

INSPECTION REPORT

Report Number
C95281

Property Information



1212xx Maple Street
Anywhere, Minnesota
55xxx

Client Information

Client Name **Excited Home Buyer**
1212xx Maple Street
Anywhere, Minnesota
55xxx

Inspected on

Inspection Date **Monday, July 26, 2010**
Inspection Time 8:00 AM

Inspection Conducted By



Homefax Inspections, LLC
5733 Juneau Lane
Plymouth, MN 55446

Phone: (612) 875-3017
FAX: (763) 559-7542
E-Mail: doug@homefaxinspections.com
Web: www.homefaxinspections.com

Inspected by:
Doug Laurent

Inspector's Signature:

Signature Date
September 9, 2010

PROPERTY INSPECTION REPORT

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RECEIPT

Thursday, September 9, 2010

Contract Number: C95281

Homefax Inspections, LLC

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Plymouth, MN 55446

Phone: (612) 875-3017

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Bill To:

☒ Client ☐ Agency

Excited Home Buyer
1212xx Maple Street
Anywhere
Minnesota
55xxx

CLIENT INFORMATION

Name Excited Home Buyer

Mailing Address 1212xx Maple Street
Anywhere, Minnesota
55xxx

Phone Home: 612-555-8787
Work:
Cell: 763-555-1212

E-Mail excited@newhomeowner.com

PROPERTY INSPECTION INFORMATION

Property Inspection Address

1212xx Maple Street
Anywhere, Minnesota
55xxx

Report Number: C95281

Inspection Date: July 26, 2010

Inspection Time: 8:00 AM

Inspector: Doug Laurent

On behalf of: Homefax Inspections, LLC

Fees For Services Provided

Inspection Fee \$300.00

Fee 1

Fee 2

Tax \$0.00

Total Invoice: \$300.00

Invoice Notes

Payment due at time of inspection. Make checks payable to **Homefax Inspections, LLC**.

We accept VISA, MasterCard, Discover and American Express.

Property

The property of 1212xx Maple Street, Anywhere, was inspected on Monday, July 26, 2010 at approximately 8:00 AM.

The style of this building is: Detached

The approximate age of this building in years is: 35

Stories above grade: Split-Entry

AMBIENT CONDITIONS

60 to 70 °F

Sunny

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.

This Report is provided as information to the contracted party(s): Excited Home Buyer

In attendance at the inspection were:

Client: Excited Home Buyer

Purchaser's Agent: Personal Realtor

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

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.

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
Main/Upper	Asphalt Shingle	Medium	0-5 Years	Visual: Walked on Surface(s)
Garage	Asphalt Shingle	Medium	0-5 Years	Visual: Walked on Surface(s)

COMPONENT CHARACTERISTICS:

ROOF VENTS

Roof Vents Observed

PLUMBING STACK

One observed

CHIMNEYS

None Observed

ELECTRICAL MAST

Mast Penetrates Roof

SKYLIGHTS

None Observed

SOFFITS

Aluminum

FASCIA

Aluminum

ROOF COVERINGS: Roof coverings provide the exterior protection of the structure against water penetration. Attention to deterioration over time is the most common maintenance activity, and damage to or loss of covering should be immediately repaired to prevent water entry.

ROOF FLASHINGS: Flashings are designed to prevent water entry through the roof structure at points where different surfaces meet, such as at chimneys, in areas where the roof meets wall structures, and in areas where there are changes in direction of the roof surfaces. Attention to caulking needs due to deterioration over time is the most common maintenance requirement.

ROOF VENTS: Roof vents provide the means for ventilating the roof interior structure and attic spaces. Attention to caulking needs due to deterioration is the most common maintenance requirement.

CHIMNEYS: Chimneys provide the means for exhausting fumes from the fuel-burning components of the home to the exterior of the home and above the level of the roof line. Masonry chimneys, which are exposed to weather conditions, should be monitored for change over time. Flashings at areas where the chimney meets the roof structure should also be closely monitored to ensure they remain sealed over time.

GUTTERS

Gutters Not Present

DOWNSPOUTS

Downspouts Not Present

PROTRUSIONS: Penetrations through the roof surfaces may include items such as roof vents, chimneys, plumbing stacks, electric masts, and skylights. Attention to mechanical damage, deterioration, and caulking needs are the most common maintenance requirements.

GUTTERS & DOWNSPOUTS: The purpose of gutters and downspouts, when installed, is to provide the means for capturing water drainage at the edges of roof surfaces and controlling the means of discharge, preferably away from the foundation walls. Attention to removing obstructing debris, and attending to mechanical damage, detachment, deterioration, and leakage are the most common maintenance activities.

RESTRICTIONS:

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

No restrictions noted

ROOF SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Repairs Required. In assessing the various aspects of the roof system, conditions are noted where repairs are required. Assuming the noted conditions are repaired, the overall condition would be acceptable, with periodic monitoring and preventative maintenance activities performed.

DEFICIENCY SUMMARY:

1

**LOCATION:** Roof, Lower, Right Side**SYSTEM:** Roof**CONDITION:** Roof/wall flashing is missing - including kick-out flashing**EXPLANATION:** A junction area of the roof with an exterior wall has missing flashing. Flashings are normally applied at these areas to prevent water infiltration.**IMPACT/CONSEQUENCES:** The roof/wall junctions are typically vulnerable areas which are prone to water infiltration if not adequately sealed. Leaks to areas behind the flashing may be occurring but may not be readily discernible, and could result in water damage within the home's structure and interior. Adding flashing in this area is recommended.**RECOMMENDED ACTION:** Install

2



LOCATION: General **SYSTEM:** Roof

CONDITION: Gutters not installed

EXPLANATION: Gutter are required to protect lower roof surfaces from upper roof run-off and to carry water away from the foundation and walk ways.

IMPACT/CONSEQUENCES: Lack of gutter can cause premature wearing of roof surfaces that catch run off from upper roofs. They also keep large amounts of water running onto walk ways. In addition, water is allowed to be concentrated near the foundation creating the potential for water penetration and also excessive amounts of water concentrates or splashes against the lower siding and windows. The excessive amounts of water can cause premature failure of the windows, siding and framing.

RECOMMENDED ACTION: Minor Deficiency | Install

OBSERVATIONS & SUGGESTIONS:

Installing eavestroughs and downspouts is suggested to preserve roof surfaces under the drip lines of the upper roof(s), to control drainage away from the foundation, and to reduce the risk of slip & fall hazards due to ice on walkways.

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.

COMPONENT CHARACTERISTICS:

GARAGE STYLE

Attached (1 wall)

DRIVEWAY

Asphalt

EXTERIOR WALL FINISHES

Brick Masonry

Vinyl Siding

EXTERIOR WALL TRIMS

Vinyl

SOFFITS

Aluminum

FASCIA

Aluminum

GUTTERS

GARAGE STYLE: Garages, if provided for the property being inspected, are either attached or detached from the house. Attached garages require special considerations from the perspective of a home inspection, both for safety aspects and the effect of the garage to other systems in a home. For example, whether a garage is attached at one wall only or fully integral to the design can have impact to the performance of the structure, roof, insulation, ventilation, and heating and cooling systems. Safety considerations may include provision for gas-proofing, fire separation, automatic door closure for doors from the garage to the house, etc., as appropriate to the requirements of local jurisdictions.

WALL FINISHES: The purpose of wall finishes is to provide a durable surface for the protection of the wall structure and interior elements of the home. Typical finishes include brick, stone, stucco, vinyl siding, aluminum siding, and wood products such as shakes, siding, paneling, etc. Various trims are applied, and are typically made from plastic or vinyl, metal, and wood. The design for the exterior wall system includes provision for weather-tightness, support and attachment, and sealing. For the homeowner, attention to caulking needs, wood surface preservation, wall finish material deterioration over time, and repairs due to damage are the most common maintenance requirements.

SOFFITS AND FASCIAS: Soffits and fascias provide the defining transition between wall and roof elements, and serve as the protective finish to underlying framing elements. Soffits often provide a principle means for ventilating enclosed roof areas. The most common

Gutters Not Present

DOWNSPOUTS

Downspouts Not Present

LOT GRADING

Generally Flat
Vulnerable Areas

LOT DRAINAGE

Front Slopes To Street

EXTERIOR DOOR STYLES

Single
French

EXTERIOR DOOR MATERIALS

Metal

GARAGE DOORS

Entry Door to House
Vehicle Door
Door To Yard

GARAGE DOOR OPERATORS

Auto Door Opener

WINDOW STYLES

Sliding

WINDOW SASH MATERIAL

Vinyl

WINDOW GLAZE FEATURES

Double Glazed

PORCHES AND DECKS

Back

EXTERIOR STAIRS

Wood

EXTERIOR STAIR/DECK RAILINGS

Wood

WALKWAYS

Concrete

PATIOS

Concrete

materials are vinyl, aluminum, and wood. Proper attachment is critical, as well as ensuring wood finishes (where used) are painted and maintained. Attention to damage, detachment, and deterioration are the most common maintenance requirements.

GUTTERS AND DOWNSPOUTS: The purpose of gutters and downspouts, when installed, is to provide the means for capturing water drainage at the edges of roof surfaces and controlling the means of discharge, preferably away from the foundation walls. Attention to removing obstructing debris, and attending to mechanical damage, detachment, deterioration, and leakage are the most common maintenance activities.

LOT GRADING: Grading of the soils surrounding the home should be such as to facilitate water drainage away from the foundation, thus reducing the risk of water penetration into basement areas. Combined with downspout water discharge, water should not be permitted to collect near the foundation walls. The lot grading should be periodically reviewed by the homeowner, particularly to observe how readily water drains away from the structure after heavy rainfalls and with rapid snow melts.

DOORS: The primary purpose of doors is to provide the means of access to the home, as well as to serve to resist intrusion. In the case of garage vehicle doors, periodic adjustments may be required and garage auto door openers, where installed, should be reviewed on a regular basis to ensure safe operation. In the case of garage/house doors, a door closer mechanism should be installed and should be periodically checked and adjusted as required to ensure the door provides a gas-tight seal between the house and garage. All other doors should be periodically checked for operation, security, and to ensure they maintain a weather-tight seal. Typical maintenance requirements include adjustment, caulking of door frames, maintaining weatherstripping, and as appropriate to the type of door, painting. Door hardware, such as deadbolt locks, door handles, etc. should be maintained, and if needed, improved, to reduce risk of forced entry.

WINDOWS: The primary purpose of windows is to provide light and ventilation to the home. Typical window sash and frame materials include vinyl, metal, and wood. Maintenance needs vary with the type and style of windows; generally windows should be periodically checked for operation, weathertightness, and deterioration. As well, sealed panes should be monitored for loss of seal, and may require repair or replacement as required. Window screens should be installed on openable windows, and repaired or replaced as required. Windows at or near ground level should be checked for condition of latches, etc., and improved if required to reduce the risk of forced entry.

PORCHES AND DECKS: The purpose of decks and porches, as a minimum, is to provide a landing area at entry points to the home. Larger decks and porches often comprise an exterior defining feature of the home, and facilitate outdoor activities and enjoyment. Common construction materials are wood, concrete, and more recently, composite wood/plastic decking materials are now available. For wood products, attention to damage, deterioration, and preservation are the most common maintenance requirements.

STAIRS AND RAILINGS: Stairs provide for passage between different elevations, such as at doors and decks; railing provide for safety at stairs, landings, porches, and decks, where there is a risk of falling. Both stairs and railings must be properly designed, installed, and maintained in consideration of safety factors. All stairs and railings should be periodically reviewed for safety, and maintenance applied as appropriate to construction.

RETAINING WALLS

N/A

RESTRICTIONS:

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

EXTERIOR ELEMENTS ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Repairs Required. In assessing the various aspects of the exterior elements of this home, conditions are noted where repairs are required. Assuming the noted conditions are repaired, the overall condition would be acceptable, with periodic monitoring and preventative maintenance activities performed.

DEFICIENCY SUMMARY:

1



LOCATION: Exterior Right Side **SYSTEM:** Exterior

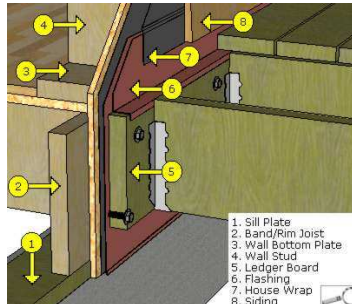
CONDITION: Tree branches are too near to the roof surface

EXPLANATION: Roof surfaces can be damaged by tree branches in close proximity to the roof cover.

IMPACT/CONSEQUENCES: Tree branches in contact with the roof surface will abrade the roof cover. Where the roof is heavily shaded by tree branches and leaves, moss growth may occur as moisture is retained at the roof surface; flat roofs are particularly vulnerable to this condition as evaporation from the surfaces is restricted. Leaves and debris from trees will also clog the roof's drainage system. Trees not only are homes to many pests, they also provide ready access to areas normally difficult for them to access, such as roofs, chimneys, soffits, vents, etc. As a guide, the maximum outermost branches of a mature tree should be no closer than 10' (3m) from any surface of the home.

RECOMMENDED ACTION: Remove

2



LOCATION: Deck **SYSTEM:** Exterior

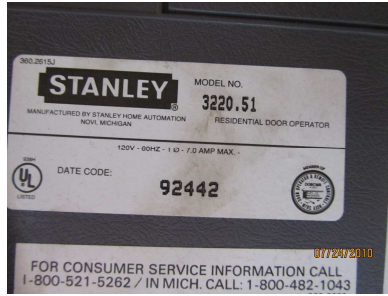
CONDITION: Ledger board is not properly secured to house.

EXPLANATION: The ledger boards in not bolted directly to the house framing. Bolts are either missing, of improper type or the ledger board is bolted over sheathing and/or siding.

IMPACT/CONSEQUENCES: Improperly secured ledger boards creates the potential for a collapse and possibly serious injuries.

RECOMMENDED ACTION: Major Deficiency | Safety Concern | Repair

3



LOCATION: Garage **SYSTEM:** Exterior

CONDITION: Vehicle door opener failed to auto-reverse when safety beams were tested. **NO SAFETY BEAMS PRESENT**

EXPLANATION: The vehicle door opener did not respond to arrest and reverse downward motion when the safety beams were checked during the examination of the door opener.

IMPACT/CONSEQUENCES: The safety beam is a device that stops the vehicle door from closing, and causes the door to reverse direction, when the light beam is disrupted. This is intended to prevent injury to people and to prevent damage to objects should the beam be broken while the door is closing. This is a safety concern; immediate action is required to ensure door downward motion is arrested and reversed when the beam is disrupted.

RECOMMENDED ACTION: Adjust, repair, or replace.

OBSERVATIONS & SUGGESTIONS:

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 wind loads, snow loads, and number and movement of people in the house), and other sources of stress on the structure.

INSPECTION PROCESS

As documented by this Report, the inspection of the structural system includes examination of major structural components, 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. The inspector does not normally provide any engineering or architectural services, and a home inspection does not typically offer an opinion on the adequacy of any structural system or component.

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, which 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.

ACCESS TO INSPECTED AREAS:

ATTIC HATCH LOCATION(S)	EXAMINATION METHOD	CRAWL SPACES
Bedroom Closet	Attic Examined From Ladder at Hatch	Access from basement

COMPONENT CHARACTERISTICS:

FOUNDATION WALLS

Concrete Block

ROOF STRUCTURE

Wood Truss

ROOF SHEATHING

Plywood

FOOTINGS: The footings transmit the weight of the house to the underlying soils, and are intended to support the building without settling. Footings are located below the foundation walls, and are normally constructed as poured concrete. Footings are also usually provided below load-bearing columns and walls at the basement level. Footings are not normally visible for examination during a home inspection.

FOUNDATION: The foundation walls transmit the weight of the structure to the footings as well as constrain lateral forces of the back-filled soils against the foundation. The design of the foundation system often includes provisions for window or door openings, waterproofing, and insulation. No attempt should be undertaken to alter or modify these structural

EXTERIOR WALLS

Wood Frame, Brick +
Cladding

BASEMENT FLOOR

Concrete Floor

BEAMS

No Beams Visible

BEAM SUPPORT

N/A

COLUMNS**FLOOR JOISTS**

Solid Wood

FLOOR SHEATHING

Plywood

COLD STORAGE

No cold storage area present

elements without evaluation by a structural expert.

ROOF STRUCTURE: The roof structure, comprised of framing elements and sheathing, is intended to define the shape of the roof, and to transmit roof loads to the lower structural elements such as load-bearing walls and beams. The design of the roof often includes provision for establishing a weather-tight building envelope, roof surface drainage, ventilation, and insulation. No attempt should be undertaken to alter or modify these structural elements without evaluation by a structural expert.

EXTERIOR WALLS: Exterior walls of homes are most commonly wood frame in construction and are intended to transmit loads from the roof and floor structures to the foundation. Multi-unit structures may be constructed with walls constructed with concrete block or poured concrete. The design of the exterior wall structure usually includes provision for exterior finishes such as brick or cladding, openings such as doors and windows, protection from air and water infiltration, and thermal insulation. Exterior walls resting on foundations should be considered load-bearing, and should not be altered without evaluation by a structural expert.

BASEMENT AND GARAGE FLOORS: The basement and garage floor elements in homes are usually poured concrete and are not structural in nature. The design of the concrete floor elements often includes provision for floor drainage. Basement floors should include provision for drainage, such as a floor drain or sump pit. Cracks in concrete floors are a common occurrence and generally are not an issue of concern, provided no water infiltration is evident, cracks are less than 6 mm (1/4") in width, and there are no apparent effects of settlement of soils below the slab.

BEAMS: Beams are intended to support the interior wall and floor structures, and transmit loads horizontally to the foundation, structural columns, or load-bearing walls. Beams may be constructed of solid or built-up wood, or steel. No attempt should be undertaken to alter or modify these structural elements without evaluation by a structural expert.

COLUMNS OR POSTS: Columns or posts are intended to transmit the load from beams vertically to foundation footings. A variation of columns are interior load-bearing walls, which transmit loads vertically to the floor structure, beams, and/or footings. No attempt should be undertaken to alter or modify these structural elements without evaluation by a structural expert.

FLOORS: Floors provide support for dynamic and static loads within the house. Floor construction is most commonly either wood joists or trusses, covered with a sub-flooring material (floor sheathing) such as waferboard, plywood, or wood planks. No attempt should be made to alter the joist or truss structures of the flooring system without evaluation by a structural expert.

RESTRICTIONS:

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

Exterior Walls: Shrubs, Vines, Trees

Foundation, Interior: Finishes

Foundation, Interior: Storage/Obstructions

STRUCTURAL SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Acceptable. In assessing the various aspects of the structural elements of this home, no major concerns were noted.

DEFICIENCY SUMMARY:

No reported deficiencies were identified in the inspection of this system and its principal components.

OBSERVATIONS & SUGGESTIONS:

No comments at this time.

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.

COMPONENT CHARACTERISTICS:

INTERIOR WALL FINISHES

Drywall

PARTY WALLS

Wood Frame

Drywall Finish

CEILING FINISHES

Drywall

Textured

FLOOR FINISHES

Carpet

Glazed Ceramic Tile

Laminate

CABINETS AND COUNTERTOPS

Kitchen

Bathrooms

STAIRS

Main

DOOR STYLES

Regular Hinged

Bi-fold

Sliding

WINDOW STYLES

INTERIOR SURFACE FINISHES: Interior finishes provide for the decorative surfaces of walls and ceilings, and are most commonly applied as drywall; other common materials include paneling, tile, wood, and plaster. Ceilings may also have a textured finish, usually trowelled or sprayed on. These surfaces should be monitored for change over time: minor cracks may appear, normally at edges and corners, which are often due to normal construction material shrinkage. However, cracks of irregular shape and greater than hairline in size may be an indication of structural change and should be investigated. The appearance of water stains on wall or ceiling surfaces should be immediately investigated to ascertain their source.

FLOOR FINISHES: Floors provide a durable surface for foot traffic, and are usually a combination of materials that may include carpeting, hardwood flooring, laminate flooring, stone or ceramic tile, or resilient flooring. Hardwood and wood laminate floors are susceptible to change due to humidity, and efforts to control humidity should be considered, as either wood shrinkage or swelling can have both cosmetic and functional impact.

CABINETS AND COUNTERTOPS: Cabinets provide space for storage while countertops provide working surfaces, usually located in the kitchen, laundry, and bathroom areas of the home.

STAIRS: Stairs provide the means of access to different levels of the home. Safe passage is reliant on good design and construction practices, with provision for handrails and guards to reduce risk of fall injuries. Although the need for repairs are minimal, stairs and railings should be monitored and maintained with safety as the primary consideration.

DOORS: The primary purpose of interior doors is to meet the privacy needs to various rooms and areas of the home, or in the case of closets, to enclose storage areas. Wood is the most common material used in the door fabrication, although door styles include glass and mirror panes or panels. Door fit and operation, as well as hardware, may be subject to

Sliding

WINDOW SASH MATERIALS

Vinyl

WINDOW GLAZE

Double Glazed

FIREPLACES

None Installed

FIREPLACE/STOVE STYLE

Not Applicable

FIREPLACE/STOVE VENTING

Not Applicable

adjustment and maintenance.

WINDOWS: The primary purpose of windows is to provide light and ventilation to the home. Typical window sash and frame materials include vinyl, metal, and wood. Maintenance needs vary with the type and style of windows; generally windows should be periodically checked for operation, weathertightness, and deterioration. As well, sealed panes should be monitored for loss of seal, and may require repair or replacement as required. Examination for the presence of condensation on windows should be done during cold weather. Often the cause of condensation or ice on windows is due to high humidity levels in the home, in which case efforts to control humidity should be investigated and implemented. Improving air flow at windows may also help to reduce the occurrence of condensation, such as opening blinds or curtains, and ensuring air from forced air registers is directed towards the windows.

FIREPLACES AND STOVES: Fireplaces and stoves are generally installed in homes for aesthetic reasons and ambiance, although these may also serve to provide heating. Proper design, installation, and maintenance is essential. Wood stoves and fireplaces require particular attention, due to the build up of creosote in chimneys, which can become a fire hazard. Care in the use and maintenance of fuel-burning appliances should be regarded as the primary considerations for safety.

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, Security Systems, Intercom Systems

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

Furnishings, Storage

INTERIOR ELEMENTS ASSESSMENT SUMMARY:

Overall Condition: Acceptable. In assessing the various aspects of the interior elements of this home, no major concerns were noted.

DEFICIENCY SUMMARY:

1



LOCATION: Bedroom, Back Left **SYSTEM:** Interior

CONDITION: Window unit has damaged weatherstripping

EXPLANATION: Weatherstripping is observed to be damaged or deteriorated, such that the window when closed is not weathertight.

IMPACT/CONSEQUENCES: Inadequate or incomplete weatherstripping at windows will result in unintended air infiltration, which may result in drafts and heat loss or gain. In some circumstances, missing weatherstripping may result in water infiltration, with resulting water damage to interior finishes. Weatherstripping that is damaged, missing, or deteriorated should be replaced to achieve a weathertight seal when the window is closed and latched.

RECOMMENDED ACTION: Repair

2

**LOCATION:** Kitchen **SYSTEM:** Interior**CONDITION:** Cabinet drawers do not open and close smoothly**EXPLANATION:** Cabinet drawers are noted to bind when they are opened and closed.**IMPACT/CONSEQUENCES:** Cabinet drawers that bind are prone to damage. Repair or adjustment to the drawer fit is recommended.**RECOMMENDED ACTION:** Repair**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.

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 Closet	Attic Examined From Ladder at Hatch	Access from basement

COMPONENT CHARACTERISTICS:

ATTIC INSULATION

Fibreglass - Loose

ATTIC EST. NOMINAL INSULATION VALUE [RSI]

R-32

ATTIC VAPOR RETARDER

Not Determined

ATTIC VENTILATION

Passive Roof Vent(s)
Soffit Vents

FOUNDATION WALL INSULATION

Not Visible

FOUNDATION WALL EST. NOMINAL INSULATION VALUE

INSULATION: Insulation provide the thermal barrier for the home and is generally a light-weight material with properties that trap air in pockets in the insulating material. Entrapped air is an effective means of providing thermal insulation. Common materials include fiberglass, mineral wools, and cellulose. In older construction, other forms of insulations were used, including wood chip and vermiculite. Insulation comes in various forms, including loose-fill (generally blown into location) or batt form (cut and fit between structural members). Rigid foam materials may also be used in some specific applications; however these materials should be covered by drywall or other suitable noncombustible barrier as rigid foam insulation will support combustion and give off toxic fumes when burned.

AIR AND VAPOR BARRIER: The air and vapor barrier system, usually applied between the warm side of finished interior surfaces and the insulation, is intended to restrict the movement of air and moisture into the insulation. Air and moisture, if permitted to flow through the insulation, would result in degradation of thermal properties, could result in the formation of mold, and could result in rot in structural members of the home. In newer construction, the vapor barrier is generally applied in the form of polyethylene sheet.

VENTILATION, UNCONDITIONED AREAS: The primary purpose of ventilation in unconditioned areas, such as attics and crawl spaces, is to allow the free entry of ambient

[RSI]

N/A

**FOUNDATION WALL VAPOR
RETARDER**

N/A

CRAWL SPACE INSULATION

 Insulation Not Found or Not
Visible

**INTERIOR VENTILATION
SYSTEMS**

Kitchen Exhaust Fan

EXTERIOR AIR MAKE-UP

None Observed

outside air, to limit the accumulation of moisture that would otherwise be present in these areas. This moisture, if not removed, would ultimately dampen or saturate the insulation, rendering it ineffective, and could lead to mold formation and rot of wood elements.

INTERIOR VENTILATION: The primary purpose of interior ventilation systems, such as bathroom and kitchen fans, is to remove excess moisture and improve interior air quality. Although new homes are relatively well sealed, make-up air will invariably be introduced through various breaches in the building's envelope. Current ventilating practices include have a passive vent connected to the exterior and generally terminating in the furnace area, to provide air make-up both for the fuel-burning appliances and for forced interior ventilation. Heat recovery ventilators ("HRV") are often used to improve air quality by creating a mechanically assisted method of air exchange from the exterior to the interior. The HRV utilizes an air-to-air heat exchanger to limit the amount of heat lost to the exterior.

SEALING AND WEATHER-STRIPPING: Unintended air leakage must be avoided to reduce heating and cooling requirements. Caulking and weather-stripping at doors, windows, vents, and any penetrations through the building envelope is an essential home maintenance activity.

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 finished surfaces

Foundation Insulation System: Examination restricted due to storage/obstructions

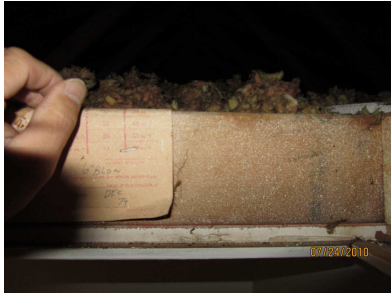
Crawl Space Insulation System: Examination restricted due to storage/obstructions

INSULATION AND VENTILATION SYSTEMS ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Repairs Required. In assessing the various aspects of the insulation and ventilation elements of this home, conditions are noted where repairs or corrections are required. Assuming the noted conditions are repaired/corrected, the overall condition would be acceptable, with periodic monitoring and preventative maintenance activities performed.

DEFICIENCY SUMMARY:

1

**LOCATION:** Attic **SYSTEM:** Insulation/Ventilation**CONDITION:** Insufficient insulation**EXPLANATION:** The amount of insulation applied is insufficient to meet current expected requirements for newer construction.**IMPACT/CONSEQUENCES:** An aspect of insulation as installed in this home does not meet current requirements for amount. This can result in greater than intended heat loss or gain, and possibly result in condensation issues in the affected area. Installing additional insulation is suggested.**RECOMMENDED ACTION:** Complete

2

LOCATION: Attic **SYSTEM:** Insulation/Ventilation**CONDITION:** Attic hatch is not insulated**EXPLANATION:** Insulation is missing at a location where insulation is expected.**IMPACT/CONSEQUENCES:** Missing insulation will result in greater than intended heat loss or gain, and possibly result in condensation issues in the affected area. Installing additional insulation is suggested.**RECOMMENDED ACTION:** Monitor

3

LOCATION: Main Washroom **SYSTEM:** Insulation/Ventilation**CONDITION:** Bathroom does not have an exhaust fan installed.**EXPLANATION:** Bathrooms are required to have an exhaust fan venting to the exterior.**IMPACT/CONSEQUENCES:** .**RECOMMENDED ACTION:** Install**OBSERVATIONS & SUGGESTIONS:**

To ensure moisture from dryer exhaust is safely vented to the exterior, clean your dryer filter every time the dryer is used. Check the dryer duct and exterior exhaust cover at least twice a year for blockages and lint build-up.

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.

FIREPLACES [When Installed]

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.

COMPONENT CHARACTERISTICS:

HEATING SYSTEM TYPE

Central Forced Air

FUEL TYPE

Natural Gas

GAS METER OR FUEL FILLER

FURNACE: The purpose of your furnace is to serve as both the heat source and the control for the distribution of conditioned air throughout the house. In forced air systems, the most common fuel sources are natural gas, propane, oil, and electricity. With the exception of electric furnaces, which use electric heating elements, furnaces have four principle components, being the burner, the heat exchanger, the filter, and the blower. Homeowner maintenance activities include examining the furnace about once a month to check the

LOCATION

Exterior Right Wall

FURNACE MANUFACTURER

Coleman

FURNACE MODEL NUMBER

AFCO654FD50

FURNACE SERIAL NUMBER

AFC000223821

FURNACE CAPACITY

70,000BTU/Hr

ENERGY EFFICIENCY

High Efficiency

FRESH AIR SUPPLYExterior Air Supply with Duct
to Combustion Chamber**FILTER LOCATION**Filter Channel Outside
Blower Compartment**EXHAUST**

Power Vented

**HEATING SYSTEM APPROX
AGE**

3-5 years

COOLING SYSTEM TYPE

Air Cooled, Central

**COOLING SYSTEM ENERGY
SOURCE**

Electricity

COOLING SYSTEM CAPACITY

2 Ton

**COOLING SYSTEM
MANUFACTURER**

Coleman

COOLING SYSTEM MODEL NO.

AKSKJD83740

COOLING SYSTEM SERIAL NO.

232398DDGSJ

COOLING SYSTEM AGE

condition of the filter, replacing it as necessary; on an annual basis, it is recommended that the homeowner arrange an inspection and maintenance visit to be conducted by a heating system specialist. Higher efficiency furnaces use a condensing unit with water as a byproduct; any indication of water leakage in or around the furnace should be immediately reported to and repaired by a heating specialist.

RADIANT AND SPACE HEATING SYSTEMS: Radiant or space heating systems include electric baseboard heating, water or steam radiators, or wood or gas burning stoves and fireplaces. Radiant systems may also include heat radiating elements installed in the walls, ceilings, and/or floors. Control is usually provided as thermostats at the room or area of the radiant elements.

THERMOSTAT: The purpose of the thermostat is to control the operation of the heating system and/or the central air conditioning system. For central forced air systems, the thermostat is usually located in a central location on the main floor; for radiant or space systems, the temperature control may be as a thermostat in the area of, or a part of, the heating component.

AIR INTAKE FOR COMBUSTION: The purpose of an air intake for combustion is to ensure an adequate supply of air is provided to fuel-burning appliances, such as fuel-burning furnaces, stoves or fireplaces, and water heaters. The absence of sufficient air supply can result in incomplete combustion and improper drafting, which could affect the safety of the home's occupants by introducing carbon monoxide into the home. An annual inspection of the heating system by a heating specialist is recommended to ensure the air intake and exhaust systems are performing their intended functions.

FILTER: The purpose of the filter is to remove particles from the air circulating through the furnace and ducting system of central forced air systems. Passive filtering is the most common type, using either disposable and reusable filters; the frequency of either replacing or cleaning filters varies by household but monthly checks to the condition of the filter is recommended. Air filtration may also include electronic filters and air cleaners; the frequency and form of cleaning should be in accordance with the manufacturer's instructions.

EXHAUST: The purpose of the exhaust system is to vent byproducts of combustion, which if not removed from the house, would present hazards to the occupants of the home. Higher efficiency gas furnaces generally use power vented systems to vent combustion gases; lower efficiency systems generally use convection drafting to draw combustion gases up a chimney. Examples of venting systems include metal or masonry chimneys, and plastic venting pipes. An annual inspection by a heating specialist should include a review of the satisfactory performance of the venting system.

BLOWER: The blower unit, located in the furnace of central heating systems, is used to circulate the air through the furnace and deliver this air to the ducting system.

DUCTWORK AND REGISTERS: The primary purpose of the air ducting system of forced air systems is to direct and deliver conditioned air to the various rooms and areas of the home. The three primary components of this system are: the supply ducts for delivering air to registers throughout the house; air return ducts to complete a circulation path that brings air back to the furnace, and registers that control the flow of air at room or area locations. Many duct systems also have dampers installed in the ducts to assist in balancing the flow of air throughout the system. Maintenance usually involves periodic cleaning of registers; a thorough duct cleaning is suggested every 3-5 years to remove dust and debris that collects in this system, and to remove dust and contaminants that may affect occupants with sensitivities to dust and allergens.

AIR CONDITIONER: The purpose of the air conditioner, when installed, is to remove heat from the interior of the home and deliver this heat to the exterior. A byproduct of the cooling process is water, thus the air conditioning system, when operating, serves to reduce the humidity inside the home. The most common form of air conditioning uses the forced air

3-5 years

**SYSTEM ASSOCIATED
EQUIPMENT**

N/A

FIREPLACES

None Installed

FIREPLACE/STOVE STYLE

Not Applicable

FIREPLACE/STOVE VENTING

Not Applicable

central heating system and ductwork for the distribution of the conditioned air. The central air conditioning system has five principle components: the evaporator system, generally located above the furnace; a condensing/ compressor unit, located outside the house; refrigerant lines for circulating the coolant between the evaporator and condensing sections; the refrigerant which serves as the agent for heat transfer; and a condensate drainage system for handling the water collected from the cooling process. The home owner should periodically check the exterior (condensing) unit to ensure there are no obstructions to the air flow through the unit and interior (evaporator) unit for water presence; as well, an annual inspection and maintenance visit by a heating and cooling specialist is recommended.

FIREPLACES AND STOVES: Fireplaces and stoves are generally installed in homes for aesthetic reasons and ambiance, although these may also serve to provide heating. Proper design, installation, and maintenance is essential. Wood stoves and fireplaces require particular attention, due to the build up of creosote in chimneys, which can become a fire hazard. Care in the use and maintenance of fuel-burning appliances should be regarded as the primary considerations for safety.

RESTRICTIONS:

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

Heating System:

System Observed Operational

Cooling System:

System Observed Operational

HEATING AND COOLING SYSTEMS ASSESSMENT SUMMARY:

Overall Condition: Acceptable. In assessing the various aspects of the heating/cooling systems of this home, no major concerns were noted.

DEFICIENCY SUMMARY:

No reported deficiencies were identified in the inspection of this system and its principal components.

OBSERVATIONS & SUGGESTIONS:

No comments at this time.

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.

COMPONENT CHARACTERISTICS:

WATER SUPPLY SERVICE TYPE

Public

WATER METER PICK-UP

Exterior Right Wall

WATER METER LOCATION

Basement Utility Room

WATER SHUT-OFF VALVE LOCATION

Basement Utility Room

WATER SUPPLY PIPE MATERIAL

Copper

WATER DISTRIBUTION PIPING

WATER METER: Municipal water supplies are generally metered to permit billing based on water consumption, and in turn this consumption value is often used to calculate charges for sanitary drainage. If in doubt, check with your municipality for the specific methods of assessing usage and billing for water consumption and drainage. Water meters are generally located near the interior point of entry of the water supply to the residence. The water meter is typically the property of the water utility agency, and should not be tampered with, or enclosed to prevent access.

SUPPLY SHUT-OFF VALVE: The water supply shut-off valve is generally located near the point of entry of the water supply pipe. Some homes on public water supply systems have two shut-off valves, located at on opposite sides of the water meter, to assist the water utility agency in maintaining or changing the meter. The purpose of the primary supply shut-off valve is to turn off the water supply in the event of emergencies and for maintenance. Awareness of the location of this valve is important, and all members of the household should know where this valve is located and how to operate it in the event of an emergency. Clear access to the valve should be maintained. Valves may seize to the point that they are difficult or impossible to operate; normal recommended maintenance is to operate the valve by fully closing and opening the valve at least twice per year.

WATER METER PICK-UP: The water meter pick-up is an externally located device that

MATERIALS

Copper

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

40 Gallon

HOT WATER HEATER VENTING

Convection Vented, Chimney

FACILITY PROVISIONS

Kitchen

Main Bathroom

Laundry Taps and Washer

Drain

SANITARY AND STORM DRAINAGE CONNECTIONS

Public Sanitary Drain

DRAINAGE & VENTING SYSTEM PIPING MATERIALS

Plastic

DRAINAGE PROVISIONS

Floor Drain

permits a meter reading to be taken for the purpose of assessing water and drainage charges. This device should not be enclosed, relocated or altered without permission from the water utility agency.

WATER SUPPLY PIPING: The materials used for water supply for public systems is typically copper. Private systems where water is supplied from a well typically use plastic piping. Care should be taken to prevent damaging this pipe, particularly to the point of the main shut-off valve, as costly damage and repairs could result from rupturing the piping.

DISTRIBUTION PIPING: The water distribution system supplies water from the supply source to the various plumbing fixtures. Separate supply piping is used for hot and cold water distribution, with the hot water supply being provided by heating at a hot water heater. Common piping materials include copper and plastic.

WATER HEATER: The water heater provides a supply of heated water for domestic use. The water heater should be checked periodically for signs of leaks; water below the tank or under the discharge pipe should be investigated by a heating or plumbing specialist, or if rented, the appropriate utility specialist

SANITARY DRAINAGE SYSTEM: The sanitary drainage system collects waste water from all the plumbing fixtures for discharge to either the public sanitary sewage system, or to the septic system for private sanitary systems. The drainage system has a number of clean-out access points on the horizontal runs, usually located in the basement, to permit pipe examination and for blockage removal. A primary clean-out is generally located near the wall under- or through-which the main drainage line exits the home. Clean-outs should be sealed and should not be covered over to make future access difficult.

STORM DRAINAGE SYSTEM: The storm drainage system provides for collecting and discharging exterior runoff water that would otherwise collect along the foundation walls and footings, to reduce the possibility of water infiltration and soils destabilization at these structural elements. This system typically includes a drainage pipe at the footing level and fully encircles the home's perimeter, and may also collect storm water from window wells when installed. Discharge is through a connection leading into the home's basement. In homes connected to public sewer systems, a pipe leads from the house to the public sewer with a clean-out plug (for pipe examination access) in the basement and a back-flow preventer (also called a "back-water valve") to prevent reverse storm water flow from the public system. Homes not connected to a storm system usually have the drainage system water collecting into a sump pit in the basement, with a sump pump which when activated drains the pit and discharges the water to an exterior location at a suitable distance from the home.

DRAINAGE AND VENTING PIPES: The sanitary drainage system relies on gravity for the flow of waste water from the various fixtures to the point of discharge from the home. Water traps are located below each fixture which provide sealing against sewer gases entering the home. To facilitate the flow of water, the drainage system requires additional piping for venting which allows the free flow of air in the system; the absence of venting would result in a suction action at the water traps of the various fixtures when one fixture is drained, and could result in the loss of the water seal, as well as causing the other fixtures to "gurgle". Plastic piping is currently the most common material type installed, although copper may also be used.

BASEMENT DRAINAGE SYSTEM: As the basement is the lowest point in the home and often located below grade level, a drainage system is required to collect water should the basement become flooded. In homes connected to a public sewage system, the floor drain is generally connected to the sanitary drainage system. A water trap is located below the drain to prevent sewer gases entering the home. The trap should be checked periodically to verify the presence of water. A "trap primer" is often provided for the purpose of flushing and filling this drain, and is either a separate tap or a line leading off the laundry taps. In homes with high efficiency furnaces and/or central air conditioners, water produced from

these components is often collected into a condensate drain, which in turn drains to the floor drain, and assists in maintaining water in the floor drain trap. In homes not connected to a public drainage system, a sump pit is required to collect basement flood water, with a sump pump to expel the water to the home's exterior.

EXTERIOR FAUCETS: To provide for water uses at the exterior of the home, outside faucets (also known as "hosebibs") are typically provided at the front (sometimes in the garage) and rear of the home. The most commonly used type of faucets used are of the "frost-free" style that are designed to prevent frozen water from breaking the supply pipe during cold winter conditions. Most homes have an interior shut-off valve for each faucet, which permits turning off the water supply during the winter, and these shut-offs should contain a drain plug to permit draining all water in the pipe leading from the shut-off valve to the faucet. It is recommended that the exterior faucets be turned off at the shut-off valves and the pipes drained prior to the arrival of winter.

RESTRICTIONS:

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

- Concealed water distribution pipes not inspected
- Water shut-off valves not operated
- Bath tub & basin overflows not tested

PLUMBING SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Repairs Required. In assessing the various aspects of the plumbing system of this home, conditions are noted where repairs are required. Assuming the noted conditions are repaired, the overall condition would be acceptable, with periodic monitoring and preventative maintenance activities performed.

DEFICIENCY SUMMARY:

1



LOCATION: Main Bathroom **SYSTEM:** Plumbing

CONDITION: Caulk deteriorated/missing

EXPLANATION: Caulk is missing or in poor condition around the base of the toilet where it meets the floor.

IMPACT/CONSEQUENCES: Potential for damage to finished surfaces below when mopping, overflow toilet etc.

RECOMMENDED ACTION: Repair

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.

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 METER LOCATION

Ext. Garage back wall

ELECTRICAL SERVICE SIZE

100 Amperes

ELECTRICAL SERVICE VOLTAGE

120/240 Volts

ELECTRICAL SERVICE CABLE TYPE

Overhead Cable

MAIN DISCONNECT LOCATION

Garage Interior Wall

MAIN DISCONNECT SIZE

100 Amperes

MAIN DISCONNECT TYPE

Circuit Breaker Disconnect

ELECTRICAL SYSTEM GROUND LOCATION

Concealed

INCOMING SERVICE: Electricity as supplied to your home is delivered either through a buried cable protected in a conduit or through overhead wires to a service mast. The service side of the electrical system includes a meter, used to provide your electrical utility the means for measuring electricity consumption to permit billing for power usage.

SERVICE VOLTAGE: The service voltage for most homes in North America is rated generally as 120/240 volts, 60 cycles per second, to correspond to standard voltage requirements for electrical appliances and devices. In high-rises, the supply voltage is generally delivered to the building as 3-phase and at a higher nominal voltage, with transformers used to split the supply to single phase, such that electricity supplied to individual units is at 208/120 volts, 60 cycles per second.

SERVICE SIZE: The service size is an indication of the load capacity of the incoming service wires, and is rated as the maximum current carrying capacity of the supply conductors measured in amperes ["Amps"].

MAIN DISCONNECT: The main disconnect serves as the means for shutting off the power to the home, for operation under emergency situations and to permit maintenance. This disconnect may be either as a separate switch or is integral with the main electrical panel. When provided as a switch, this switch will be either circuit breakers or will include fuses in the switch enclosure to provide for overcurrent protection of the home's electrical system. The load capacity of the home's electrical system is determined by the rating of the main disconnect.

SYSTEM GROUND: The system ground is required to ensure a fixed common voltage reference for the safe operation of the electrical system. The system grounding point is most often found secured to the supply water pipe below the water meter for homes connected to a municipal water supply, and will vary for homes on a private water supply, where grounding may be to the metallic well casing, to buried grounding mats or ground rods. Connection to the system grounding point is a copper wire with its ends terminated at the grounding clamp and at the main disconnect enclosure. The system ground point should be

MAIN PANEL LOCATION

Garage Interior Wall

MAIN PANEL SIZE

100 Amperes

MAIN PANEL BRANCH CIRCUIT PROTECTION

Circuit Breakers

SECONDARY PANEL LOCATION(S)

N/A

SECONDARY PANEL SIZE(S)

N/A

SECONDARY PANEL BRANCH CIRCUIT PROTECTION

N/A

DISTRIBUTION WIRING TYPECopper
Aluminum**ELECTRICAL OUTLETS**

3-Prong

GFCI-PROTECTED OUTLETS AT:**AFCI-PROTECTED OUTLETS AT:****SMOKE DETECTORS**Basement
1st Floor**CARBON MONOXIDE DETECTORS**

checked periodically to ensure this connection is secure and that this connection does not corrode to the point that its integrity is impaired.

ELECTRICAL PANEL: The main electrical panel, and possibly subpanels, are the termination points for the distributed branch electrical circuits for the home. Over-current protection devices, most commonly in the form of circuit breakers, allow power to be supplied to individual circuits. Fuses are also an acceptable form of circuit protection, but are not generally found in newer homes. Switching a breaker to the "off" position, or removing fuses if installed, will disconnect electrical current to individual circuits. These devices will switch off (breakers) or burn out (fuses) during over-current or short circuit situations, which otherwise could result in hazards such as shock or fire.

OUTLETS: Electrical outlets provide the means for connecting electrical appliances and devices to the home's electrical circuits. Most outlets are designed for 120 volt, maximum 15 ampere connection. These outlets typically have plug-ins for 3-pronged plugs, with 2 parallel rectangular prongs and a grounding (round) prong. Other forms of plugs can be found for heavy appliances; these outlets are larger in size and have different prong configurations. For example, stoves generally require connection to 40 ampere, 240 volt circuits and only an outlet at this rating must be installed to permit connection of the stove plug to its outlet.

GROUND-FAULT PROTECTED CIRCUITS: Special protection is required where outlets are located in locations where the presence of water increases the risk of electrical shocks. These locations include areas outside the house, bathrooms, areas in the kitchen near sinks, and powered specialty items containing motors and controls near water, such as spas, whirlpool ("turbo") tubs, and swimming pools. Ground fault circuit interrupts [GFCI's] are used to provide electrical protection by sensing current finding a path to ground, as encountered in situations where shocks could be occurring, and shutting off the power to the outlet. The most common form of protective device is the GFCI receptacle, which has two buttons visible at the face of the outlet. GFCI protection may also be found as special circuit breakers with a test button on the face of the breaker marked "test" and labeled as "GFCI". GFCI outlets and breakers should be tested periodically to assure their operability. Refer to manufacturer's instructions for test method and frequency.

ARC FAULT CIRCUIT PROTECTION: In certain jurisdictions, arc fault circuit interrupt (AFCI) protection is required in new homes for bedroom electrical outlets, to switch off the power to the circuit if the AFCI device detects the presence of electrical arcing. Because furniture and objects are frequently moved in bedrooms, and lighter gauge cords are more frequently used, cords and plugs tend to have a higher frequency of damage. Fraying and pulling on cords plugs may damage the cords to the point of conductors becoming exposed, which can lead to electrical arcing and fire. Arc fault protection is provided by special circuit breakers at the main electrical panel, and can be identified by a test button on the faceplate marked "Test" and labeled as "AFCI". AFCI breakers should be tested periodically to assure their operability. Refer to manufacturer's instructions for test method and frequency.

SMOKE AND CARBON MONOXIDE DETECTORS: Smoke and carbon monoxide detectors in new homes are powered by the home's electrical system. The devices are designed to alert the home's occupants of potential risks of fire and elevated carbon monoxide levels. Refer to manufacturer's instructions for operation, maintenance, and periodic testing of these devices.

RESTRICTIONS:

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

Main electrical disconnect was not operated
Wiring that is concealed is not inspected
Outlet/switch wall plates were not removed
Smoke/Fire/CO detectors were not tested

ELECTRICAL SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Repairs Required. In assessing the various aspects of the electrical system of this home, conditions are noted where repairs are required. Assuming the noted conditions are repaired, the overall condition would be acceptable, with periodic monitoring and preventative maintenance activities performed.

DEFICIENCY SUMMARY:

1



LOCATION: Garage **SYSTEM:** Electrical

CONDITION: Receptacle cover plate is missing in two locations

EXPLANATION: A protective cover plate is missing from an electrical outlet.

IMPACT/CONSEQUENCES: A cover plate for receptacles is required to reduce the risk of electrical shock. A suitable cover plate should be immediately installed for safety

RECOMMENDED ACTION: Install

2

LOCATION: Garage, Exterior, kitchen and both baths **SYSTEM:** Electrical

CONDITION: Ground fault protection for an outlet is recommended

EXPLANATION: An electrical outlet is installed in a location that for safety, should have ground fault protection.

IMPACT/CONSEQUENCES: Outlets at outdoor locations, and at indoor locations near sinks, tubs, or showers, should have ground fault protection to reduce the risk of fatal shock. Upgrading the outlets to provide ground fault protection to these receptacle locations is recommended.

RECOMMENDED ACTION: Install

OBSERVATIONS & SUGGESTIONS:

Smoke detectors, fire detectors, and carbon monoxide detectors should be tested periodically in accordance with manufacturer's recommendation, to assure these devices are operable and providing protection. Failure to perform periodic test reduces assurance that the home's occupants will be alerted in the event of hazardous events. If uncertain about the frequency of testing, the suggested frequency of testing is once per month. If devices are operated by or contain batteries as back-up power, it is suggested that batteries be changed in accordance with manufacturer's recommendations, or every 6 months if not specified.

**NATIONAL ASSOCIATION OF HOME INSPECTORS, INC.
STANDARDS OF PRACTICE & CODE OF ETHICS**

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STANDARDS OF PRACTICE**1. Purpose, Scope and General Statements**

- 1.1 The Standards of Practice (Standards) provide the minimum standards of performance for a written report on a residential home inspection performed by and for the exclusive use of members of the National Association of Home Inspectors, Inc. (NAHI™).
- 1.2 The Standards define and clarify the purpose, conditions, limitations, exclusions, and certain terms relating to an inspection.
- 1.3 The Standards describe those items, components, and systems included in the scope of an inspection.
- 1.4 The Standards apply only to the inspection of buildings with one (1) to four (4) dwelling units.
- 1.5 The Standards apply to a visual inspection of the readily accessible areas of the included items, components, and systems to determine if, at the time of the inspection, they are performing their intended function without regard to life expectancy.
- 1.6 The purpose of the inspection is to identify visible defects and/or conditions that, in the judgment of the Inspector, adversely affect the function and/or integrity of the items, components, and systems.
- 1.7 Inspections performed under the Standards are basically visual and rely upon the opinion, judgment, and experience of the Inspector, and are not intended to be technically exhaustive.
- 1.8 Inspections shall be performed in a time period sufficient to allow compliance with the provisions of the Standards.
- 1.9 Inspections performed under the Standards shall not be construed as a compliance inspection of any code, governmental regulation, or manufacturer's installation instructions or procedures. In the event a law, statute, or ordinance prohibits a procedure recommended in the Standards, the Inspector is relieved of the obligation to adhere to the prohibited part of the Standards.

- 1.10 Inspections performed under the Standards are not an expressed or implied warranty or a guarantee of the adequacy, performance, or useful life of any item, component, or system in, on, or about the inspected property.
- 1.11 Detached building(s) and detached garage(s) located on the property will be inspected under these Standards only if specifically listed in the inspection report.
- 1.12 The National Association of Home Inspectors recommends that its members perform inspections in accordance with these Standards, the Code of Ethics, and applicable law(s). The Standards are not intended to limit members from performing "additional inspection services."
- 1.13 The inspector shall report on any system and component included in these standards of practice which were present at the time of the home inspection but were not inspected and provide the reason they were not inspected.

2. General Limitations and Exclusions

- 2.1 Inspections performed under the Standards exclude any item(s) concealed or not readily accessible to the Inspector. The Inspector is not required to move furniture, personal, or stored items; lift floor coverings; move attached wall, ceiling coverings, or panels; or perform any test(s) or procedures(s) which could damage or destroy the item(s) being evaluated.
- 2.2 The following are excluded and not limited to: appliances, recreational facilities, alarms, intercoms, speaker systems, radio controlled devices, security devices and lawn irrigation systems.
- 2.3 The determination of the presence of or damage caused by termites or any other wood-damaging insects or organism is excluded.
- 2.4 Also excluded from a standard home inspection is the determination of the indoor air quality or sickness of any building including, but not limited to, the presence or absence of all manner of biological activity, such as molds, insects, birds, pets, mammals, and other flora and fauna, and their consequent physical damage, toxicity, odors, waste products, and noxiousness.
- 2.5 Use of special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors and similar equipment is not required.
- 2.6 The inspection is not required to include information from any source concerning previous property, geological, environmental or hazardous waste conditions, manufacturer recalls or conformance of proper manufacturer's installation of any component or system, or information contained in Consumer Protection Bulletin. The inspection is not required to include information from any source concerning past or present violations of codes, ordinances, or regulations.
- 2.7 The inspection and report are opinions only, based upon visual observation of existing conditions of the inspected property at the time of the inspection. THE REPORT IS NOT INTENDED TO BE, OR TO BE CONSTRUED AS, A GUARANTEE, WARRANTY, OR ANY FORM OF INSURANCE. The Inspector will not be responsible for any repairs or replacements with regard to the property or the contents thereof.
- 2.8 The Inspector is not required to determine property boundary lines or encroachments.
- 2.9 The inspector is not required to provide an inspection of any condominium common component, system or evaluate condominium reserve accounts.

3. Site

- 3.1 Components for Inspection.
 - 3.1.1 Building perimeter, land grade, and water drainage directly adjacent to the foundation.
 - 3.1.2 Trees and vegetation that adversely affect the structure.
 - 3.1.3 Walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.
- 3.2 Procedures for Inspection.

The Inspector will:

3.2.1 Describe the type of material and inspect the condition of the driveways, walkways, grade steps, patios, and other items contiguous with the inspected structure.

3.2.2 Observe the drainage, grading, and vegetation for conditions that adversely affect the structure.

3.3 Limitations.

The Inspector is not required to:

3.3.1 Inspect fences or privacy walls.

3.3.2 Evaluate the condition of trees, shrubs, and or other vegetation.

3.3.3 Evaluate or determine soil or geological conditions, site engineering, or property boundaries.

4. Foundations

4.1 Components for Inspection.

4.1.1 Foundation walls, first-floor systems, other support and sub-structure components, stairs.

4.1.2 Ventilation (when applicable).

4.1.3 Grade slab and/or floor slab.

4.2 Procedures for Inspection.

The Inspector will:

4.2.1 Describe the type of structure and material comprising the structure and other items inspected.

4.2.2 Observe the condition and serviceability of visible, exposed areas of foundation walls, grade slab, bearing walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs, and other similar structural components.

4.2.3 Inspect foundations for indications of flooding, moisture, or water penetration.

4.2.4 Observe subfloor crawl space ventilation and vapor barriers.

4.2.5 Operate the sump pump when present.

4.2.6 Inspect the visible and accessible wooden members.

4.2.7 Observe the visible condition of floor slab when present.

4.3 Limitations.

The Inspector is not required to:

4.3.1 Enter subfloor crawl spaces with headroom of less than 3 feet, obstructions, or other detrimental conditions.

4.3.2 Move stored items or debris or perform excavation to gain access.

4.3.3 Enter areas which, in the inspector's opinion, may contain conditions or materials hazardous to the health and safety of the Inspector.

4.3.4 Operate sump pumps equipped with internal/water dependent switches.

5. Exterior

5.1 Components for Inspection.

5.1.1 Visible structural components.

5.1.2 Wall covering, trim, and protective coating.

5.1.3 Windows and doors.

5.1.4 Attached porches, decks, steps, balconies, handrails, guardrails, and carports.

5.1.5 Visible exterior portions of chimneys.

5.2 Procedures for Inspection.

The Inspector will:

5.2.1 Describe the type and material comprising the exterior components inspected.

5.2.2 Observe the condition of the components from the ground level.

5.2.3 Observe the condition of a representative number of visible windows and doors.

5.2.4 Inspect attached porches, decks, steps, balconies, handrails, and guardrails.

5.3 Limitations.

The Inspector is not required to:

- 5.3.1 Inspect buildings, decks, patios, retaining walls, and other structures detached from the house.
- 5.3.2 Evaluate function of shutters, awnings, storm doors, storm windows and similar accessories.
- 5.3.3 Inspect or test the operation of security locks, devices, or systems.
- 5.3.4 Evaluate the presence, extent, and type of insulation and vapor barriers in the exterior walls.
- 5.3.5 Examine the interior of the chimney flues or determine the presence or absence of flu liners.
- 5.3.6 Inspect for safety type glass or the integrity of thermal window seals or damaged glass.

6. Roof Coverings, Flashings, Gutters, Downspouts and Roof Ventilation**6.1 Components for Inspection.**

- 6.1.1 Roof covering material.
- 6.1.2 Rain gutter and downspout system.
- 6.1.3 Visible portions of roof flashings.
- 6.1.4 Roof ventilation.
- 6.1.5 Roof soffits and fascias.
- 6.1.6 Roof skylights and other roof accessories.

6.2 Procedures for Inspection.

The Inspector will:

- 6.2.1 Describe the type of roofing and gutters.
- 6.2.2 Observe the condition of visible roof material, rain gutter and downspout systems, visible portions of roof flashings, roof soffits and fascias, roof vents, skylights and other roof accessories visible from the exterior.
- 6.2.3 If possible, inspect the roof surface and components from arms-length distance or with binoculars from the ground.
- 6.2.4 Inspect flat roofs where internal accessibility is readily and safely available.
- 6.2.5 Report presence of roof ventilation.

6.3 Limitations.

The Inspector is not required to:

- 6.3.1 Walk on or access a roof where it could damage the roof or roofing material or be unsafe for the Inspector.
- 6.3.2 Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- 6.3.3 Inspect internal gutter and downspout systems and related underground drainage piping.
- 6.3.4 Inspect antennas, lightning arresters, or similar attachments.
- 6.3.5 Operate powered roof ventilators.
- 6.3.6 Determine remaining life expectancy of roof coverings, presence or absence of hail damage; manufacturers' defects, exceptions, installation methods or recalls; or number of layers.
- 6.3.7 Determine adequacy of roof ventilation.

7. Roof Structure, Attic and Insulation**7.1 Components for Inspection.**

- 7.1.1 Roof framing, sheathing and decking.
- 7.1.2 Attic insulation.

7.2 Procedures for Inspection.

The Inspector will:

- 7.2.1 Describe the type of material comprising the roof structure in the visible attic area.
- 7.2.2 Observe the condition of the visible roof structure and attic components where readily and safely

accessible.

7.2.3 Investigate evidence of the presence of water penetration.

7.2.4 Determine the presence of attic insulation and its approximate thickness.

7.3 Limitations.

The Inspector is not required to:

7.3.1 Enter attic spaces with headroom of less than 5 feet, with insulation covering the ceiling joist, or bottom truss cord, or if there are obstructions, trusses, or other detrimental conditions.

7.3.2 Break or otherwise damage the surface finish or weather seal on or around access panels and covers.

8. Attached Garage(s)/Carport(s)

8.1 Components for Inspection.

8.1.1 Exterior and interior walls and ceilings, floors, windows, doors, roof, and foundation.

8.1.2 Electrical system and components.

8.1.3 Plumbing system and components.

8.1.4 Heating systems or units.

8.2 Procedures for Inspection.

The Inspector will:

8.2.1 Describe the type and material of door(s), exterior walls, roof (if applicable), and other items to be inspected.

8.2.2 Observe the condition and function of listed components; electric, plumbing, heating and similar systems.

8.2.3 Inspect vehicle doors for type, general condition, and intended function by manual operation or by the use of permanently affixed opener(s).

8.3 Limitations.

The Inspector is not required to:

8.3.1 Inspect or operate equipment housed in the garage area except as otherwise addressed in the Standards.

8.3.2 Verify or certify safe operation of any auto reverse or related safety function(s) of a vehicle door.

9. Electrical

9.1 Components for Inspection.

9.1.1 Entrance of the primary service from masthead to main panel.

9.1.2 Main and sub-panels including feeders.

9.1.3 Branch circuits, connected devices, and lighting fixtures.

9.2 Procedures for Inspection.

The Inspector will:

9.2.1 Describe the type and location of primary service (overhead or underground), voltage, amperage, and over-current protection devices (fuses or breakers).

9.2.2 Observe the existence of a connected grounding conductor when readily accessible.

9.2.3 Inspect the main and branch circuit conductors for proper over current protection and condition by visual observation after removal of the readily accessible main and sub electric panel cover(s).

9.2.4 Report the presence of aluminum branch circuit wiring at the main and sub-panels.

9.2.5 Verify operation of a representative number of accessible switches, receptacles and light fixtures.

9.2.6 Verify grounding and polarity of a representative number of receptacles in proximity to plumbing fixtures or on the exterior.

9.2.7 Verify operation of ground fault circuit interrupters (GFCI), if present.

9.2.8 Observe the general condition of visible branch circuit conductors that may constitute a hazard to the

occupant or the structure by reason of improper use or installation of electrical components.

9.3 Limitations.

The Inspector is not required to:

9.3.1 Insert any tool, probe or testing device into the main or sub-panels.

9.3.2 Activate electrical systems or branch circuits which are not energized.

9.3.3 Operate overload protection devices.

9.3.4 Inspect ancillary systems, including but not limited to: burglar alarms, home protection systems, low voltage relays, smoke/heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring, or any systems controlled by timers.

9.3.5 Move any objects, furniture, or appliances to gain access to any electrical component.

9.3.6 Test every switch, receptacle, and fixture.

9.3.7 Remove switch and outlet cover plates.

9.3.8 Inspect electrical equipment not readily accessible or dismantle any electrical device or control.

9.3.9 Verify continuity of connected service ground(s).

10. Plumbing

10.1 Components for Inspection.

10.1.1 Visible water supply lines.

10.1.2 Visible waste/soil and vent lines.

10.1.3 Fixtures and faucets.

10.1.4 Domestic hot water system and fuel source.

10.2 Procedures for Inspection.

The Inspector will:

10.2.1 Describe the material of the main line and water supply lines.

10.2.2 Verify the presence of a main water supply valve.

10.2.3 Describe the type of sanitary waste piping.

10.2.4 Describe the type and capacity of domestic water heating unit(s).

10.2.5 Inspect the condition of accessible and visible water and waste lines.

10.2.6 Inspect and operate fixtures and faucets.

10.2.7 Inspect and operate the domestic hot water system.

10.2.8 Inspect and operate drain pumps and waste ejector pumps when possible.

10.2.9 Test the water supply for functional flow.

10.2.10 Test waste lines from sinks, tubs and showers for functional drainage.

10.3 Limitations.

The Inspector is not required to:

10.3.1 Operate any main, branch or fixture valve, except faucets, or determine water temperature.

10.3.2 Inspect any system that is shut-down or secured.

10.3.3 Inspect any plumbing components not readily accessible.

10.3.4 Inspect any exterior plumbing components or interior or exterior drain systems.

10.3.5 Inspect interior fire sprinkler systems.

10.3.6 Evaluate the potability of any water supply.

10.3.7 Inspect water conditioning equipment, including softener and filter systems.

10.3.8 Operate freestanding or built-in appliances.

10.3.9 Inspect private water supply systems.

10.3.10 Test shower pans, tub and shower surrounds, or enclosures for leakage.

10.3.11 Inspect gas supply system for materials, installation or leakage.

10.3.12 Evaluate the condition and operation of water wells and related pressure tanks and pumps; the

quality or quantity of water from on-site water supplies; or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and equipment.

10.3.13 Inspect and operate fixtures and faucets if the flow end of the faucet is connected to an appliance.

10.3.14 Record location of any on-site visible fuel tanks within or directly adjacent to structure.

11. Central Heating

11.1 Components for Inspection.

11.1.1 Fuel source.

11.1.2 Heating equipment.

11.1.3 Heating distribution.

11.1.4 Operating controls.

11.1.5 Flue pipes, chimneys and venting.

11.1.6 Auxiliary heating units.

11.2 Procedures for Inspection.

The Inspector will:

11.2.1 Describe the type of fuel, heating equipment, and heating distribution system.

11.2.2 Operate the system using normal readily accessible control devices.

11.2.3 Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.

11.2.4 Observe the condition of normally operated controls and components of the systems.

11.2.5 Observe visible flue pipes, dampers and related components for functional operation.

11.2.6 Observe the condition of a representative number of heat sources in each habitable space of the house.

11.2.7 Inspect the operation of fixed supplementary heat units. See 2.6 for more information.

11.3 Limitations.

The Inspector is not required to:

11.3.1 Activate or operate heating or other systems that do not respond to normal controls or have been shut-down.

11.3.2 To inspect or evaluate a heat exchanger.

11.3.3 Inspect equipment or remove covers or panels that are not readily accessible.

11.3.4 Dismantle any equipment, controls, or gauges.

11.3.5 Inspect the interior of chimney flues.

11.3.6 Inspect heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers, etc.

11.3.7 Inspect solar heating systems.

11.3.8 Activate heating, heat pump systems, or other systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.

11.3.9 Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers.

11.3.10 Operate digital-type thermostats or controls.

11.3.11 Evaluate the capacity, adequacy, or efficiency of a heating or cooling system.

11.3.12 Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters, or solar heating devices.

11.3.13 Determine clearance to combustibles or adequacy of combustion air.

12. Central Air Conditioning

12.1 Components for Inspection.

- 12.1.1 Cooling equipment.
- 12.1.2 Cooling distribution.
- 12.1.3 Operating controls.

12.2 Procedures for Inspection.

The Inspector will:

- 12.2.1 Describe the type of central air conditioning system and energy sources.
- 12.2.2 Operate the system using normal control devices.
- 12.2.3 Open readily accessible access panels or covers provided by the manufacturer or installer, if readily accessible.
- 12.2.4 Observe the condition of controls and operative components of the complete system, conditions permitting.
- 12.2.5 Observe the condition of a representative number of the central air cooling outlets in each habitable space of the house.

12.3 Limitations.

The Inspector is not required to:

- 12.3.1 Activate or operate cooling or other systems that have been shut-down.
- 12.3.2 Inspect gas-fired refrigeration systems, evaporative coolers, or wall or window mounted air conditioning units.
- 12.3.3 Check the pressure of the system coolant or determine the presence of leakage.
- 12.3.4 Evaluate the capacity, efficiency, or adequacy of the system.
- 12.3.5 Operate equipment or systems if exterior temperature is below 60° Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
- 12.3.6 Remove covers or panels that are not readily accessible.
- 12.3.7 Dismantle any equipment, controls, or gauges.
- 12.3.8 Check the electrical current drawn by the unit.
- 12.3.9 Operate digital-type thermostats or controls.

13. Interior**13.1 Components for Inspection.**

- 13.1.1 Walls, ceilings, floors, windows, and doors.
- 13.1.2 Steps, stairways, balconies, railings.
- 13.1.3 Fireplaces.
- 13.1.4 Electric outlets and fixtures.
- 13.1.5 Plumbing fixtures and components.
- 13.1.6 Heating and cooling distribution.

13.2 Procedures for Inspection.

The Inspector will:

- 13.2.1 Observe the visible condition of the surfaces of walls, ceilings, and floors relative to structural integrity and evidence of water penetration.
- 13.2.2 Verify the presence of steps, stairways, balconies, handrails and guardrails and observe their condition.
- 13.2.3 Describe type, material, condition and operation of a representative number of windows, doors and their hardware.
- 13.2.4 Inspect the exterior condition of the kitchen cabinets and countertops.
- 13.2.5 Observe the condition of fireplaces, dampers, fire boxes and hearths readily visible.
- 13.2.6 Locate and observe a representative number of electrical outlets/fixtures and wiring in each room as

described in Section 9.

13.2.7 Comment on presence or absence of smoke detectors.

13.2.8 Observe condition and operation of plumbing fixtures and components in each room as described in Section 10.

13.3 Limitations.

The Inspector is not required to:

13.3.1 Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test, or inspect any solid fuel device in use.

13.3.2 Evaluate the installation or adequacy of inserts, wood burning stoves, or other modifications in a fireplace, stove, or chimney.

13.3.3 Determine clearance to combustibles in concealed areas.

13.3.4 Determine cosmetic condition of ceilings, walls, floor coverings, and components.

13.3.5 Determine if the bath and/or kitchen vent fan ducting exhausts air to exterior of house.

GLOSSARY OF TERMS

Activate:	To turn on, supply power, or enable systems, equipment, or devices to become active by normal control means. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.
Additional Inspection Services:	Those services offered in addition to the home inspection as defined in these standards, including but not limited to the following examples; wood destroying insect-organism and environmental testing.
Adversely Affect:	Constitute, or potentially constitute, a negative or destructive impact.
Appliance:	A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling, or plumbing.
Detrimental Conditions:	Any conditions that, in the opinion of the inspector, may likely be unsafe, unhealthy, or in any way harmful to the inspector or to components of the property.
Describe:	To distinguish from another system or component.
Evaluate:	To ascertain, judge, or form an opinion about an item or condition.
Foundation:	The base upon which the structure or a wall rests; usually masonry, concrete, or stone, and generally partially underground.
Function:	The action for which an item, component or system is specially fitted or used or for which an item, component or system exists; to be in action or perform a task.
Functional:	Performing, or able to perform, a function.
Functional Drainage:	A drain is functional when it empties in a reasonable amount of time and is not subject to overflow when one of its supply faucets is left on.
Functional Flow:	Sufficient water flow to provide uninterrupted supply to the highest, unrestricted tap (faucet furthest from the source) when a single intermediate, unrestricted tap is operated simultaneously with uninterrupted flow.
Habitable:	In a condition suitable for human habitation.
Habitable Spaces:	Rooms or spaces used for sitting, sleeping, bathing, toilets, eating or cooking. Not considered habitable spaces by these Standards are closets, halls, storage spaces and utility areas.
Heat Source:	A heat source may be a radiator, convector unit, radiant panel, heat pipe, ductwork, grille, register, or other device(s) from which heat is intended to be emitted.
Home Inspection:	The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing the Standards of Practice as a guideline.
Inspect:	To evaluate carefully without use of technically exhaustive methods.

Inspected Property:	The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.
Intended Function:	Performing or able to perform the usual function for which an item is designed, or fitted; and be in a condition (state of repair) appropriate to this function, its age and location. [See Function]
Observe:	To see through visual directed attention.
Operate:	To cause equipment or systems that have been activated to perform their intended function(s), such as turning on a water faucet or turning up the thermostat on an activated heating system.
Readily Accessible:	An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
Representative Number:	A sufficient number to serve as a typical or characteristic example of the item(s) inspected.
Shut-down:	A system or equipment is considered to be shut-down when its normal control device(s) will not cause it to become activated or operational. The Inspector is not required to activate or operate safety devices (fuses, breakers, etc.) in the "off" position. It is not the responsibility of the Inspector to put these controls in the "on" mode, nor to ensure that the equipment or systems to be tested are operable at the time of the inspection.
Slab on Grade:	Structures that have no crawl space and are in direct contact with the soil. Slabs may or may not have supporting piers or pads.
Technically exhaustive:	An inspection is technically exhaustive when it involves the use of measurements, instruments, testing calculations and other means to develop scientific or engineering findings, conclusions, and recommendations.
Verify:	To confirm or substantiate.

CODE OF ETHICS

To maintain the integrity and high standards of skill and practice in the home inspection profession, the following rules of conduct and ethics shall be binding upon the use of the Standards of Practice (Standards) of the National Association of Home Inspectors, Inc. (NAHI):

The Inspector will act as a disinterested third party and will discharge his duties with integrity and fidelity to the public, with fairness and impartiality to all parties.

The Inspector shall uphold the honor and dignity of this profession and avoid association with any enterprise of questionable character or apparent conflict of interest.

The Inspector will express an opinion only when it is based on practical experience and honest conviction.

The Inspector will always act in good faith toward the client.

The Inspector will not disclose any information concerning the results of the inspection without the approval of the client for whom the inspection was performed.

The Inspector will not accept compensation, financial or otherwise, from more than one interested party for the same service on the same property without the consent of all interested parties.

The inspector will not accept nor offer commissions or allowances, directly or indirectly, from other parties dealing with the client in connection with work that may be required as a result of the home inspection report as defined by the NAHI Standards of Practice.

The Inspector may provide "additional inspection services" only after proper disclosure to the client that the "additional inspection services" are not part of the home inspection, as defined by the NAHI Standards of

Practice. In addition, the sale of products or correction of deficiencies are not permitted under this Code of Ethics. The Inspector will promptly disclose to the client any interest in any business which may affect the client, the quality or the result of the inspection.

The Inspector shall make every effort to uphold, maintain and improve the professional practice, integrity and reputation of NAHI. He will report all violations of this Code by other members, and any other relevant information, to NAHI for possible remedial action.

An appraisal or opinion of the market value of the inspected property will not be expressed by the Inspector within the context of the inspection.

Use of the NAHI logo and name is limited to those persons holding the designation of Regular Member. Associate, NAHI CRI, and Affiliate Members may use specifically designated logos in advertising.

Professional Services Certification and Disclosure

- I have personally made an inspection of the property that is the subject of this Report.
- I do not have any undisclosed conflict of interest with the client, nor any undisclosed commissions, rebates, profits or other benefits.
- I have not accepted any disclosed or undisclosed commissions, rebates, profits, or other benefit from Real Estate Brokers, Agents, or any third parties having financial interest in the sale of the property.
- This Inspection Firm, and the designated inspector for this inspection, have not been offered or provided any disclosed or undisclosed financial compensation directly or indirectly to any Real Estate Broker, Agent, or Real Estate Company for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.
- I have not and shall not communicate any information about this inspection to anyone except the named client without prior written consent of the client, except where it may affect the safety of others or violate a law or statute.
- I have not offered to perform, for an additional fee, any repairs or associated services to the subject property nor shall I accept or induce a referral fee from a any contractor that I refer to the client to for repairs.

Inspector's Name Douglas Laurent

National Association of Home Inspectors - MN (NAHI-MN)

Inspector's Signature



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