	

General Photos



General Notes

There is always a potential for damage to occur to any roof covering during periods of high winds, or for seasonal conditions to exist which may not be apparent at the time of inspection. It is important for homeowners to ensure that roof coverings are regularly inspected for condition as part of routine maintenance to aid in prevention of water damage.

Conditions

3.1.1 General

PRIOR REPAIR(S)

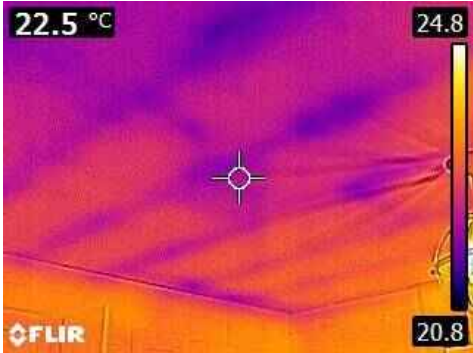
Prior repair at sheathing. Recommend monitoring for future condition. Consult a qualified roofer if required.



3.1.2 General

MOISTURE OR EVIDENCE OF LEAKAGE

Evidence of moisture identified. Recommend further evaluation by a qualified roofer to prevent water damage.



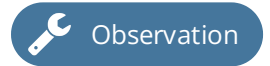
3.3.1 Sloped Roof Covering

EXPOSED NAILS

Recommend correction by a qualified roofer to prevent water damage.



3.3.2 Sloped Roof Covering

SHINGLE TABS LIFTED

Slight. This is a common observation. Recommend monitoring for future condition. Client may choose to consult a qualified roofer for further information.



4: EXTERIOR

Information

Driveway Asphalt	Roof Drainage Metal	Wall Cladding Vinyl Siding
Deck Raised wood		

General Photos



Limitations

General

DETACHED STRUCTURES

Sheds, outbuildings, landscaping features, fencing, and other detached exterior items or structures were not inspected, and are not commented on as part of the home inspection unless items are specifically agreed upon prior to the inspection and described in the Visual Inspection Agreement as signed by the client. Note: Wood and earth contact and deterioration visible per examples.



General

ACCESS LIMITED

Access limited or not present under steps, decking, due storage, etc. at some locations.

General

ELEVATED AREAS

Elevated exterior walls, eaves, etc. inspected visually from ground.

General

VEGETATION

Access limited by vegetation.

General

CLAD FRAMING

Window or door opening wood framing not visible where concealed by metal cladding.



Conditions

4.1.1 Walkway

 Recommendation

WORN

Worn or Uneven. Noted for safety. Client may choose to consult qualified personnel for further information.



4.2.1 Driveway

 Recommendation

WORN

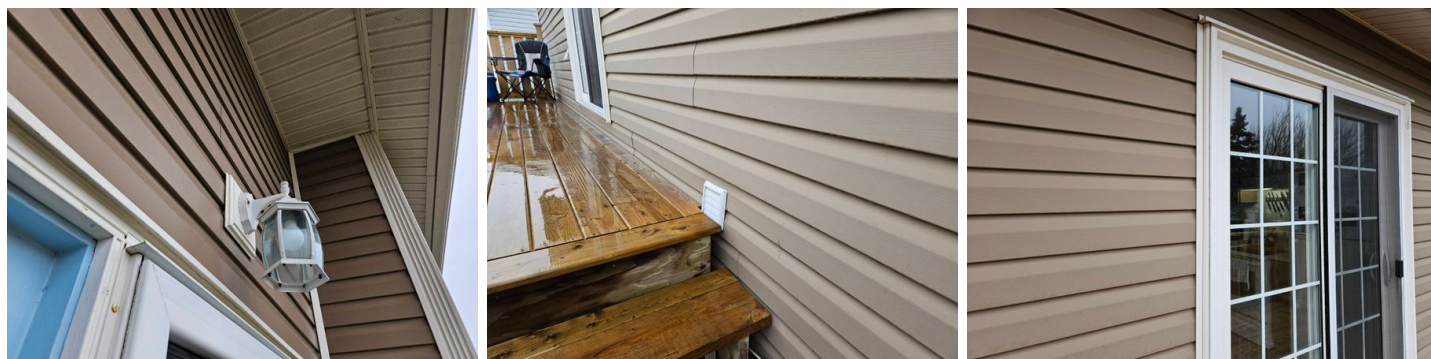
Surface worn or uneven. Noted due safety. Client may choose to consult qualified personnel for further information.



4.3.1 Cladding Installation

CAULKING- PREVENTATIVE

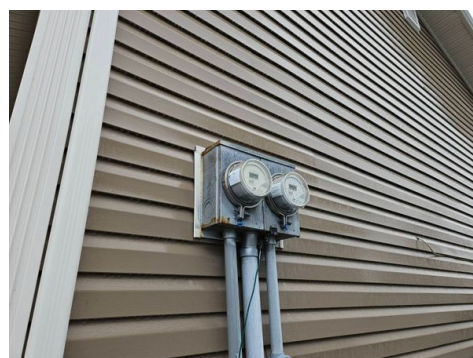
Worn, voids, or not present. Suggest caulking exterior locations as applicable per examples to aid in prevention of moisture entry.



4.3.2 Cladding Installation

NOT CONTINUOUS BEHIND ELECTRICAL SERVICE

It's preferred that siding is continuous behind the electrical installation. Recommend monitoring for future condition. Consult qualified personnel if required.



4.4.1 Exterior Cladding

MINOR ITEMS OR DAMAGE

Typical minor cladding items or damage observed. Noted per example(s) for informative reasons.



4.4.2 Exterior Cladding



Observation

SLIGHTLY WAVY OR BUCKLED

Cladding or wall surface is slightly wavy or buckled. This is a common occurrence. Client may choose to consult qualified personnel for further information.



4.4.3 Exterior Cladding



Observation

ORGANIC GROWTH

Discolouration or possible mildew observed. Suggest cleaning or improvement as required.



4.4.4 Exterior Cladding



Observation

AGED FINISHES

Finishes or caulking worn per example. Recommend correction as required to extend life and prevent deterioration.



4.4.5 Exterior Cladding



Recommendation

DETERIORATION

Recommend correction as required by qualified personnel. Note: Concealed deterioration may be present.



4.7.1 Doors

 Recommendation

FINISHES

Paint finishes or caulking worn or not present. Deterioration present at the lower side light. Recommend correction as required by qualified personnel to extend life and aid in prevention of moisture entry.



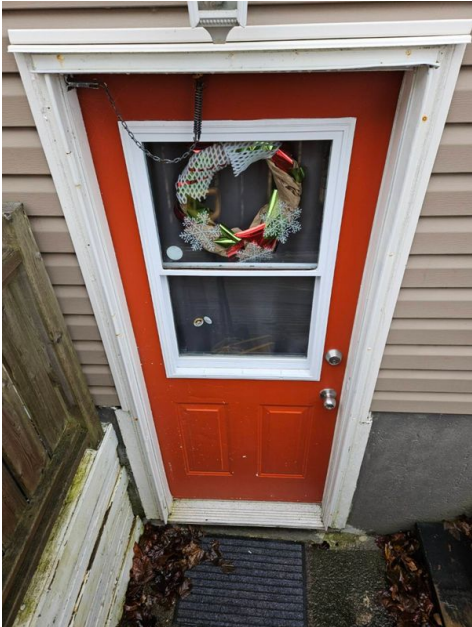
4.7.2 Doors

 Recommendation

BRICK MOLD DETERIORATED

BASEMENT

Surround trim and brick mold deteriorated. Recommend correction as required by qualified personnel to extend life of the door and aid in prevention of moisture entry.



4.7.3 Doors

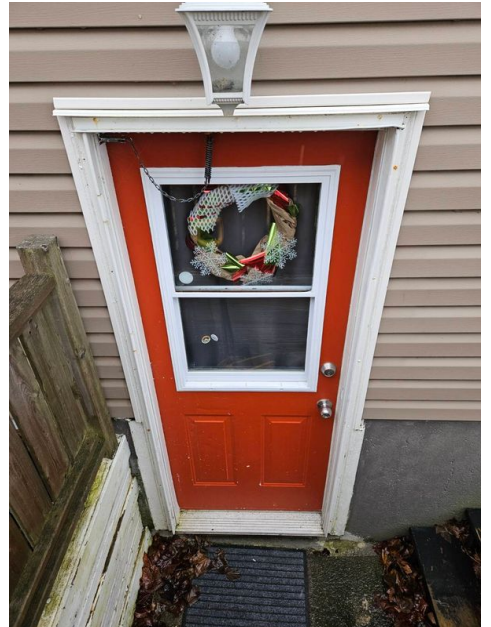
STORM DOOR REMOVED

BASEMENT

Storm door previously installed (not present). Noted for informative reasons. Note: Outlawing doors are not intended for installation at a stairwell to ensure that egress is not restricted.



Observation



4.8.1 Roof Drainage

DISCHARGE LOCATION

Downspout(s) discharge closer than recommended to the building. Noted per example(s). Recommend correction to direct water away from foundation wall(s) and aid in prevention of moisture entry.



Recommendation



4.8.2 Roof Drainage

LENGTH OF GUTTER

Consider installation of additional downspout(s) due length of the gutter for efficiency and to aid in prevention of ice damage.



Observation



4.9.1 Lot Grade and Drainage



Observation

EXTERIOR GRADE

Slopes towards the home. This is a common observation. May increase susceptibility to wear or moisture related issues in some circumstances. Client may choose to consult qualified personnel for further information or evaluation.



4.9.2 Lot Grade and Drainage



Recommendation

PREVIOUSLY DISTURBED

Surface non linear or previously disturbed. Recommend requesting disclosure to purpose from the vendor. Consult qualified personnel for further evaluation as required.



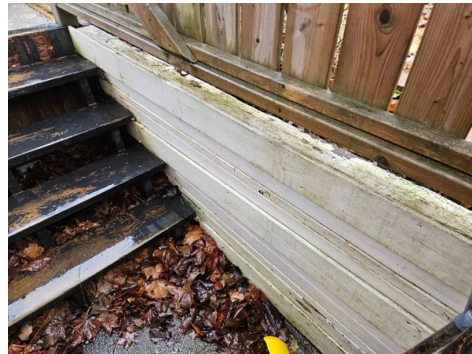
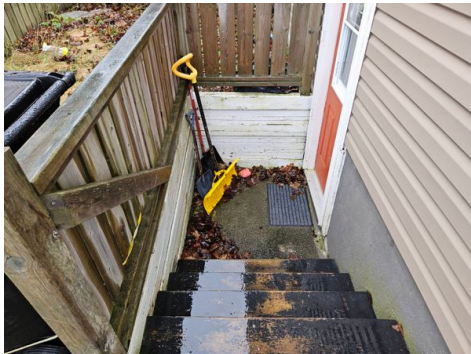
4.10.1 Stairwell



Recommendation

DEFLECTION OR DETERIORATION

Wood stairwell is aged. Evidence of deflection and prior repairs visible. Recommend further evaluation by appropriately qualified personnel.



4.10.2 Stairwell



Recommendation

DEBRIS

Drainage obstructed by debris. Recommend correction to prevent flooding.



4.11.1 Hand and Guard Rails



Recommendation

RAIL(S)

Not present or ineffective. Recommend correction as required by qualified personnel due safety.



4.11.2 Hand and Guard Rails



Observation

RAILS NOT PRESENT- CONSIDERATION

Consider provision by qualified personnel as a preventative measure.



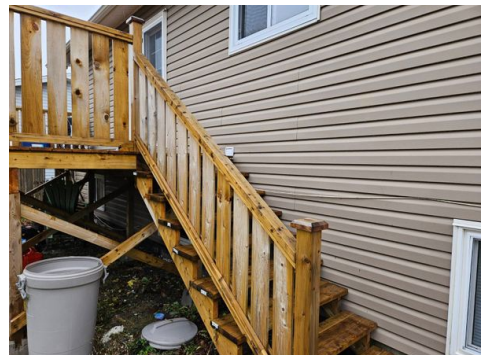
4.11.3 Hand and Guard Rails



Recommendation

HAND HOLD- GRASPABLE

Rail(s) do not provide a well graspable hand hold (common). Noted for safety. Client may choose to consult qualified personnel for further information.



4.12.1 Stairs

 Recommendation

NON TYPICAL DIMENSIONS

Rise non-uniform. Noted for safety. Client may choose to consult qualified personnel for further information.



4.12.2 Stairs


 Recommendation

WEAR

Wear or deterioration. Recommend correction as required by qualified personnel due safety.



4.16.1 Fencing

 Observation

NOT PLUMB

Not plumb. Recommend correction as required by qualified personnel to prevent wind damage.



4.16.2 Fencing

 Observation

GATES

Contact or difficult to operate. Recommend correction as required by qualified personnel.



5: STRUCTURE

Information

Attic Access Attic inspected from access hatch.	Crawl Space Access Inspected as Visible from Opening	Roof Framing Manufactured truss
Floor Framing Wood Joists	Foundation Poured Concrete	Wall Construction Wood Frame
Basement or Crawlspace Floor Earth		
General Photos Crawlspace		



Limitations

General
GENERAL
Storage, Vegetation, Insulation, Interior Finishes

General

CRAWLSPACE- ACCESS LIMITED

Access limited at some areas of the crawlspace due low height and the presence of wiring, plumbing, debris, etc.

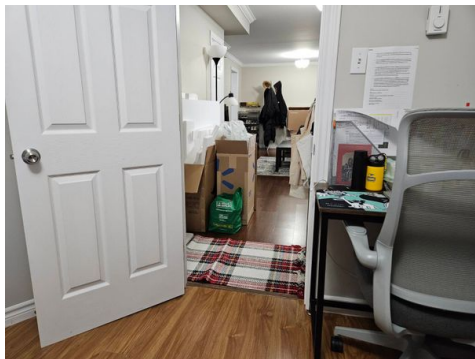
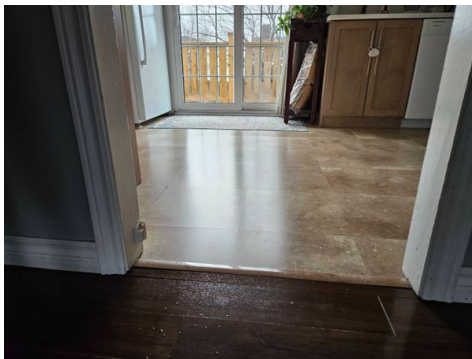
Conditions

5.1.1 Observations

Recommendation

FRAMING METHODS

Framing is not constructed per modern practices. Floors or framing appear not plumb or level at some areas. This is a common occurrence. Bridging, blocking, or strapping is not present between floor joists. Non typical framing or support methods at the subfloor above the crawlspace (a knee wall would typically be provided by modern practice). Noted per example(s). Recommend monitoring for future condition. Client may choose to consult qualified personnel for further information.



5.1.2 Observations

CRAWLSPACE VENTILATION

Recommendation

Evidence of elevated humidity at the crawlspace. Prior repairs visible at framing. Ventilation not observed. Recommend further evaluation by appropriately qualified personnel and correction as required to minimize humidity and to prevent future deterioration.



5.1.3 Observations

EARTH FLOOR EXPOSED

Recommendation

Vapour barrier is not present (common due age of the home). Recommend provision to provide separation from the earth and to minimize humidity.



5.1.4 Observations

DEBRIS

Recommendation

Noted per examples. Recommend removal by qualified personnel to facilitate safe access.



5.2.1 Foundation

CRACK(S)- COMMON

Recommendation

Noted per examples. Recommend monitoring for future condition. Client may choose to consult qualified personnel for further information or evaluation.

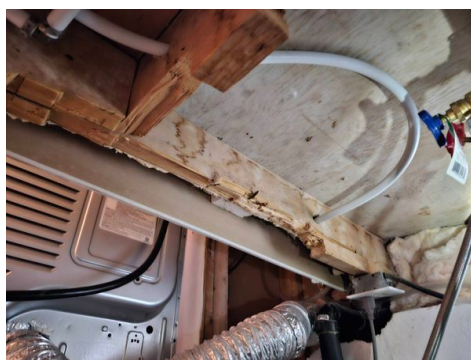
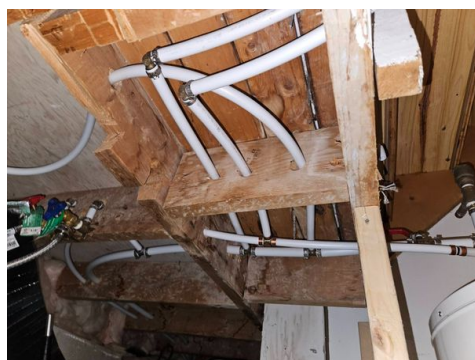


5.3.1 Floors

JOIST HANGERS NOT PRESENT BELOW LANDING

Observation

This is a common observation. Joists notched or altered. Recommend monitoring for future condition. Consult qualified personnel if required.



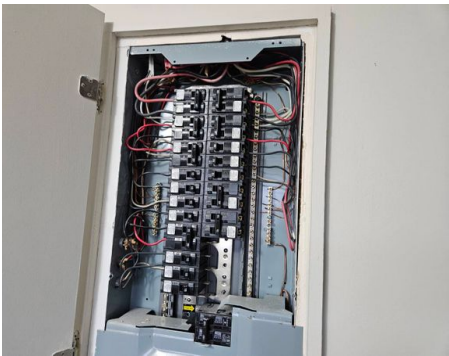
6: ELECTRICAL

Information

Service Entrance Underground	Service Size 125 amp 120/240v	2nd Service Size 100 amp 120/240v
Main Disconnect Size 125 amp Breaker, 100 amp Fuse (apparent)	Main Panel Size 125 amp Breaker, X2	Branch Wiring Copper, Grounded
Grounding Method Copper- Not Visible	GFCI Kitchen, Exterior, Bathroom, Tub Pump	AFCI Not Present (Typical Due Age)
Smoke and CO Detectors Present		

General Photos

Basement



General Photos

Main Floor



GFCI: Kitchen Near Basin

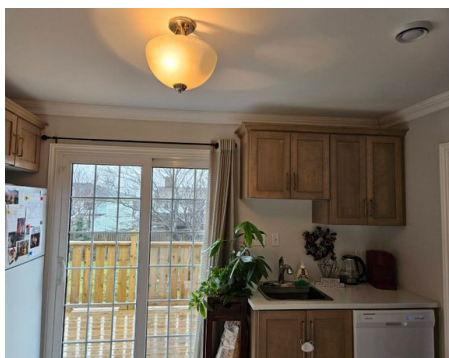
Basement

GFCI protection is not present at kitchen outlets in proximity of the basin. This is a common occurrence based on the age of the home. Recommend provision per modern practice due safety. Note: GFCI protection is present at other applicable locations in the home.



Indoor Lighting: Lighting Control

Interior lighting is not controllable from the rear entrance. Noted for informative reasons. Client may choose to consult a licenced electrician for further information.



Smoke and CO Detectors: Not Present at Bedroom(s)

Smoke detector(s) are not present at the bedrooms per modern practice. Recommend provision due safety. Note: Battery operated detectors are commonly observed at these locations.

Smoke and CO Detectors: Battery Operated

Detector(s) may not be of the hardwired type due to the age of the home in some circumstances.

Limitations

Description

INSPECTION LIMITED

Inspection limited by equipment in use, or storage at some areas.

Description

REPRESENTATIVE TESTING

A representative number of outlets, switches, and light fixtures were tested.

Description

PANEL LABELING

Panel cover 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 due safety.

Description

MAIN DISCONNECTS

Service entrance and main disconnect panels are not opened during a home inspection as it is necessary to shut off power to the home. Consult a licenced electrician for further evaluation if required.

Description

DETECTORS

Smoke and or/carbon monoxide detectors are not removed during a home inspection. It is strongly recommended that upon possession you consult the municipality to ensure detectors are provided in required locations, ensure that they are functioning, and within calendar expiration periods. Detectors are required to be tested at regular intervals.

Conditions

6.1.1 General

COVER(S) WORN

Recommend replacement.



6.1.2 General

UNIDENTIFIED EQUIPMENT

Recommendation

Breaker turned off. Purpose is not apparent. Recommend requesting disclosure from the vendor. Consult a licenced electrician as required. Note: Possibly utilized by a prior swimming pool installation.



6.2.1 Service Entrance



Observation

RUST PRESENT

Rust observed. Recommend monitoring for future condition. Consult a licenced electrician if required.



6.2.2 Service Entrance



Recommendation

CLAMPS

Not present. Recommend provision as required by qualified personnel.



6.2.3 Service Entrance

DRAIN HOLES NOT PRESENT

Drain holes are not visible at low point(s). Recommend correction as required by a licenced electrician.



Recommendation



6.5.1 Breaker Panel

AFTERMARKET COVER

MAIN FLOOR

An aftermarket cover is provided. Noted for informative reasons. Client may choose to consult a licenced electrician for further information.



Observation



6.5.2 Breaker Panel

RUST OR CORROSION

MAIN FLOOR

Rust or corrosion observed. Recommend further evaluation by a licenced electrician due fire safety.



Recommendation



6.5.3 Breaker Panel

ABANDONED WIRING

BOTH

Unused wiring is not well terminated. Recommend correction by a licenced electrician due fire safety.

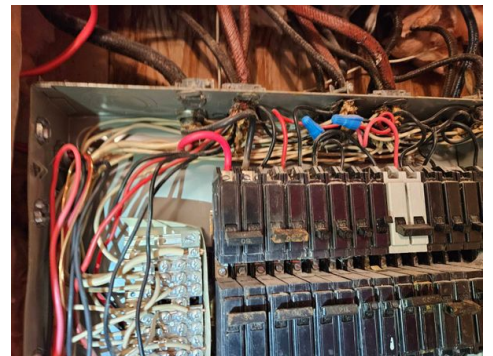


6.5.4 Breaker Panel

BREAKER SIZE

MAIN FLOOR

Oven circuit appears protected by protected by 60 amp breakers. 40 amp breakers are typically observed. Recommend further evaluation of suitability by a licenced electrician due fire safety.



6.5.5 Breaker Panel

OVERSIZE BREAKER

MAIN FLOOR

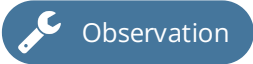
14 gauge wiring is protected by 20 amp breaker(s). Recommend correction as required by a licenced electrician due fire safety. Note: The circuit appears not presently in use.



6.8.1 Outlets

LOCATED ABOVE HEATER

Outlet(s) installed above baseboard heater. This is a common observation, however not a preferred location as extension cords may come into contact with the heater. Noted due fire safety. Client may choose to consult a licenced electrician for further information.



6.8.2 Outlets

RECEPTACLE(S) OBSTRUCTED

MAIN FLOOR HALL

Recommend correction as required by a licenced electrician.



6.11.1 Branch Wiring
BRANCH WIRING

 Recommendation

Not well secured. Exposed or improper connections. Covers not present. Insulation damaged. Noted per examples. Recommend further evaluation and correction as required by a licenced electrician due fire safety.



6.13.1 Outdoor Lighting
RUSTED OR DAMAGED

 Recommendation

Fixture(s) rusted or damaged. Recommend replacement by qualified personnel.



7: PLUMBING

Information

Supply System Type Public	Main Waste Cleanout Crawlspace	Water Heater Type Conventional Electric, 40 gallon, x 2
Water Heater Age 2023	Floor Drain None observed (earth floor)	Supply Plumbing Pex Majority, Copper Minor
Waste Plumbing ABS	Sump Pump None Observed	Not Inspected as Part of a Home Inspection Relief or Shut Off Valves, Concealed Plumbing, Tub or Basin Overflows

Water Heater Comments: Water Alarm

Consider installation of a water alarm in proximity of water heater(s) to aid in prevention of water damage.



Limitations

Description

STORAGE OR APPLIANCES

Inspection limited by storage or appliances at some locations.

Description

BACK WATER VALVES

Back water valve condition or function is not evaluated as part of a home inspection.



Conditions

7.1.1 Disclosure

UNIDENTIFIED SHUT OFF VALVE

BASEMENT KITCHEN

Possibly a shut off for the basement plumbing fixtures. Recommend requesting disclosure from the vendor for informative reasons. Consult qualified personnel if required.


 Recommendation



7.2.1 General

EVIDENCE OF PRIOR MOISTURE- MONITOR

No moisture noted at the time of viewing. Recommend monitoring for future evidence. Consult a licenced plumber if required.

 Observation



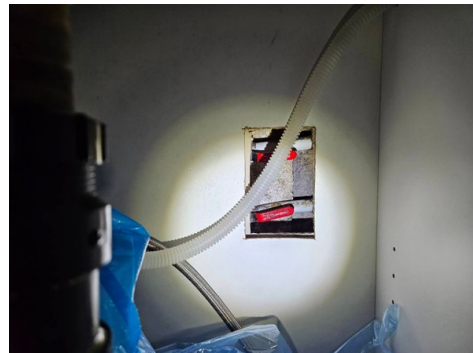
7.3.1 Main Shut Off



Recommendation

NOT VERIFIED

Location of the main water shut off and pressure regulator was not verified. Access to the front of the crawlspace was limited by low height. Readily accessible shut off valves appear to be located at the basement kitchen cabinet. Recommend provision of access to the main entrance equipment by qualified personnel. Consider provision of an access panel through the sub floor.



7.6.1 Supply Plumbing



Recommendation

INSULATION NOT PRESENT**CRAWLSPACE**

Insulation is not present at plumbing located at the crawlspace. Recommend provision as required by qualified personnel to prevent freezing.



7.7.1 Waste Plumbing



Recommendation

LEAKAGE VISIBLE

Moisture visible at waste plumbing beneath the basement bathroom. Not well supported. Recommend correction as required by a licenced plumber to due sanitary reasons.



7.7.2 Waste Plumbing



Observation

TRAP(S) AT UNHEATED AREA

Waste plumbing trap(s) located at unheated areas may be susceptible to freezing. Client may choose to consult a licenced plumber for further information.



7.9.1 Venting

NOT CONFIGURED TO MODERN STANDARDS

Waste plumbing and venting is not configured to modern standards. This is a common occurrence due to the age of the home. Fixtures appear located further than recommended from venting. Recommend monitoring for proper function. Client may choose to consult a licenced plumber for further information.



7.11.1 Water Heater Comments

VACUUM RELIEF VALVE NOT VISIBLE

A vacuum relief valve is not visible at the inner (second) water heater tank supply line as typically observed. Recommend provision by a licenced plumber to prevent possible water damage.



7.12.1 Water Heater Age and Condition

TANK AGE

The data plate is not present. Unable to verify the age of the tank. Recommend requesting disclosure from the vendor. Consult a licenced plumber for further evaluation as required.



7.15.1 Bathroom

MOVEMENT AT TOILET BASE

BASEMENT

Movement observed at the toilet base and floor intersection(s). Recommend correction by a licenced plumber to prevent water damage.



Recommendation



7.15.2 Bathroom

DEFLECTION AT SUB FLOOR

MAIN BATHROOM

Movement at the toilet base and floor intersection. Deflection observed at sub floor. Recommend correction as required by qualified personnel. Note: Concealed water damage may be present.



Recommendation



7.15.3 Bathroom

POP UP DRAIN(S)

BASEMENT

Ineffective. Recommend correction.



Observation



7.15.4 Bathroom



Observation

OVERFLOW NOT PRESENT

BASEMENT

An overflow drain is not present at the basin(s). There is a susceptibility for overflow if left unattended. Client may choose to consult qualified personnel for further information.



7.16.1 Tub or Shower Fixtures



Recommendation

MOVEMENT AT FIXTURE OR FAUCET

MAIN FLOOR

Recommend correction as required by a licenced plumber to prevent water damage.



7.16.2 Tub or Shower Fixtures

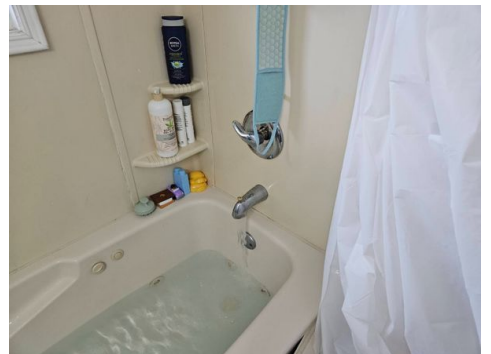


Observation

NOISY DURING OPERATION

MAIN BATHROOM

Fixture is slightly noisy during operation. Noted for informative reasons. Client may choose to consult a licenced plumber for further information.



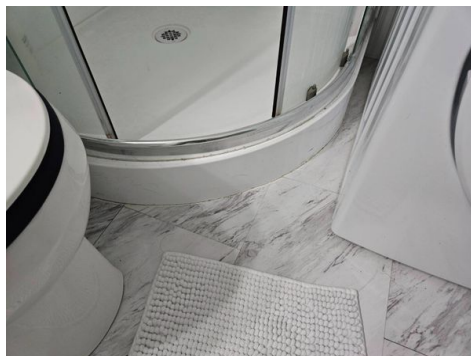
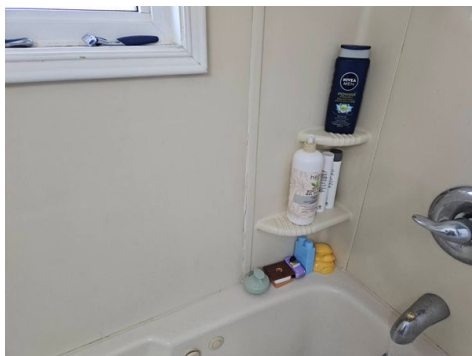
7.17.1 Tub or Shower Enclosures



Observation

CAULKING RECOMMENDED

Worn, voids, or not present. Noted per examples. Recommend provision to prevent water damage.



7.17.2 Tub or Shower Enclosures

LEAKAGE AT SHOWER

BASEMENT

Glazing or base intersections. Door hardware worn. Recommend correction as required by qualified personnel to prevent water damage.

 Recommendation



7.17.3 Tub or Shower Enclosures

PRIOR EVIDENCE OF SPILLAGE- TUB

MAIN FLOOR

Prior staining visible. Recommend monitoring for future condition. Consult qualified personnel if required.

 Observation



7.17.4 Tub or Shower Enclosures

ENCLOSURE WALLS

MAIN BATHROOM

Aged. Cracks present. Openings and water damage visible at the window surround. Recommend correction as required by qualified personnel to prevent water damage. Concealed water damage may be present.



Recommendation



7.18.1 Kitchen

HIGH LOOP NOT PRESENT

BOTH

A high loop is not present at the dishwasher drain hose as commonly recommended. Consider provision by qualified personnel.



Observation



7.19.1 Laundry

UNIDENTIFIED MOISTURE

MAIN FLOOR LAUNDRY

Evidence of moisture noted on top of the storage container in proximity of the washer stand pipe. Non typical tape installation. Height of stand pipe less than typically observed. Recommend correction as required by a licenced plumber to prevent water damage.



Recommendation



8: HEATING

Information

Fuel Type	System Type
Electric	Baseboard, Fan Assisted, Convective

Conditions

8.6.1 Electric Heating

DISPLAY BLANK

MAIN FLOOR KITCHEN

Display blank. Heater did not respond. Recommend requesting disclosure from the vendor. Consult a licenced electrician for further evaluation as required.


 Recommendation



8.6.2 Electric Heating

RUST PRESENT

Various. Recommend monitoring for future condition. Consider painting for cosmetic reasons.

 Observation



8.6.3 Electric Heating

NOT WELL SECURED

MAIN FLOOR KITCHEN

Heater(s) not well secured. Improper wiring connections. Recommend correction as required by a licenced electrician.



Recommendation



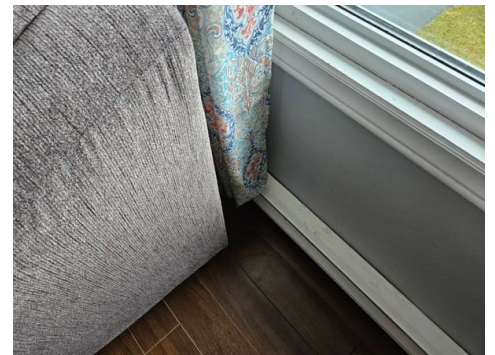
8.6.4 Electric Heating

CURTAINS

Curtains are closer to heater(s) than recommended for fire safety. Recommend correction as required.



Recommendation



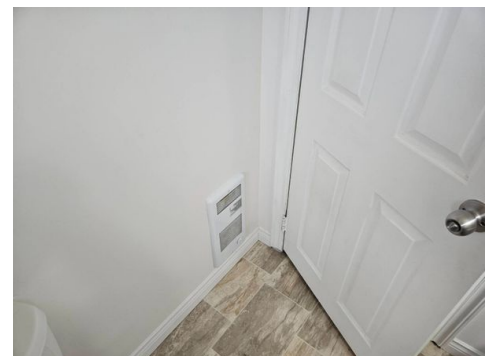
8.6.5 Electric Heating

LOCATED BEHIND DOOR

It's preferred heater(s) are not located behind a door due fire safety. Recommend correction as required.



Recommendation



9: MECHANICAL VENTILATION

Information

Bath Exhaust Method

Exhaust Fan(s)

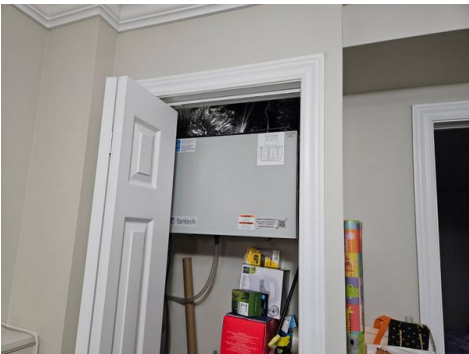
Kitchen Exhaust Method

Range Hood, Recirculating

Ventilation System Type

Heat Recovery Ventilators

Note: Both HRV's appear recently replaced. Noted for client courtesy.




Conditions

9.2.1 Exterior Vents and Ducting

DEBRIS AT INLET SCREEN

Recommend cleaning.

 Observation



9.2.2 Exterior Vents and Ducting

INLET VENT CLEARANCE

HRV exterior inlet vent distance to exhaust vent(s) less than recommended. Noted for efficiency.

 Observation



9.2.3 Exterior Vents and Ducting



Observation

**AFTER MARKET WEATHER HOOD(S)-
CONSIDERATION**

After market weather hoods are available to install over HRV inlet vent(s). Consider provision to minimize the potential for snow or moisture ingestion.



9.3.1 Interior Vents and Ducting



Observation

NOT PRESENT AT ALL BASEMENT ROOMS

HRV vents not present at all basement rooms. Noted for efficiency.

9.4.1 Heat Recovery Ventilator



Recommendation

CLEANING RECOMMENDED

MAIN FLOOR

Unit and Filters require cleaning (common). Recommend servicing by a qualified HVAC technician.



9.4.2 Heat Recovery Ventilator

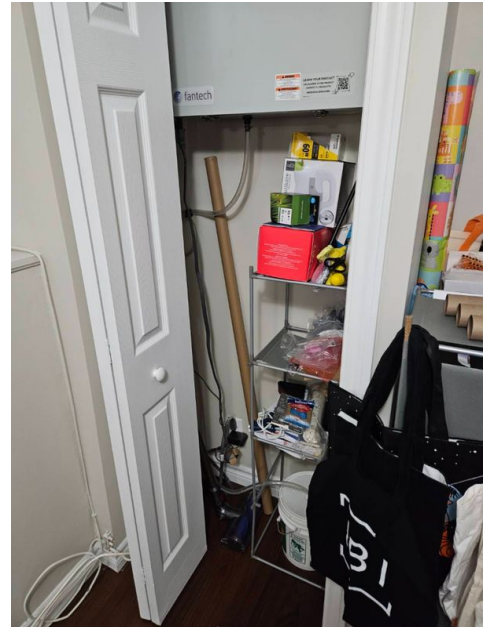


Observation

DISCHARGES INTO A CONTAINER

BASEMENT

Condensate drain line discharges into a container (common). Consider discharging through an opening in the subfloor to the crawlspace per modern practice to aid in prevention of spillage.



9.7.1 Kitchen Exhaust



Recommendation

RE-CIRCULATION GRILLE NOT PRESENT

BASEMENT

A grille not present at the range hood to allow re-circulation of air (airflow is restricted). This model of range hood appears intended to be vented to the exterior through a duct and weather hood only. Recommend correction as required by qualified personnel.



9.7.2 Kitchen Exhaust



Observation

FILTER(S)

BASEMENT

Not clean. Recommend cleaning or replacement as required.



10: INSULATION AND VENTILATION

Information

Attic Insulation Type Fiberglass	Vapour Barrier Type Kraft Paper	Attic Insulation Amount R 32 - R 40
Attic Ventilation Ridge, Gable, Soffit	Wall Insulation Type Fiberglass at Spot Check(s), Styrofoam at Spot Check(s)	Crawlspace Ventilation None observed
Crawlspace Insulation None observed		
General Attic Photos		



Limitations

General

GENERAL

Insulation, Storage, Interior Finishes

General

LIMITED ACCESS

Inspection limited at areas identified in the Structural section of the report body.

General

NOT VISIBLE

Not visible where concealed by wall, floor, or ceiling finishes.

Conditions

10.1.1 Observations

DARKENING OR DISCOLOURATION

 Recommendation

Darkening or discolouration observed. This is a common observation based on the age of home. Client may choose to have further evaluation completed by qualified personnel. Refer to attic ventilation comments.



10.2.1 Attic Insulation

HATCH PLUG NOT INSULATED

 Observation

The access hatch plug is not well insulated and weather stripped. Recommend improvement for efficiency.



10.2.2 Attic Insulation



Observation

HATCH DIMENSIONS

Attic hatch dimensions are less than modern practice. Noted for client courtesy. Consider enlargement by qualified personnel.



10.3.1 Attic Ventilation



Recommendation

SOFFIT VENTILATION

Attic soffit ventilation appears less than recommended by modern practice (common due age of the home). Recommend correction or upgrade as recommended by qualified personnel to ensure adequate airflow.



10.4.1 Vent Conditions



Recommendation

GABLE AND RIDGE VENTING PRESENT

Gable ventilation is commonly not present when ridge venting is installed (appears redundant). Recommend enclosing to aid in prevention of moisture entry during periods of high wind. Client may choose to consult a qualified roofer for further information.



10.5.1 Wall Insulation



Recommendation

EXPOSED STYROFOAM

Exposed Styrofoam insulation observed (area unfinished). Noted due fire safety. Client may choose to consult qualified personnel for further information.



10.5.2 Wall Insulation

NOT INSULATED TO MODERN STANDARDS

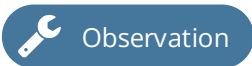
The basement walls are not insulated to modern standards where visible (typical due age of the home). Noted for efficiency. Client may choose to consult qualified personnel for further information.



10.7.1 Unheated Floors

NOT INSULATED

The floor above the crawlspace is not insulated. Noted due efficiency. Client may choose to consult qualified personnel for further information.



11: INTERIOR

Information

Not Inspected as Part of a Home Inspection

Cosmetic Items, Seasonal Accessories, Appliances, Door Bells, Ancillary Devices, Security Systems

Ceiling Type

Drywall

Wall Type

Drywall

Window Type

Casement, Vertical Sliding, Horizontal Sliding, Vinyl Frame, Double Glazing

Door Type

Metal, Hinged, Sliding Glass

Environmental: Asbestos**General Comment**

In buildings 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.

Limitations

General

APPLIANCES

Non fixed appliances are not operated, moved, inspected, or commented on as part of a home inspection.

General

SMOKE AND CO DETECTORS

Smoke and Carbon monoxide detectors if present are not removed or tested as part of a home inspection.

General

PERIMETER DRAINAGE TILE

Perimeter drainage tile and effectiveness if installed is not visible or commented on as part of a home inspection.

General

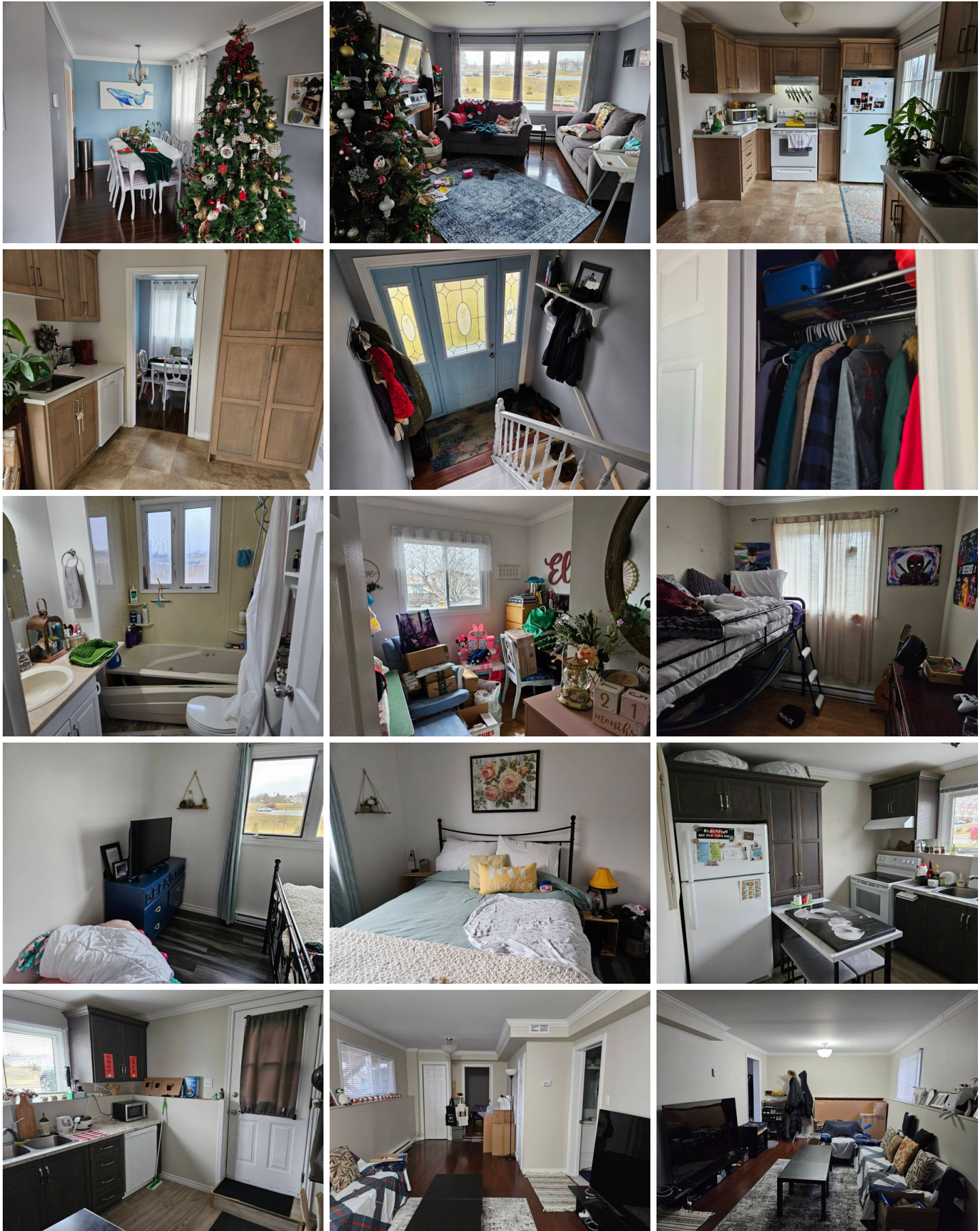
SPECIALIZED USE

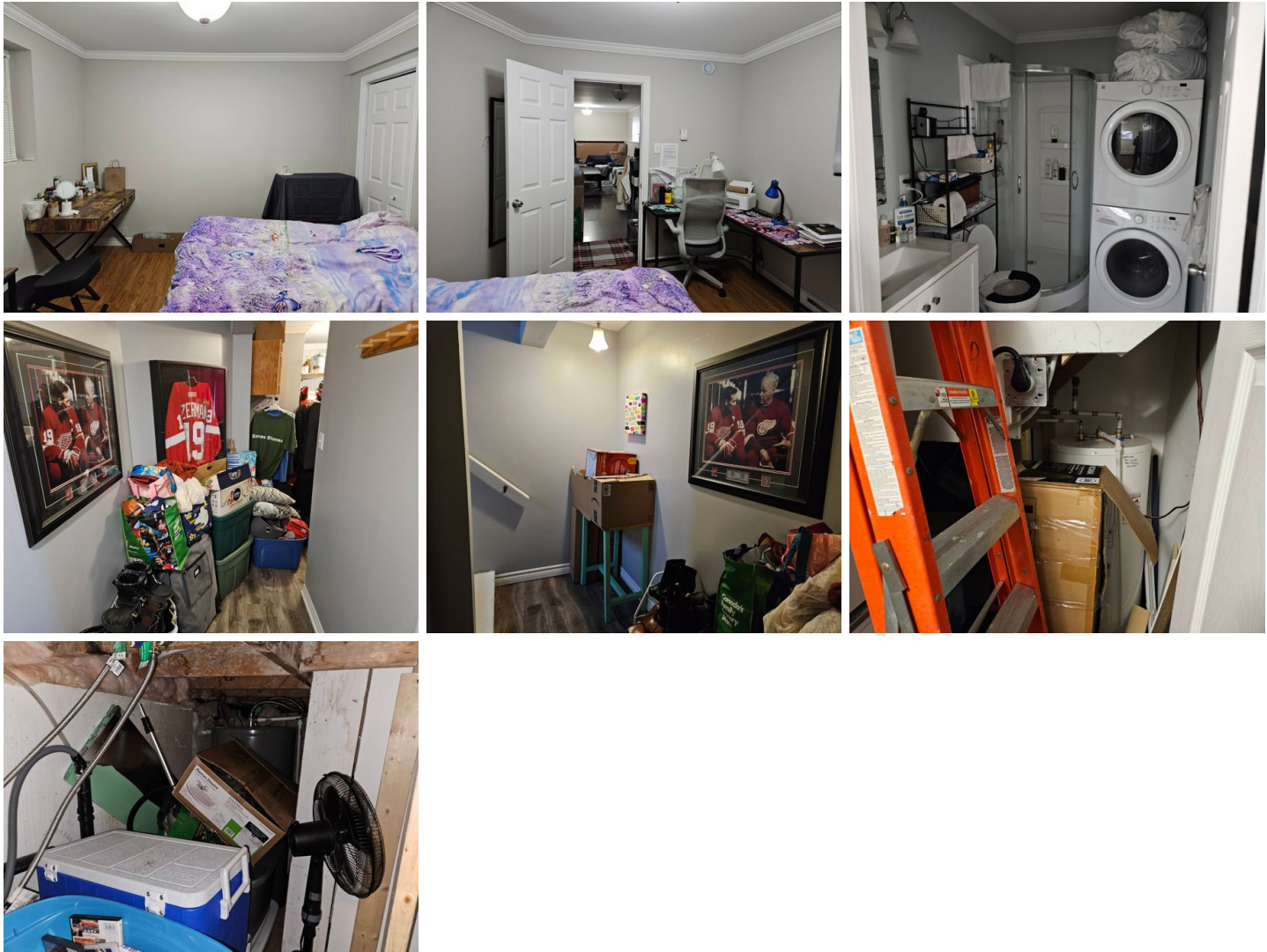
Suitability for use as a multi unit dwelling or other specialized purpose is not evaluated or commented on as part of a home inspection. Client may choose to consult qualified personnel for further information.

General

STORAGE, FURNISHINGS, OR APPLIANCES

Inspection limited by storage, equipment, furnishings, etc. at some areas. Noted per example(s) or as visible throughout the report body.





Conditions

11.2.1 Environmental

DEHUMIDIFIER OBSERVED

Recommendation

This is a common observation. Recommend requesting disclosure from the vendor to any prior moisture related issues. Consult qualified personnel for further evaluation as required.



11.2.2 Environmental

DISCOLOURATION- HRV

Evidence of humidity or discolouration observed at windows or not well heated areas. Recommend cleaning and ensure that the HRV's are operated on the correct setting. Recommend monitoring for future evidence. Consult qualified personnel if required. Note: Both HRV's were turned off, or not in use by the occupants at the time of viewing.

 Observation



11.3.1 General

WATER DAMAGE

Prior water damage or discolouration observed at finishes. Recommend further evaluation and correction as required by qualified personnel. Concealed water damage may be present.

 Recommendation

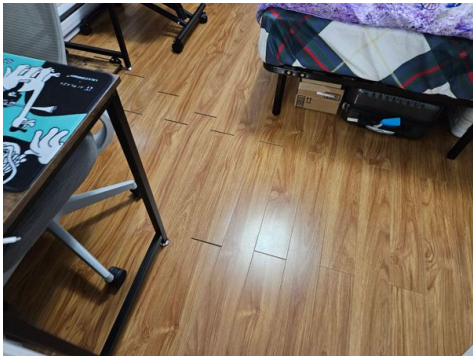
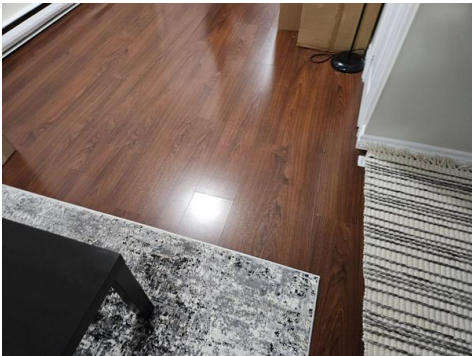
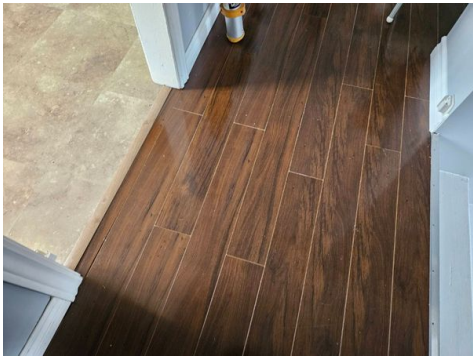


11.6.1 Floors

FLOORING CONDITIONS

These may include items such as wear, gaps, moisture damage, buckling, wrinkles, etc. Noted per example(s) for informative reasons.

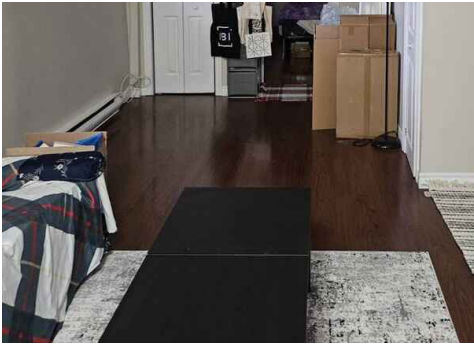
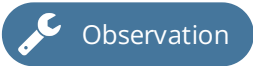
 Observation



11.6.2 Floors

DEFLECTION-COMMON

Deflection observed at some areas of stairs, flooring, or sub floor (common). Noted for informative reasons. Client may choose to consult qualified personnel for further information.

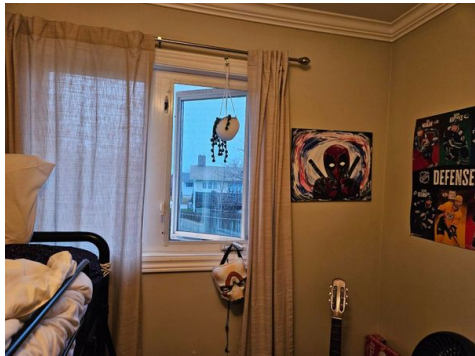
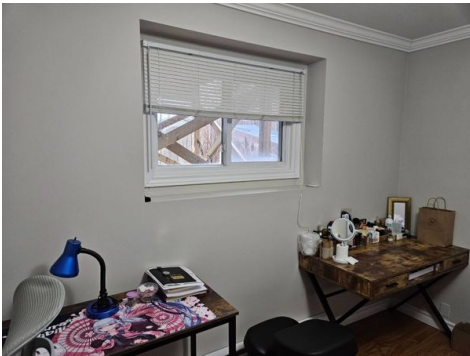


11.7.1 Windows

DIMENSIONS AT BEDROOM

BASEMENT, MAIN FLOOR REAR

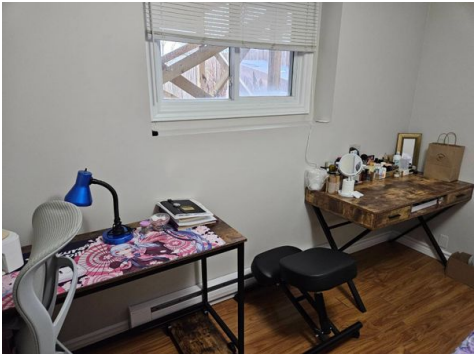
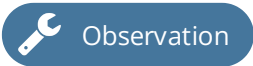
Bedroom window opening dimensions are less than the modern egress requirements. Noted for safety. Client may choose to consult qualified personnel for further information.



11.7.2 Windows

WINDOW HEIGHT

Height of basement window(s) from the floor greater than recommended by modern practice without suitable means of access such as furniture, if utilized as a bedroom. Noted per examples due safety. Client may choose to consult qualified personnel for further information.



11.7.3 Windows

LATCH EXTENSIONS

VARIOUS

Worn. Recommend correction by qualified personnel.



Observation



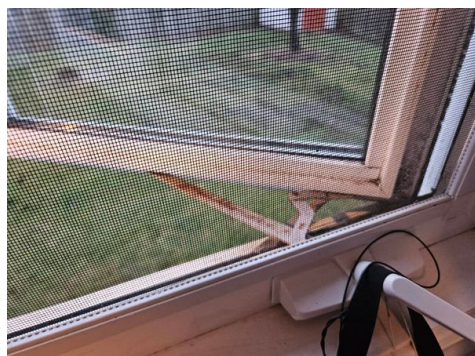
11.7.4 Windows

HARDWARE WORN

Main bathroom, dining room, living room, rear bedroom. Hardware is worn or inoperable. Recommend correction as required by qualified personnel.



Recommendation



11.7.5 Windows

FAILED INSERT SEAL

DINING ROOM

Condensation observed between panes due failed insert seal at window(s) (common). This is primarily a cosmetic condition. Client may choose to consult qualified personnel for further information or repair.



Recommendation




11.7.6 Windows

WEATHER STRIPPING

BEDROOMS

Worn. Recommend correction due efficiency.

 Observation



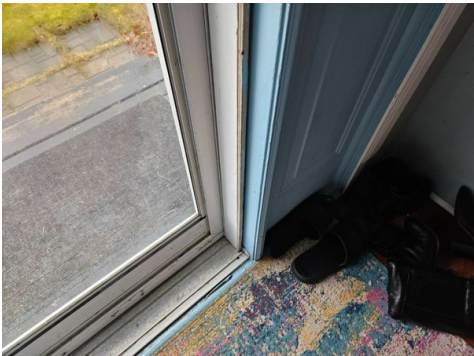
11.8.1 Exterior Doors

WEATHER STRIPPING

FRONT

Weather stripping aged or worn. Recommend correction as required for efficiency and to aid in prevention of moisture entry.

 Observation



11.8.2 Exterior Doors

EVIDENCE OF PRIOR MOISTURE

BASEMENT

Staining or evidence of prior moisture observed. Weather stripping appears aged or ineffective. Recommend correction as required by qualified personnel.

 Recommendation



11.8.3 Exterior Doors

SWEEP CONTACTS SILL

FRONT

Recommend adjustment or improvement as required.

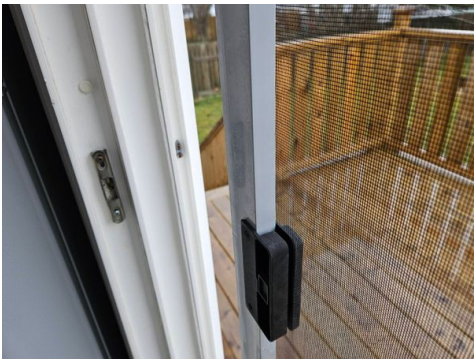
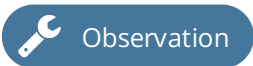


11.8.4 Exterior Doors

HARDWARE WORN

REAR

Recommend repair or replacement as required.



11.8.5 Exterior Doors

FAILED INSERT SEAL

REAR

Condensation observed between panes due failed insert seal at window(s) (common). This is primarily cosmetic. Noted for informative reasons. Client may choose to consult qualified personnel for further information or repair.



11.8.6 Exterior Doors

STORM DOOR HARDWARE

FRONT

Worn or incomplete. Recommend correction by qualified personnel.

 Observation



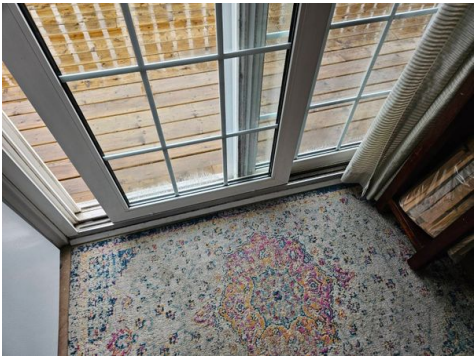
11.8.7 Exterior Doors

SLIDING DOOR OPERATION

REAR

Slight resistance during operation. Recommend adjustment or correction as required by qualified personnel.

 Recommendation



11.9.1 Interior Doors

DOOR STOPS

Door stops are not present at some locations. Recommend provision to prevent damage to wall finishes.

 Observation



11.9.2 Interior Doors

BEDROOM DOOR KNOB(S)

Bedroom door knobs are not privacy (locking) type, or a latch is not present at some locations (personal preference). Noted for privacy.

 Observation




11.9.3 Interior Doors

HARDWARE

VARIOUS

Hardware worn or not present. Recommend correction as required.

 Observation



11.11.1 Hand and Guard Rails

MOVEMENT NOTED

Movement at the rail. Recommend correction by qualified personnel due safety.

 Recommendation



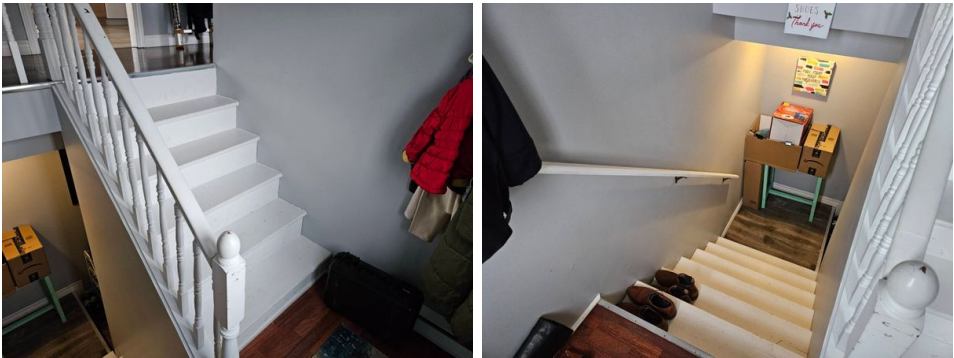
11.12.1 Stairs

NOT CONSTRUCTED TO MODERN STANDARDS

STAIRS

Headroom is less than recommended. Rise is non uniform, or non typical dimensions. Not level, etc. Noted for safety. Client may choose to consult qualified personnel for further information.

 Recommendation



11.14.1 Crawlspace Moisture

CRAWLSPACE GENERAL

Earth floor crawl spaces may be susceptible to moisture entry under some circumstances due to construction and drainage methods. Recommend requesting disclosure from the vendor to the presence of any prior moisture related occurrences. Client may choose to consult qualified personnel for further information or evaluation.

 Recommendation



11.15.1 Cabinets

SURFACE JOINTS- CONSIDERATION

Surface joint(s) are not caulked. Consider caulking to aid in prevention of possible water damage. Note: This is often not completed due to personal preference for cosmetic reasons.

 Observation



11.16.1 Dryer Duct

DUCT NOT WELL ROUTED

BASEMENT

Dryer duct. Recommend correction by qualified personnel due fire safety.

 Recommendation

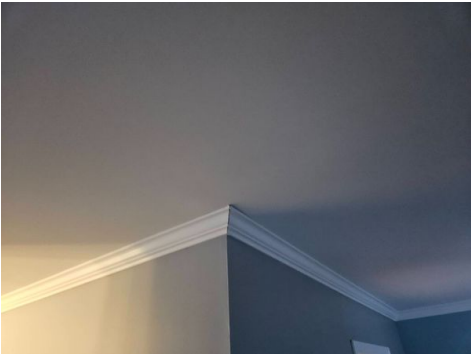
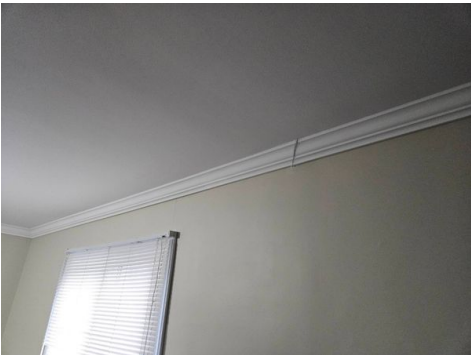


11.17.1 Additional Comments

MINOR OR COSMETIC ITEMS

Cracking at drywall or plaster joints, nail pops, minor wear, finishes incomplete, etc. were observed at some locations. These appear to be cosmetic in nature. Noted per examples for client courtesy.

 Observation



11.17.2 Additional Comments

SCREEN(S) NOT PRESENT OR WORN

Noted per examples for client courtesy. Recommend provision as applicable.



Observation



12: THERMAL IMAGING

Information

General: Scope of Scan

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 identification of areas of the building where moisture intrusion may be present, or issues with thermal efficiency may exist. A Thermal Imaging Scan is a "snapshot in time" and only provides information regarding the conditions present in at the time of the 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 items such as ineffective weather stripping, air leakage at exterior doors, electrical outlets, etc. We do not comment on typical characteristics of a home based on the age and construction methods. An example would be gaps between batts of fiberglass insulation, or voids at attic eave areas.

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.

Limitations

General

STORAGE OR EQUIPMENT

Inspection limited by equipment, storage, or furnishings at some areas.

Conditions

12.1.1 General

GENERAL OBSERVATIONS



Observation

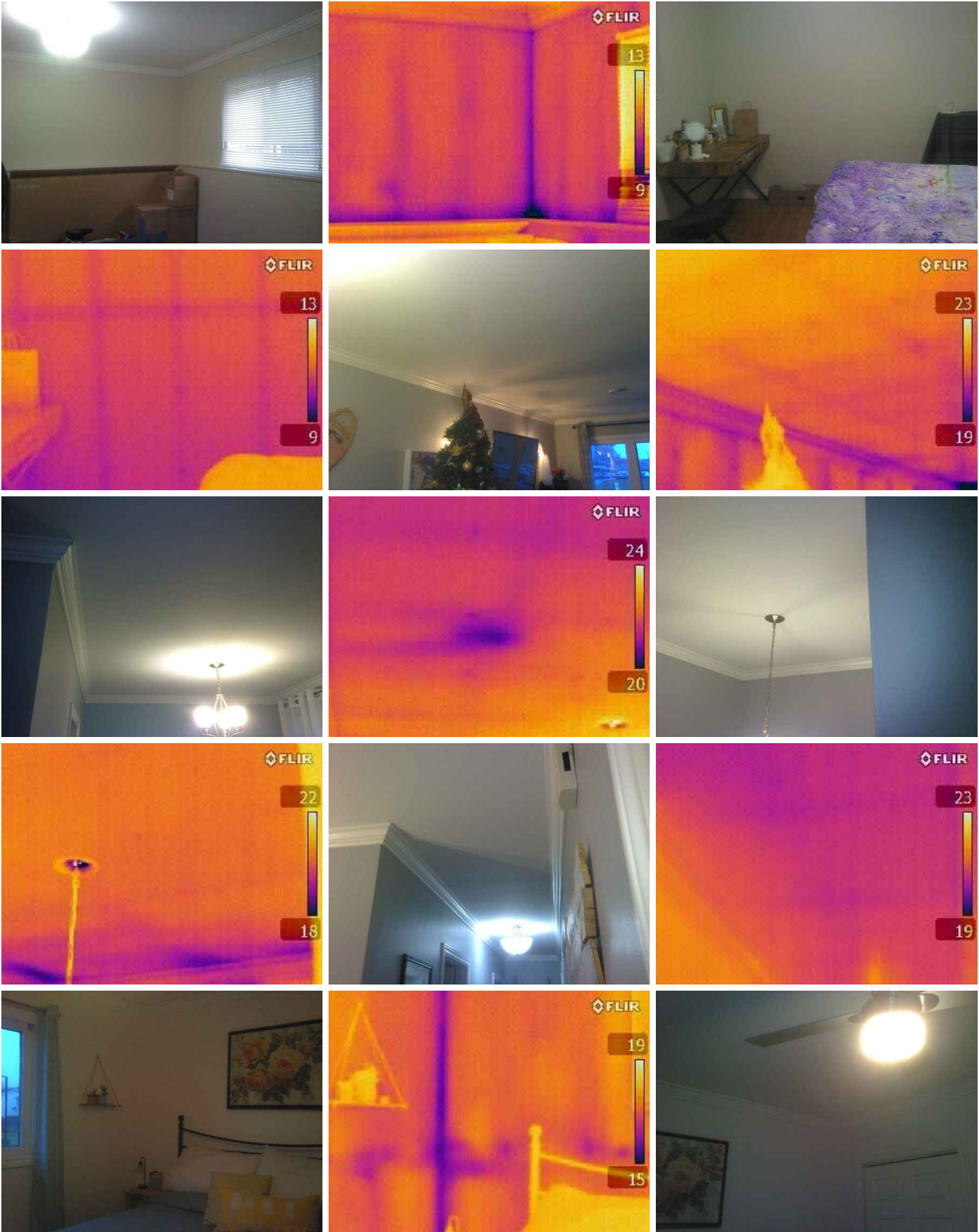
No items of significance, except as reported in other areas of the report body were observed by thermal imaging at time of the inspection in the opinion of the inspector.

12.1.2 General

TYPICAL VOIDS

 Observation

General photos. Typical gaps or voids observed at some locations. This is a common occurrence due to the age of the home. Images provided for informative reasons.





13: END OF REPORT

Information

End of Report

Thank you for allowing us to complete your home inspection.

If you have any questions, or require further clarification in any way please contact us immediately at (709) 765-0091 or by email at info@safeandsoundresidential.com.