

## Property Inspection Report



**62 Haddad Drive  
Lower Sackville, NS**

Inspection prepared for: David Langstroth

Real Estate Agent: -

Date of Inspection: 8/14/2024      Inspection Time: 2:00 pm

Inspector: Stephen Thompson  
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# Report Summary

The summary below consists of findings that have been determined to be i) a safety hazard ii) a deficiency requiring a measurable expense to correct or iii) concerns that need to be drawn to your attention. This summary is not a complete listing of all findings in the report and reflects the opinion of the inspector. Please review all pages of the report as this summary alone does not explain all of the issues. All repairs should be done by a licensed and bonded trades person or qualified professional

Exterior		
Page 7 Item: 5	Deck/ Stairs/ Railings	<ul style="list-style-type: none"> <li>• SAFETY: Some balusters spaced too far apart; by today's standards, balusters (spindles) at decks and steps should be spaced no more than 4" apart for the safety of small children</li> </ul>
Electrical		
Page 15 Item: 8	Lighting, Fixtures, Switches, Outlets	<ul style="list-style-type: none"> <li>• SAFETY: The exterior <b>GFC</b> receptacle is missing cover; water can enter receptacle and create a short. Recommend replacing cover immediately</li> </ul>
HVAC		
Page 19 Item: 3	Thermostat(s)	<ul style="list-style-type: none"> <li>• SAFETY: Cover missing on garage thermostat; this is an electrical hazard. Recommend replacement ASAP</li> </ul>
Page 22 Item: 10	Heat Recovery Ventilator/Air Exchanger	<ul style="list-style-type: none"> <li>• HEALTH: <b>HRV</b> was unplugged and not in use at time of inspection; these units are intended to run continuously to maintain air quality in the home and reduce the potential for moisture accumulation. Recommend HRV be plugged in set to run continuously to improve environmental conditions in home</li> </ul>
Interior		
Page 24 Item: 4	Windows	<ul style="list-style-type: none"> <li>• Cloudiness/condensation observed in main bathroom and garage thermopane double glazed windows; this is an indication of a failed seal and is primarily cosmetic in nature. A qualified window specialist should be contacted if the condensation begins to corrode frame</li> </ul>
Page 25 Item: 5	Interior Doors	<ul style="list-style-type: none"> <li>• SAFETY: Current standards require that man doors between garage and home have an auto closure to prevent door being left open and potential exhaust vapours from entering home. Recommend that an auto closure be installed.</li> </ul>
Kitchen / Appliances / Fixtures		
Page 32 Item: 9	Dryer/Vent	<ul style="list-style-type: none"> <li>• SAFETY: Vent louvers/pipe partially blocked with lint; this is a fire hazard. Recommend cleaning</li> </ul>

# Report Interpretation, Limitations and Exclusions

## INTERPRETATION

**RED text:** Denotes deficient components or conditions which need more prompt attention, repair, or replacement. These comments typically relate to safety, health or environmental concerns and for convenience, are included in the Report Summary section at the beginning

**Green hi-lited text:** Hovering over text will explain terms that may be unfamiliar; these terms are also included in a Glossary at the end of the report

\*\*\*All location references are made from the front of the property

## GENERAL LIMITATIONS AND EXCLUSIONS

### A. General limitations:

Inspections performed in accordance with these Standards of Practice are not technically exhaustive and will not identify concealed conditions or latent defects. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their attached garages or car ports.

### B. General exclusions:

Inspectors are **NOT** required to determine:

- the condition of systems or components which are not readily accessible.
- the remaining life of any system or component.
- the strength, adequacy, effectiveness, or efficiency of any system or component.
- the causes of any condition or deficiency.
- the methods, materials, or costs of corrections.
- future conditions including, but not limited to, failure of systems and components.
- the suitability of the property for any specialized use.
- compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
- the market value of the property or its marketability.
- the advisability of the purchase of the property.
- the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
- the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
- the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
- the operating costs of systems or components.

Inspectors are **NOT** required to inspect or operate:

- underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether -abandoned or active.
- systems or components which are not installed.
- decorative items.
- systems or components located in areas that are not entered in accordance with these Standards of Practice.
- detached structures.
- common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.
- any system or component which is shut down or otherwise inoperable.
- any system or component which does not respond to normal operating controls.
- shut-off valves.

# Inspection Conditions

## 1. Home Type

- Single family home
- Detached
- Split entry

## 2. Age

- 20-30 yrs

## 3. Purpose of Inspection

- Pre-Inspection

## 4. Occupancy

- Occupied- Furnished

## 5. Attendance

- Seller present
- Seller's Agent present

## 6. Weather

- 20 C, overcast

# Grounds

This section describes the grounds condition, including driveways, walkways, patios, vegetation, grading, surface drainage, and fencing/retaining walls associated with the property.

## 1. Driveway/Walkways/Parking

**Materials:** Driveway - Asphalt , Walkway - Concrete

**Observations:**

- Driveway is in good condition for age and wear; no deficiencies observed at time of inspection
- Walkway is in good condition for age and wear; no deficiencies noted at time of inspection



Asphalt driveway



Front walkway

## 2. Grading and Surface Drainage

**Description:** Back yard is graded toward house

**Observations:**

- **INFORMATION:** The back yard is graded toward the house, meaning that water will preferentially drain in that direction. Owner states there has never been water pooling issues, even during the July 21, 2024 torrential rain event



Front yard



Back yard

### 3. Vegetation

**Description:** Vegetation in contact with house, Tree branches in close proximity

**Observations:**

- Tree branches overhanging house create shade and prevent roof from drying out. Branches also drop debris on roof and tend to clog gutters. Recommend trimming branches to reduce or eliminate overhang on roof
- Overgrown vegetation in contact with house can potentially cause moisture damage, staining and deterioration, and provides shelter for vermin and pests. Recommend trimming or removal as needed

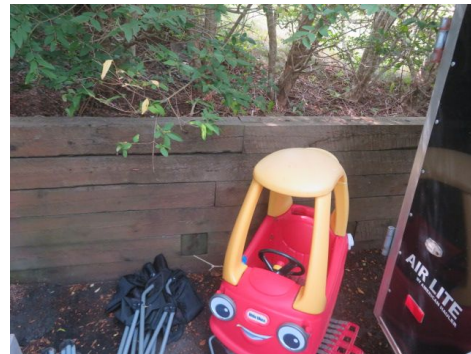
### 4. Fencing/Retaining Walls

**Description:** Timber retaining wall at rear and right side

**Observations:** Rear retaining wall is deteriorated/leaning; well not a safety hazard, it should be replaced in the near future



Rear timber retaining wall deteriorated



Timber retaining wall on right side

### 5. Limitations of Grounds Inspection

• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important that surface runoff water be adequately diverted away from buildings. Lot grading should slope away at a min. grade of 1" per foot over a distance of 6 ft. around the perimeter

## Exterior

This section describes the exterior conditions of the structure, including the siding, flashings, trim, exterior doors, windows, steps, porches, decks, balconies and associated railings, as well as eaves, soffits and fascias visible from ground level.

#### 1. Steps/Porches/Patios

**Description:** Pressure treated wood steps

**Observations:**

- No deficiencies observed at time of inspection
- MAINTENANCE: It is important to keep all wood deck surfaces clean and protected from water damage. Recommend annual cleaning and painting/resealing



Front steps

## 2. Exterior Cladding

**Description:** Vinyl siding

**Observations:**

- No deficiencies observed at time of inspection



Left view



Rear view



Right view

## 3. Doors/Windows

**Description:** Steel exterior doors, Vinyl windows

**Observations:**

- No deficiencies observed at time of inspection



Front entrance



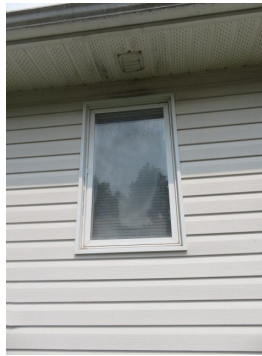
Front right windows



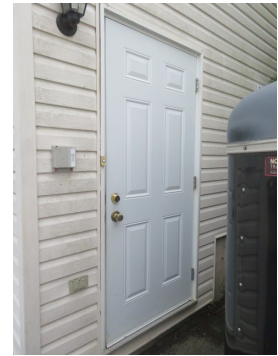
Front left windows



Patio doors to deck



Rear window



Garage entrance

#### 4. Eaves/Soffits/Fascia/Trim

**Description:** Vinyl soffits , Metal clad fascia

**Observations:**

- No deficiencies noted at time of inspection



Vinyl soffit

#### 5. Deck/ Stairs/ Railings

**Description:** Pressure treated wood structure

**Observations:**

- **MAINTENANCE:** It is important to keep all wood deck surfaces clean and protected from water damage. Recommend annual cleaning and resealing
- **SAFETY:** Some balusters spaced too far apart; by today's standards, balusters (spindles) at decks and steps should be spaced no more than 4" apart for the safety of small children



Deck stairs



Deck surface



Deck railing height acceptable





Deck baluster spacing exceeds max.4" in some places

## 6. Limitations of Exterior Inspection

- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions nor environmental hazards
- A representative sample of exterior components are inspected

# Roof

This section describes the roof materials, condition, approximate age, penetrations, chimney(s) and drainage control systems. As with all areas of the house, it is advisable to carefully examine the roof immediately prior to closing. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any roof over 5 years of age, experts recommend obtaining a roof certification from an established roofing contractor to determine its serviceability and the number of layers of roofing material. Metal roofs in winter climates often do not have gutters and down spouts since there is a concern that snow or ice cascading off the roof may tear gutters from the house. Avalanche guards may be installed on metal roofs to limit the size and amount of snow / ice sliding from the roof and to reduce the chance of personal injury.

## 1. Roof Style and Pitch

**Description:** Gable, Normal slope: roof angle (pitch) from 30 - 45 degrees

## 2. Method of Roof Inspection

**Description:** Viewed from ground level with 40x telephoto lens

## 3. Roof Covering

**Description:** Architectural/laminate shingles

**Age:** ~ 5-10+ years • Average life expectancy of asphalt/architectural shingles is 15-25 years, depending on quality, exposure and attic ventilation

**Observations:**

- No deficiencies were noted at the visible portions of the roof at time of inspection



Back roof



Front roof

## 4. Roof Penetrations

**Description:** ABS vent stack

**Observations:**

- No deficiencies noted at time of inspection



Plumbing vent stack

## 5. Gutters and Downspouts

**Description:** Aluminum, Downspouts discharge above grade

**Observations:**

- **IMPROVE:** Downspouts which discharge above grade should discharge a minimum of six (6) ft from foundation. Ideally, the slope of the ground should be away from the house to direct water away from the foundation



Extension at front left corner



Downspout extension at back left corner

## 6. Limitations of Roofing Inspection

- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, skylights, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. An annual inspection is recommended to minimize risk of leakage and maximize roof life
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage

# Garage/Carport

## 1. Garage/Carport

**Description:** Single car garage, Concrete floor

**Observations:**

- No deficiencies observed at visible portions of garage at time of inspection



Garage floor

## 2. Garage Door(s)

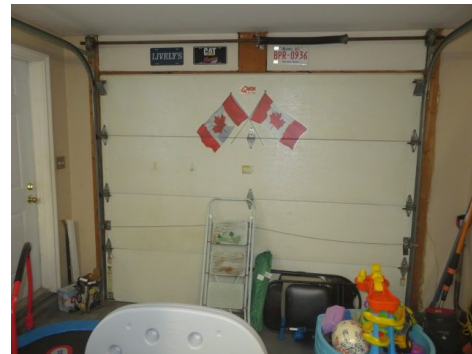
**Description:** Single insulated steel sectional door, Manual operation

**Observations:**

- No deficiencies observed at time of inspection



Exterior



Interior

## 3. Limitations of Garage/Carport Inspection

- INFORMATION: For more information on garage door maintenance, visit

<https://www.homedepot.com/c/ah/garage-door-maintenance-tips/9ba683603be9fa5395fab90ea038cc1>

# Structure

This section describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is non-destructive. Inspectors are not required to offer an opinion on the structural adequacy of any system or components, or provide architectural/engineering services or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guarantee that the foundation and the overall structure/ structural elements of the building are sound.

### 1. Foundation

**Description:** Poured concrete

**Observations:**

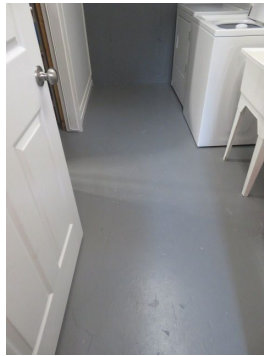
- No deficiencies were observed at the visible portions of the foundation at time of inspection

### 2. Foundation Floor

**Description:** Concrete slab

**Observations:**

- No deficiencies observed at the visible portions of the concrete floor at the time of inspection



Laundry room

### 3. Columns and Beams

**Description:** Unable to determine interior beams and column types (concealed)

### 4. Floor Structure

**Description:** Wood joists, Plywood subfloor

**Observations:**

- No deficiencies noted on visible areas at the time of inspection



Floor structure

### 5. Wall Structure

**Description:** Unable to determine wall structure (concealed)

### 6. Roof Framing and Sheathing

**Description:** Engineered wood trusses, OSB sheathing

**Observations:**

- No deficiencies observed at the visible portions of the roof structure at time of inspection



Engineered trusses



OSB sheathing

### 7. Limitations of Structure Inspection

- Engineering or architectural services such as calculation of structural capacities or adequacy/integrity of structural members is not part of a home inspection

- It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Past/present leakage can degrade the roof deck and structure if not detected. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors

## Attic and Insulation

This section describes the method used to inspect any accessible attics and notes the insulation type(s) and vapour retarder (if present and visible).

### 1. Attic Access

**Description:** Attic hatch located in bedroom 2

**Observations:** No deficiencies observed at time of inspection



Attic access from Bedroom 2



Attic hatch cover

### 2. Method of Attic Inspection

**Description:** Viewed from hatch; unsafe conditions to enter attic with joists and wiring buried in insulation

### 3. Insulation

**Description:** Fiber glass batts (rim joist), Fiber glass loose fill

**Insulation depth:** ~ 10-12"

**Observations:**

- IMPROVE: Insulation level in the attic is typical for age of home; new homes typically have 16" of insulation to achieve an R-50 insulating value. Consider adding additional insulation to reduce heat loss and improve energy performance. For information on ceiling insulation rebates through Efficiency Nova Scotia, please visit

<https://www.efficiencyns.ca/service/home-energy-assessment/>



Insulated rim joist



Loose fill fiberglass insulation



Insulation depth (avg. 11")

### 4. Attic Ventilation

**Description:** Soffit venting, Ridge venting, Gable venting

**Observations:**

- No deficiencies noted at time of inspection



Left gable vent



Right gable vent



Ridge vent



Soffit vent baffles

## 5. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels in concealed areas like exterior walls and beneath floor could not be inspected
- An analysis of indoor air quality is not part of this inspection

# Electrical

This section describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician. Testing of smoke detectors is not included in this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

## 1. Service Drop

**Description:** Overhead



Service drop

## 2. Service Entrance Wires

**Description:** Unable to determine



Service meter

## 3. Electrical Service Rating

**Description:** Amperage Rating - 125 amp , Voltage - 120/240 volts

## 4. Main Disconnect

**Description:** 125 amp breaker/switch , Location - rec room

**Observations:**

- No deficiencies observed at time of inspection



125 amp main disconnect

## 5. Overcurrent Protection

**Description:** Breakers

**Observations:**

- No deficiencies observed at time of inspection

## 6. Distribution Panel

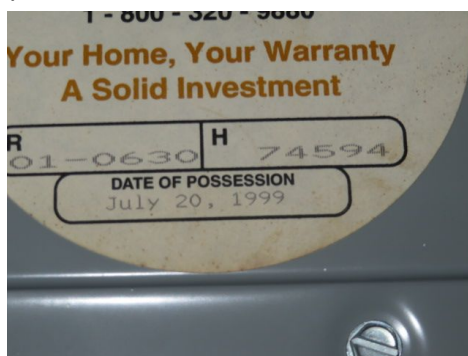
**Description:** Panel manufacturer - Cutler Hammer

**Observations:**

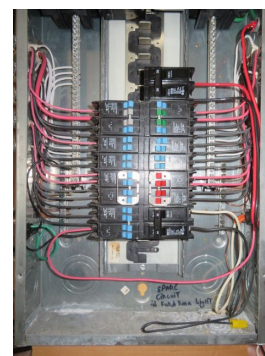
- No deficiencies observed at time of inspection



Exterior



Panel warranty label (1999)



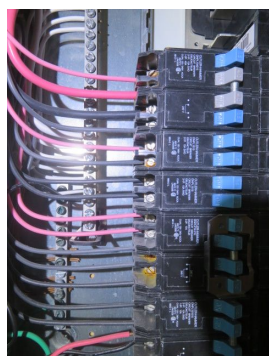
Interior

## 7. Distribution Wiring

**Description:** Copper, Wiring type: "Romex" type non-metallic sheathed cable

**Observations:**

- No deficiencies observed at time of inspection



Copper wiring



Copper wiring

## 8. Lighting, Fixtures, Switches, Outlets

**Description:** Grounded

**Observations:**

- **IMPROVE:** There is no **GFCI** protection in the kitchen ; while this may not have been a requirement at the time of house construction, current electrical standards require that branch circuits closer than 1.5 m to wet areas (sinks, washers, outdoor receptacles) be GFCI protected. Consider review with a licensed electrician to see if installing a GFCI receptacle is possible to improve safety in this area
- **SAFETY:** The exterior GFCI receptacle is missing cover; water can enter receptacle and create a short. Recommend replacing cover immediately



Rear exterior receptacle missing cover



Non-GFCI receptacle within 1.5 m of kitchen sink



## 9. Smoke/Heat Detector(s)

**Description:** Located on each floor

**Observations:**

- **IMPROVE:** Smoke detectors are old; sensor reliability diminishes with age. Recommend replacing smoke detectors older than 10 years of age
- **MAINTENANCE:** Periodic testing and annual changing of batteries is recommended to ensure proper operation/reliability of smoke alarms
- **INFORMATION:** The life expectancy of smoke alarms is generally 10 years, after which point their sensors can begin to lose sensitivity. The test button only confirms that the battery, electronics, and alert system are working; it does not mean that the smoke sensor is working. To test the sensor, use an aerosol can of smoke alarm test spray that simulates smoke.



Basement detector outdated



Main floor detector updated



Heat detector on main floor

## 10. CO Detector(s)

**Description:** Location: main level

**Observations:**

- No deficiencies observed at time of inspection
- **MAINTENANCE:** Recommend testing of CO detectors regularly; CO detectors with batteries should have them replaced annually



Main floor CO detector

## 11. Door Bell

**Description:** Located at front of house

**Observations:**

- Operated normally when tested

## 12. Limitations of Electrical Inspection

- Labeling of electric circuit locations on distribution/sub panels is not checked for accuracy
- Only a representative sampling of outlets, switches and light fixtures are tested
- Testing of smoke and CO detectors is not included in the scope of this inspection
- Remote control devices, security and low voltage alarm systems are beyond the scope of a building inspection. Due to their specialized nature, it is recommended that these systems be reviewed with the seller

# Plumbing

This section includes observations regarding the plumbing materials, condition and potential for leaks. Plumbing leaks can cause mould, mildew, peeling paint, structural damage and other problems. The home inspector will identify visible issues but some issues may be undetectable due to their location within the walls or under the flooring. The inspector does not test for mould, mildew or other hazardous materials; a qualified expert should be consulted if further testing or identification is required.

## 1. Water Supply

**Description:** Municipal

## 2. Service Piping/Shut Off

**Description:** Service piping - Copper , Shut off located beneath front entry

**Observations:**

- No deficiencies observed at time of inspection



Main water shut off valve



Water meter

## 3. Supply Branch Piping

**Description:** Copper, Cross-linked polyethylene (PEX)

**Observations:**

- No deficiencies observed at the visible portions of the branch piping at time of inspection



PEX supply branch fling

## 4. Exterior Hose Bib(s)

**Description:** Frost-free hose bib

**Observations:**

- Handle missing on garage hose bib; recommend replacement



Frost free hose bib at rear



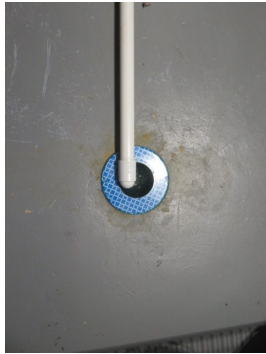
Hose bib in garage missing handle

## 5. Drain, Waste & Vent System

**Description:** Municipal sewage disposal system, ABS

**Observations:**

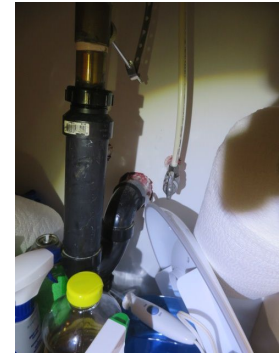
- No deficiencies observed at the time of the inspection



Utility room floor drain



Laundry sink waste plumbing



Basement bathroom sink waste plumbing



Kitchen sink waste plumbing



Main bathroom sink waste plumbing

## 6. Domestic Water Heater

**Description:** Type - Electric , Model - Giant, Location - utility room, Year of manufacture - 2017 , Size - 40 gal.

**Observations:**

- No deficiencies observed at time of inspection
- INFORMATION: The average life of a hot water tank is 8-12 years



Giant electric hot water tank (40 gal)



Hot water tank nameplate (2017)

## 7. Limitations of Plumbing Inspection

- The sections of the plumbing system concealed by finishes and/or buried below structure or beneath the ground are not inspected

# HVAC

The heating, ventilation, and air conditioning systems (often referred to as HVAC) are the climate control systems for the home. The goal of these systems is to keep the occupants at a comfortable temperature and humidity while maintaining indoor air quality and keeping energy/maintenance costs to a minimum. HVAC systems typically use oil, propane, natural gas or electricity as an energy source and can be supplemented by wood, solar or wind.

The inspector will usually test the heating and cooling systems using the thermostat or other controls. For a more thorough investigation of the system, the client should contact a licensed HVAC technician.

## 1. Heating System(s)

**Description:** Primary System - Forced air furnace



Forced air furnace



Furnace nameplate

## 2. Energy Source

**Description:** Electricity

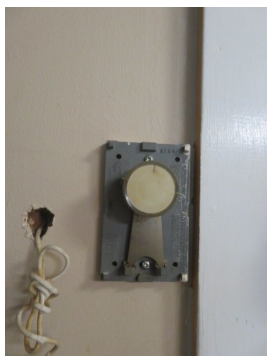
## 3. Thermostat(s)

**Description:** Digital - programmable type , Analog - non-programmable type

**Observations:**

• **IMPROVE:** Non-programmable thermostats have no energy saving capabilities as do digital set back-type thermostats. Consider an upgrade to a modern, digital programmable thermostat. For Efficiency NS rebate programs on programmable thermostats, visit <https://www.efficiencyns.ca/residential/programs-services/greener-homes/>

• **SAFETY:** Cover missing on garage thermostat; this is an electrical hazard. Recommend replacement ASAP



Garage thermostat missing cover



Main thermostat

#### 4. Safety Switch

**Description:** Abandoned shut off switch located in rec room

**Observations:**

- The abandoned safety switch serves no purpose; recommend replacing with solid cover plate for aesthetic reasons



Furnace safety switch not required

#### 5. Combustion Air

**Description:** Direct supply from exterior

**Observations:**

- Combustion air is no longer required; recommend insulating and covering exterior opening



Combustion air supply not required

#### 6. Vent(s), Flue(s), and Chimney(s)

**Description:** Zero clearance venting for former oil fired furnace

**Observations:**

- Venting is no longer required for furnace; recommend insulating and covering opening to reduce heat loss and potential vermin entering home



Abandoned furnace exhaust



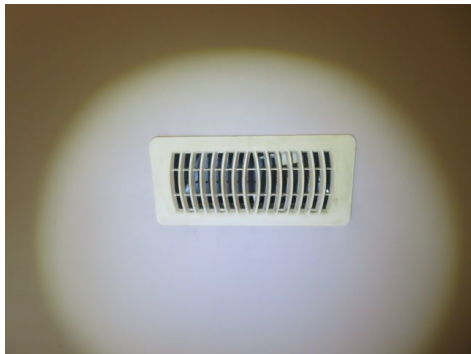
Induced draft fan for former oil fired furnace

## 7. Distribution System

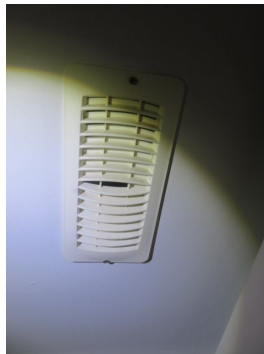
**Description:** Galvanized duct work/supply registers, Electric space heater (garage)

**Observations:**

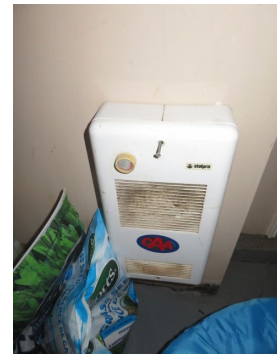
- No deficiencies noted at time of inspection



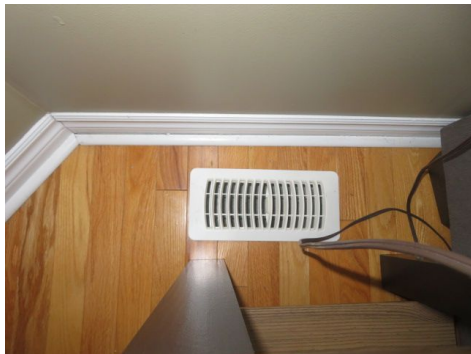
Basement bathroom supply register



Basement bedroom supply register



Garage space heater



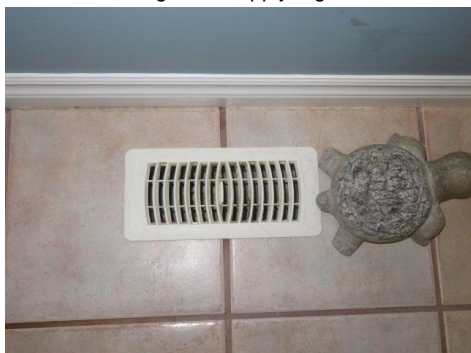
Living room supply register



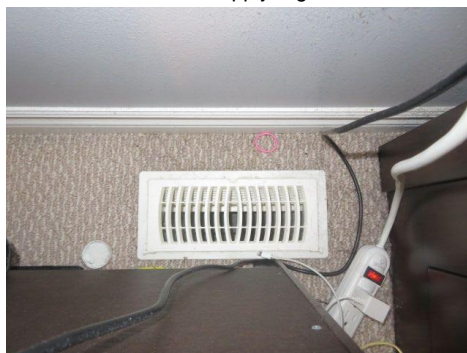
Kitchen supply register



Main hallway return register



Main bathroom supply register



Primary supply register



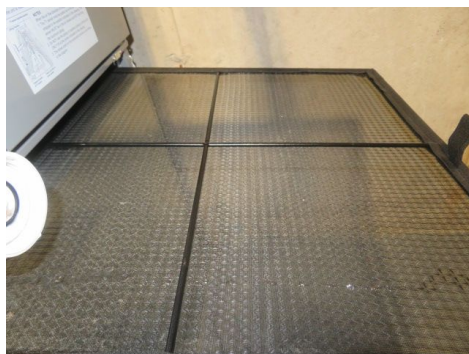
Bedroom 3 supply register

## 8. Filter(s)

**Description:** Synthetic (washable)

**Observations:**

- No deficiencies noted at time of inspection



Furnace filter

## 9. AC/Heat Pump System

**Description:** Manufacturer - Direct Air

**Observations:**

- No deficiencies noted at the time of inspection



Direct air heat pump outdoor unit



Heat pump outdoor unit nameplate

## 10. Heat Recovery Ventilator/Air Exchanger

**Description:** **HRV** manufacturer - Direct Air

**Observations:**

- Fresh air intake screen dirty; recommend regular cleaning to improve performance and efficiency of HRV
- HRV filters are dirty; recommend regular cleaning according to manufacturers instructions to improve system performance and efficiency
- MAINTENANCE: Filters and air intakes should be cleaned semi-annually and heat core annually to maintain optimum performance and efficiency of HRV/air exchanger
- RECOMMENDATION: Humidistat should be adjusted to 40-50% RH in fall and 70-80% in spring. For more information on HRV's, visit [https://www.energycns.ca/wp-content/uploads/2016/09/HRV-Resource-Documents-VF\\_no-crops.pdf](https://www.energycns.ca/wp-content/uploads/2016/09/HRV-Resource-Documents-VF_no-crops.pdf)
- HEALTH: HRV was unplugged and not in use at time of inspection; these units are intended to run continuously to maintain air quality in the home and reduce the potential for moisture accumulation. Recommend HRV be plugged in set to run continuously to improve environmental conditions in home



HRV intake requires cleaning



Direct Air HRV



HRV intake filter dirty



HRV exhaust filter dirty

## 11. Limitations of HVAC Inspection

- Inspection of the heat exchanger in mid/high efficiency boilers and furnaces requires a significant dismantling and disassembly of the unit and is outside the scope of a home inspection
- The sections of the plumbing system concealed by finishes or below/beneath the structure can not be inspected
- INFORMATION: Dehumidifiers are recommended where moisture control is a concern, such as basements/crawlspaces. If possible, these should be plumbed to a drain to avoid having to regularly empty the condensate collection container
- NOTE: The heat pump was operated in the cooling mode only

## Interior

This section covers areas of the house that are not considered part of bathrooms, kitchen or areas covered elsewhere in the report. Interior areas usually consist of bedrooms, dining room, family room, living room, hallways, entryway/foyer, and other open areas. Within these areas, the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal belongings may prevent the inspector from viewing all areas on the interior.

### 1. Bedrooms

**Description:** Basement bedroom, Primary bedroom, Bedroom 2, Bedroom 3

### 2. Walls and Ceilings

**Description:** Drywall/plaster

**Observations:**

- General condition of walls and ceilings appeared satisfactory at time of inspection

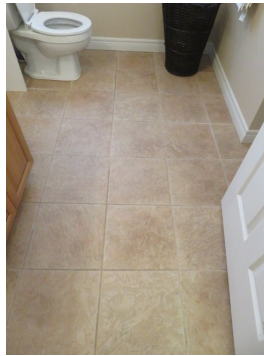
### 3. Floors

**Description:** Laminate , Ceramic tile





Rec room



Basement bathroom



Basement bedroom



Front entry



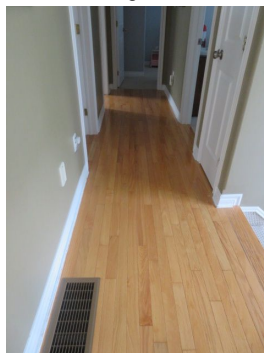
Living room



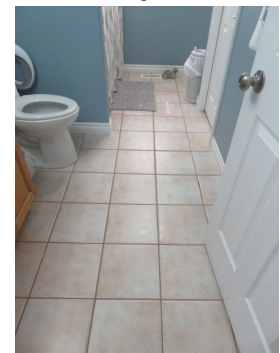
Dining room



Kitchen



Main hallway



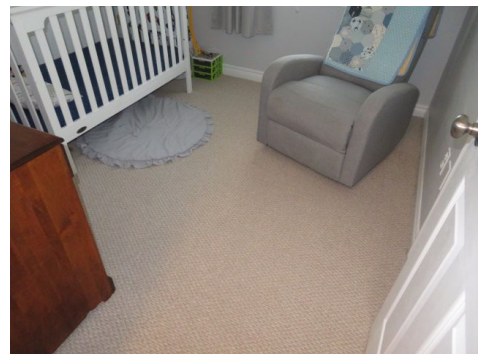
Main bathroom



Primary bedroom



Bedroom 2



Bedroom 3

#### 4. Windows

**Description:** Vinyl , Casement, Double-glazed

**Observations:**

- Cloudiness/condensation observed in main bathroom and garage thermopane double glazed windows; this is an indication of a failed seal and is primarily cosmetic in nature. A qualified window specialist should be contacted if the condensation begins to corrode frame



Rec room



Garage window seal has failed



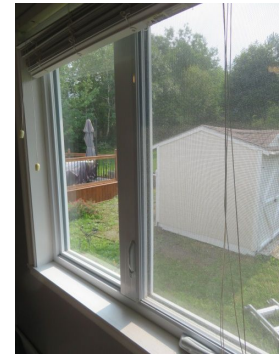
Living room



Kitchen



Main bathroom window seal has failed



Primary bedroom



Bedroom 2



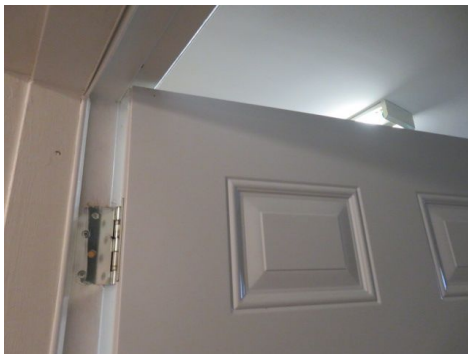
Bedroom 3

## 5. Interior Doors

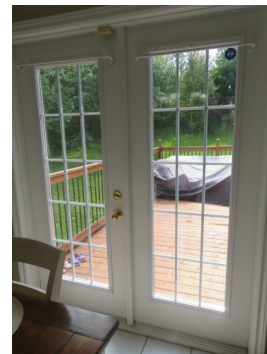
**Description:** Hollow core wood doors, Metal

**Observations:**

- **SAFETY:** Current standards require that man doors between garage and home have an auto closure to prevent door being left open and potential exhaust vapours from entering home. Recommend that an auto closure be installed.



Door between house and garage missing auto closure

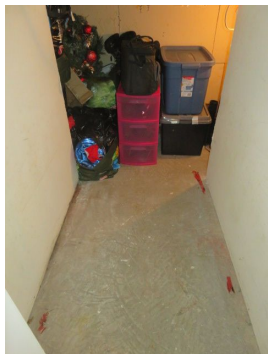


Patio doors off dining room

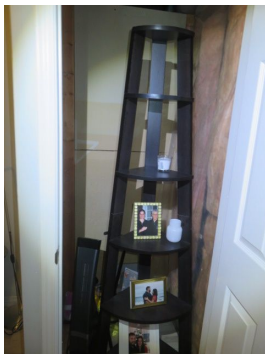
## 6. Closets

**Observations:**

- No deficiencies noted at time of inspection



Closet beneath front entry



Basement bedroom



Front entry



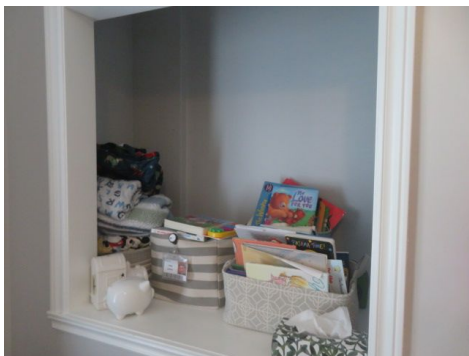
Main bathroom



Primary bedroom



Bedroom 2



Bedroom 3

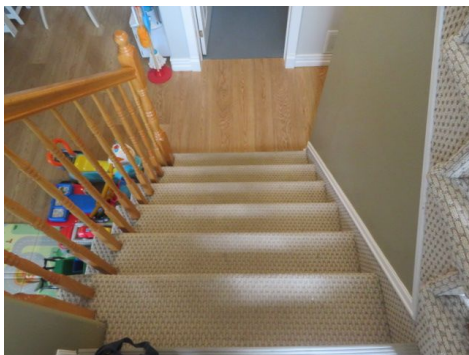


Bedroom 3

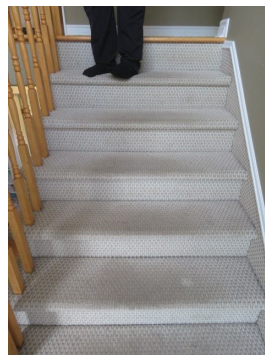
## 7. Stairways, Railings and Lifts

**Observations:**

- No deficiencies observed at time of inspection



Basement stairs



Stairs from front entry to main level

## 8. Ceiling Fans

**Observations:**

- Ceiling fan(s) tested and operated normally at time of inspection



Bedroom 2

## 9. Limitations of Interiors Inspection

- Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be visible one day and not the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).
- Carpeting, window treatments, recreational facilities, paint, wallpaper, and other finish treatments are outside the scope of this inspection
- In accordance with CAHPI Standards, not every window is tested. Unobstructed windows in bedrooms are tested to ensure emergency egress is available
- HEALTH: Any residence built or renovated after 1930 and before 1978 may contain asbestos materials (insulation, flooring, wall materials) and lead-based paint. Testing is recommended before performing renovations

# Bathrooms

This section describes the features of bathrooms, including tubs/showers, sinks, toilets, bidets and exhaust fans. Poor moisture control, fixture leaks and mould/mildew growth are common issues with bathrooms.

## 1. Bathrooms

**Description:** Basement bathroom, Main bathroom

## 2. Sinks

**Description:** Vanity type

**Observations:**

- No deficiencies observed at time of inspection



Basement bathroom



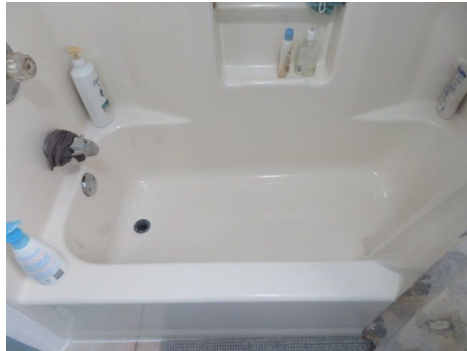
Main bathroom

### 3. Tub/Shower

**Description:** Plastic/fiberglass

**Observations:**

- No deficiencies observed at time of inspection



Main bathroom

### 4. Shower(s)

**Description:** Plastic/fiberglass surround

**Observations:**

- Shower handle is not secure; recommend repairs as required



Basement bathroom

### 5. Toilet(s)

**Observations:**

- All toilets operated properly when tested; no deficiencies noted at time of inspection



Basement bathroom



Main bathroom

### 6. Exhaust Fan(s)

**Observations:**

- All bathroom fans were tested and exhaust properly to exterior of home; no deficiencies noted at time of inspection



Basement bathroom exhaust



Basement bathroom



Main bathroom exhaust

## 7. Limitations of Bathrooms Inspection

- Components concealed behind finished surfaces can not be inspected
- Bathtub overflow drains are not tested

# Kitchen / Appliances / Fixtures

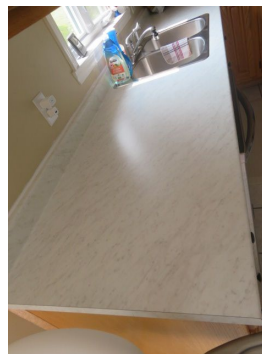
The kitchen inspection includes cabinets, counters, appliances and general conditions. Testing of appliances is typically not included as part of the scope of this inspection.

## 1. Countertops

**Description:** Laminate

**Observations:**

- No deficiencies noted at time of inspection



Laminate countertop

## 2. Cabinets

**Description:** Solid wood

**Observations:**

- No deficiencies observed at time of inspection



Lower cabinets



Upper cabinets

### 3. Sink

**Description:** Stainless, Double bowl

**Observations:**

- Spray wand does not operate; recommend repair by a qualified plumber or remove from service



Double bowl sink



Kitchen spray wand not connected

### 4. Refrigerator/Freezer

**Description:** Top freezer style

**Observations:**

- One or more internal compartments damaged/missing; recommend repair or replacement



Exterior



Interior



Damaged internal compartment



Damaged shelf

## 5. Range Exhaust Fan

**Description:** External exhaust

**Observations:**

- Operated normally when tested; no deficiencies noted at time of inspection



Range exhaust hood



Range exhaust hood



Ring exhaust discharge

## 6. Range/ Oven/ Cooktop

**Description:** Cooktop - glass/ceramic surface , Oven - electric

**Observations:**

- All cooktop heating elements/burners operated when tested



Cooktop



Oven

## 7. Dishwasher

**Description:** Full size

**Observations:**

- Not tested; owner states appliance is in good working order





Exterior



Interior

## 8. Washer

**Description:** Top loading

**Observations:**

- Not tested; owner states appliance is in good working order



Exterior



Interior

## 9. Dryer/Vent

**Description:** Electric, Rigid metal vent

**Observations:**

- Not tested; owner states appliance is in good working order
- **SAFETY:** Vent louvers/pipe partially blocked with lint; this is a fire hazard. Recommend cleaning



Dryer exhaust needs cleaning



Exterior



Interior



Lint screen



Exhaust pipe

## 10. Laundry Tub/Sink

**Description:** Plastic

**Observations:**

- No deficiencies noted at time of inspection



Plastic laundry sink

## 11. Limitations of Kitchen and Appliances Inspection

- Appliances are tested by turning them on for a short period of time. It is recommended that appliances be operated during the final walk through inspection prior to closing
- Oven/range thermostats, timers, clocks, fridge ice makers/water coolers and other specialized appliance functions and features are not tested during the inspection

# Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene, rigid black plastic pipe used for drain lines
GFCI	Acronym for ground fault circuit interrupter, a device for protecting occupants by de-energizing a circuit. This unit is capable of opening the circuit when even a small amount of current is flowing through the grounding system
HRV	Acronym for heat recovery ventilator, a mechanical ventilation device that uses a counter-flow heat exchanger between the in bound and outbound air flow to provide fresh air and improved distribution to the building, while also saving energy by reducing heating (and cooling) requirements
OSB	Acronym for oriented strand board
PEX	Acronym for cross-linked polyethylene