

# Property Inspection Report



**24 Hometown Ave.  
Anywhere, Ontario**

**Inspection Date:**  
November 22, 2008

**Prepared For:**  
Mr. and Mrs. Robert Smith

# General Information

## Property address

24 Hometown Ave.  
Anywhere, Ontario  
A1A 1A1

## Seller's Information

## Company Information

Mayne Home and Property Inspections  
35 Hemingford Place  
Whitby, ON  
L1R 1G2  
Inspected by: Woody Mayne  
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Email: woodymayne@rogers.com  
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## Buyer's Agent Information

## Client Information

Mr. and Mrs. Robert Smith  
24 Hometown Ave.  
Anywhere, ON  
Home: 123-456-7898  
Cell: 987-654-3212  
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Email: rsmith@email.org

## Seller's Agent Information

## General Description

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This report is a summary of our verbal briefing of our inspection of 24 Hometown Ave., Anywhere, ON. The residence was occupied at the time of the inspection. There was mixed rain and snow, and the temperature was approximately 5 degrees C.

The residence is a two story, wood frame, single-family dwelling with attached garage. It is approximately 6 years old. It has an area of approximately 1700 sq. ft. It has three bedrooms, two and a half bathrooms, and a full basement. The front entrance faces south.

**To avoid any confusion in this report we name all points of direction (right, left, front, back) as viewed from the front of the house facing the front door from the street.**

**This confidential report is prepared exclusively for Mr. and Mrs. Robert Smith**

# Notes About This Inspection Report

**To be clear, there is no such thing as a perfect house. Ongoing maintenance and improvements to the systems of all homes are required over time. All homes are likely to have a number of faults, ranging from cosmetic defects to major safety hazards.**

**The purpose of this report is to give you a clear assesment of the condition of the major systems of the house. We hope this will help you make a more informed buying decision.**

A standard Home Inspection is a **non-invasive, visual assesment of the condition of the home at the time of the inspection**. This Inspection was performed in accordance with the Ontario Association of Home Inspectors "Standards of Practice", which specifies all systems and components which are to be inspected, and those which are not. Please refer to the Standards of Practice at the back of this report for a full explanation of the scope of this inspection.

Because your inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. . Every reasonable effort is made to discover and correctly interpret indications of previously occurring or ongoing defects that may be present. However, no guarantee is implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This report will not remark on any cosmetic issues of the property. As we look for significant issues that may affect your buying decision, we will come across a number of minor items. We will discuss these and mention them in the report as a courtesy. These will not be listed in the Summary.

## **Please note the following specific limitations:**

1. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes latent defects that may be apparent at other times, but are not visible on the day of the inspection.
2. The Inspection does not identify hazardous materials that may be in or behind walls, floors or ceilings.
3. A Home Inspection does not deal with the issue of air quality in a house.
4. A Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried or hidden on the property.

The Ontario Association of Home Inspectors (OAHl) is a not-for-profit association established in 1987. In 1994, it became a self-regulating professional body when the OAHl Act received royal assent (passage of Bill Pr158). Membership in OAHl is voluntary and its members include private, fee-paid home inspectors. OAHl's objectives include promotion of excellence within the profession and continual improvement of its member's inspection services to the public.

***Thank you for choosing Mayne Home and Property Inspections to perform your Home Inspection. My goal with this report is to provide you with useful and easy to understand information about the subject property. Please do not hesitate to contact me with questions or concerns about the report or the home itself for as long as you own the home.***

# ROOFING SYSTEM

## DESCRIPTION

**Roofing Materials:** asphalt shingles, 1/2 inch plywood sheathing

**Flashing Type:** galvanized steel, painted

**Gutter and Downspout Materials:** aluminum, baked on factory finish

**Structure:** wooden factory manufactured trusses on 24 inch centers

**Roof Inspected:** from the ground on all sides, with binoculars

**Chimney Type:** one metal "B" vent for gas fireplace

## LIMITATIONS

Due to inclement weather, access to the roof was not considered safe. Most, but not all elements of the roofing membrane and flashings could be inspected from the ground. This is a visual, performance based inspection. Evidence of prior leakage may not be visible, or may be covered by interior finishes. It is not feasible to closely examine all the roof surfaces and details, nor is it possible to see and examine the underside of all the roof sheathing for signs of leakage.

## OBSERVATIONS and RECOMMENDATIONS

A properly installed asphalt shingle roof has an expected service life of at least 20 years. Roofs are often complex systems of different materials. As these materials grow older, they lose their ability to shed water properly. Flashings are the weakest part of the system, as they present interruptions in the roof membrane. The probability of leakage of a roofing system depends on it's age, quality of installation, quality of materials, design, and the weather. Even a new, properly installed roof will leak under the right conditions of high wind, rain intensity snow and ice build up, etc. Any evidence of leakage should be investigated promptly to avoid damage to the structure and contents. An annual inspection is recommended to aid in prolonging the life of the roof and minimize the risk of leakage.

The condition of the roofing and flashings were typical for a home of this age. There was no visible wear or aging, except for some slight cupping of the shingle tabs on the north slope.

**Deficiency:** The flashing at the junction between the roof over the rear deck and the siding on the house has not been installed correctly, and may not be effective. Water may penetrate the wall, causing damage to the structure and interior finishes. There is also a short section of trim missing, exposing the waferboard sheathing, which is deteriorating.

**Course of action:** Either the owner or a roofing contractor should install flashings in a more effective manner and replace the missing trim as soon as possible to ensure that the exterior envelope of the building remains weather tight.



# ROOFING SYSTEM

**Deficiency:** The gutter downspout at the north-west corner drains directly onto the ground beside the foundation wall. Water collecting against the building may lead to leakage into the basement, damage to the foundation wall, or erosion below the footings. There is already some erosion of the soil and evidence of leakage at this location.

**Course of Action:** A downspout extension should be installed to carry collected rainwater at least six feet away from the building.



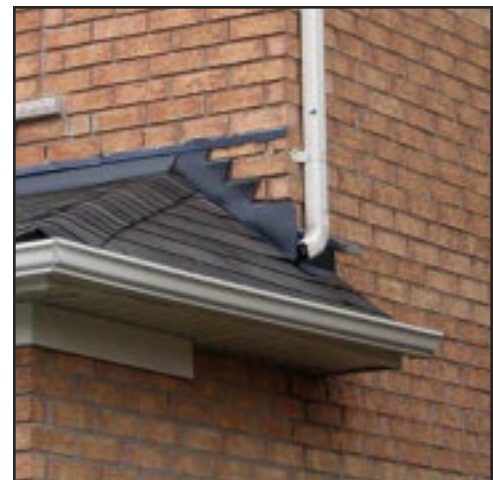
**Deficiency:** A valley between the south and west slopes of the roof drains into a very short section of gutter, which in turn slopes down against the siding on the guest room bathroom. Any significant rainfall will overshoot the gutter here and be directed against the siding, with the possibility of leakage into the wall. This could cause damage to the structure and interior finishes.

**Course of Action:** Have a roofing contractor investigate further. He may suggest installing a “kickout flashing”, or an effective alternative. Continue to monitor here and the area below, including the front porch roof, for any signs of leakage.



**Deficiency:** The downspout from the upper level roof gutter on the south-east corner drains directly onto the roof shingles over the garage. This arrangement can cause accelerated wear of the shingles. The elbow here also directs water behind the adjacent flashings. Water may get behind the flashings and damage the structure below.

**Course of Action:** Ideally, this downspout would be extended down this wall to ground level, where it would be carried away from the building by a downspout extension. An interim solution would be to redirect the elbow away from the flashings, and add an extension to carry the water directly to the gutter below. A downspout on the other side of the garage is arranged in a similar fashion. It too, should have an extension added to carry water directly into the gutter below.



# EXTERIOR

## DESCRIPTION

**Wall Construction:** wood framing, brick veneer 1st floor, metal siding 2nd floor

**Entry Door Types:** insulated steel

**Garage Door Type(s):** overhead steel sectional with automatic opener

**Eave Type:** enclosed and vented aluminum soffit and fascia

## LIMITATIONS

Only a representative sample of multiple exterior materials was inspected, rather than every occurrence.

**Inspection limited by:** poor access under deck,

**Upper floors inspected from:** ground level, with binoculars

## OBSERVATIONS and RECOMMENDATIONS

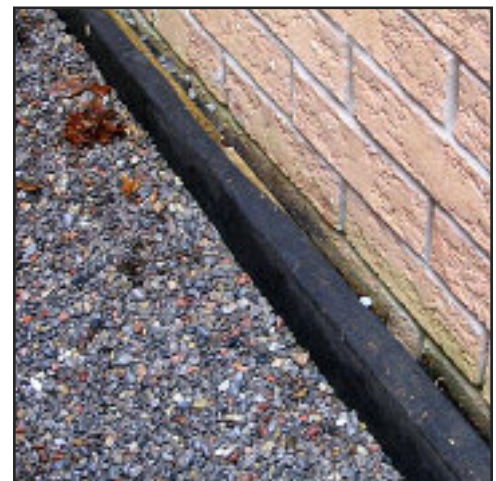
**Deficiency:** The metal trim panel over the garage roof has come loose. This could allow rain to penetrate and damage the structure here. This could also allow birds or bees to set up nest here. It is also common for squirrels to enter openings like this and cause considerable damage inside.

**Course of action:** Refasten this panel securely.



**Deficiency:** Some of the brick veneer siding on the east side of the house is below grade. The brick here will not dry properly, causing it to deterioration. Water penetration into the house at the top of the foundation wall, leading to damage to the structure and water in the basement, is also a possibility.

**Course of Action:** Alter the grading of the gravel in this area so that the brick is at least six inches above grade



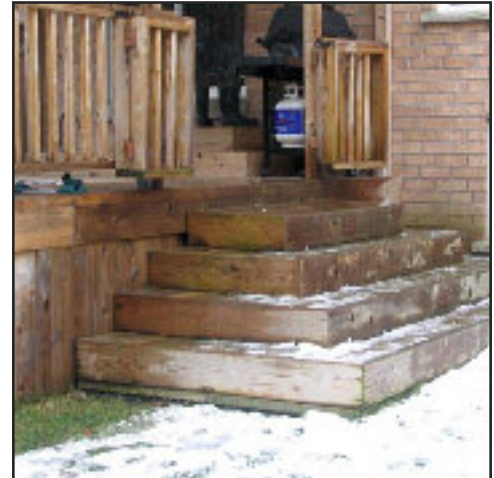
# EXTERIOR

**Deficiency:** There are several issues with the deck on the back of the house:

The portion of railing between the deck and the fence is not secure, and is pulling the header joist away. This railing may not support the weight of someone leaning on it. This is a safety issue.

The stairs down to the ground lack the required handrailings. There is a trip and fall hazard here.

**Course of Action:** Re-secure the loose section of handrailing. Install handrails on the stairs down to the ground.



**Deficiency:** The siding on the guest bathroom is of a board and horizontal batten design. This type of finish is very vulnerable to peeling paint, water penetration and rot, especially the horizontal surfaces. Water leakage here could also result in damage to the structure and interior surfaces. The paint in several areas is already beginning to peel.

**Course of Action:** This area should be monitored and maintained carefully. All the joints between boards should be caulked to prevent water intrusion. The wooden finial which decorates the adjacent roof peak should also be painted to prevent rot.



There are also a few minor issues which you should be aware of.

Some of the windows which are surrounded by brick veneer do not have an appropriate drip edge above. This joint at the top of the windows should be caulked to prevent water intrusion.

The exterior vent for the ensuite bathroom fan should be secured to the siding and re-caulked. Water penetration here is possible, which could cause damage to the structure and interior finishes.

There are slight settlement cracks in the brick veneer and foundation walls. All residential foundations settle to some degree over the lifespan of the home. Such movement is not considered a defect unless related to recent flooding or displacement is significant. Small settlement cracks around doors and windows are also considered normal. These cracks should be monitored for any further growth. They do not appear to have caused damage to the framing or any interior wall or ceiling surfaces. I suggest that if the client is uncomfortable with this condition or my assessment of it a professional engineer be consulted to evaluate the condition, prior to making a final purchase decision.

# STRUCTURAL SYSTEM

## DESCRIPTION

**Structure Type:** two story  
**Attached-Detached:** detached  
**Construction Type:** wood frame  
**Residence Style:** single-family dwelling

**Bedrooms:** three  
**Bathrooms:** two and one half

**Foundation Type:** full basement  
**Foundation Material:** poured concrete

**Wall Structure:** 2 by 6 studs on 24 inch centers  
**Floor Framing:** 2 by 8 joists on 16 inch centers with plywood sheathing  
**Roof Framing:** 2 by 4 engineered trusses on 24 inch centers with plywood sheathing

**Attic and/or Crawlspace Inspection:** attic inspected with flashlight while standing on ladder in access hatch.

## LIMITATIONS

Based on a one time visit, it is impossible to determine if or how often a basement will leak. It is estimated that 98% of all basements will leak at some point in their life. It is impossible to predict the likelihood, frequency or severity of basement leakage during a one time visit. However, more than 90% of basement leaks are a result of inadequate control of surface water. If the ground slopes down away from the building, and gutters and downspouts collect roof water and carry it a safe distance away, the chance of basement leakage is greatly reduced.

All residential foundations also settle to some degree during their lifespan. Such movement is not considered to be a defect unless related to recent flooding, or there is significant horizontal or vertical displacement.

My inspection of the foundation was limited because most of the walls were obscured by stored items.

## OBSERVATIONS and RECOMMENDATIONS

**Deficiency:** On the day of the inspection there was slight leakage at the north-west corner of the basement. There were also stains on the wall here, which would indicate previous leakage. This appeared at one of the "tie rod" holes, which are holes spaced along the poured concrete walls, left by the steel rods which held the forms together. They are normally filled with concrete, but remain more porous than the rest of the wall. If this leakage continues, items stored in the basement might be damaged.

There was another small crack in the central area of the east foundation wall with a water stain, but no apparent moisture.

**Course of action:** This leak was very close to the missing downspout extension outside the house. Replacing the downspout to direct water away from the building should stop the leakage, but continue to monitor these areas.



There was some minor settlement cracking in the basement floor slab. This typically occur as a result of settlement of the subsoil after the floor is poured, and should subside within the first couple of years after the house is built. If continued settlement is noticed, a foundation contractor should be consulted.

# PLUMBING SYSTEM

## DESCRIPTION

**Service piping into house:** 3/4 inch copper

**Branch piping in house:** 1/2 inch copper

**Drain, Waste and Vent piping:** ABS plastic

**Waste Cleanout Location(s):** in basement near the floor below the front entrance.

**Main Water shutoff Location:** in basement near the floor below the front entrance

**Water flow (pressure):** typical for neighborhood

**Water Heater Type:** mid-efficiency, natural gas, wall vented, 34,000 BTU/hr.

**Natural Gas Shutoff Location:** on gas supply pipe beside water heater, and on outside gas meter

**Capacity:** 189 liters

**Location:** east side of basement

**Approximate age:** 6 years

## LIMITATIONS

The occupants of the house requested I not operate the whirlpool bath, as the lines were dirty.

## OBSERVATIONS and RECOMMENDATIONS

There was adequate pressure and water flow at all fixtures.

The basement has plumbing roughed in for a bathroom.

**Deficiency:** Hot water temperature was 150 degrees F. at the kitchen and bathroom taps. To save energy and avoid accidental scalds (especially with young children) 120 degrees is recommended.

**Course of Action:** This can be adjusted at the gas valve on the water heater. This is a safety issue.

**Deficiency:** The sink in the laundry room was not properly secured, which was allowing the drain system to be subject to stress and pulled out of proper alignment. There were signs of previous leakage below the tailpiece, although it did not leak when tested. Water leaking here could damage the floor finish and the structure below.

**Course of Action:** The laundry tub should be re-secured to the wall so that the drain system is in proper alignment, eliminating the stress and possible cause of leakage.

# ELECTRICAL SYSTEM

## DESCRIPTION

### Service Entry

**Service Entrance Type:** underground service

**Service Entrance Size:** 100 amp, 240 volt

**Service Entrance Conductor:** aluminum

**Meter Location:** on outside wall, south-west corner of house

**Service Ground Location:** copper water pipe at water meter

### Main Disconnect

**Location:** in main distribution panel, south end of basement below front entrance

**Sub Panels:** none

### Main Distribution Panel

**Distribution Panel Rating:** 125 amp, 240 volt

**Type and Location:** "Cutler Hammer" breaker type, south end of basement below front entrance

**Sub Panels:** none

**Room for expansion:** yes

### Distribution Wiring

**Wiring Type:** copper, non-metallic sheathed (Romex)

**GFCI Locations:** all bathroom receptacles and whirlpool tub

### Smoke Detectors

Present

## LIMITATIONS

Testing of smoke detectors or alarms is beyond the scope of this inspection. Smoke detectors and carbon monoxide detectors are recommended on each level, and should be tested once a month.

Home Inspectors do not remove the cover of the main disconnect, since this is not safe to do without turning the power off, which we do not do. Concealed components are also not part of the inspection.

## OBSERVATIONS and RECOMMENDATIONS

**Deficiency:** The receptacles on the rear deck are not protected by GFCI devices. This is an electric shock hazard. There is also an open junction box in the basement ceiling near the main distribution panel. This poses a fire hazard.

**Course of action:** A licenced electrician should install a GFCI receptacle or breaker to protect the circuit for the back deck receptacles. The correct cover plate should be installed on the open junction box.

**Deficiency:** Hot water temperature was 150 degrees F. at the kitchen and bathroom taps.

**Course of Action:** To save energy and avoid accidental scalds (especially with young children) 120 degrees is recommended.

The smoke detector on the second floor was not properly secured to the ceiling, just hanging by it's wires. This should be re-secured .

# HEATING and AIR CONDITIONING

## DESCRIPTION

**Heating System Type:** central forced air furnace

**Location:** east side of basement

**Fuel:** natural gas

**Approximate Capacity:** 60,000 BTU/hr

**Efficiency:** high efficiency, AFUE rating of 94%

**Approximate age:** 6 yrs

**Main fuel shut off:** one beside furnace, one outside on gas meter, south-west corner of house

**Exhaust:** direct vent through wall, ABS plastic vent

**Air Conditioning System:** conventional split system, with the condenser unit outside the house

**Main Disconnect :** on exterior wall adjacent to condenser unit, 20 amp 220 volt breaker in main distribution panel

**Approximate age:** 6 years

**Cooling capacity:** approximately two tons (24,000 BTU/hr)

## LIMITATIONS

These systems are tested for functional operation only. No life expectancy is estimated. Balance or proper sizing of the system is beyond the scope of this inspection. The condition of heat exchangers cannot be adequately determined without disassembly, which is beyond the scope of this inspection. Annual cleaning and inspection is recommended for maximum safety, efficiency and life expectancy.

The heat exchanger in the furnace was not accessible for inspection. The evaporator coil in the plenum was also not accessible.

The outside temperature was too cold to operate the air conditioning unit to evaluate it's performance. It is not advisable to operate an air conditioner unless the outside air temperature is above 60 degrees and the circuit breaker for the unit has been on for at least 24 hours, as it may damage the compressor.

## OBSERVATIONS and RECOMMENDATIONS

I observed sufficient and reasonably balanced airflow to all room registers.

The furnace is properly sized to comfortably heat the house, and the air conditioning unit has the appropriate cooling capacity.

The condenser coil on the outside unit is quite dirty, which reduces it's capacity and efficiency. It should be cleaned at least once each cooling season.

# INSULATION AND VENTILATION

## DESCRIPTION

**Attic Floor Insulation material:** loose blown fiberglass

**Attic Insulation amount:** 10 inches, equivalent to R-32

**Attic ventilation:** soffit and roof vents

**Wall insulation material:** fiberglass batts

**Wall insulation amount:** unable to determine

**Foundation wall insulation material:** fiberglass batts

**Foundation insulation amount:** R-8

**Air/vapor barrier:** polyethylene in walls and attic floor

## LIMITATIONS

Attic was viewed from the attic access hatch, with a floodlight and binoculars.

I was unable to determine the amount or thickness of insulation in the walls, or confirm the continuity of the vapor barrier.

## OBSERVATIONS and RECOMMENDATIONS

Attic ventilation appeared to be adequate, as there were no signs of moisture or condensation in the attic.

# INTERIOR

## DESCRIPTION

**Wall and ceiling finishes:** drywall

**Flooring types:** carpet, hardwood, and ceramic tile

**Window types:** single hung, casement and slider

**Glazing type:** double

**Exterior doors:** insulated steel

## LIMITATIONS

A complete inspection of all interior wall surfaces was not possible, as much of the wall area was obscured by furniture and decorative items.

## OBSERVATIONS and RECOMMENDATIONS

**Deficiency:** The grill is missing from the heating vent in the second bedroom. Someone could step into this. This is a trip and fall hazard.

**Course of Action:** Install replacement grill.

**Deficiency:** The opening mechanism on the casement window in the master bedroom has become detached from the frame. The opening mechanism on the casement window in the guest bathroom is missing. These windows are secondary means of escape in case of a fire. If they won't open, occupants could be trapped. This is a life safety issue. An additional issue is that rainwater can penetrate the openings for the opening mechanisms, causing damage to the windows, wall structure, and interior finishes.

**Course of Action:** Replace the window opening mechanisms.

**Deficiency:** The mirror in the guest bathroom is not secured to the wall, simply leaning on the counter top. There is the risk it could fall forward and break, injuring an occupant in the room. This is a health safety issue.

**Course of Action:** Firmly mount the mirror to the wall.

**Deficiency:** There is a water stain about three feet long along the overhead bulkhead between the living room and dining room. There was no moisture present on the day of the inspection.

**Course of Action:** The shower and sink in the master bedroom upstairs are almost directly over this water stain. The seal in the shower between the floor and the walls is deteriorating, and should be re-calked. The spout in the shower is also not sealed to the wall properly, and should be re-calked. I could not see any other possible sources of moisture. The stained area on the bulkhead should be monitored for further signs of leakage, and if found, a Plumbing contractor should be consulted.

The exterior door knob on the door between the house and the garage is missing. It would be easy to be locked out.

A fixed window in the master bedroom has a faulty seal between the panes, and has fog and condensation has developed. This detracts from it's appearance, but not it's function.

# REPORT SUMMARY

## MAJOR CONCERNS

Re-secure the loose section of handrailing on the back deck. Apply a non-skid coating to the wooden ramp, or replace with stairs. Install handrails on the stairs down to the ground.

Hot water temperature was 150 degrees F. at the kitchen and bathroom taps. To save energy and avoid accidental scalds (especially with young children) 120 degrees is recommended.

A licenced electrician should install a GFCI breaker to protect the circuit for the receptacles on the back deck. The correct cover plate should be installed on the open junction box in the basement.

Replace missing grill over heating vent in second bedroom.

Secure the mirror to the wall in the guest bathroom.

Replace the missing opening mechanisms for two casement windows.

## REPAIR / REPLACE

Install proper flashings on junction between rear deck roof and rear wall of house. Install missing trim piece beside deck roof.

A downspout extension should be installed at the north-west corner of the house to carry collected rainwater at least six feet away from the building.

Securely fasten loose and open trim piece above garage roof.

The sink in the laundry room should be properly secured to the wall.

Replace caulking around the shower stall base and the shower spout.

## IMPROVE

Consult a roofing contractor about the inherently weak design of the valley between the south and west slopes of the roof.

Alter the grading of the gravel at the dog run on the east side of the house so that the brick is at least six inches above grade.

Add downspout extensions to two upper level downspouts at the south of the house to carry water over the garage roof to the adjacent gutters.

## MONITOR

Monitor leak in basement to be sure that the cause was effectively eliminated.

Monitor the stained area on the bulkhead between the living room and dining room for evidence of further leakage.



# ONTARIO ASSOCIATION OF HOME INSPECTORS (OAH)

*Established by the Ontario Association of Home Inspectors Act, 1994*

## STANDARDS OF PRACTICE

### 1. INTRODUCTION

1.1 The Ontario Association of Home Inspectors (OAH) is a not-for-profit association established in 1987. In 1994, it became a self-regulating professional body when the OAH Act received royal assent (passage of Bill Pr158). Membership in OAH is voluntary and its members include private, fee-paid home inspectors. OAH's objectives include promotion of excellence within the profession and continual improvement of its member's inspection services to the public. (The OAH acknowledges The American Society of Home Inspectors®, Inc. (ASHI®) for the use of their Standards of Practice (version January 1, 2000).

### 2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home inspectors who are members of the Ontario Association of Home Inspectors. Home Inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the Home Inspection.

#### 2.2 The Inspector shall:

A. inspect:

1. readily accessible systems and components of homes listed in these Standards of Practice.
2. installed systems and components of homes listed in these Standards of Practice.

B. report:

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

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

- A. including other inspection services, systems or components in addition to those required by these Standards of Practice.
- B. specifying repairs provided the inspector is appropriately qualified and willing to do so.
- C. excluding systems and components from the inspection if requested by the client.

### 3. STRUCTURAL SYSTEM

#### 3.1 The inspector shall:

A. inspect:

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

B. describe:

1. the foundation and report the methods used to inspect the under-floor crawl space.
2. the floor structure.
3. the wall structure.
4. the ceiling structure.
5. the roof structure and report the methods used to inspect the attic.

#### 3.2 The inspector is NOT required to:

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

### 4. EXTERIOR

#### 4.1 The inspector shall:

A. inspect:

1. the exterior wall covering, flashing and trim.
2. all exterior doors.
3. attached decks, balconies, stoops, steps, porches, and their associated railings.
4. the eaves, soffits, and fascias where accessible from the ground level.
5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.

B. describe the exterior wall covering.

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

A. inspect:

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

### 5. ROOF SYSTEM

#### 5.1 The inspector shall:

A. inspect:

1. the roof covering.
2. the roof drainage systems.
3. the flashings.
4. the skylights, chimneys, and roof penetrations.

B. describe the roof covering and report the methods used to inspect the roof.

#### 5.2 The inspector is NOT required to:

A. inspect:

1. antennae.
2. interiors of flues or chimneys which are not readily accessible.
3. other installed accessories.

## 6. PLUMB/NG SYSTEM

### 6.1 The inspector shall:

- A. inspect:
1. the interior water supply and distribution systems including all fixtures and faucets.
  2. the drain, waste and vent systems including all fixtures.
  3. the water heating equipment.
  4. the vent systems, flues, and chimneys.
  5. the fuel storage and fuel distribution systems.
  6. the drainage sumps, sump pumps, and related piping.
- B. describe:
1. the water supply, drain, waste, and vent piping materials.
  2. the water heating equipment including the energy source.
  3. the location of main water and main fuel shut-off valves.

### 6.2 The inspector is NOT required to:

- A. inspect:
1. the clothes washing machine connections.
  2. the interiors of flues or chimneys which are not readily accessible.
  3. wells, well pumps, or water storage related equipment.
  4. water conditioning systems.
  5. solar water heating systems.
  6. fire and lawn sprinkler systems.
  7. private waste disposal systems
- B. determine:
1. whether water supply and waste disposal systems are public or private.
  2. the quantity or quality of the water supply.
- C. operate safety valves or shut-off valves.

## 7. ELECTRICAL SYSTEM

### 7.1 The inspector shall:

- A. inspect:
1. the service drop.
  2. the service entrance conductors, cables, and raceways.
  3. the service equipment and main disconnects.
  4. the service grounding.
  5. the interior components of service panels and sub panels.
  6. the conductors.
  7. the overcurrent protection devices.
  8. a representative number of installed lighting fixtures, switches, and receptacles.
  9. the ground fault circuit interrupters.
- B. describe:
1. the amperage and voltage rating of the service.
  2. the location of main disconnect(s) and sub panels.
  3. the wiring methods.
- C. report:
1. on the presence of solid conductor aluminum branch circuit wiring.
  2. on the absence of smoke detectors.

### 7.2 The inspector is NOT required to:

- A. inspect:
1. the remote control devices unless the device is the only control device.
  2. the alarm systems and components.
  3. the low voltage wiring, systems and components.
  4. the ancillary wiring, systems and components not a part of the primary electrical power distribution system.
  5. measure amperage, voltage, or impedance.

## 8. HEAT/NG SYSTEM

### 8.1 The inspector shall:

- A. inspect:
1. the installed heating equipment.
  2. the vent systems, flues, and chimneys.
- B. describe:
1. the energy source.
  2. the heating method by its distinguishing characteristics.

### 8.2 The inspector is NOT required to:

- A. inspect:
1. the interiors of flues or chimneys which are not readily accessible.
  2. the heat exchanger.
  3. the humidifier or dehumidifier.
  4. the electronic air filter.
  6. the solar space heating system.
- B. determine heat supply adequacy or distribution balance.

## 9. A/R COND/T/ON/NG SYSTEMS

### 9.1 The inspector shall:

- A. inspect the installed central and through-wall cooling equipment.
- B. describe:
1. the energy source
  2. the cooling method by its distinguishing characteristics.

### 9.2 The inspector is NOT required to:

- A. inspect electronic air filters.
- B. determine cooling supply adequacy or distribution balance.

## 10. I/TER/OR

### 10.1 The inspector shall:

- A. inspect:
1. the walls, ceilings, and floors.
  2. the steps, stairways, and railings.
  3. the countertops and a representative number of installed cabinets.
  4. a representative number of doors and windows.
  5. garage doors and garage door operators.

### 10.2 The inspector is NOT required to:

- A. inspect:
1. the paint, wallpaper, and other finish treatments.
  2. the carpeting.
  3. the window treatments.
  4. the central vacuum systems.
  5. the household appliances.
  6. recreational facilities.

## 11. I/NSULAT/ON AND VENT/LAT/ON

### 11.1 The inspector shall:

- A. inspect:
1. the insulation and vapour retarders in unfinished spaces.
  2. the ventilation of attics and foundation areas.
  3. the mechanical ventilation systems.
- B. describe:
1. the insulation and vapour retarders in unfinished spaces.
  2. the absence of insulation in unfinished spaces at conditioned surfaces.

### 11.2 The inspector is NOT required to:

- A. disturb insulation or vapour retarders.
- B. determine indoor air quality.



## 12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

### 12.1 The inspector shall:

#### A. inspect

1. the system components.
2. the vent systems, flues, and chimneys.

#### B. describe:

1. the fireplaces and solid fuel burning appliances.
2. the chimneys.

### 12.2 The inspector is NOT required to:

#### A. inspect

1. the interiors of flues or chimneys.
2. the firescreens and doors.
3. the seals and gaskets.
4. the automatic fuel feed devices.
5. the mantles and fireplace surrounds.
6. the combustion make-up air devices.
7. the heat distribution assists whether gravity controlled or fan assisted.

#### B. ignite or extinguish fires.

#### C. determine draft characteristics.

#### D. move fireplace inserts or stoves or firebox contents.

## 13. GENERAL LIMITATIONS AND EXCLUSIONS

### 13.1 General limitations:

#### A. Inspections performed in accordance with these Standards of Practice

1. are not technically exhaustive.
2. will not identify concealed conditions or latent defects.

#### B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

### 13.2 General exclusions:

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

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

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

#### C. Inspectors are NOT required to offer:

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

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

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

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

1. any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. the under-floor crawl spaces or attics which are not readily accessible.

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

1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. systems or components which are not installed.
3. decorative items.
4. systems or components located in areas that are not entered in accordance with these Standards of Practice.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

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

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



## **GLOSSARY OF TERMS**

### **Alarm Systems**

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

### **Architectural Service**

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

### **Automatic Safety Controls**

Devices designed and installed to protect *systems* and *components* from unsafe conditions

### **Component**

A part of a *system*

### **Decorative**

Ornamental; not required for the operation of the essential *systems* and *components* of a home

### **Describe**

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

### **Dismantle**

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

### **Engineering Service**

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

### **Further Evaluation**

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

### **Home Inspection**

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

### **Household Appliances**

Kitchen, laundry, and similar appliances, whether *installed* or free-standing

### **Inspect**

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

### **Inspector**

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

### **Installed**

Attached such that removal requires tools

### **Normal Operating Controls**

Devices such as thermostats, switches or valves intended to be operated by the homeowner

### **Readily Accessible**

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

### **Readily Openable Access Panel**

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

### **Recreational Facilities**

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

### **Report**

To communicate in writing

### **Representative Number**

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

### **Roof Drainage Systems**

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

### **Significantly Deficient**

*Unsafe* or not functioning

### **Shut Down**

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

### **Solid Fuel Burning Appliances**

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

### **Structural Component**

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

### **System**

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

### **Technically Exhaustive**

An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

### **Under-floor Crawl Space**

The area within the confines of the foundation and between the ground and the underside of the floor

### **Unsafe**

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

### **Wiring Methods**

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

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