

R.E.I. & Co Home Inspections

Home Inspection Report



410, 17511 42 Avenue, Edmonton, Alberta
Inspection prepared for: John Doe
Real Estate Agent: Delia Addressi - Remax

Date of Inspection: 5/29/2022 Time: 10 am
Age of Home: 1998 Size: 986 Sqft
Weather: Partly Cloudy

Inspector: Geoff Latham

Phone: 7804480689
Email: realestateinspections@shaw.ca

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General Information

1. Inspector

- Geoff Latham, CMI, CCHI, CPI

2. Persons in Attendance

- Buyers
- Buyers Agent
- Relatives

3. Occupancy

• The property is vacant. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes and tubs for wet conditions during this same period.

4. Property Information

• Home is a condominium. Typically, exterior and common area items are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws to determine the scope of responsibility regarding these items prior to closing.

5. Levels

- Apartment condo

6. Estimated Age

- This home is approx. 24 years old.

7. Weather conditions

- 15 degrees w/mainly cloudy skies

Maintenance & General Information

1. Maintenance & General Information

Materials:

- General Information
REI HOME MAINTENANCE SCHEDULE

For appliance maintenance schedules and procedures, refer to the specific owner's manual.

Some recommendations may not apply to all properties.

As needed Condition:

- Close fireplace damper when not in use
- Fix leaky faucets
- Unclog slow running drains

- Back water valves

Monthly

- Inspect and test smoke and fire alarms(Replace as needed)
- Inspect and replace filters as necessary (air conditioner, pool, and so on)
- Clean/vacuum grill and inside compressor unit of central air conditioner, when in use
- Walk around the house exterior to check general condition
- Check furnace filter and replace as needed (This is even more important on the High Efficiency furnaces)

Spring

- Replace smoke and fire alarm batteries (at least twice per year)
- Cut back any trees or shrubs touching the exterior (twice per year)
- Inspect and touch up exterior paint
- Inspect foundation for water penetration, settlement, and cracks
- Inspect or treat exterior wood for splintering, decay, and insect damage
- Inspect window insulation and remove storm windows
- Clean exterior of upper-story windows (twice per year)
- Install window screens, repairing as needed
- Clean gutters and inspect downspouts (twice per year)
- Inspect roof for warping, aging, moss, and cracking
- Perform seasonal pest control (quarterly)
- Check sump pump for operation and service if needed

Summer

- Inspect exposed plumbing areas for dampness (twice per year)
- Fix loose or cracked caulking around tiles, sinks, tubs, showers, toilets, and counters
- Inspect appliance hoses and ventilation according to owners' manuals
- Power wash, repair, refinish, and seal decks, reset any protruding nails
- Clean and lubricate sliding-glass-door tracks and window tracks
- Lubricate door hinges and locks
- Oil garage door(s)
- Patch driveway and other concrete, or treat asphalt
- Perform seasonal pest control (quarterly)

Fall

- Replace smoke and fire alarm batteries (at least twice per year)
- Inspect and clean fireplace and chimney
- Service furnace or other heating system
- Clean and adjust humidifier on furnace
- Clean/vacuum heating ducts, grids, and registers
- Clean upper-story windows (twice per year)
- Inspect window screens and insulation, and install storm windows
- Inspect weather-stripping around doors and replace as needed.
- Cut back any trees or shrubs touching the roof or exterior (twice per year)
- Clean gutters and inspect downspouts (twice per year)
- Trim, cover, or bring in outdoor plants as needed
- Perform seasonal pest control (quarterly)
- Check sump pump for operation and service if needed
- Winterize water and drain lines(If Applicable)

- Check heat tape on the water lines (If Applicable)

Winter

- Recharge fire extinguishers
- Wax and buff wood floors
- Professionally clean curtains and drapes
- Inspect and touch up interior paint
- Inspect exposed plumbing areas for dampness (twice per year)
- Perform seasonal pest control (quarterly)
- Test for carbon monoxide

Scope of Work

You have contracted with REI & Co (Real Estate Inspections) to perform a generalist inspection in accordance with the standards of practice established by the National Association of Certified Home Inspectors, a copy of which is attached to this written report. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials.

Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify defects or adverse conditions that would warrant a specialist evaluation.

Therefore, you should be aware of the limitations of this type of inspection, which are indicated in the standards. This report may NOT be copied, transferred to or relied upon by any other person/s without the written prior permission of REI & Co (Real Estate Inspections) and payment to us of the transfer fee, if so agreed by REI. The purpose of this inspection is to render an opinion of the major inspected elements of the referenced property on the date of the inspection. We have attempted to carry out a professional, objective visual examination of the subject property within the time constraints dictated by personal and financial considerations. Our inspection should not be confused with an appraisal, municipal code inspection, land survey, or any other mandatory building purchase procedure, and does not grant or infer a Guarantee of any kind. We do not attempt to list or point out what may be classified as cosmetic opinions, minor flaws or normal wear or tear, as we recognize that such items are personal and open to different interpretation by individuals. As you will appreciate we are unable to offer any opinion on any potential or real non-visual defect. We deliberately do not PASS or FAIL any building.

In Canada, a building inspection is defined as "an opinion of the present condition of the property, based on a visual inspection of the readily accessible features of the building/house." Our inspection is not a guarantee, warrantee or insurance policy. Without dismantling a building or its systems, there are limitations. We can substantially reduce your risk but we cannot eliminate it, nor do we assume it. An inspection is technically exhaustive when it involves the extensive use of measurements, instruments, testing, calculations and other means to develop scientific or engineering findings, conclusions and recommendations. You are aware that our inspection of the subject dwelling and this subsequent report are not technically exhaustive - such an approach is beyond the scope, time allowed and fee charged for this inspection.

We have not verified, and make no representations or warranties as to, the location of the dwelling in relation to the property lines, and related matters,

and we would advise you to engage an Alberta Land Surveyor should you require this information. We have not confirmed that a building permit was obtained for the construction of the building or additions and renovations that may have been performed on the dwelling, but we are basing our comments upon the assumption that such permits were in place and the applicable satisfactory design approvals and inspections performed in that regard by the applicable authorities having jurisdiction over the work and that they found the work to be satisfactory.

The inspection has not been intended to verify building code requirements or violations thereof and we make no representations as to such compliance, other than may be specifically mentioned herein. Further, in this report we are not providing advice as to building code requirements and we assume no responsibility for the accuracy of any reference to the current building code - any such references are for information purposes only.

Any questions you may have regarding specific building code requirements may be referred to the following provincial government address and telephone number:

Alberta Municipal Affairs

Technical and Safety Services

Building and Fire Safety

16th Floor Commerce Place, 10155 - 102 Avenue

Edmonton, Alberta T5J 4L4 Tel: 1-866-421-6929 (including local callers)

E Mail: safety_services@gov.ab.ca

In the event that you have any question regarding this report and it's contents or about items you feel may have been omitted we urge you to contact us for further information. We similarly urge you to contact us should you find areas that are not totally clear to you and we shall attempt to clarify any such areas for you.

Attached for your information is a Glossary explaining some of the terms used either during the verbal report or included with the detail shown in this report. Ongoing timely for the future, maintenance or lack thereof, will to a great extent determine the life span of the dwelling, and there will always be some areas that can be improved. We have in this report noted some of these areas, not to detract from the value of the dwelling, but to advise you of the conditions we observed and our interpretations, to assist you in understanding the nature of some of the repairs required, also maintenance recommended.

As a courtesy, we are including some commonplace information about several of the environmental contaminants that could be of concern to you and your family. There are many environmental contaminants that we do not have the expertise or the authority to test for, such as asbestos, radon, methane, formaldehyde, wood-destroying organisms, pests and rodents, moulds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the better known ones.

Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, you should also be aware that our use of terminology like "mould," and "asbestos," is intentionally generic, and should not be construed as a statement of fact. Regardless, health and safety, and environmental hygiene is a deeply personal responsibility, and you should make sure that you are familiar with any contaminant that could affect your building environment.

MOULD AND MILDEW are different forms of fungi, or microscopic organisms that feed on organic matter and propagate by means of airborne spores. Mould can take many different forms. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health

effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems.

However, there are less common molds that are called toxigens that do represent a health threat. All moulds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation.

Interestingly, the moulds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar moulds that form on **cellulose** materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mould is to be found anywhere within a building, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with un vented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we look at very closely.

Nevertheless, mould can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly the areas that we have alluded to.

Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, the specific identification of moulds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma.

ASBESTOS is another notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as Health Canada, distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspect asbestos containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

RADON is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in North America. The gas is able to enter building through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawl spaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and disperse into the atmosphere. However, it cannot be detected by the senses, and its existence can only be

determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting Health Canada, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the region surrounding your building.

LEAD poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health hazard. Although rarely found in use, lead could be present in any building build as recently as the nineteen forties.

For instance, lead was an active ingredient in many paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap.

There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections might be deemed to be prudent before possession date.

The scope of the inspection is of course further expanded in the "Agreement for Inspection Services" which is the contract already made between REI &Co (Real Estate Inspections) and yourself, our client, for the property inspection carried out; and the subject of this report.

Exterior

1. Exterior General Information

- General Information Below (Does Not Apply to all Properties)

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the building walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows.

2. Balcony Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Acceptable condition at time of inspection.

3. General Exterior Comments

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Exterior and common areas are the responsibility of the Condominium Owners Association and are subject to the Association By-Laws, rules and assessments. We recommend obtaining and reviewing the By-Laws, financial statements, the most recent reserve study and minutes of the meetings of the Association prior to close. We will not investigate nor give any opinion concerning the By-Laws, financial statements, minutes or other resolutions concerning the property.

Main Panel

1. General Comments

Materials:

- National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

2. Service Entrance

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Service Entrance cables are aluminium

Observations :

- The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

3. Panel Size & Location

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- The residence is served by a 60 amp, 220 volt panel, located in the front of the residence. It should be noted that in general terms, in 2005, new home or new electrical service minimum service size contained within the electrical code requires 60 Amp service for any home with less than 80 sq. m (861 sq. ft) floor area and minimum of 100 Amp service for any home with 80 sq. m (861 sq. ft) floor area - this includes all floors except the basement. A calculated load equation is also required adding the sum of all the loads after certain demand factors are applied, which may increase the required amperage.)

4. Main Panel Observations

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- The main panel and its components have no visible deficiencies.

5. Panel Cover Observations

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- The exterior cover for the main electrical panel is in acceptable condition.

6. Type of Wiring

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- The Copper wiring is in acceptable condition.

7. Wiring Observations

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- The electrical wiring in the panel is in acceptable condition and does not need any service.

8. Breakers

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- There are no visible deficiencies with the circuit breakers in the main electrical panel.

9. Grounding/Bonding Comments

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Grounding rod or plate

Observations:

- Acceptable at time of inspection.

Baseboard Heaters

1. Baseboard Age

Materials:

- Heat is provided by a system of baseboard heaters that are assumed to be the same age as the residence.

2. Baseboard Heaters

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- The electric baseboard heaters responded to the thermostat and are functional.

3. Convector

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The connectors should be kept clean, have a contractor service this accordingly.

4. Thermostat

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- The thermostat is in acceptable condition and functional

Plumbing

1. Main Shutoff Location

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Public supply

Location:

- Utility room

2. Supply Line Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Pex

Observations:

- Functional at time of inspection. Where accessible, no visible leaks observed.

3. Waste line Conditions

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

- Public drainage system

Materials:

- **ABS**

Observations:

- Functional at time of inspection
- No leaks observed

4. Venting Conditions

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional at time of inspection.

Laundry Area

1. Laundry Area Location

Location:

- Main Floor

2. Floors

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable condition at time of inspection.

3. Walls Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable condition at time of inspection.

4. Ceiling Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable condition at time of inspection.

5. Door Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional at time of inspection.

6. Window Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. Cabinet Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional at time of inspection.

8. Laundry Tub/Sink Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Plastic

Observations:

- Functional at time of inspection.

9. Laundry Faucets

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional at time of inspection.

10. Electrical Conditions

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable condition at time of inspection.

11. Washer Hook-ups

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Washer hookups appear acceptable at time of inspection. No signs of leaks observed.

12. Dryer Hook-ups

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Electric
- Plastic Dryer Vent
- Dryer was not operated during the inspection. We do not test portable appliances such as this. Recommend confirming proper function prior to possession
- Recommend replacing flexible dry vent pipe and run continuous solid metal pipe. Install solid metal pipe with foil tape, NOT screws or duct tape.



Recommend replacing flexible dry vent pipe and run continuous solid metal pipe. Install solid metal pipe with foil tape, NOT screws or duct tape.

Hallways

1. Doors Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional at time of inspection.

2. Floor Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Acceptable condition at time of inspection.

3. Guardrails

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. Wall Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Acceptable condition at time of inspection.

5. Ceiling Conditions

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Acceptable condition at time of inspection.

6. Window Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. Lights

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations :
 • The lights are functional.

8. Outlets

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations :
 • The outlets that were tested are functional.

9. Smoke/CO detector comments

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • The smoke detectors look to be original and should be replaced with new ones by a contractor.

Master Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Bathroom Location

Location:
 • Ensuite to Master bedroom

2. Bath Floor Conditions

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • The joint along the shower and the floor needs to be sealed to prevent moisture penetration. Have a contractor evaluate and service as needed.



The joint along the shower and the floor needs to be sealed to prevent moisture penetration. Have a contractor evaluate and service as needed.

3. Bathroom Wall Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Acceptable condition at time of inspection.

4. Bathroom Ceiling Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable condition at time of inspection.

5. Bathroom Doors Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Door(s) requires minor adjustment to function properly

6. Bathroom Windows Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. Electrical Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **GFCI** in place and operational.

8. Bathroom Exhaust Fan Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Fan is dirty. Recommend cleaning for proper fan function.

9. Tub/Whirlpool Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. Shower Base Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional at time of inspection.

11. Shower Surround Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional at time of inspection.

12. Shower Door Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Tempered Safety Glass

Observations:

- Functional at time of inspection.

13. Shower Faucet Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Shower mast is loose in the wall. Recommend securing properly to the wall.

- Hot/cold reversed plumbing observed, this is when the valve is turned on it is the hot water first then the cold. It should be cold first and then hot second.



Shower mast is loose in the wall. Recommend securing properly to the wall.

14. Counters/Cabinets Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional at time of inspection.

15. Sink Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Acceptable condition at time of inspection.

16. Sink Faucet Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional at time of inspection

17. Traps/Drains/Supply Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional at time of inspection. No leaks observed.

18. Toilet Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Toilet is loose. Recommend taking off, installing a brand new seal, and re-installing toilet. Toilet was functional at time of inspection.

19. Bathroom Comments

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Recommend running the ceiling exhaust fan approx. 30 min. post shower to help exhaust the humid air.
 • Recommend monitoring caulking around sink, countertop, and tub/shower areas. Replace caulking when needed.

Main Hallway Bathroom

1. Bathroom Location

Location:
 • Main floor

2. Bath Floor Conditions

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable condition at time of inspection.

3. Bathroom Wall Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable condition at time of inspection.

4. Bathroom Ceiling Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable condition at time of inspection.

5. Bathroom Doors Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional at time of inspection.

6. Bathroom Windows Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. Electrical Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- GFCI in place and operational

8. Bathroom Exhaust Fan Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Fan is dirty. Recommend cleaning for proper fan function.

9. Tub/Whirlpool Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Style:

- Tub Shower

Observations:

- Acceptable condition at time of inspection.

10. Tub Surround Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable condition at time of inspection.

11. Tub Faucet Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Faucet is loose in the wall. Recommend securing properly to the wall.
- Shower mast is loose in the wall. Recommend securing properly to the wall.



Faucet is loose in the wall. Recommend securing properly to the wall.



Shower mast is loose in the wall. Recommend securing properly to the wall.

12. Shower Base Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

13. Counters/Cabinets Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional at time of inspection.

14. Sink Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Acceptable condition at time of inspection.

15. Sink Faucet Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional at time of inspection

16. Traps/Drains/Supply Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional at time of inspection. No leaks observed.
 • Water pressure was acceptable at time of inspection

17. Toilet Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional at time of inspection.

18. Bathroom Comments

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Recommend running the ceiling exhaust fan approx. 30 min. post shower to help exhaust the humid air.
 • Recommend monitoring caulking around sink, countertop, and tub/shower areas. Replace caulking when needed.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Kitchen Floor Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable condition at time of inspection.

2. Kitchen Walls Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable condition at time of inspection.

3. Ceiling Conditions

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable at time of inspection

4. Kitchen Doors Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Kitchen Windows Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. Lights

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- The lights are functional.

7. Outlets

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The outlets were functional at the time of the inspection.
- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

8. Kitchen Cabinet Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable at time of inspection.

9. Kitchen Counter Top Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable condition at time of inspection.

10. Kitchen Sink Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable at time of inspection

11. Kitchen Faucets

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional at time of inspection.

12. Traps/Drains/Supply Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Shut offs observed under sink.
- No leaks at time of inspection.

13. Garburator Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

14. Stove Cooktop Conditions

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Style: Electric**Observations:**

- This unit was tested and functional at time of inspection. No warranties or grantees of this or any other appliance can be offered.

15. Oven Conditions

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Style: Electric**Observations:**

- Oven elements were tested and functional at time of inspection. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures.

16. Dishwasher Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Warranties are not given on appliances such as these because they can and do fail without notice.

17. Hood Fan Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exterior Vented

Observations:

- Fan is dirty. Recommend cleaning to ensure proper function.

Main Entry

1. Door Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional at time of inspection.

2. Flooring Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable at time of inspection.

3. Walls Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Acceptable at time of inspection.

4. Ceiling Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Acceptable at time of inspection.

5. Windows

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. Closet Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Acceptable at time of inspection.

7. Outlets

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations :
 • The outlets that were tested are functional.

8. Lights

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations :
 • The lights are functional.

Living Room

1. Location

• Rear

2. Door Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional at time of inspection.
 • The deadbolt is missing the plate, recommend having this serviced by a contractor.



The deadbolt is missing the plate, recommend having this serviced by a contractor.

3. Floor Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• Visible stain observed on carpet, it starts at the balcony door and goes towards the kitchen and to the right and left of the door. Ask the sellers the reason of the staining and have a contractor evaluate and service as needed.



Visible stain observed on carpet, it starts at the balcony door and goes towards the kitchen and to the right and left of the door. Ask the sellers the reason of the staining and have a contractor evaluate and service as needed.



Visible stain observed on carpet, it starts at the balcony door and goes towards the kitchen and to the right and left of the door. Ask the sellers the reason of the staining and have a contractor evaluate and service as needed.



Visible stain observed on carpet, it starts at the balcony door and goes towards the kitchen and to the right and left of the door. Ask the sellers the reason of the staining and have a contractor evaluate and service as needed.

4. Walls Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Acceptable at time of inspection.

5. Ceiling Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Acceptable at time of inspection.

6. Windows

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:
 • Double Glazed Vinyl Windows
Observations:
 • The windows are functional.

7. Closet Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. Outlets

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations :
 • The outlets that were tested are functional.

9. Lights

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations :
 • The lights are functional.

10. Duct/Return Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations :
 • Functional at time of inspection

11. Guardrail

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

Master Bedroom

1. Door Conditions

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional at time of inspection.

2. Floor Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The flooring in acceptable condition and does not need any service.

3. Wall Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable condition at time of inspection.

4. Ceiling Conditions

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Ceiling in acceptable condition at time of inspection.

5. Windows

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Double Glazed Vinyl Windows

Observations:

- The windows are functional.

6. Closet condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Acceptable at time of inspection.

7. Outlets

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations :

- The outlets that were tested are functional.

8. Lights

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations :

- The lights are functional.

First Bedroom

1. Door Conditions

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional at time of inspection.

2. Floor Condition

ACC	INFO	SERV	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • The flooring in acceptable condition and does not need any service.

3. Wall Condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Acceptable condition at time of inspection.

4. Ceiling Conditions

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Ceiling in acceptable condition at time of inspection.

5. Windows

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:
 • Double Glazed Vinyl Windows
Observations:
 • The windows are functional.

6. Closet condition

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Acceptable at time of inspection.

7. Outlets

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations :
 • The outlets that were tested are functional.

8. Lights

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations :
 • The lights are functional.

Moisture & Related Issues

1. Moisture & Related Issues

ACC	INFO	SERV	NI	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:
 • Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse

any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

- There were no signs of moisture in the home at this time.

Standard of Practice

1. Standard of Practice

InterNACHI Standard of Practice

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1. Definitions and Scope

1.1. A Home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

1.2. A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

1.3. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

2. Standards of Practice

2.1. Roof

I. The inspector shall inspect from ground level or eaves:

- A. The roof covering.
- B. The gutters.
- C. The downspouts.
- D. The vents, flashings, skylights, chimney and other roof penetrations.
- E. The general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to:

- A. Walk on any roof surface.
- B. Predict the service life expectancy.
- C. Inspect underground downspout diverter drainage pipes.
- D. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. Inspect antennae, lightning arresters, or similar attachments.

2.2. Exterior

I. The inspector shall inspect:

- A. The siding, flashing and trim.
- B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
- C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter.
- D. A representative number of windows.
- E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
- F. And describe the exterior wall covering.

II. The inspector is not required to:

- A. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
- C. Inspect geological, geotechnical, hydrological and/or soil conditions.
- D. Inspect recreational facilities.
- E. Inspect seawalls, break-walls and docks.
- F. Inspect erosion control and earth stabilization measures.
- G. Inspect for safety type glass.
- H. Inspect underground utilities.
- I. Inspect underground items.
- J. Inspect wells or springs.

- K. Inspect solar systems.
- L. Inspect swimming pools or spas.
- M. Inspect septic systems or cesspools.
- N. Inspect playground equipment.
- O. Inspect sprinkler systems.
- P. Inspect drain fields or drywells.
- Q. Determine the integrity of the thermal window seals or damaged glass.

2.3. Basement, Foundation & Crawlspace

I. The inspector shall inspect:

- A. The basement.
- B. The foundation
- C. The crawlspace.
- D. The visible structural components.
- E. Any present conditions or clear indications of active water penetration observed by the inspector.
- F. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

II. The inspector is not required to:

- A. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector.
- B. Move stored items or debris.
- C. Operate sump pumps with inaccessible floats.
- D. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. Provide any engineering or architectural service.
- F. Report on the adequacy of any structural system or component.

2.4. Heating

I. The inspector shall inspect:

- A. The heating system and describe the energy source and heating method using normal operating controls.
- B. And report as in need of repair furnaces which do not operate.
- C. And report if inspector deemed the furnace inaccessible.

II. The inspector is not required to:

- A. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks.
- B. Inspect underground fuel tanks.
- C. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- D. Light or ignite pilot flames.
- E. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment.
- F. Override electronic thermostats.
- G. Evaluate fuel quality.
- H. Verify thermostat calibration, heat anticipation or automatic setbacks,

timers, programs or clocks.

2.5. Cooling

I. The inspector shall inspect:

A. The central cooling equipment using normal operating controls.

II. The inspector is not required to:

- A. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- B. Inspect window units, through-wall units, or electronic air filters.
- C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.
- E. Examine electrical current, coolant fluids or gasses, or coolant leakage.

2.6. Plumbing

I. The inspector shall:

- A. Verify the presence of and identify the location of the main water shutoff valve.
- B. Inspect the water heating equipment, including **combustion air**, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
- C. Flush toilets.
- D. Run water in sinks, tubs, and showers.
- E. Inspect the interior water supply including all fixtures and faucets.
- F. Inspect the drain, waste and vent systems, including all fixtures.
- G. Describe any visible fuel storage systems.
- H. Inspect the drainage sump pumps testing sumps with accessible floats.
- I. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
- J. Inspect and determine if the water supply is public or private.
- K. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.
- L. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets.
- M. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
- N. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

II. The inspector is not required to:

- A. Light or ignite pilot flames.
- B. Determine the size, temperature, age, life expectancy or adequacy of the water heater.
- C. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems.

- D. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.
- E. Determine the water quality or potability or the reliability of the water supply or source.
- F. Open sealed plumbing access panels.
- G. Inspect clothes washing machines or their connections.
- H. Operate any main, branch or fixture valve.
- I. Test shower pans, tub and shower surrounds or enclosures for leakage.
- J. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
- L. Determine whether there are sufficient clean-outs for effective cleaning of drains.
- M. Evaluate gas, liquid propane or oil storage tanks.
- N. Inspect any private sewage waste disposal system or component of.
- O. Inspect water treatment systems or water filters.
- P. Inspect water storage tanks, pressure pumps or bladder tanks.
- Q. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- R. Evaluate or determine the adequacy of combustion air.
- S. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves.
- T. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.
- U. Determine the existence or condition of polybutylene plumbing.

2.7. Electrical

I. The inspector shall inspect:

- A. The service line.
- B. The meter box.
- C. The main disconnect.
- D. And determine the rating of the service amperage.
- E. Panels, breakers and fuses.
- F. The service grounding and bonding.
- G. A representative sampling of switches, receptacles, light fixtures, **AFCI** receptacles
- H. And test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection.
- I. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
- J. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present.
- K. The service entrance conductors and the condition of their sheathing.
- L. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester.
- M. And describe the amperage rating of the service.
- N. And report the absence of smoke detectors.
- O. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

II. The inspector is not required to:

- A. Insert any tool, probe or device into the main panel, sub-panels, downstream panels, or electrical fixtures.
- B. Operate electrical systems that are shut down.
- C. Remove panel covers or dead front covers if not readily accessible.
- D. Operate over current protection devices.
- E. Operate non-accessible smoke detectors.
- F. Measure or determine the amperage or voltage of the main service if not visibly labeled.
- G. Inspect the alarm system and components.
- H. Inspect the ancillary wiring or remote control devices.
- I. Activate any electrical systems or branch circuits which are not energized.
- J. Operate overload devices.
- K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices.
- L. Verify the continuity of the connected service ground.
- M. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- N. Inspect spark or lightning arrestors.
- O. Conduct voltage drop calculations.
- P. Determine the accuracy of breaker labeling.

2.8. Fireplace

I. The inspector shall inspect:

- A. The fireplace, and open and close the damper door if readily accessible and operable.
- B. Hearth extensions and other permanently installed components.
- C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials

II. The inspector is not required to:

- A. Inspect the flue or vent system.
- B. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. Determine the need for a chimney sweep.
- D. Operate gas fireplace inserts.
- E. Light pilot flames.
- F. Determine the appropriateness of such installation.
- G. Inspect automatic fuel feed devices.
- H. Inspect combustion and/or make-up air devices.
- I. Inspect heat distribution assists whether gravity controlled or fan assisted.
- J. Ignite or extinguish fires.
- K. Determine draft characteristics.
- L. Move fireplace inserts, stoves, or firebox contents.
- M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.
- N. Perform an NFPA inspection.

2.9. Attic, Ventilation & Insulation

I. The inspector shall inspect:

- A. The insulation in unfinished spaces.
- B. The ventilation of attic spaces.
- C. Mechanical ventilation systems.
- D. And report on the general absence or lack of insulation.

II. The inspector is not required to:

- A. Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.
- B. To move, touch, or disturb insulation.
- C. To move, touch or disturb vapor retarders.
- D. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
- E. Identify the composition of or the exact R-value of insulation material.
- F. Activate thermostatically operated fans.
- G. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.
- H. Determine adequacy of ventilation.

2.10. Doors, Windows & Interior

I. The inspector shall:

- A. Open and close a representative number of doors and windows.
- B. Inspect the walls, ceilings, steps, stairways, and railings.
- C. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.
- D. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door.
- E. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.
- F. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

- A. Inspect paint, wallpaper, window treatments or finish treatments.
- B. Inspect central vacuum systems.
- C. Inspect safety glazing.
- D. Inspect security systems or components.
- E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises.
- F. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure.
- G. Move drop ceiling tiles.
- H. Inspect or move any household appliances.
- I. Inspect or operate equipment housed in the garage except as otherwise noted.
- J. Verify or certify safe operation of any auto reverse or related safety function of a garage door.
- K. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
- L. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices.
- M. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal

lights.

N. Inspect microwave ovens or test leakage from microwave ovens.

O. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.

P. Inspect elevators.

Q. Inspect remote controls.

R. Inspect appliances.

S. Inspect items not permanently installed.

T. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.

U. Come into contact with any pool or spa water in order to determine the system structure or components.

V. Determine the adequacy of spa jet water force or bubble effect.

W. Determine the structural integrity or leakage of a pool or spa.

3. Limitations, Exceptions & Exclusions

3.1. Limitations:

I. An inspection is not technically exhaustive.

II. An inspection will not identify concealed or latent defects.

III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic, etc.

IV. An inspection will not determine the suitability of the property for any use.

V. An inspection does not determine the market value of the property or its marketability.

VI. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.

VII. An inspection does not determine the life expectancy of the property or any components or systems therein.

VIII. An inspection does not include items not permanently installed. IX.

These Standards of Practice apply only to homes with four or fewer dwelling units.

3.2. Exclusions:

I. The inspectors are not required to determine:

A. Property boundary lines or encroachments.

B. The condition of any component or system that is not readily accessible.

C. The service life expectancy of any component or system.

D. The size, capacity, BTU, performance, or efficiency of any component or system.

E. The cause or reason of any condition.

F. The cause for the need of repair or replacement of any system or component. G. Future conditions.

H. The compliance with codes or regulations.

I. The presence of evidence of rodents, animals or insects.

J. The presence of mold, mildew or fungus.

K. The presence of air-borne hazards.

L. The presence of birds.

M. The presence of other flora or fauna.

N. The air quality. O. The existence of asbestos.

P. The existence of environmental hazards.

Q. The existence of electro-magnetic fields.

R. The presence of hazardous materials including, but not limited to, the

presence of lead in paint.

S. Any hazardous waste conditions.

T. Any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin.

U. Operating costs of systems.

V. Replacement or repair cost estimates.

W. The acoustical properties of any systems.

X. Estimates of how much it will cost to run any given system.

II. The inspectors are not required to operate:

A. Any system that is shut down.

B. Any system that does not function properly.

C. Or evaluate low voltage electrical systems such as, but not limited to:

1. Phone lines.

2. Cable lines.

3. Antennae.

4. Lights.

5. Remote controls.

D. Any system that does not turn on with the use of normal operating controls.

E. Any shut off valves or manual stop valves.

F. Any electrical disconnect or over current protection devices.

G. Any alarm systems.

H. Moisture meters, gas detectors or similar equipment.

III. The inspectors are not required to:

A. Move any personal items or other obstructions, such as, but not limited to:

1. Throw rugs.

2. Furniture.

3. Floor or wall coverings.

4. Ceiling tiles

5. Window coverings.

6. Equipment.

7. Plants.

8. Ice.

9. Debris.

10. Snow.

11. Water.

12. Dirt.

13. Foliage.

14. Pets

B. Dismantle, open, or uncover any system or component.

C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.

D. Enter crawlspaces or other areas that are unsafe or not readily accessible.

E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.

F. Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with dogs.

G. Inspect decorative items.

H. Inspect common elements or areas in multi-unit housing.

I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.

- J. Offer guarantees or warranties.
- K. Offer or perform any engineering services.
- L. Offer or perform any trade or professional service other than home inspection.
- M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
- N. Determine the age of construction or installation of any system structure, or component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.
- O. Determine the insurability of a property.
- P. Perform or offer Phase 1 environmental audits.
- Q. Inspect on any system or component which is not included in these standards.

4. Glossary of Terms

- 4.1. Accessible: Can be approached or entered by the inspector safely, without difficulty, fear or danger.
- 4.2. Activate: To turn on, supply power, or enable systems, equipment, or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.
- 4.3. Adversely Affect: Constitute, or potentially constitute, a negative or destructive impact.
- 4.4. Alarm System: Warning devices, installed or free-standing, including but not limited to: Carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
- 4.5. Appliance: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- 4.6. Architectural Service: Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
- 4.7. Component: A permanently installed or attached fixture, element or part of a system.
- 4.8. Condition: The visible and conspicuous state of being of an object.
- 4.9. Crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
- 4.10. Decorative: Ornamental; not required for the operation of essential systems and components of a home.
- 4.11. Describe: Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.
- 4.12. Determine: To arrive at an opinion or conclusion pursuant to examination.
- 4.13. Dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
- 4.14. Engineering Service: Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

- 4.15. Enter: To go into an area to observe visible components.
- 4.16. Evaluate: To assess the systems, structures or components of a dwelling.
- 4.17. Examine: To visually look. See Inspect.
- 4.18. Foundation: The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.
- 4.19. Function: The action for which an item, component, or system is specially fitted or used or for which an item, component or system exists; to be in action or perform a task.
- 4.20. Functional: Performing, or able to perform, a function.
- 4.21. Home Inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing these Standards of Practice as a guideline.
- 4.22. Household Appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.
- 4.23. Inspect: To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas in accordance with these Standards of Practice.
- 4.24. Inspected Property: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.
- 4.25. Inspector: One who performs a real estate inspection.
- 4.26. Installed: Attached or connected such that the installed item requires tool for removal.
- 4.27. Material Defect: Refer to section 1.2.
- 4.28. Normal Operating Controls: Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.
- 4.29. Observe: To see through visually directed attention.
- 4.30. Operate: To cause systems to function or turn on with normal operating controls.
- 4.31. Readily Accessible: An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- 4.32. Recreational Facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.
- 4.33. Report: A written communication (possibly including digital images) of any material defects seen during the inspection.
- 4.34. Representative Number: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.
- 4.35. Safety Glazing: Tempered glass, laminated glass, or rigid plastic.
- 4.36. Shut Down: Turned off, unplugged, inactive, not in service, not operational, etc.
- 4.37. Structural Component: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- 4.38. System: An assembly of various components to function as a whole.
- 4.39. Technically Exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection which would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis or other means.
- 4.40. Unsafe: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction

standards.

4.41. Verify: To confirm or substantiate.

Permits

1. Permits

- All the permits should be in place to ensure that the work completed is done to the government standard. Check with the builder if the permits were pulled on such items like the electrical, plumbing, structure, HVAC, etc. These are just a few examples, check with the city or towns in which the house is located.

Report Conclusion

1. Report Conclusion

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny

coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Preferred Vendors

1. Drains & Sewers (Scopes)

- Pro Tech Drains (Sewer Scopes)
Danny Paiement
www.prodraintechs.ca
780-903-8142
info@prodraintechs.ca
14318-128 Ave NW
Edmonton, Alberta T5L 3H5

2. Electrician

- JEM Electrical
Stephen Morrissey
780-885-8674
14519 20 St
Edmonton, Alberta
T5Y 1V6

3. General Contractor

- Shignanski Construction Inc.
Jordan Jones
jordan@shignanski.com
780-278-8088
780-570-8710

4. Home & Auto Insurance

- Allstate Insurance
Roger Bhasin
C: 587-404-2973 W:780-444-6226
Allstate Insurance
2504 Guardian Road NW
Edmonton, Alberta
T5T 1K8

5. Mover

- Eager Beaver Moving
Reilly McLaughlin
780-434-1100
reilly@eagerbeavermoving.com
www.eagerbeavermoving.com

117, 9920 63 Avenue
Edmonton, Alberta

6. Painter

- I Paint by Vic
Vic Lahure
780-218-5105
www.ipaintbyvic.com
3769 - 30 St NW
Edmonton, AB
T6T 1H6

7. Plumbing & Heating

- Always Plumbing & Heating
Glenn Davis
780-489-8118
200, 17633 114 Avenue
Edmonton, Alberta

8. Insulation

- Expert Insulation
Chris Ehry
780-995-2533
chris@expertinsulation.ca
www.expertinsulation.ca

9. Utilities (Gas & Electrical)

- Xoom Energy
Pamela Ehrler
587-591-4632

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

Baseboard Heaters		
Page 9 Item: 3	Convectors	<ul style="list-style-type: none"> The connectors should be kept clean, have a contractor service this accordingly.
Laundry Area		
Page 11 Item: 12	Dryer Hook-ups	<ul style="list-style-type: none"> Dryer was not operated during the inspection. We do not test portable appliances such as this. Recommend confirming proper function prior to possession Recommend replacing flexible dry vent pipe and run continuous solid metal pipe. Install solid metal pipe with foil tape, NOT screws or duct tape.
Hallways		
Page 13 Item: 9	Smoke/CO detector comments	<ul style="list-style-type: none"> The smoke detectors look to be original and should be replaced with new ones by a contractor.
Master Bathroom		
Page 13 Item: 2	Bath Floor Conditions	<ul style="list-style-type: none"> The joint along the shower and the floor needs to be sealed to prevent moisture penetration. Have a contractor evaluate and service as needed.
Page 14 Item: 5	Bathroom Doors Condition	<ul style="list-style-type: none"> Door(s) requires minor adjustment to function properly
Page 14 Item: 8	Bathroom Exhaust Fan Condition	<ul style="list-style-type: none"> Fan is dirty. Recommend cleaning for proper fan function.
Page 14 Item: 13	Shower Faucet Condition	<ul style="list-style-type: none"> Shower mast is loose in the wall. Recommend securing properly to the wall. Hot/cold reversed plumbing observed, this is when the valve is turned on it is the hot water first then the cold. It should be cold first and then hot second.
Page 15 Item: 18	Toilet Condition	<ul style="list-style-type: none"> Toilet is loose. Recommend taking off, installing a brand new seal, and re-installing toilet. Toilet was functional at time of inspection.
Main Hallway Bathroom		
Page 16 Item: 8	Bathroom Exhaust Fan Condition	<ul style="list-style-type: none"> Fan is dirty. Recommend cleaning for proper fan function.
Page 16 Item: 11	Tub Faucet Condition	<ul style="list-style-type: none"> Faucet is loose in the wall. Recommend securing properly to the wall. Shower mast is loose in the wall. Recommend securing properly to the wall.
Kitchen		
Page 18 Item: 7	Outlets	<ul style="list-style-type: none"> No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Living Room		
Page 20 Item: 2	Door Condition	<ul style="list-style-type: none"> The deadbolt is missing the plate, recommend having this serviced by a contractor.
Page 21 Item: 3	Floor Condition	<ul style="list-style-type: none"> Visible stain observed on carpet, it starts at the balcony door and goes towards the kitchen and to the right and left of the

		door. Ask the sellers the reason of the staining and have a contractor evaluate and service as needed.
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