

# INSPECTION REPORT

## Property Information

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Inspection Address **1234 Homeinspection way**  
Ottawa, Ontario  
K4A 2W1

## Inspected on

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Inspection Date **September 11, 2017**  
Inspection Time 3:00 PM

## Client Information

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Client Name **Greg & Joan Shepherd**

1234 Sample Road  
Calgary, Alberta  
r2W 1D7

## Inspection Conducted By

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**Inspected by:**  
Brian Callaghan CMI,NHI,ACI,  
CBCO,PHPI,RHI

**Inspector's Signature:**



**Signature Date**  
January 19, 2018

# PROPERTY INSPECTION REPORT

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**PROPERTY**

The property of 1234 Homeinspection way, Ottawa, was inspected on September 11, 2017 at approximately 3:00 PM.

**STYLE:** The style classification of this building is: Detached

**AGE:** The approximate age of this building in years is: 70 years (est)

**ABOVE GRADE:** For the subject address, the number of stories above grade is: 2

**AMBIENT CONDITIONS:** The ambient weather conditions at time of inspection were:  
Cloudy; Recent Rain; Windy/Gusty; Temperature: 10 to 20 °F

**OBSERVER ORIENTATION**

Location orientations in this report are with reference to viewing the property from the front, representing either facing the front entry door or facing the property from the primary street viewing position.

**PARTIES INVOLVED**

This Report is provided as information to the contracted party(s): Greg & Joan Shepherd

In attendance at the inspection were:

Client: Greg & Joan Shepherd

Other's Attending: Greg Shepherd Sr.

**METHOD AND EXTENT OF INSPECTION**

A visual inspection of readily accessible systems and components was conducted with the objective of reporting the overall condition of the home and identifying those systems and components that are significantly deficient or are near the end of their service life. The inspection as undertaken by this inspection firm is performed in accordance with guidelines provided by current home inspection standards of practice.

Deficiencies as observed in the course of inspection are noted in the attached Deficiencies Report. In interpreting results from this home inspection, this report should be taken in context of the full report.

The following systems were inspected, with the full report describing the characteristics of these systems:

- Roof System
- Exterior Elements
- Structural System
- Interior Elements
- Insulation and Ventilation Systems
- Heating and Cooling Systems
- Plumbing System
- Electrical System
- Life Safety Systems

**LIMITATIONS**

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion of the condition of the property at the date and time of inspection.

This Report does not imply or constitute a guarantee, warranty, or an insurance policy with regards to this property.

The client is advised that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may become apparent in the future.

The report is limited to the components of the property which were visible to the inspector during the process of inspecting the property.

Note that this inspection and report does not constitute a Code or Bylaw inspection, and that further interpretation from the appropriate authority/agency may be required.

The recipient of this Report should also review the Contract for this inspection and the Standards of Practice, if included, as information and advisement to the nature and extent of the property inspection.

### **TERMINOLOGY**

Terms used in the Deficiency Report section provide details of observations made in the course of the home inspection. In reporting an observation, the inspector is providing an opinion that the condition is considered to be a deficiency when the function or operation of the observed item does not meet an aspect of acceptable or intended performance.

**LOCATION:** The physical location of the noted condition as reported by the inspector.

**CONDITION:** A description of the observation, phrased to reflect a statement of deficiency.

**EXPLANATION:** A description of the nature of the deficiency.

**IMPACT OR CONSEQUENCES:** A description of impact of the condition to the homeowner based on the system or component not meeting its intended function. Where applicable, a description of consequence for not taking action to resolve the deficiency may be provided, and may provide information on the affect to the homeowner in terms of damage, or the affect to the home's occupants in terms of health or safety.

**RECOMMENDED ACTION:** The inspectors opinion for action by the homeowner. Action statements may include:

**Repair:** the noted item or system should be repaired to restore it to its intended function or condition

**Replace:** the noted item is deficient to a degree that actions for achieving intended performance will likely best be accomplished by removing and replacing the affected item.

**Review:** the item should be reviewed by the homeowner, possibly with input from other experts, and where the condition applies to a new home, may require review with the builder. The need for repair may be of a subjective nature requiring considerations of a scope broader than merely replacing or fixing the item.

**Monitor:** the item should be monitored on a periodic basis, with action as appropriate to the degree of change over time.

**Service:** the noted item has an aspect of functionality that can be improved by servicing the item, with the intended result being to restore the item to its expected level of operation and functionality.

**Install:** the noted item is not installed in a manner to achieve a required function or operation.

**Adjust:** the noted item requires an adjustment to achieve its intended operation and function.

**Complete:** the noted item is partially completed in terms of installation, with further work required to achieve completion.

**Remove:** an item requires removal as it constitutes an aspect not required.

**Consult Specialist:** the nature of an observation is such that the services or opinion of a specialist is required to ascertain cause, effect, and/or remedial action for the specific condition. The inspector defers opinions of the condition to that of an expert or specialist with appropriate qualifications, training, and knowledge of the noted condition to provide advise to the client.

## FUNCTION

The primary purpose of the roofing system is to protect the interior of the home from the elements, including sun, wind, rain, and snow. The design and selection of materials including the roof structural elements, sheathing, roof coverings, flashings, ventilation, and protruding components affect the performance and durability of the system as a whole. As the roof system is intended to provide a weather tight covering over the home, it is critical that this system be periodically checked; a thorough review twice a year is recommended, and any deficiencies noted should be immediately corrected.

## INSPECTION PROCESS

As documented by this Report, the inspection of the roofing system included the examination of: the roof covering(s); the roof drainage system; the flashings; and penetrations through the roof surface including skylights, chimneys, roof vents, etc. Reported below are the description of the roof system and the methods used to inspect this system. Items excluded from this examination, if present, include: antennae; interiors of flues or chimneys which are not readily accessible; and installed accessories such as solar panels, lightning arrestors, etc.

As a primary function of the roof system is to protect against water infiltration, it should be noted that there may be leaks in the roof system that may only become apparent under specific weather conditions that were not encountered at the time of the inspection. Also note that although the inspector may provide a statement estimating the apparent age of roof cover, this is expressed as an opinion only. The actual age may vary considerably from this stated estimate. Factors such as manufactured shingle quality, installation methods, weather, roof system ventilation, orientation of roof surface, etc. affect the life expectancy of the roof cover, and as such accurate statements on age can often not be provided.

## SYSTEM CHARACTERISTICS:

LOCATION	ROOF COVER	SLOPE	AGE	INSPECTION METHOD
Garage	Asphalt Shingle	Medium	2 Years	Visual: From Ground with Binoculars
Upper, Secondary Level	Metal	Medium	Over 15 Years	Visual: From Ground with Binoculars
Dormer	Metal	High	Unknown	Visual: From Ground with Binoculars
Porch	Asphalt Shingle	Medium	Old: exceeding normal life expectancy	Unable to observe or fully evaluate; see Restrictions  Visual: From Ground

### ROOF PENETRATIONS

ROOF VENTS: Soffit and Roof Venting  
 PLUMBING STACK: Plumbing Stack Observed  
 CHIMNEYS: None Observed  
 SKYLIGHTS: None Observed  
 ELECTRICAL MAST: None Observed

### ROOF DRAINAGE

SOFFITS: Aluminum  
 FASCIA: Aluminum  
 GUTTERS: Gutters Not Present  
 DOWNSPOUTS: N/A

## RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

No restrictions noted

## ROOF SYSTEM ASSESSMENT SUMMARY:

Deficiencies Noted, High Degree of Significance. In assessing the various aspects of the roofing system, conditions are noted that are of significant concern, with consequences that may include consideration for safety, cost of repair, or potential for additional damage. These deficiencies could affect the ability of the roof to meet all aspects of intended use and functionality.

## DEFICIENCY SUMMARY:

- 
- 1 **CONDITION:** Downspout is missing  
**OBSERVED AT LOCATION(s):** Exterior Front  
**EXPLANATION & IMPACT:** *Downspout is observed to be missing. Downspouts provide a controlled means of collecting and discharging water away from the structure. Downspouts are a key component in the controlled drainage of run-off water away from the home's exterior elements. Downspouts that are missing may result in water saturation of soils near the foundation during rains, which in turn can result in basement moisture or leakage issues. It is recommended that the point of discharge be at least 6' (2 m) from the foundation. Repair should include installing a new downspout and assuring that water freely flows and drains from the downspout.*  
**RECOMMENDED ACTION:** Minor Deficiency | Install
- 
- 2 **CONDITION:** Fascia is deteriorated  
**OBSERVED AT LOCATION(s):** Roof, Upper, Right Side  
**EXPLANATION & IMPACT:** *The fascia is observed to be in a deteriorated condition. Repairs are required to restore the fascia. The fascia areas at roof edges are vulnerable to water and pest infiltration if not adequately sealed. Adding/restoring fascia in this area is recommended.*  
**RECOMMENDED ACTION:** Replace
- 
- 3 **CONDITION:** Soffit requires painting, general to all exterior roof edge areas.  
**OBSERVED AT LOCATION(s):** Exterior  
**EXPLANATION & IMPACT:** *The paint on the soffit is observed to be deteriorated. Paint is required to preserve the soffits from weather damage and deterioration. Deteriorated paint on wood soffits may result in rot and damage to the wood. Failure to provide periodic painting as part of normal preventative maintenance actions may result in deterioration of the soffits.*  
**RECOMMENDED ACTION:** Repair
- 
- 4 **CONDITION:** Active leakage through roof structure is observed  
**OBSERVED AT LOCATION(s):** Roof, Upper, Rear  
**EXPLANATION & IMPACT:** *Our examination of the roof structure has revealed indications of active water infiltration past the roof cover and/or flashings. We note active water infiltration to the interior side of the roof structure. Immediate action is recommended to correct this condition. Failure to take action to stop leaks in roof cover and flashings will result in water penetration into structural elements and the interior of the home. Left uncorrected, leakage can result in expensive repairs, and may affect the health of the home's occupants if molds are permitted to grow.*  
**RECOMMENDED ACTION:** Repair
- 
- 5 **CONDITION:** Moisture detected at ceiling surface(s); leak past roof cover, flashings, or penetrations is suspected  
**OBSERVED AT LOCATION(s):** Master Bedroom Ceiling  
**EXPLANATION & IMPACT:** *Moisture has been detected during the thermographic examination of interior wall and ceiling surfaces. This indication of moisture is consistent with a leak through the roof structure, and can include leaks past the roof cover, flashings, or penetrations. A thermographic examination of the ceiling surfaces indicates a thermographic anomaly consistent with a leak through the roof system. Left uncorrected, this condition can result in water damage to building materials in the affected area, with mold formation and/or rot as possible consequences. In some cases, mold can affect the health and safety of the home's occupants. Active water leaks can result in water damage to personal belongings, floor coverings, and household furnishings. Corrective action is recommended to confirm and rectify this condition.*  
**RECOMMENDED ACTION:** Investigate and Remedy
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**OBSERVATIONS & SUGGESTIONS:**

Installing roof edge drainage gutters and downspouts is suggested to preserve roof surfaces under the drip lines of the upper roof(s), to control drainage away from the foundation.

Periodic roof examinations are suggested, with attention to monitoring for missing or damaged shingles, and deterioration over time. A visual examination of all roof surfaces should be done as part of your twice-yearly exterior maintenance activities.

Your roof areas should be checked after storms and major rainfall to ensure deterioration or damage has not occurred to roof cover, drainage components, flashings, and penetrations.

This roof contains vulnerable areas that need to be watched closely during winter, for build-up of ice and snow that could lead to ice damming and possibly water penetration. Periodic removing of excess snow/ice may be required.

## PURPOSE

The primary purpose of the exterior elements of the home is to provide a weatherproof "envelope" to the house and its interior, with protection from the adverse affects of rain, wind, snow and sun, as well as to secure against entry by intruders.

## INSPECTION PROCESS

As documented by this Report, the inspection of the exterior elements included examination of: the exterior wall coverings, flashings, and trims; exterior doors; attached decks, balconies, steps, porches, and their associated railings; the eaves, soffits, and fascias; the vegetation, grading, surface drainage, and retaining walls on the property where these are likely to adversely affect the building; and walkways, patios, and driveways leading to the home's entrances. Also examined are windows, window wells, and the interior of the garage. Garage door openers with permanently installed controls will be operated to verify auto-reverse and safety mechanism operation. Reported below are the characteristics of the exterior elements examined, as well as other appropriate information noted during the course of inspection. The mode of examination was primarily visual, although aids such as binoculars, ladders, and selective nondestructive probing may have been employed to ascertain the condition of specific components or elements.

Note that the exterior inspection does not normally include and report on: storm doors, storm windows, screens, shutters, awnings or similar seasonal accessories; presence of safety glazing in doors and windows; remote operators for automatic garage door openers; fences; geological, geotechnical, or hydrological conditions; soil conditions; recreational facilities such as swimming pools, spas, saunas, playground equipment, tennis courts, etc.; barns, sheds or other outbuildings or structures; buried fuel storage tanks; and erosion control or earth stabilization measures. The home inspector is not required to move stored items, equipment, furniture, vegetation, soil, snow, ice, debris, or other items that obstruct access or visibility. The inspector at his/her discretion is not required to enter confined spaces where such entry is in the opinion of the inspector not safe.

## SYSTEM CHARACTERISTICS:

### WALL CLADDING(s)

EXTERIOR WALL FINISHES: Brick Masonry  
EXTERIOR WALL TRIMS: Wood  
CHIMNEYS: None Observed

### ROOF EDGE ELEMENTS AND DRAINAGE

SOFFITS: Aluminum  
FASCIA: Aluminum  
GUTTERS: Gutters Not Present  
DOWNSPOUTS: N/A  
DOWNSPOUT DISCHARGE: N/A

### GARAGE & DRIVEWAY

GARAGE STYLE: Out Building(s)  
GARAGE DOORS: Vehicle Door  
GARAGE DOOR OPERATORS: Not Applicable  
DRIVEWAY: Asphalt; Gravel

### LOT GRADING & DRAINAGE

LOT GRADING: Generally Slopes Away From House  
LOT DRAINAGE: Storm Drainage To Nearby Low Area

### PORCHES, DECKS, STAIRS, & PATIOS

PORCHES AND DECKS: Front; Back  
EXTERIOR STAIRS: Wood; Concrete  
EXTERIOR STAIR/DECK RAILINGS: N/A  
PATIOS: N/A  
WALKWAYS: Patio Stone; Concrete  
RETAINING WALLS: Wood

### DOORS & WINDOWS

WINDOW STYLES: Fixed; Sliding; Awning; Single/Double Hung  
WINDOW SASH MATERIAL: N/A  
WINDOW GLAZE FEATURES: Single Glaze; Double Glazed  
EXTERIOR DOOR STYLES: Single  
EXTERIOR DOOR MATERIALS: Metal; Wood

## RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Viewing Restricted Under or Behind Decks, Stairs, or Porches

Chimney: Inspection Restricted due to; restricted or unsafe access, height, roof pitch, wet surfaces, snow covered,

windy/gusty, no gutters, or gutter condition

### EXTERIOR ELEMENTS ASSESSMENT SUMMARY:

Deficiencies Noted. In assessing the various aspects of the exterior elements of this home, conditions are noted that are of concern by the nature of the condition, such as safety, cost of repair, or potential for additional damage. Each noted deficiency should be considered to be affecting the ability of the exterior components to meet all aspects of intended use and functionality. Correction of these deficiencies should be considered as a priority.

### DEFICIENCY SUMMARY:

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- 1 **CONDITION:** Wood siding is rotted

**OBSERVED AT LOCATION(s):** Exterior Right Side; Exterior Rear; Rear Porch

**EXPLANATION & IMPACT:** *Rot is noted in portions of the exterior wood siding. Wood damaged by rot should be removed and replaced. Rot in wood is an indication of excessive moisture and insufficient drying over time. Failing to replace the affected wood will most often result in further wood deterioration over time, and will often result in water damage to wall areas behind the siding. Rotting wood provides an attractive environment for insects. The cause(s) for the wood rot should be understood and corrected as part of the remedial actions, thus preventing future recurrence of this condition.*

**RECOMMENDED ACTION:** Major Deficiency | Current System Component(s) Exceed Life Expectancy | Replace

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- 2 **CONDITION:** Exterior window frame/sill is rotted

**OBSERVED AT LOCATION(s):** All windows on right wall and rear wall

**EXPLANATION & IMPACT:** *Deterioration of the window frame and/or sill is noted, with rot observed. Wood rot is an indication of deterioration of wood components of the window that have been exposed to the effects of water and weather. Failure to correct this condition increases the risk of water infiltration and damage to structural components and interior finishes. Replacing the window unit should be considered.*

**RECOMMENDED ACTION:** Repair, consider replacing

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- 3 **CONDITION:** Window units are deteriorated. Observed conditions include broken/missing glass, rotted sills and sashes, damaged/missing latches, and missing screens. Note that windows are in close proximity to grade, resulting in water damage and rot to wood elements of window units.

**OBSERVED AT LOCATION(s):** All basement windows

**EXPLANATION & IMPACT:** *The overall condition of the exterior window(s) is observed to be deteriorated, such that operability and performance characteristics are impaired. Exterior window operation and performance considerations include: ability to restrict forced entry; ability to open and close with relative ease; ability to securely close and latch; ability to restrict entry of air, water, and pests. Window components should all be maintained in sound condition. A priority consideration for windows is that they meet each of their key operability and performance requirements. Failure to take corrective action may result in safety issues and damage to the home and contents. Immediate repair/replacement of affected window components should be considered as a priority action. A qualified door/window contractor may be required to implement action needs.*

**RECOMMENDED ACTION:** Replace

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4 **CONDITION:** Window caulking is deteriorated; general condition.

**OBSERVED AT LOCATION(s):** Exterior

**EXPLANATION & IMPACT:** *The window caulking is observed to be deteriorated. Caulking that is cracked, embrittled, or missing requires preventative maintenance actions to ensure the window frames will maintain a weathertight seal at the junction areas of window frame through the exterior wall. Caulking at window frames serves several functions, including preventing air, water, and pest infiltration, and restricting heat loss or gain through the exterior wall. Moisture has the greatest potential for damage; unintended water infiltration into the house can cause significant damage to surfaces and property, and if not corrected, may lead to damage and rot to structural elements. Caulking repairs are required at the noted location(s), and should be performed at the earliest opportunity. Preventative maintenance should include reviewing and repairing exterior caulking at doors, windows, and wall penetrations at least twice a year.*

**RECOMMENDED ACTION:** Repair

### **OBSERVATIONS & SUGGESTIONS:**

NOTE: Aspects of older homes, although completed to the standards in place at the time of the construction, may not meet the current safety and health standards. Additionally, construction methods may change over time as new, improved, and smarter methods of construction are developed and adopted.

It may not be possible to determine if all aspects of additions or modifications to the original property were constructed properly or according to local codes and regulations as home inspectors are not code inspectors. I recommend checking with the local government building department to assure proper permits were issued for any work performed on decks, porches, additions, modifications, roofs, etc., that it was completed to the local and state codes, rules, regulations, or current standards, and a final inspection was performed by the department issuing the permit(s). Please remember that codes are minimum standards.

No comments at this time.

### PURPOSE

The primary purpose of the your home's structural system is to support the loads placed in and on the house. The structure of the house includes elements that form the home's "skeleton", specifically the footings, foundation, walls, floors, and roof. Sound structural design resists site and external factors that could result in undesired physical changes to the structure as a whole, such as settlement, effects of both static loads (such as the weight of the structure and its contents) and dynamic loads (such as snow loads, and number and movement of people in the house), effects of strong winds and major temperature variation on the structure, and deterioration or failure of specific structural elements.

### INSPECTION PROCESS

As documented by this Report, the inspection of the structural system includes examination of the structural components and framing of the home, and may include probing a representative number of structural components where deterioration is suspected or where there is a clear indication that possible deterioration exists. Probing is NOT performed where probing would damage any finished surface or where no deterioration is visible. Elements of the structural system that are examined and reported include: the foundation, the floor structure, the wall structure, the ceiling structure, and the roof structure. Also reported are signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. Methods used to inspect the underfloor crawl space and attic, if present and accessible, are reported. The primary mode of structural examination is visual in nature; surfaces, coverings, and obstructions are not disturbed in the course of examination.

Note that the inspection may have restrictions to examination due to design and access. For example, attic areas containing loose-fill insulation are most commonly viewed at the hatch, and physical entry into the attic is not undertaken as it may result in disturbing insulation as installed and may present risk to the physical safety of the inspector. Also note that there may be leaks from the exterior into or through the structural components, such as walls, roof structure, ceilings, and foundation, that may only become apparent under specific weather conditions that were not encountered at the time of inspection. It should be further noted that moisture, condensation, and water infiltration conditions may exist at the time of inspection but are not apparent due to factors that conceal the direct observation of the condition(s). This may include coverings, furnishings, belongings, restricted access, etc., or are visible under specific lighting conditions or viewing positions.

The inspector does not normally provide any engineering or architectural services, or offer an opinion on the adequacy of any structural system or component.

### ACCESS TO INSPECTED AREAS:

ATTIC HATCH LOCATION(S)	EXAMINATION METHOD	CRAWL SPACES
Bedroom Ceiling	Attic Examined From Ladder at Attic Access	None present

### SYSTEM CHARACTERISTICS:

#### GRADE LEVEL/SUB-GRADE ELEMENTS

FOUNDATION WALLS: Concrete Block  
 BASEMENT FLOOR: Concrete Floor  
 CRAWL SPACES: None present  
 COLD STORAGE: No cold storage area present

#### ROOF STRUCTURE

ROOF STRUCTURE: Wood Rafter  
 ROOF SHEATHING: Plywood; Planking

#### WALL AND FLOOR STRUCTURE

EXTERIOR WALLS: Wood Frame, Brick/Stone + Cladding  
 FLOOR JOISTS: Built-up wood; Solid Wood  
 FLOOR SHEATHING: Plywood  
 BEAMS: Wood  
 BEAM SUPPORT: Concealed/Restricted View; Foundation Wall; Columns  
 COLUMNS: Block

### RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Foundation, Interior: Finishes/Wall Covering/Parging  
Foundation, Interior: Storage/Obstructions

### STRUCTURAL SYSTEM ASSESSMENT SUMMARY:

Deficiencies Noted. In assessing the various aspects of the structural elements of this home, conditions that are more concerning are noted, that appear to be affecting the ability of the structural components to meet all aspects of intended use and functionality. Correction of these deficiencies should be considered as a priority.

### DEFICIENCY SUMMARY:

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- 1 **CONDITION:** Rot in wood beam(s)  
**OBSERVED AT LOCATION(s):** Basement  
**EXPLANATION & IMPACT:** *Structural beams are crucial to providing proper transfer of floor and wall loads to components such as the foundation, load-bearing walls, and support columns or posts. Areas of wood rot and deterioration are observed. Selective probing indicates loss of fiber strength and integrity. The current and future ability of the beam(s) to bear their intended load is suspect. Structural failure may occur should the beams deteriorate to a degree that they can no longer bear their intended load. The observed condition indicate that further review by a framing contractor or structural engineer is required to assess the condition and to provide/implement recommendations for remedial action.*  
**RECOMMENDED ACTION:** Major Deficiency | Significant Cost Consequences | Consult Specialist

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- 2 **CONDITION:** Insufficient end support of beam(s); column not adequately secured to beam. **NOTE:** floor sag is noted in this floor area (kitchen).  
**OBSERVED AT LOCATION(s):** Basement  
**EXPLANATION & IMPACT:** *Structural beams are crucial to providing proper transfer of floor and wall loads to components such as the foundation, load-bearing walls, and support columns or posts. Typically, beams should have end bearing of about 3-1/2" (90 mm) over its supporting element. Left uncorrected, this condition could potentially result in structural failure should loss-of-bearing occur, and should be considered a safety concern. The observed condition indicate that further review by a structural engineer is required to assess the condition and to provide recommendations for remedial action.*  
**RECOMMENDED ACTION:** Major Deficiency | Safety Concern | Consult Specialist

### OBSERVATIONS & SUGGESTIONS:

The foundation appears to have been repaired or modified. The scope of this inspection does not include evaluation for effectiveness of this repair or modification. Monitor closely; further investigation by a foundation specialist may be required should moisture penetration occur or if there is a change from the current conditions.

The condition of the foundation should be checked twice a year (spring and fall) for indication of change, movement, or deterioration. In addition, look for evidence of moisture infiltration, dampness, and mold.

Visible wood structure elements should be checked at least twice a year for indications of deterioration or change. Items to check include visible areas of the floor structure (such as viewed from the basement), and an attic examination for the condition of the roof structure. Checks should include observing for water damage, pest infiltration, and deterioration.

### PURPOSE

The primary purpose of your home's interior elements is to serve the living and space requirements of its occupants. Defining elements include walls, ceilings, floors, doors, windows, and storage needs. In addition, the heating, cooling, ventilation, plumbing, and electrical systems are arranged to meet the needs of each room and space.

### INSPECTION PROCESS

As documented by this report, the focus of the home inspection is to the functional rather than appearance aspects of your home's interior elements. The inspection of the interior elements includes examination of walls ceilings and floors; steps, stairways, and railings; balconies; countertops and a representative number of installed cabinets, and a representative number of doors and windows. This inspection does not normally include examination of surface finishes such as paint, wallpaper, or other forms of finish treatment, or installed elements such as carpeting, window treatments, central vacuums, household appliances, and recreational facilities (pools, spas, etc.).

The primary mode of examination of interior elements is visual in nature; surfaces, coverings, and obstructions are not disturbed in the course of examination. If observed, the inspector will report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. This examination does not normally include assessment for air quality, moisture problems that may result in visible or concealed mold growth, presence of toxic or hazardous materials, presence of radon gas, and contaminants either present from construction or past use of the property. A qualified environmental service or expert should be consulted should there be concerns on any of these issues.

### SYSTEM CHARACTERISTICS:

#### INTERIOR FINISHES

INTERIOR WALL FINISHES: Drywall; Plaster; Wall Paper; Paneling  
 CEILING FINISHES: Drywall  
 FLOOR FINISHES: Carpet; Glazed Ceramic Tile; Hardwood Strip;  
 Parquet; Laminate  
 FLOOR SHEATHING: Plywood  
 PARTY WALLS: N/A

#### FIREPLACES

FIREPLACE STYLE: Decorative; Masonry  
 FIREPLACES: Wood-Burning  
 METHOD OF FUME VENTING: Chimney

#### DOORS AND WINDOWS

INTERIOR DOOR STYLES: Regular Hinged; Glass  
 WINDOW STYLES: Fixed; Sliding; Awning; Single/Double Hung  
 WINDOW SASH MATERIALS: N/A  
 WINDOW GLAZE: Single Glaze; Double Glazed

#### INTERIOR STAIRS

STAIRS: Main; Basement

#### OTHER INTERIOR ELEMENTS

CABINETS AND COUNTERTOPS: Kitchen; Bathrooms

### RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Items not inspected include:

Appliances, CO Detectors, Smoke or Fire Detectors, Cable Systems, Telephone Systems, Chimney Interiors

Limited visual inspection of interior elements is due to restrictions including:

Furnishings, Storage, Surfaces Under Rugs

### INTERIOR ELEMENTS ASSESSMENT SUMMARY:

Deficiencies Noted. In assessing the various aspects of the interior elements of this home, conditions that are of significant concern in nature are noted. These are conditions that can affect the ability of the interior components to meet all aspects of intended use and functionality. Correction of these deficiencies should be considered as a priority.

Safety and/or Health Concerns Noted; In assessing the various aspects of the interior features of this home, conditions are noted that may affect the health and safety of the home's occupants. Correction of these deficiencies should be considered a priority.

**DEFICIENCY SUMMARY:**

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- 1 **CONDITION:** Stairs have damaged tread(s)  
**OBSERVED AT LOCATION(s):** Basement  
**EXPLANATION & IMPACT:** *Damage is noted to one or more of the step treads. Typical aspects of damage include split, broken, improperly supported, loose, or missing step treads. Stair treads that are damaged present risk of injury to falls and trips. Stairs should be maintained with attention to preventing injuries.*  
**RECOMMENDED ACTION:** Safety Concern | Replace

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- 2 **CONDITION:** Water stains visible on interior ceiling surfaces  
**OBSERVED AT LOCATION(s):** Living Room  
**EXPLANATION & IMPACT:** *Water stains are noted on the interior ceiling surface. This condition may be due to a specific event, or may be a condition that is likely to occur again in the future. The cause of the water stain should be investigated to determine whether the condition is due to a specific event that is likely not occur again in the future, or whether the condition is due to circumstances that carry the risk of reoccurring again in the future. The relative risk of this observation can only be properly assessed when the causes of the water staining are fully understood. The immediate action should be to investigate/query for cause of the water staining; further action may be required based on understanding the cause and the need for repair.*  
**RECOMMENDED ACTION:** Review

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- 3 **CONDITION:** Stair guard is missing at open side of stairs.  
**OBSERVED AT LOCATION(s):** Stairway  
**EXPLANATION & IMPACT:** *A stair guard is missing at a location where there is a risk of injury from falls from a drop-off at the edge of the stairs. Guards should be installed at the open sides of the stairs where the stairs have 3 or more risers. The primary function of stairs guards is to protect people from falling and being injured. The risk of injury from a fall on stairs with more than 2 risers is considered to be sufficiently great that guards are deemed necessary to reduce the chances of an injurious fall. Absence of adequate stair guards is a safety concern, and in some cases may have legal consequences where a person is injured as a result of neglecting to provide adequate safety provisions at stairs.*  
**RECOMMENDED ACTION:** Safety Concern | Install

**OBSERVATIONS & SUGGESTIONS:**

Periodic inspection of your attic is suggested, to examine for evidence of water infiltration, as evidenced by water stains, rot, or mold. Examination after heavy rainstorms is suggested as the best opportunity to view current issues.

Wood-burning fireplaces, stoves, and chimneys, when used on a regular basis, should be cleaned and inspected annually by a qualified chimney expert. Both interior and exterior portions of chimneys require close examination to assure safe operation and limit costly repairs should deterioration progress that can cause damage both inside and outside the home. When you use your wood burning fireplace be careful what you burn. Avoid burning pine logs, soft woods or household trash in the fireplace. These could cause dangerous build-up in your chimneys flew which could catch fire in the chimney, damaging your chimney or possibly causing a fire in your home. Always burn good dry hard woods in your fireplace and occasionally burn a flue cleaning log. Check with your local supplier or expert to determine the type and brand best for your fireplace. Also, make sure the damper closes as tightly as possible when a fire is not burning to minimize heat loss.

A review of your home should be conducted at least twice a year. Items to include in this review include: checking all doors and windows for safe operation and protection against forced entry; checking smoke, fire, and carbon monoxide detectors, and fire extinguishers; practicing routines for fire safety and emergency situations; checking stair and railings for safety; etc.

## PURPOSE

The primary purpose of the home's insulation system is to reduce heat loss in the winter and heat gain in the summer. This system is comprised of the insulation material which provides a thermal blanket, as well as other system elements that may include an air barrier, a vapor retarder, and ventilation to control the flow of air and moisture. The primary purpose of the home's ventilation systems are to remove excess heat and moisture from the home; the absence of adequate ventilation can cause detrimental effects to the home structure, its contents, and its occupants.

## INSPECTION PROCESS

As documented by this report, the inspection of the insulation and ventilation systems includes examination of: the insulation and vapor retarders in unfinished spaces; the ventilation of attics and foundation areas; and the mechanical ventilation systems for controlling indoor air quality. Reported below are the descriptions of the insulation and vapor retarder systems in unfinished areas, including any reported absences of insulation in unfinished spaces at conditioned surfaces. The inspection process is such that the inspector is not required to disturb the insulation and vapor retarders. The inspector at his/her discretion is not required to enter confined spaces where such entry is in the opinion of the inspector not safe or could result in damage to property. The inspector may provide below an estimate of the thermal resistance value as a courtesy, and if provided, is expressed as an opinion; the determination of the actual thermal value(s) is outside the scope of a home inspection and would normally require independent testing. The composition of insulation may vary from that stated below, as in some cases more than one type of insulation may be installed but this may not be apparent without probing and sampling. The inspector is also not required to determine indoor air quality, as this is outside the scope of inspection.

## ACCESS TO INSPECTED AREAS:

ATTIC HATCH LOCATION(S)	EXAMINATION METHOD	CRAWL SPACES
Bedroom Ceiling	Attic Examined From Ladder at Attic Access	None present

## SYSTEM CHARACTERISTICS:

### INSULATED SPACES

ATTIC INSULATION: Fiberglass Batt; Vermiculite  
 ATTIC EST. NOMINAL INSULATION VALUE [RSI]: R-20 fiberglass batt plus R10 vermiculite  
 ATTIC VAPOR RETARDER: Kraft Paper  
 FOUNDATION WALL INSULATION: N/A  
 FOUNDATION WALL EST. NOMINAL INSULATION VALUE [RSI]: N/A  
 FOUNDATION WALL VAPOR RETARDER: N/A  
 CRAWL SPACE INSULATION: No Crawl Spaces Found

### VENTILATION

ATTIC VENTILATION: N/A  
 INTERIOR VENTILATION SYSTEMS: Kitchen Exhaust Fan; Main Bathroom Exhaust Fan  
 EXTERIOR AIR MAKE-UP: Passive Supply near Furnace Area

## RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

- Attic Insulation and Ventilation: Attic design restricts ability for full evaluation
- Foundation Insulation System: Examination restricted due to storage/obstructions
- Foundation Insulation System: Examination restricted due to finished surfaces

## INSULATION AND VENTILATION SYSTEM ASSESSMENT SUMMARY:

Safety or Health Concerns Noted. In assessing the various aspects of the insulation and ventilation features of this home, conditions are noted that have the potential to affect the health and safety of the home's occupants. Correction of these deficiencies should be considered a priority.

**DEFICIENCY SUMMARY:**

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1 **CONDITION:** Rigid foam insulation is installed in an exposed location

**OBSERVED AT LOCATION(s):** Basement

**EXPLANATION & IMPACT:** *Foamed plastic insulations, such as polystyrenes (“Styrofoam”) should be installed in a manner such that these materials are not exposed within interior spaces, as these materials are combustible. Foam-type plastic insulations should be covered by a noncombustible material, such as drywall, plaster, or sheet metal, as these insulating materials will support combustion and release toxic fumes when exposed to fire. The recommended remedial actions include removing this form of insulation, or covering it with a noncombustible material to reduce the risks associated with installation of these materials.*

**RECOMMENDED ACTION:** Safety Concern | Replace

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2 **CONDITION:** Insulation is of a form that may contain asbestos

**OBSERVED AT LOCATION(s):** Attic

**EXPLANATION & IMPACT:** *The observed insulation is of a form that may contain asbestos. A form of vermiculite insulation under the brand name “Zonolite” had been broadly used in residential construction. Zonolite insulation was mined from mica contaminated with asbestos. Asbestos fibers can cause respiratory problems, including lung disease and cancer. WARNING: visual examination can not ascertain whether or not this material contains asbestos. Laboratory analysis of a sample of this material is required. This material should not be disturbed prior to ascertaining its composition. An environmental specialist should be consulted to analyze the insulation, and if asbestos contamination is confirmed, advise on risks or removal.*

**RECOMMENDED ACTION:** Safety Concern | Consult Specialist

**OBSERVATIONS & SUGGESTIONS:**

Be conscious of air quality: molds need moisture to grow. Any signs of water leaks to the interior should be immediately addressed. Monitor indoor humidity; keeping relative humidity below 50% is suggested.

## PURPOSE

The primary function of the heating and cooling systems of the home is to provide an indoor environment that is comfortable in terms of temperature. The heating system in your home converts energy from one source (such as natural gas, propane, oil, wood, solar, or electricity) into heat. Heating may be from either or both of a forced air system (characterized by heat distribution through heating ducts) or a radiant heating system (for example electric baseboards heaters or water/steam radiators). Air conditioning, when used, removes heat and moisture from the home, and generally uses electricity as the source of energy for the cooling process. The most common form of air conditioning is with an air conditioning unit attached to the central duct system. In centrally controlled ducted systems, a thermostat generally located on the main floor is used to set and control the heating and cooling conditions.

## INSPECTION PROCESS

As documented by this report, the inspection of the heating and cooling systems includes examination of installed heating equipment and installed central and through-wall cooling equipment. The inspector will open readily-opened access panels provided by the manufacturer for typical homeowner maintenance. Ambient conditions permitting, the inspector will operate the system(s) using normal operating controls. Reported below are the characteristics of the heating and cooling systems, including the energy source(s) as well as the distinguishing characteristics of the heating and cooling methods. Note that the inspection does not normally include and report on: aspects of the heating system that are not readily accessible, such as the heat exchanger and the interiors of chimneys and flues; attached or supplemental equipment to the heating and/or cooling systems, such as humidifiers, dehumidifiers, electronic air filters, etc.; and solar space heating systems. The nature of the inspection is primarily visual, and is such that this examination is not intended to determine the adequacy of the system as a whole or the heating or cooling distribution balance. The services of a heating and air conditioning specialist is normally required for these determinations and adjustments. The services of an air quality specialist should be considered where either air quality or excessive moisture conditions are encountered and cannot be resolved by the home owner.

Where fireplaces and solid fuel-burning appliances are installed, the inspection includes examination of the system components, including the vent systems, flues, and chimneys. Reported below are the characteristics of the installed fireplaces and fuel-burning appliances, and chimneys. Note that the inspection does not normally include the examination of: the interiors of flues or chimneys; fire screens and doors; seals and gaskets; automatic fuel feed devices; mantles and fireplace surrounds; the combustion make-up air devices; and heat distribution assists whether fan assisted or gravity controlled. The inspector will not normally ignite or extinguish fires, determine draft characteristics, or move fireplace inserts or stoves or fireplace contents. The services of a certified technician is normally required to assess, correct, or make recommendations to wood-burning fireplaces and stoves.

## SYSTEM CHARACTERISTICS:

### HEATING ENERGY SOURCE

HEATING SYSTEM FUEL TYPE(S): Natural Gas  
GAS METER OR FUEL FILLER LOCATION: Exterior Rear Wall

### HEATING SYSTEM DETAILS

HEATING SYSTEM TYPE: Central Forced Air  
HEATING UNIT NAME PLATE DATA:  
MANUFACTURER: Lennox  
MODEL NUMBER: X12345-9802  
SERIAL NUMBER: M12W123RT001  
UNIT CAPACITY: 66,000 BTU/Hr  
ENERGY EFFICIENCY: Conventional  
HEATING UNIT FRESH AIR SUPPLY: Exterior Air Supply with Duct to Area  
HEATING UNIT RETURN AIR FILTER LOCATION: Filter Channel Outside Blower Compartment  
HEATING UNIT EXHAUST: Chimney Vented  
HEATING SYSTEM AGE (EST.): 0-1 years

**SYSTEM ASSOCIATED EQUIPMENT OR APPLIANCES**

OTHER INSTALLED EQUIPMENT: N/A  
FIREPLACES & FUEL-BURNING STOVES: Wood-Burning  
FIREPLACE/STOVE STYLE: Decorative; Masonry  
EXHAUST FUME VENTING: Chimney

**COOLING SYSTEM DETAILS**

COOLING SYSTEM TYPE: No Central A/C Installed  
COOLING SYSTEM ENERGY SOURCE: N/A  
COOLING UNIT NAME PLATE DATA: MANUFACTURER: N/A MODEL NUMBER: N/A SERIAL NUMBER: N/A CAPACITY: N/A  
COOLING UNIT AGE (EST.): N/A

**SYSTEM ASSOCIATED EQUIPMENT**

OTHER INSTALLED EQUIPMENT: N/A  
FIREPLACES & FUEL-BURNING STOVES: Wood-Burning FIREPLACE/STOVE STYLE: Decorative; Masonry EXHAUST FUME VENTING:  
Chimney

**RESTRICTIONS:**

At the time of inspection, the following restrictions applied to the examination of this system:

Heating System:

Cooling System:

**HEATING AND COOLING SYSTEMS ASSESSMENT SUMMARY:**

**Deficiencies Noted.** In assessing the various aspects of the heating/cooling systems of this home, conditions requiring action are noted. Left uncorrected, these deficiencies can affect the ability of the heating/cooling components to meet all aspects of intended use and functionality. Correction of these deficiencies should be considered as a priority.

**Safety or Health Concerns Noted.** In assessing the various aspects of the heating/cooling features of this home, conditions are noted that may affect the health and safety of the home's occupants. Correction of these deficiencies should be considered a priority.

**DEFICIENCY SUMMARY:**

- 1 **CONDITION:** An abandoned oil tank is observed on the property.

**OBSERVED AT LOCATION(s):** Exterior rear

**EXPLANATION & IMPACT:** *An oil tank is typically abandoned due to replacement, when the tank was either leaking or near the end of its service life. Abandoned tanks often contain some residual oil, with the potential for leakage to surrounding soils. Should leakage be occurring, cleanup expenses may be required to remove contaminated soils; costs are proportionate to the location, extent, and amount of oil that has leaked. The tank should be accessed by an oil supply specialist, to ascertain whether leakage has occurred, and to recommend further action if required.*

**RECOMMENDED ACTION:** Major Deficiency | Safety Concern | Consult Specialist

2 **CONDITION:** Exhaust flue is corroded or rusted

**OBSERVED AT LOCATION(s):** Furnace area

**EXPLANATION & IMPACT:** *Rust is noted on the exhaust flue, or at its connections to the furnace or chimney. Rust is the result of repeated moisture issues in the exhaust system. The most common cause of corrosion is related to condensation of flue gases within the exhaust system. The horizontal section of the flue is improperly sloped, such that condensate accumulates at an elbow in the flue. Rusted or corroded exhaust flues should be considered a safety concern, as perforation can occur that will result in exhaust fumes entering the home. This condition presents the risk of potentially toxic fumes not being safely transported to the exterior of the home. This condition should be considered as a safety hazard. We recommend that the furnace and exhaust system be examined by a certified heating specialist, and that corrections be made to comply with current industry standards for furnace safety.*

**RECOMMENDED ACTION:** Major Deficiency | Safety Concern | Repair

### **OBSERVATIONS & SUGGESTIONS:**

A visual inspection and basic operational evaluation has revealed that the furnace, air conditioner, and/or air exchanger may be due for its annual cleaning and maintenance. Regular cleaning and maintenance will prolong the life of the installed components and increase energy efficiency.

Your home contains fuel-burning appliances. For your safety, carbon monoxide detector(s) should be installed, and if installed, periodically tested. Monthly testing of these detectors is recommended.

Filters such as; furnace filters, HRV/Air Exchanger (both exterior intake vents and internal filters), and fresh air intake (make up air) vents, that are part of your heating/cooling system should be checked periodically, and cleaned or replaced when required.

Without knowing or being able to verify the quality and complete history of the heating system maintenance, I recommend a full "safety and performance" evaluation by a heating Specialist who perform a deeper, more technical evaluation than is generally possible by a home inspector. They can usually "Certify" that the heating and cooling systems is operating safely and efficiently. This will give you a "baseline" from which to judge future issues or concerns, and piece of mind that your furnace is operating safely and efficiently.

## PURPOSE

The primary purpose of the plumbing system is to provide a supply of water for domestic usage for the home's occupants, and to manage the safe discharge of waste water. Water supply may be from a well located on this property if the home has a private supply, or from the municipal water mains running beneath streets and roadways if the water is provided by the municipality. Drainage of wastewater is to either a septic system for private systems or to the municipal sewer system where this system is provided by the municipality.

## INSPECTION PROCESS

As documented by this report, the inspection of the plumbing system includes the examination of: the interior supply and distribution systems including all fixtures and faucets; the drain, waste and vent systems including traps, piping, and piping support; the water heating equipment including the associated vent systems, flues and chimneys; the fuel storage and fuel distribution systems; and the drainage sumps, sump pumps, and related piping. Reported below are the characteristics of the plumbing elements examined, including a description of the supply, drain, waste, and vent piping materials, the water heating equipment including its energy source, and the location of the main water and main fuel shut-off valves, as well as other appropriate information noted during the course of inspection.

Note that the plumbing systems inspection does not normally include and report on: the clothes washing machine connections; the interiors of flues or chimneys that are not readily accessible; wells, well pumps, or water storage related equipment; spas; swimming pools; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; water supply quantity and quality; and private waste disposal systems. The inspection process does not normally involve the operation of safety valves or shut-off valves. Also note that there may exist leaks in the plumbing system that are not apparent at the time of inspection, or which may only become apparent under specific plumbing fixture/component operating conditions. For example, if a minor leak exists below a fixture, the leak may only become apparent when the fixture is frequently used, in which case the limited operation of the fixture would not have detected this condition during the inspection process.

## SYSTEM CHARACTERISTICS:

### WATER SUPPLY SYSTEM

WATER SUPPLY SERVICE TYPE: Public  
WATER METER PICK-UP: Exterior Right Wall  
WATER METER LOCATION: Basement - Front  
WATER SHUT-OFF VALVE LOCATION: Basement - Front  
WATER SUPPLY PIPE MATERIAL: Copper

### WATER DISTRIBUTION SYSTEM

FACILITIES SERVICED INCLUDE: Kitchen; Powder Room ; Main Bathroom; Basement Bathroom; Laundry Taps and Tub; Outdoor Faucets; Main Bathroom(s)  
WATER DISTRIBUTION PIPING MATERIALS: Copper; Galvanized Steel

### WATER HEATING

HOT WATER HEATER SYSTEM TYPE: Hot water tank  
HOT WATER HEATER ENERGY SOURCE: Natural Gas  
HOT WATER HEATER ENERGY SOURCE SHUT-OFF: Valve At Water Heater  
HOT WATER HEATER CAPACITY: 50 Gallon  
HOT WATER HEATER VENTING: Convection Vented, Chimney

### DRAINAGE AND VENTING SYSTEM

SANITARY / STORM DRAINAGE CONNECTIONS: Public Sanitary Drain; Public Storm Drain  
DRAINAGE & VENTING SYSTEM PIPING MATERIALS: Plastic; Copper  
DRAINAGE PROVISIONS: Sump Pit & Pump  
PLUMBING STACKS: Plumbing Stack Observed

## RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Concealed pipes not inspected  
Water shut-off valves not operated  
Tub & basin overflows not tested  
Floor drains not tested  
Water heater temp not measured

**PLUMBING SYSTEMS ASSESSMENT SUMMARY:**

Deficiencies Noted. In assessing the various aspects of the plumbing system of this home, conditions are noted that are more concerning in nature, and appear to affect the ability of the plumbing components to meet all aspects of intended use and functionality. Correction of these deficiencies should be considered as a priority.

**DEFICIENCY SUMMARY:**

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- 1 **CONDITION:** Improper slope of drain pipe  
**OBSERVED AT LOCATION(s):** Basement  
**EXPLANATION & IMPACT:** *Horizontal runs of drainage piping should have a slight slope to facilitate the flow of waste water. Pipes with improper slope are subject to performance problems, typically blockage. Low spots in piping, or in pipe sections with upward slope, will tend to become blocked over time. Pipe slope should be adjusted to assure proper drainage; pipe slope is typically a minimum 1 unit vertical for each 50 units horizontal. No bows in the piping should be encountered, that would permit the buildup of deposits.*  
**RECOMMENDED ACTION:** Repair

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- 2 **CONDITION:** An improper style of trap has been installed  
**OBSERVED AT LOCATION(s):** Main Bathroom, Kitchen  
**EXPLANATION & IMPACT:** *An improper style of plumbing fixture trap is observed. Good practice for efficient waste drainage is through the use of a "P" trap that is appropriately connected to the venting portion of the plumbing system. Where improper traps are installed, performance issues are often encountered. This include: a) tendency to become blocked; b) tendency to be slow draining; c) tendency to self-siphon water out of the trap; d) tendency to cause problems at other fixtures, such as gurgle or bubbling. Where water is siphoned from the trap, sewer gas will enter the home, which can present health issues and in some circumstances may present the risk of explosion. A plumber may be required to assess the current condition and implement changes as appropriate to improve performance.*  
**RECOMMENDED ACTION:** Repair

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- 3 **CONDITION:** Moisture detected at ceiling surface(s); plumbing leak suspected  
**OBSERVED AT LOCATION(s):** Dining Room  
**EXPLANATION & IMPACT:** *Moisture has been detected during the thermographic examination of interior wall and ceiling surfaces. This indication of moisture is consistent with a leak at plumbing fixtures or piping. In many cases, the location where moisture is detected does not necessarily indicate the area(s) where leakage is occurring, as water can migrate a significant distance before becoming discernible either visually or through thermographic examination. An thermographic examination of the ceiling surfaces indicates a thermographic anomaly consistent with a leak in the plumbing system, which can include leaks at plumbing fixtures, or leaks in the water supply or drainage piping. Left uncorrected, this condition can result in water damage to building materials in the affected area, with mold formation and/or rot as possible consequences. In some cases, mold can affect the health and safety of the home's occupants. Active water leaks can result in water damage to personal belongings, floor coverings, and household furnishings. Corrective action is recommended to confirm and rectify this condition.*  
**RECOMMENDED ACTION:** Investigate and Remedy

**OBSERVATIONS & SUGGESTIONS:**

Turn off and drain exterior faucets in preparation for winter. This is required to prevent freezing of water in the water pipes that could rupture the pipes or damage the faucet.

Operate all shut off valves at least twice a year to ensure valves operate and to prevent the valve mechanisms from seizing over time.

Your home is equipped with a private septic system. Septic owners should use a live organic bacteria that break down the presence of unnatural substances and solids, like detergents and soaps that sometimes enter your septic system. If these common household substances penetrate your septic system, they kill off the natural occurring bacteria that allow your system to function properly. Bacteria additives are an inexpensive insurance policy that keeps your pipes clean & clear, odor free, and your system functioning properly.

Turn off exterior frost-free faucets, turn off and drain exterior standard faucets, and remove all hoses and vacuum breakers in preparation for winter. This is required to prevent freezing of water in the water pipes that could rupture the pipes or damage the faucet.

Aspects of this system do not appear to be done in workmanship like manner and/or completed to current standards. I recommend a review and evaluation by a qualified plumbing specialist. You may want to check with the local authority to assure permits were issued and a final inspection was completed for work related to this system.

### PURPOSE

The primary purpose of the electrical system is to provide for the electrical needs for your home. This includes providing the means and metering of the electrical supply, the distribution of electricity via protected branch circuits to areas in the home, and providing lighting fixtures, switches, and outlets to meet the needs for powering lighting, appliances, and personal electrical and electronic devices.

### INSPECTION PROCESS

As documented by this report, the inspection of the electrical system includes examination of: the service drop; the service entrance conductors, cables and raceways; the service equipment and main disconnects; the service grounding; the interior components of service panels and subpanels; the conductors; the overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; and the ground fault circuit interrupts. Reported below are the characteristics of the electrical system elements examined, including the amperage and voltage rating of the service; the location of the main disconnect and subpanels; and the wiring methods, as well as other appropriate information noted during the course of inspection.

Note that this inspection of the electrical system does not normally include and report on: the remote control devices unless the device is the only control device; the alarm system and components; the low voltage wiring, systems, and components; and the ancillary wiring, systems and components not part of the primary power distribution system. Measurement of amperage, voltage or impedance are not normally conducted as part of the inspection process.

### COMPONENT CHARACTERISTICS:

#### Electrical Service:

METER LOCATION	METERS FOUND	SERVICE SIZE	SERVICE VOLTAGE	SERVICE CONDUCTORS
Exterior Front Wall	1	125 Amperes	120/240 Volts AC	Copper

#### Electrical System Disconnect(s):

DISCONNECTS FOUND	DISCONNECT ID	DISCONNECT LOCATION	AMPERACY	DISCONNECT TYPES
1	Primary Disconnect	Basement Front	100 Amperes	Circuit Breaker Disconnect

#### Electrical System Panel(s):

PANELS FOUND	PANEL LOCATION	PANEL AMPERACY	DISCONNECT TYPE[S]
1	Basement Front	100 Amperes	Breakers

#### Secondary Electrical Panels:

PANELS FOUND	PANEL LOCATION	PANEL AMPERACY	DISCONNECT TYPE[S]
0	N/A	N/A	N/A

#### ELECTRICAL SYSTEM GROUND

ELECTRICAL SYSTEM GROUND LOCATION: Water Meter

#### DISTRIBUTION WIRING

DISTRIBUTION WIRING TYPE: Upgraded; Original; Copper; Grounded

#### ELECTRICAL OUTLETS

ELECTRICAL OUTLET TYPE(s): 3-Prong; 2-Prong  
GROUND-FAULT PROTECTED OUTLETS AT: Garage  
ARC-FAULT PROTECTED OUTLETS AT: N/A

#### INSTALLED SAFETY DEVICES

SMOKE DETECTORS: Basement  
CARBON MONOXIDE DETECTORS: 2nd Floor

### RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

- Main electrical disconnect was not operated
- Circuit breakers in "Off" position not operated
- Wiring that is concealed is not inspected
- Outlet/switch wall plates were not removed
- Smoke/Fire/CO detectors were not tested
- Outlets in use, blocked, or restricted were not tested

### ELECTRICAL SYSTEM ASSESSMENT SUMMARY:

**Deficiencies Noted:** In assessing the various aspects of the electrical system of this home, conditions are noted that are more concerning and appear to be affecting the ability of the electrical system components to meet all aspects of safety, intended use, and functionality. Correction of these deficiencies should be considered as a priority.

**Safety Concerns Noted:** In assessing the various aspects of the electrical system of this home, conditions are noted that may affect the health and safety of the home's occupants. Correction of these deficiencies should be considered a priority.

### DEFICIENCY SUMMARY:

- 
- 1 **CONDITION:** Insufficient clearance of service cables at accessible locations; mast head is near an openable window.  
**OBSERVED AT LOCATION(s):** Exterior Left  
**EXPLANATION & IMPACT:** *Overhead service cables require suitable clearance in locations where the cables run near to accessible locations. Sufficient clearance is required for cables running from the service pole to the service mast to prevent accidental contact with these overhead wires. Cables running near doors, windows, porches, etc., should be at a minimum 3' (1m) clearance. The electrical utility should be consulted where clearances do not appear to be adequate.*  
**RECOMMENDED ACTION:** Major Deficiency | Safety Concern | Adjust
- 
- 2 **CONDITION:** Electrical outlet does not work.  
**OBSERVED AT LOCATION(s):** Exterior Back  
**EXPLANATION & IMPACT:** *An electrical outlet is observed to be inoperative. An outlet that is inoperative is an indication of a wiring error or defective device. In certain circumstances, the condition may present the risk of electrical shock if the cause is due to a loose wire. Homeowner troubleshooting should be limited to assuring that the circuit breaker for the affected outlet is in the "on" position, and confirming that the outlet is not controlled by a wall switch. Further investigation by an electrician is recommended.*  
**RECOMMENDED ACTION:** Replace
- 
- 3 **CONDITION:** Electrical wiring has burn marks and/or indication of overheating  
**OBSERVED AT LOCATION(s):** Electrical Area  
**EXPLANATION & IMPACT:** *Electrical wire has scorch or burn marks, or is discolored such that overheating is suspected. Wires displaying burn or scorch marks should be considered defective as the integrity of the wire and its insulation has been compromised. Wiring displaying evidence of discoloration should be considered suspect. A review by an electrician is recommended to assess cause and the need for remedial actions if warranted.*  
**RECOMMENDED ACTION:** Safety Concern | Consult Specialist
- 
- 4 **CONDITION:** Missing protection of wires at boxes or panels  
**OBSERVED AT LOCATION(s):** Electrical Panel  
**EXPLANATION & IMPACT:** *Wiring entering protective boxes and panels requires mechanical protection and protection from sharp edges. Bushings or other suitable means of protecting wires entering boxes and panels is required to secure the wire and reduce the risk of damage to the wire from sharp edges at the point where the wire penetrated the box. Missing protection should be added to protect the wires. Where damage is observed to the wire insulation or conductors, the wire should be repaired or replaced. An electrician should be consulted to review and implement corrections.*  
**RECOMMENDED ACTION:** Safety Concern | Repair
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- 5 **CONDITION:** Branch circuit(s) is/are overfused. A branch circuit is directly connected to the panel bus.  
**OBSERVED AT LOCATION(s):** Electrical Panel  
**EXPLANATION & IMPACT:** *The value of the protective overcurrent device (circuit breaker or fuse) exceeds the maximum current carrying capability of the branch circuit wire. In this case, the circuit protection to the branch circuit is provided by the main breaker. The expected arrangement is dedicated circuit protection of the branch circuit. Providing an overcurrent device at the service panel greater than the current carrying capability of the wire may result in overheating of the branch circuit wiring, and can result in fires. This is a safety concern requiring immediate correction. An electrician should be consulted to review and implement corrections.*  
**RECOMMENDED ACTION:** Safety concern | Consult Specialist
- 
- 6 **CONDITION:** Unsafe installation of a junction box; a junction box is observed to not be properly secured to a framing member.  
**OBSERVED AT LOCATION(s):** Basement  
**EXPLANATION & IMPACT:** *The junction box is observed to be installed in a manner reflecting poor workmanship, and if not corrected, may result in damage, fire, or electrical shock. The junction box as installed, in the opinion of the inspector, reflects poor workmanship and presents a hazard either in the current or future timeframes. Failure to correct may result in damage to the home and danger its occupants. Immediate repair is recommended; an electrician may be required to implement repairs.*  
**RECOMMENDED ACTION:** Safety Concern | Repair

### **OBSERVATIONS & SUGGESTIONS:**

It is recommended that the main disconnect and circuit breakers be operated (turned "off" and "on") periodically, to exercise these protective devices. Suggested frequency for this maintenance activity is once or twice a year. Circuit breakers that are not periodically operated may over time fail to operate to specifications.

Ground Fault Circuit Interrupt [GFCI] outlets should be tested in accordance with manufacturer's recommendations, to confirm these devices are operable and providing protection. Failure to operate periodically may result in the mechanical components of these devices becoming "sticky" or inoperable, thus not providing the intended personal protection. If uncertain about the frequency of testing, the suggested frequency of testing is once per month.

Do not open electrical boxes or fixtures, or remove wall plates, without first assuring circuits are powered off.

Aspects of the original wiring, electrical additions or upgrades of this system display indications that the work was not performed by an electrician, do not appear to be done in workmanship like manner, was not done according to current standards, or may have been done without a permit or final inspection by an electrical inspector. Due to the observed indications, aspects of the electrical system may not be able to be fully evaluated and some aspects that should be evaluated may be beyond the scope of the home inspector. I recommend checking with the local authority to assure that permits were issued for all of the current circuits and electrical work and the final inspection was completed for all related work. Review and evaluation by a licensed Electrical Specialist is recommended.

There are areas of the home where the electrical wiring, outlet installation and other aspects of the electrical system have not been completed. These areas could not be fully evaluated at the time of the inspection. Recommend evaluation when completed.