



Building Inspection Report

1234 Main Street

Inspection Date:
May 11, 2010

Prepared For:
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Report Number:
20100511-M1

Inspector:
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BUILDING DATA

Approximate Age: 54 Years Old
Style: Single Family
Main Entrance Faces: South
State of Occupancy: Occupied
Weather Conditions: Sunny
Recent Rain: Yes
Ground cover: Damp



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Report Overview

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

N/A

SAFETY ISSUES

Smoke Alarms and Carbon Monoxide Monitors should be tested on move in and batteries should be changed.

Outlets

- **Repair:** The installation of a ground fault circuit interrupter (GFCI) is recommended in the basement bathroom. A GFCI offers increased protection from shock or electrocution.
- **Repair:** The installation of a ground fault circuit interrupter (GFCI) is recommended on the exterior of the home. A GFCI offers increased protection from shock or electrocution.

Fireplaces

- **Safety Issue:** Install CO (Carbon Monoxide) in room with fireplace.
- **Repair, Safety Issue:** The in the living room fireplace chimney should be inspected and cleaned prior to operation.
- **Repair, Safety Issue:** The rear wall of the in the living room fireplace firebox should be repaired for improved safety.

Stairways

- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided on the finished basement stairway.

Supply Air Ductwork

- **Safety Issue:** Asbestos Covering Present. Recommend this be removed by a qualified HVAC contractor.

REPAIR ITEMS

Windows

- **Repair:** Window Screens Missing on the rear basement window in the laundry room.

Doors

- **Repair:** The wood door sill at the front door requires painting to seal the wood and ensure there is no water penetration.

Flashings

- **Repair:** The flashing at the hydro mast should be caulked to avoid leaks where it meets the roof and wooden mast should be painted to preserve the wood.

Gutters & Downspouts

- **Repair:** The downspout(s) at the rear slope should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

Outlets

- **Repair:** Ungrounded 3-prong outlets in various locations on main floor should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Repair:** Missing outlet cover plates in the workshop should be replaced to avoid a shock hazard.

Fixtures

- **Repair:** The shower head in the main bathroom is leaky.
- **Monitor:** The sink in the laundry room was observed to drain slowly, suggesting that an obstruction may exist.

Waste / Vent

- **Repair:** The vent stack that penetrates the roof should extend at least 24inches above the roof and should be at least 3 inches in diameter. Extending the vent stack will ensure proper venting in winter when there is snow accumulation.

Doors

- **Repair:** Doors in the basement bathroom should be trimmed or adjusted as necessary to work properly.

Furnace

- **Repair:** The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.

IMPROVEMENT ITEMS

Exterior Walls

- **Improve:** Parging (concrete stucco coating) of the exterior of the foundation is desirable to improve the appearance and the weather tightness of the exterior of the home. This would seal some minor cracks in the parging observed in several locations.

Discretionary Improvements

Attic / Roof

- **Repair:** Insulation in main attic should be evened out.
- **Improve:** The attic access hatch should be better insulated and hatch cover should have weather – stripping installed to seal the cover.

ITEMS TO MONITOR

Floors

- **Monitor:** Common minor curing cracks were observed in the basement concrete floor. Cracks of this type should be watched for any sign of additional movement and if they exceed 10mm should be repaired.

DEFERRED COST ITEMS

Furnace

- **Monitor:** Given the age of the furnace (17 years old), it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace. Recommend a maintenance contract with annual cleaning and servicing be put in place given age of furnace.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the Professional Home and Property Inspectors of Canada (PHPIC) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. A copy of the Standards of Practice are included at the end of this report under the General Information tab.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •95% Of Foundation Was Not Visible
Columns:	•Steel
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Solid Plank Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The visible joist spans appear to be within typical construction practices. The inspection did not discover evidence of substantial structural movement.

General Comments

No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

Floors

- **Monitor:** Common minor curing cracks were observed in the basement concrete floor. Cracks of this type should be watched for any sign of additional movement and if they exceed 10mm should be repaired.

Discretionary Improvements

Foundation

- **Improve:** Parging (concrete stucco coating) of the exterior of the foundation is desirable to improve the appearance and the weather tightness of the exterior of the home. This would seal some minor cracks in the parging observed in several locations.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Chimneys:	•Masonry • Metal Double Walled (basement fireplace)
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are to be in generally good condition. The installation of ice and watershield was observed at roof edge. This provides protection from ice damning.

RECOMMENDATIONS / OBSERVATIONS

Flashings

- **Repair:** The flashing at the hydro mast should be caulked to avoid leaks and recommend painting wooden mast to preserve the wood and avoid any rot.

Gutters & Downspouts

- **Repair:** The downspout(s) at the rear slope should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick
Eaves, Soffits, and Fascias:	•Aluminum
Exterior Doors:	•Metal •Solid Wood
Window/Door Frames and Trim:	•Wood •Metal-Covered • Metal
Entry Driveways:	•Asphalt
Entry Walkways And Patios:	•Pavers
Porches, Decks, Steps, Railings:	•Concrete •Treated Wood
Overhead Garage Door(s):	•None
Surface Drainage:	•Graded Away From House
Retaining Walls:	•None
Fencing:	•Wood •Chain Link

EXTERIOR OBSERVATIONS

Positive Attributes

The house has all brick constructed exterior walls. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home. The lot drainage was good, conducting surface water away from the building. The decking appears to be constructed from pressure treated wood. The driveway and walkways are in good condition.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Windows

- **Repair:** Window Screens Missing on the rear basement window in the laundry room.

Doors

- **Repair:** The wood door sill at the front door requires painting to seal the wood and to ensure there is no water penetration.

Exterior Walls

- **Repair:** Parging is damaged around the front basement window and should be repaired to ensure there is no further delaminating of the parging on the foundation wall. (See Structural Section for photos)

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amp
Service Drop:	•Overhead
Service Entrance Conductors:	•Conductors Not Visible
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: Basement office
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper
Wiring Method:	•Tinned-Copper
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. All circuits have been labeled.

General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below. There is no room in the main panel for expansion if required, however a pony panel could be installed.

RECOMMENDATIONS / OBSERVATIONS

Outlets

- **Repair:** The installation of a ground fault circuit interrupter (GFCI) is recommended in the basement bathroom. A GFCI offers increased protection from shock or electrocution.
- **Repair:** Ungrounded 3-prong outlets in various locations on main floor should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Repair:** The installation of a ground fault circuit interrupter (GFCI) is recommended on the exterior of the home. A GFCI offers increased protection from shock or electrocution.
- **Repair:** Missing outlet cover plates in the workshop should be replaced to avoid a shock hazard.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas High Efficiency 96% AFUE
Heating System Type:	•Forced Air Furnace •Manufacturer: Lennox Pulse21 •Installation Date May 1993 • Air Filter Size: 16 X 25 X 1
Vents, Flues, Chimneys:	•Plastic
Heat Distribution Methods:	•Ductwork •Baseboard Heaters (basement bedroom & office)
Other Components:	•Humidifier •Condensate Pump

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. This is a high efficiency heating system. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs. The furnace has a two speed fan, allowing for continuous circulation and cleaning of air within the home.

General Comments

The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Monitor:** Given the age of the furnace (17 years old), it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace. Recommend a maintenance contract with annual cleaning and servicing be put in place given age of furnace.
- **Repair:** The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Recommend new evaporator pad be installed. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.

Supply Air Ductwork

- **Safety Issue:** Asbestos covering present where hot air supply passes through wood framed wall. This is a common installation in homes of this age. Recommend this be removed by a qualified HVAC contractor.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •Electricity •240 Volt Power Supply
Central System Type: •Air Cooled Central Air Conditioning •Installation Date: June 2003•Manufacturer: Keeprite

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

This is a relatively new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary. The unit is mounted to the side of the house and off the ground is level and clean.

General Comments

The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Insulation Main Attic: Approx R-40 (fiberglass batt and blown cellulose)
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•R12 Fiberglass on portion of walls in Basement •None Visible
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

Insulation levels are typical for a home of this age and construction.

General Comments

Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Repair:** Insulation should be evened out.
- **Improve:** The attic access hatch should be better insulated and hatch cover should have weather – stripping installed to seal the cover.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Copper •Cast Iron
Water Heater:	•Gas •Rental Unit •Approximate Capacity (in gallons): 40 •Manufacturer: Rheem Power Vent •Installation date: Oct 2003

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded.

General Comments

The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

RECOMMENDATIONS / OBSERVATIONS

Waste / Vent

- **Monitor:** The presence of sufficient venting for the waste piping in the basement bathroom is suspect.
- **Repair:** The vent stack that penetrates the roof should extend at least 24inches above the roof and should be at least 3 inches in diameter. Extending the vent stack will ensure proper venting in winter when there is snow accumulation.

Fixtures

- **Repair:** The shower head in the main bathroom is leaky.
- **Monitor:** The sink in the laundry room was observed to drain slowly, suggesting that an obstruction may exist.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall •Plaster
Floor Surfaces:	•Carpet •Tile •Wood •Concrete
Window Type(s) & Glazing:	•Casement •Sliders •Fixed Pane •Double Glazed •Glass Block
Doors:	•Wood-Hollow Core •French Doors

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Windows and Doors

Maintenance Free Windows. The majority of the doors and windows are good quality.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Doors

- **Repair:** Doors in the basement bathroom should be trimmed or adjusted as necessary to work properly.

Stairways

- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided on the finished basement stairway.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces:

•Masonry Firebox (Living Room) •Gas (Family Room)

Vents, Flues, Chimneys:

•Metal Flue-Insulated Multi-Wall •Masonry Chimney-Lined

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

On the whole, the gas fireplace and its components are in above average condition. The wood burning fireplace and its components are in good condition. Typical minor flaws were observed in some areas.

RECOMMENDATIONS / OBSERVATIONS**Fireplaces**

- **Repair:** The in the living room fireplace chimney should be inspected and cleaned prior to operation.
- **Safety Issue:** Install CO (Carbon Monoxide) in room with fireplace.
- **Repair, Safety Issue:** The rear wall of the in the living room fireplace firebox has minor cracks and is missing mortar in some joints. This should be repaired for improved safety.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Photo Summary



Asbestos covering noted on supply heat duct



Furnace Humidifier requires cleaning



Install Weather-Strip on Attic Hatch



Improve insulation on hatch cover



Even out insulation in attic



Parging cracks North West Corner



Missing Parging South (front) wall



Minor common cracks basement floor



Recommended Vent Stack configuration



Current Vent Stack too short



Hydro mast requires caulking at roof and painting of wooden mast.



Crack in firebrick and mortar joints should be repaired.



Main hydro panel is well labeled. Panel is full, and expansion would require a pony panel installation.