
Inspection Report

Prepared Exclusively For
Mr. John Doe



Illustration Only

Property Located At:
123 Some Street
City, Province / State
Country

Inspection Date: January 1, 2010
Inspected By:
Report No.: RPT100101-1

Home Inspection Company
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How To Read This Report

This report is organized into sections which represent the home's functional areas. Within each section you will find a general description of the area indicating what was and was not inspected. You will also find a list of limitations, if any, that restricted, or otherwise impacted, the inspection. A description and other useful information about the area is included, followed by the inspector's observations. Each observation will include a recommendation. For your convenience, the following recommendations may be in this report.

Improve - denotes improvements or upgrades that are recommended but not required.

Provide / Install - denotes items that are missing and should be installed, but are not otherwise critical.

Repair / Replace - denotes an item that is not functioning as intended and needs to be repaired or replaced before severe problems are encountered.

Major Concern - denotes an item that is considered significantly deficient. This item need to be corrected and is likely to involve significant expense.

Safety Issue - denotes a condition that poses a risk of injury or death and is in need of immediate attention.

Monitor - denotes an item that will eventually need to be replaced or repaired but is not immediately in need of attention.

Further Evaluation - denotes an item that is suspect but requires further evaluation. Further evaluation could be from a qualified contractor, a specialist, or simply ask the current homeowner.

Note: Observations noted in the report are indicative of issues found, and may not be the sole instance of the reported problem. Multiple instances may be present. This is particularly true when the observation refers to more than one occurrence, as in doors, windows, etc.

General Information

This report represents the general condition of the home listed below. As with all homes, it is important to remember that maintenance and improvements to house systems will be required from time to time. The improvements recommended in this report are not considered unusual for a home of this age.

Site Information

Address : 123 Some Street
City, Province / State
Country

MLS # :

Inspection Start Time : 8:00 AM
Inspection End Time : 10:30 AM

Occupied : Yes
Year Built : Unknown
House Size : 1000 - 2500 Sq Ft
Construction : Wood Frame
Furnished : Yes

Structure Description

Style : Cottage
Stories : 1
Foundation : Crawlspace
Orientation (Front Facing) : East

Weather At Time Of Inspection

Climate : Clear & Dry
Last Rain / Snow : Two days ago
Temperature : 25 degrees Celsius
Humidity : 45%
Soil Conditions : Dry

People Present At Inspection

Purchaser :
Home Owner:
Children:
Buyers Agent:
Seller's Agent:
Tenants:
Neighbours:
Friends:
Nobody:

Roofing General

The inspection of the roofing system in this home meets or exceeds the ASHI/CAHPI Standards of Practice guidelines. According to the guidelines, the home inspector will inspect the roof covering, the roof drainage systems, the flashings, and the skylights, chimneys, and roof penetrations. The inspector will describe the roof covering and report the methods used to inspect the roof.

The home inspector is not required to inspect the antennae, the interiors of flues or chimneys which are not readily accessible, or other installed accessories.

See the ASHI/CAHPI Standards of Practice for more detail.

While every effort is made to find all areas of concern, some problems may go unnoticed. The inspection is not meant to be technically exhaustive. Please keep in mind that the inspector has your best interest at heart. Any repair items mentioned in this report should be considered before purchase. It is highly recommended that qualified contractors be used to further inspect or repair issues identified in this inspection report.

As a general rule, roofing systems are designed to last 10 to 15 years at least. That being said, a roof, which is not leaking today, may leak at any time for any number of reasons. This inspection is not a guarantee that the roof will never leak.

When it comes to repairing a roof, contractors will tend to want to replace the entire roof, rather than repair a portion of the roof. The reasoning behind this is that if the roof leaks anytime after they make the repair, they will have to come back again and fix it... even if it's not in the same spot. Contractors would rather redo the entire roof, ensure it is done properly and will not leak, than take the chance on a repair. Something to think about.

Almost all skylights will leak eventually. There may be no evidence of leakage at the time of inspection, but you should be aware that this is a potential area for water leakage at any time.

Almost all solariums will leak eventually. The vast majority of solariums will have leaked by the time they are five years old. There may be no evidence of leakage at the time of the inspection, but you should be aware that this is a potential area for water leakage at any time.

Cost will depend on the extent of the work and the approach taken. In some cases, the best approach cannot be adequately determined during the course of a onetime visual inspection. Any figures given are very rough estimates. It is recommended that you obtain quotations from at least three contractors. Our experience has shown that quotes will often vary by as much as 300%.

Roofing Description and Limitations

Covering - Main Slope : Asphalt
Covering - Second Slope : Asphalt
Style Of Roof : Hip
Probability Of Leakage : Medium
Chimneys : Masonry Choose an item.
Other : Strip When Re-roofing
Vulnerable Areas
Risk Of Ice Damming
Skylights

Limitations

- Roof inspected by walking on the roof.
- The inspector is not required to and does not physically walk on roof surfaces in excess of a 6/12 slope (26 degree pitch), roofs inaccessible by an 18 foot ladder, covered by moisture, moss, debris or frost, or of any type not intended to be walked on (e.g. slate, clay tile, concrete tile, aluminum, wood shingles, wood shakes, et al). The inspector is not required to determine or report the age or life expectancy of any roof coverings. Roofs that cannot be accessed directly by the inspector may have defects which are not visible from the ground or the roof's edge. This report neither addresses future leaks nor does it certify that the roof is leak-free.
- Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.

- The roofing inspection was limited by being too fragile to walk on. Typically, roofs covered in anything other than asphalt shingles should not be walked on as the covering is easily damaged.
- The roofing inspection was limited by snow and/or ice.
- The roofing inspection was limited by slippery, wet conditions.
- The roofing inspection was limited by gravel.
- The roofing inspection was limited due to installed deck.
- The roofing inspection was limited due to installed solar panels.
- The roofing inspection was limited by another building.
- The roofing inspection was limited by trees.
- The roofing inspection was limited by height. Not easily accessible.
- The roofing inspection was limited by restricted or no access.
- The roofing inspection was limited by slope (more than 6 in 12).

- Chimney inspection limited by _____
- Flashing inspection limited by _____

Roofing Observations

Roofing

- Slopes : • Old • Damaged • Patched • Cracked • Curled • Missing • Rot • Loose • Leak
- Flat : • Old • Damaged • Patched • Cracked • Blistered • Alligatoring • Gravel • Ponding • Seams
- Scuppers • Drains • Leak
- Dormers : • Old • Damaged • Patched • Cracked • Curled • Missing • Rot • Leak
- Bays : • Old • Damaged • Patched • Cracked • Curled • Missing • Rot • Leak
- Porches : • Old • Damaged • Patched • Cracked • Curled • Missing • Rot • Leak
- Garage : • Old • Damaged • Patched • Cracked • Curled • Missing • Rot • Leak

Flashings

- replace when re-roofing
- Valley : • Damaged • Suspect • Rust • Patched • Holes • Leak • Overshoots Gutter
- Hip & Ridge : • Damaged • Suspect • Poor • Nail Heads • Holes • Leak • Split
- Sloped/Flat : • Damaged • Suspect • Rust • Patched • Leak
- Roof/Wall : • Damaged • Suspect • Loose • Patched • Clearance • Flashing • Bay • Leak
- Chimney : • Damaged • Suspect • Saddle • Loose • Patched • Poor • Flashing • Leak
- Parapet Wall : • Damaged • Suspect • Flashing • Patched • Leak
- Stack/Mast/Flue : • Damaged • Suspect • Pitch Pan • Patched • Rust • Leak
- Dormer(s) : • Damaged • Suspect • Clearance • Flashing • Leak
- Skylight(s) : • Damaged • Suspect • Curb • Flashing • Caulking • Leak
- Solarium : • Damaged • Suspect • Curb • Flashing • Caulking • Leak
- Drip Edge : • Incomplete • Rust • Improper • Add When Re-roofing • Loose
- Gravel Stop : • Incomplete • Rust • Improper • Add When Re-roofing • Loose
- Roof/Ridge Vents : • Damaged • Suspect • Patched • Loose • Nail Heads • Leak

Chimney(s)

- Main : • Mortar • Spalling • Cracked Top • Cap • Brace • Height • Screens • Rust
- Second : • Mortar • Spalling • Cracked Top • Cap • Brace • Height • Screens • Rust
- Third : • Mortar • Spalling • Cracked Top • Cap • Brace • Height • Screens • Rust

Comments:

Comments

Roofing Photographs



Description

Description

Description

Description

Description

Description

Exterior General

The inspection of this home's exterior system meets or exceeds the ASHI/CAHPI Standards of Practice guidelines. According to the guidelines, the home inspector will inspect the exterior wall covering, flashing and trim; all exterior doors, attached decks, balconies, stoops, steps, porches, and their associated railings; the eaves, soffits, and fascias where accessible from ground level; the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to be adversely affect the building; walkways, patios, and driveways leading to dwelling entrances. The inspector will describe the exterior wall covering.

The home inspector is not required to inspect screening, shutters, awnings, and similar seasonal accessories; fences; geological, geotechnical or hydrological conditions; recreational facilities; outbuildings; seawalls, break-walls, and docks; erosion control and earth stabilization measures.

See the ASHI/CAHPI Standards of Practice for more detail.

While every effort is made to find all areas of concern, some problems may go unnoticed. The inspection is not meant to be technically exhaustive. Please keep in mind that the inspector has your best interest at heart. Any repair items mentioned in this report should be considered before purchase. It is highly recommended that qualified contractors be used to further inspect or repair issues identified in this inspection report.

Gutters, downspouts, lot grading, window wells, basement walkouts, walks, patios, driveways and landscaping all contribute to basement leakage. Basements can leak even if cracks are not visible. That being said, a basement, which is not leaking today, may leak at any time for any number of reasons. This inspection is not a guarantee that the basement will never leak.

Exterior Description and Limitations

Wall Surfaces :	Choose an item.	Choose an item.	Choose an item.
Gutters / Downspouts :	Choose an item.	Choose an item.	
Lot Topography :	Choose an item.		
Retaining Walls :	Choose an item.		

Limitations

- Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- Concealed moisture problems may not be detected as a result of this visual inspection. Unforeseen problems may arise at a later date as a result of concealed moisture.
- Exterior inspection from ground level.

- Carpet on steps, decks and/or porches. Condition not visible.
- Snow on steps, decks and/or porches. Condition not visible.
- Cannot determine if basement walkout has a drain as it is snow covered.
- Grading not visible due to snow.
- Restricted or no access under steps.
- Restricted or no access under decks.
- Restricted or no access under porch.
- New finishes, paint and/or trim hide historical clues to condition of house.
- Vegetation (vines, shrubs, trees, etc) against the build restricted visual inspection.
- Storage against exterior wall(s). Visual inspection not possible.
- Exterior wall(s) inaccessible. Visual inspection not possible.
- No access to garage. Visual inspection not possible, or incomplete.
- Car in garage. Visual inspection not possible, or incomplete.
- Storage in garage. Visual inspection not possible, or incomplete.
- Garage door opener not tested.
- Inspection performed at night. Complete inspection of exterior not possible.

Exterior Observations

Exterior

- Gutters :
 - Old • Damaged • Slope • Rust • Loose • Paint • Clogged • End Caps • Onto Roof • Leak
- Downspouts :
 - Old • Damaged • Split • Tile • Loose • Paint • Clogged • Connections
 - Extend To Lower Gutter • Discharge Close To House • Splash Blocks
- Lot Grading :
 - Slopes Away From House • Swale • Drain • Low Areas • Towards House • Flat
- Window Wells :
 - Old • Damaged • Wood/Soil Contact • Ineffective • Install
- Walks / Patio :
 - Drain • Slope Away From House • Seal Gap At House • Broken • Trip Hazard • Cracked
- Driveway :
 - Drain • Slope Away From House • Seal Gap At House • Broken • Trip Hazard • Cracked
- Landscaping :
 - Trim Trees / Shrubs Away From Building
- Soffit / Fascia:
 - Loose • Rot • Vermin Damage • Paint • Leaks • Gaps
- Doors / Windows:
 - Loose • Rot • Paint / Stain • Caulk • Rust • Threshold • Leaks • Weather Strip
- Doors Flashings:
 - Ineffective • Joints • Incomplete • Caulk • Sill • Install
- Window Flashings:
 - Ineffective • Joints • Incomplete • Caulk • Sill • Install
- Wall Surface:
 - Vines • Spalling • Mortar • Cracks • Damage • Caulking • Utility Entrances • Pipes • Vents
 - Loose • Rot • Paint / Stain • Delaminating • EIFS
- Wood/Soil Contact:
 - Eight Inch Clearance Required
- Foundation Walls:
 - Pointing • Parging • Spalling • Cracks • Height Above Grade

Porches, Decks, Balconies, Entrances, Carports

- Area(s) :
 - Steps • Railings • Columns • Beams • Joists • Floors • Roof • Skirt
- Issues :
 - Damaged • Rot • Termites • Sag • Loose • Settlement • Connection To House • Trip Hazard
 - Cracks • Paint / Stain • Spalling • Unsafe

Basement Walkout, Garage, Retaining Walls

- Basement Walkout :
 - Frost • Steps • Railing • Drain • Threshold • Walls • Cover
- Garage :
 - Detached • Attached • Low Quality • Disrepair • Floors • Drain • Rot • Damage
 - Fire Or Gas Proofing • Man-Door Closer Missing • Combustible Insulation
 - Vehicle Door Requires Adjustment • Vehicle Door Does Not Auto Reverse
- Retaining Walls :
 - Movement • Cracked • Rot • Missing Weep Holes • Poor Installation

Comments:

Gutters should be cleaned annually. Downspouts should discharge at least 6 feet from the house.

Lot should slope away from the house to reduce the risk of water leaking into the basement / crawlspace.

Exterior Photographs

Description	Description
Description	Description
Description	Description

Structure General

The inspection of the structural system in this home meets or exceeds the ASHI/CAHPI Standards of Practice guidelines. According to the guidelines, the home inspector will inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. The inspector will describe the foundation and report the methods used to inspect the under-floor crawl space, if applicable, the floor structure, the wall-structure, the ceiling structure and the roof structure. The inspector will also report the methods used to inspect the attic.

The home inspector is not required to provide any engineering service or architectural service, or offer an opinion as to the adequacy of any structural system or component.

See the ASHI/CAHPI Standards of Practice for more detail.

While every effort is made to find all areas of concern, some problems may go unnoticed. The inspection is not meant to be technically exhaustive. Please keep in mind that the inspector has your best interest at heart. Any repair items mentioned in this report should be considered before purchase. It is highly recommended that qualified contractors be used to further inspect or repair issues identified in this inspection report.

Gutters, downspouts, lot grading, window wells, basement walkouts, walks, patios, driveways and landscaping all contribute to basement leakage. Basements can leak even if cracks are not visible. That being said, a basement, which is not leaking today, may leak at any time for any number of reasons. This inspection is not a guarantee that the basement will never leak.

Structure Description and Limitations

Foundation :	Choose an item.
Configuration:	Choose an item.
Floor Construction:	Choose an item.
Exterior Wall Construction:	Choose an item.
Roof & Ceiling Framing:	Choose an item.

Limitations

- The attic was inspected by entering the area.
- The crawl space was inspected by entering the area.
- Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern.
- Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern.
- Finishes, insulation and/or storage, at the time of the inspection, conceal structural components which may, or may not, have defects.

- The crawl space was inspected by entering the area.
- The roof space was not inspected due to limited or no access visible at the time of inspection.
- The knee-wall space was not inspected due to limited or no access visible at the time of inspection.
- The foundation is a slab-on-grade configuration. It is not possible to inspect under this type of foundation during a normal home inspection.

- Only ___% of the foundation wall is visible. There may be defects hidden behind the finished walls or insulation which are not visible at the time of inspection.

Structure Observations

Footings, Foundations

- Footings : • Settled • Too Shallow • Basement Stairwell • Suspect • Floor Lowered
- Foundations : • Cracked • Bowed • Water Damage • Height • Spalling • Settled
- Prior Repairs • Requires Further Evaluation • Typical Flaws

Floors

- Sills : • Not Anchored • Below Grade • Rot • Damage • Suspect
- Beams : • Sag • End Bearing • Poorly Secured • Rot • Damage • Lateral Support • Notches
- Posts / Columns : • Out Of Plumb • Adjust • Poorly Secured • Rot • Damage • Rust • Spall • Footings
- Joists : • Sag • End Bearing • Concentrated Load • Rot • Damage • Cracks • Notches • Holes
- Stairwell Openings : • Header / Trimmer Undersized • Poor Connection • Support
- Sub Floor : • Poorly Secured • Sag • Edges Unsupported • Rot • Incomplete
- Bridging / Bracing : • Poorly Secured • Sag • Edges Unsupported • Rot • Incomplete
- Cantilevers : • Water Damage • Excessive Span
- Floor Trusses : • Cut • Excessive Span
- Concrete Floors : • Broken Up • Improperly Sloped • Suspended • Heaved

Walls

- Masonry : • Lean • Bow • Mortar • Cracks • Prior Repairs
- Brick Veneer : • Bow • Mortar • Cracks • Weep Holes • Prior Repairs • Typical
- Arches / Lintels : • Cracks • Mortar/Masonry • Span • End Bearing • Rust • Prior Repairs
- Wood-Frame : • Warped • Concentrated Loads • Bracing • Rot • Sagging Lintels • Leans
- Log / Post & Beam : • Gaps • Settling • Damage • Rot • Checking • Buckling

Roofs

- Rafters : • Span • Spreading • Sagging • Split • Rot
- Collar Ties : • Lateral Support • Poorly Secured • Location
- Knee Walls : • Lateral Support • Poorly Secured • Location
- Roof Trusses : • Span • Braces Missing • Uplift • Cut
- Roof Sheathing : • Edge Support • Delaminating • Sag • Rot • Mold / Mildew • Condensation • Water Stains

Chimneys, Termite / Insect Damage, Fire Damage

- Chimneys : • Leaning • Mortar • Cracks • Incomplete • Fire Stops
- Termites / Insects : • Treatment / Further Investigation Recommended • Wood/Soil Contact • Prior Treatment
- Fire Damage : • Floor • Wall • Attic

Comments:

A representative number of structural components in the basement / crawlspace were probed with no deterioration or insignificant deterioration found.

A representative number of structural components in the attic were probed with no deterioration or insignificant deterioration found.

Structure Photographs

Description	Description
Description	Description
Description	Description
Description	Description