

# Your Inspection Report

123 MD Inspect Plus Inc  
Building Inspection, QC

**PREPARED FOR:**  
SAMPLE REPORT

**INSPECTION DATE:**  
Tuesday, August 24, 2010

**PREPARED BY:**  
Dan Janidlo



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A handwritten signature in black ink, which appears to read 'Dan Janidlo'.

# SUMMARY

123 MD Inspect Plus Inc, Building Inspection, QC August 24, 2010

Report No. 1198

[www.mdinspectplus.com](http://www.mdinspectplus.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

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A home inspection analyzes hundreds of features from all systems of a home. Our focus is on functional items, and we pay particular attention to those components that are expensive to correct, or may create a significant safety problem in the home. As we look for these major items, we will come across some lesser items as well. However, please do not misinterpret this as an exhaustive list of all minor defects in the home. That is not the intent of the home inspection.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Electrical

### **DISTRIBUTION SYSTEM \ Smoke detectors**

**Condition:** • [Inoperative](#)

**Implication(s):** Fire hazard

**Location:** Basement

**Task:** Provide

**Time:** Immediate

## Interior

### **STAIRS \ Handrails**

**Condition:** • [Missing](#)

**Implication(s):** Fall hazard

**Location:** Basement Staircase

**Task:** Provide

**Time:** Immediate

## DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted our inspection. The most important part of the report is the Recommendations section. It is here that we identify any defects in the home and suggest improvements.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. The report will be a professional opinion, based on the accessible, visible components and systems of the building. We visually review the performance, looking for evidence of distress, inappropriate installation methods or improper installation components. This inspection is not a building code inspection or compliance to local city by-laws.

## LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, we will recommend specialists to further investigate conditions that we have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically are three hours or less. As a result, there will be things that are not picked up by inspectors. The inspection

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provides great value, and adds considerably to your understanding of the home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

Please read the report carefully, and feel free to ask any questions that you may have to the inspector. Again, we will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type and a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, look at every brick or open every window. As a practical alternative, we use our professional judgment and experience to inspect areas and components most likely to show problems.

As you read the report, we encourage you to contact us with any questions about the report or the home. Once you move into your new home, if you have any questions, can't remember something the inspector said or see something that was not observed during the inspection, please give us a call.

[Home Improvement - ballpark costs](#)

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## Description

**Sloped roofing material:** • [Asphalt shingles](#)

**Probability of leakage:** • Medium

## Limitations and Exclusions

**Inspection performed:** • By walking on roof

## Recommendations and Observations

### **SLOPED ROOFING \ Asphalt shingles**

**1. Condition:** • [Missing, loose or torn](#)

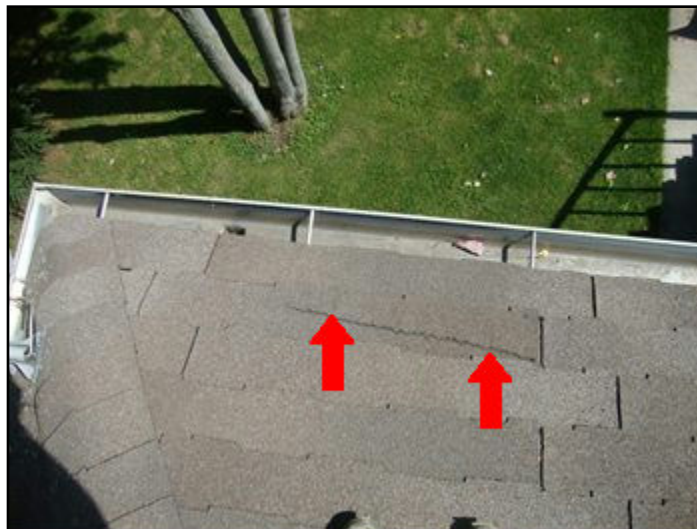
The shingle is well secured however the crack should be sealed as required.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Rear Exterior Roof

**Task:** Repair

**Time:** Regular maintenance



*Repair Damaged Shingle.*

**2. Condition:** • [Exposed fasteners](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Exterior Roof

**Task:** Repair

**Time:** Immediate

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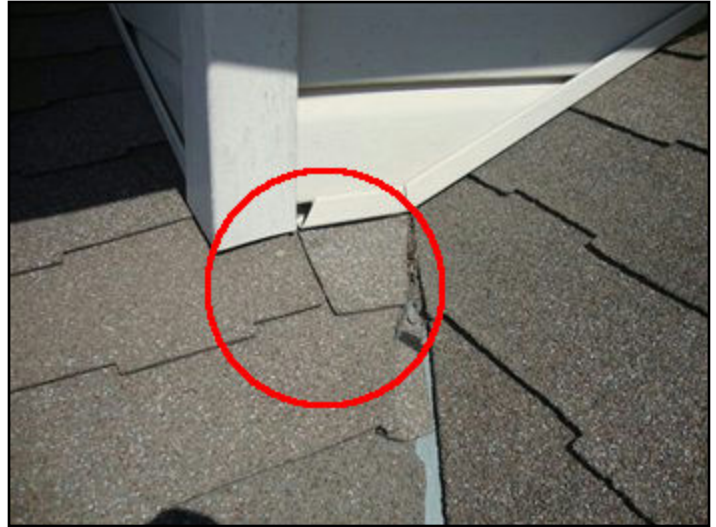
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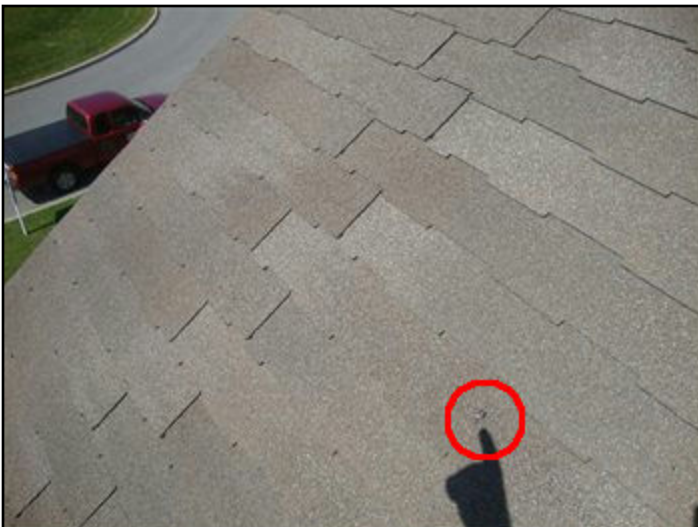
REFERENCE



*Exposed Nail Head On Edge*



*Exposed Nail Heads*



*Exposed Nail Heads.*



*Exposed Nail Heads*

## **SLOPED ROOF FLASHINGS \ Pipe/stack flashings**

### **3. Condition:** • [Top of flashing exposed or bottom buried](#)

The upper part of the flashing should be under the shingles. Make sure the joint stays properly sealed. The nail heads should also be sealed with a roofing tar.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Rear Exterior Roof

**Task:** Monitor

**Time:** Ongoing

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*Flashing Installed Wrong.*

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## Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces : • [Vinyl siding](#)

Soffit and fascia: • [Aluminum](#)

Driveway: • Asphalt

Deck: • Raised • Wood

Balcony: • Concrete

## Limitations and Exclusions

Inspection limited/prevented by: • Storage • Poor access under steps, deck, porch

Exterior inspected from: • Ground level

## Recommendations and Observations

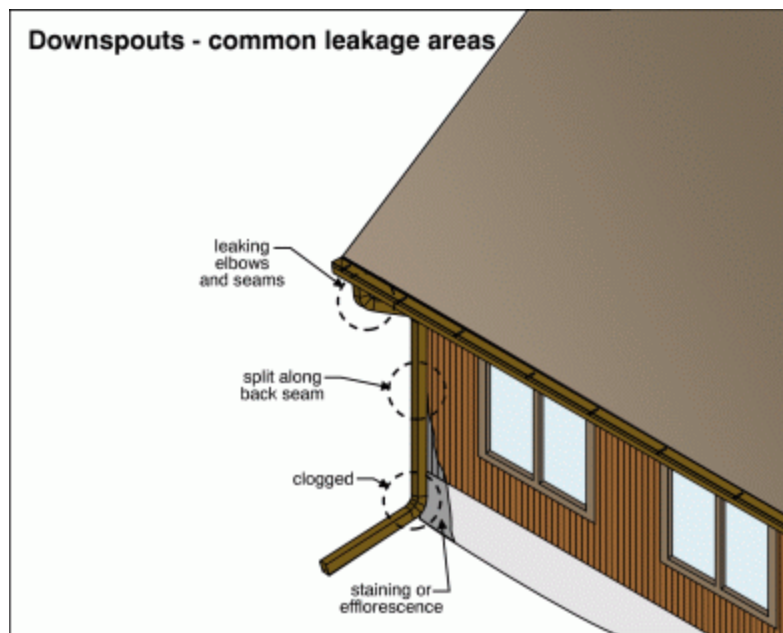
### ROOF DRAINAGE \ Downspouts

4. Condition: • [Damage](#)

Location: Right Side Exterior Wall

Task: Repair

Time: Discretionary



[Click on image to enlarge.](#)

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*Damaged Downspout.*

**5. Condition:** • [Downspouts end too close to building](#)

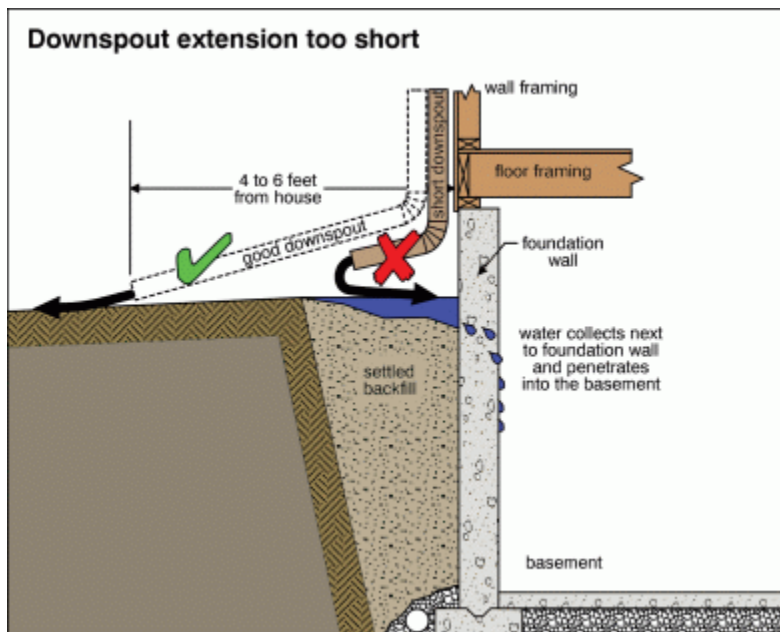
Extend downspouts at least 6 feet away from the house.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various Exterior

**Task:** Improve

**Time:** Immediate



[Click on image to enlarge.](#)

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*Extend Away From The Building.*

## **WALLS \ Soffits and fascia**

### **6. Condition:** • [Damage](#)

Holes around electrical masts.

**Location:** Rear Exterior Wall

**Task:** Repair

**Time:** Regular maintenance



*Caulking Repairs Required*

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## EXTERIOR GLASS \ Frames

**7. Condition:** • The damaged part is only holding the screen.

**Location:** Left Side Exterior Wall

**Task:** Replace

**Time:** Discretionary



*Damaged Window Frame.*

## EXTERIOR GLASS \ Exterior trim

**8. Condition:** • [Sill deteriorated](#)

The mortar joints in the window sills should be repaired with an outdoor caulking designed for use with concrete/brick (one brand name is SikaFlex). Chip away about 1/4" of mortar and fill the joint with the caulking.

**Implication(s):** Material deterioration

**Location:** Various Exterior Wall

**Task:** Repair

**Time:** Regular maintenance



*Repair Joint In Window Sills.*

## **DOORS \ Exterior trim**

**9. Condition:** • [Caulking missing, deteriorated or loose](#)

**Implication(s):** Chance of damage to finishes and structure

**Location:** Front Exterior Wall Garage

**Task:** Repair or replace

**Time:** Regular maintenance



*Caulking Repairs Required.*

**10. Condition:** • [Sill deteriorated](#)

The mortar joints in the patio door sills should be repaired with an outdoor caulking designed for use with concrete/brick (one brand name is SikaFlex). Chip away about 1/4" of mortar and fill the joint with the caulking.

**Implication(s):** Chance of damage to finishes and structure

**Location:** Front Exterior Wall Balcony

**Task:** Repair

**Time:** Regular maintenance

SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	INSULATION	PLUMBING	INTERIOR	SITE INFO
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*Fix Joint In Door Sill*

### **PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General**

**11. Condition:** • Current deck construction includes a variety of brackets to join the different members of the deck structure together. Even older decks should be retrofitted to use these brackets. For information on brackets, go to <http://www.safestronghome.com/deck/index.asp>

**Location:** Rear Exterior Deck

**Task:** Provide

**Time:** Discretionary



*Brackets Could Be Added To Deck.*

# STRUCTURE

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## Description

**Configuration:** • [Basement](#) • [Slab-on-grade](#)

**Foundation material:** • [Poured concrete](#)

**Exterior wall construction:** • [Wood frame](#) • [Wood frame, brick veneer](#)

**Roof and ceiling framing:** • H-Clips on Roof Sheathing

**Roof and ceiling framing:** • [Trusses](#) • [Plywood sheathing](#)

## Limitations and Exclusions

**Inspection limited/prevented by:** • Wall, floor and ceiling coverings • Carpet/furnishings • Storage

**Attic/roof space:** • Entered but access was limited

**Percent of foundation not visible:** • 95 %

## Recommendations and Observations

### RECOMMENDATIONS \ Overview

**12. Condition:** • No structure recommendations are offered as a result of this inspection.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	INSULATION	PLUMBING	INTERIOR	SITE INFO
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## Description

**Service entrance cable and location:** • [Overhead - cable type not determined](#)

**Service size:** • [100 Amps \(240 Volts\)](#) • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box type and location:** • [Breakers - basement](#) • [Breakers - garage](#)

**System grounding material and type:** • [Copper - water pipe](#)

**Distribution panel rating:** • [100 Amps](#) • [200 Amps](#)

**Distribution panel type and location:** • [Breakers - basement](#) • [Breakers - garage](#)

**Distribution wire material and type:** • [Copper - non-metallic sheathed](#)

**Type and number of outlets (receptacles):** • [Grounded - typical](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom and exterior](#)

**Smoke detectors:** • [Present](#)

**Carbon monoxide (CO) detectors:** • None noted

## Limitations and Exclusions

**Panel covers:** • Disconnect covers are not removed by the home inspector

**System ground:** • Continuity not verified

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.

## Recommendations and Observations

**SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**

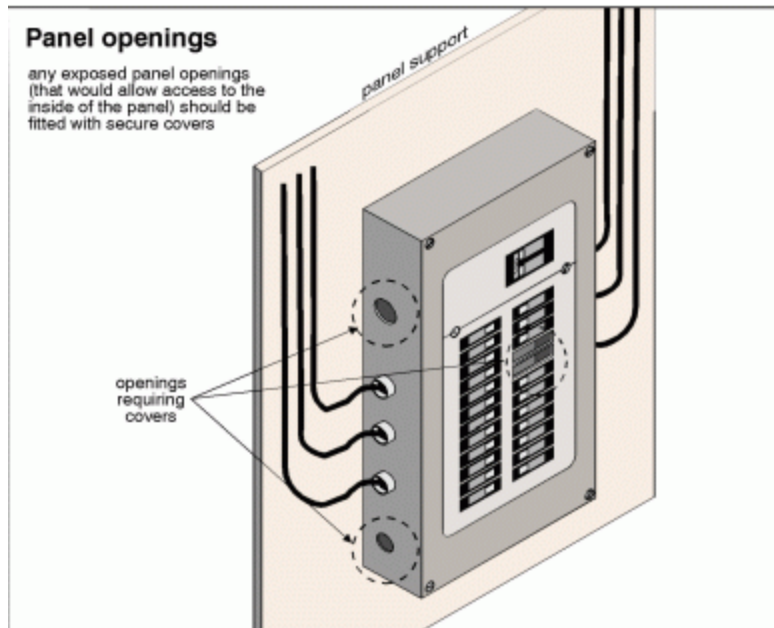
**13. Condition:** • [Openings in panel](#)

**Implication(s):** Electric shock | Fire hazard

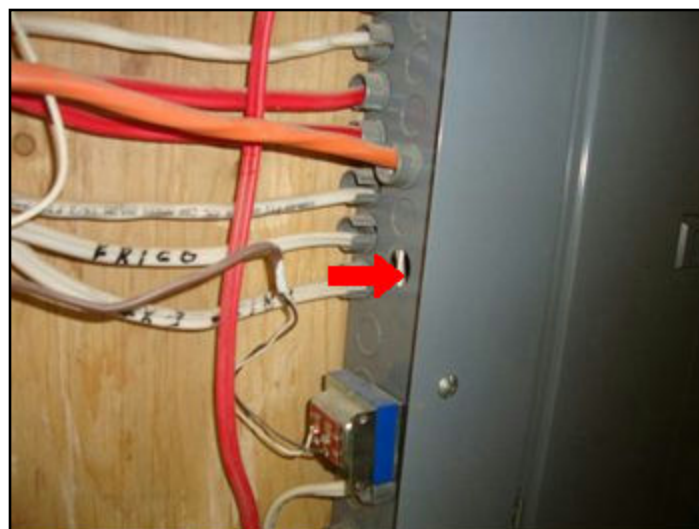
**Location:** First Floor Garage

**Task:** Repair

**Time:** Immediate



[Click on image to enlarge.](#)



*Block Hole In Panel.*

## **DISTRIBUTION SYSTEM \ Lights**

**14. Condition:** • [Improper closet lighting](#)

**Implication(s):** Fire hazard

**Location:** Various Closet

**Task:** Repair or replace

**Time:** Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	INSULATION	PLUMBING	INTERIOR	SITE INFO
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*Exposed Bulbs Not Allowed In Closets.*



*Fixture Not Properly Secured.*

## **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

### **15. Condition:** • [Inoperative](#)

There was no power in the front plug. The current owner should be asked if there is a switch somewhere that needs to be turned on for it to work.

**Implication(s):** Equipment inoperative

**Location:** Front Exterior Wall Driveway

**Task:** Further evaluation

**Time:** Immediate



*Plug Didn't Work*

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	INSULATION	PLUMBING	INTERIOR	SITE INFO
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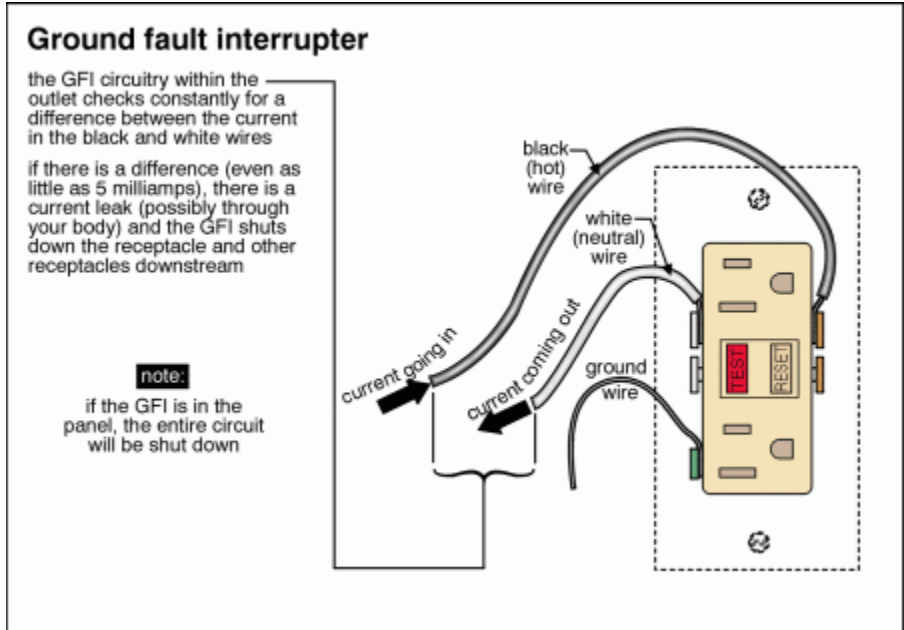
**16. Condition:** • [Ground Fault Interrupter \(GFI\) needed](#)

**Implication(s):** Electric shock

**Location:** Rear Exterior Yard

**Task:** Replace

**Time:** Immediate



*Outdoor Plugs Should Be GFCI Protected.*

## DISTRIBUTION SYSTEM \ Cover plates

**17. Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** First Floor Garage

**Task:** Provide

**Time:** Immediate



*Missing Cover Plate.*

## DISTRIBUTION SYSTEM \ Smoke detectors

**18. Condition:** • [Inoperative](#)

**Implication(s):** Fire hazard

**Location:** Basement

**Task:** Provide

**Time:** Immediate



*Smoke Detector Missing*

## Description

**Fuel/energy source:** • [Electricity](#)

**System type:** • Electric baseboard heaters

**Heat distribution:** • [Baseboards](#)

**Approximate capacity:** • The heating capacity varies per unit and can range from 250 to 3000 watts each.

**Approximate age:** • [7 years](#)

**Failure probability:** • [Low](#)

## Limitations and Exclusions

**Safety devices:** • Not tested as part of a home inspection

**Data plate on equipment:** • Not legible

## Recommendations and Observations

### HEAT RECOVERY VENTILATOR \ Filters

**19. Condition:** • The filters and exchanger core should be cleaned as per the manufacturer's instruction (normally every 6 months).

This unit can be installed in an attic (some can't). Instructions are available at the following website - <http://www.venmar.ca/AfficherProduit.aspx?id=1&langue=en>

**Location:** Attic

**Task:** Clean

**Time:** Regular maintenance



*HRV In Attic*

# INSULATION AND VENTILATION

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## Description

**Attic/roof insulation material:** • [Glass fiber](#)

**Attic/roof insulation amount/value:** • [R-40](#)

**Attic/roof ventilation:** • [Roof and soffit vents](#)

**Air/vapor barrier:** • [Plastic](#)

## Limitations and Exclusions

**Attic inspection performed:** • By entering attic, but access was limited

**Roof ventilation system performance:** • Not evaluated

**Air/vapor barrier system:** • Continuity not verified

## Recommendations and Observations

### RECOMMENDATIONS \ Overview

**20. Condition:** • No insulation recommendations are offered as a result of this inspection.

## Description

**Water supply source:** • Public

**Service piping into building:** • [Copper](#)

**Supply piping in building:** • [Copper](#) • [Plastic](#)

**Main water shut off valve at the:**

• Basement

Under stairs - accessed through the bachelor unit.

**Water flow (pressure):** • [Functional](#)

**Water heater fuel/energy source:** • [Electric](#)

**Water heater type:** • [Conventional](#)

**Tank capacity:** • [40 gallons](#)

**Water heater approximate age:** • 7 years

**Water heater failure probability:** • [Medium](#)

**Waste disposal system:** • [Public](#)

**Waste piping in building:** • [ABS plastic](#)

**Floor drain location:** • None found

## Limitations and Exclusions

**Fixtures not tested/not in service:** • Exterior hose bibbs are not tested during a home inspection.

**Fixtures not tested/not in service:** • Hot tub

**Items excluded from a building inspection:** • Isolating/relief valves & main shut-off valve • Tub/sink overflows • Water heater relief valves are not tested

## Recommendations and Observations

### WATER HEATER \ Temperature/pressure relief valve

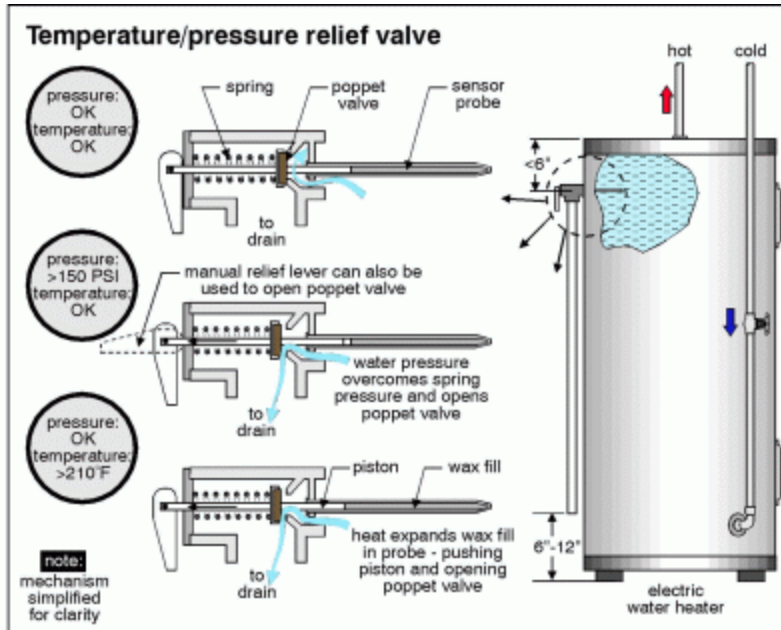
**21. Condition:** • [Discharge tube missing](#)

**Implication(s):** Scalding

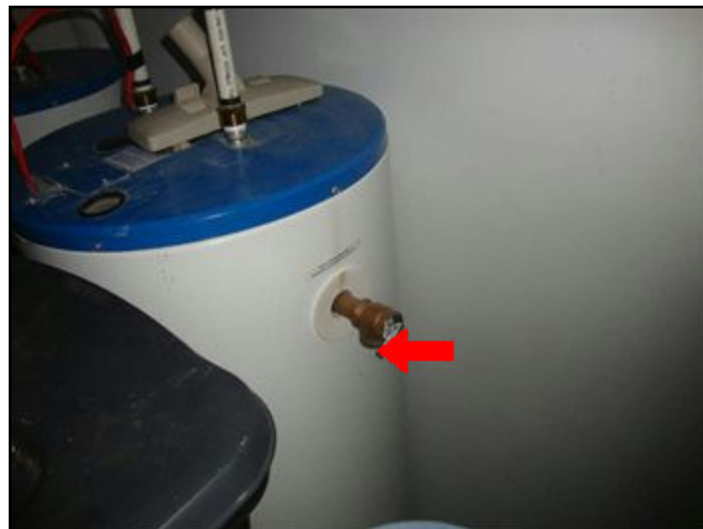
**Location:** Basement Staircase

**Task:** Provide

**Time:** Immediate



Click on image to enlarge.



Both Tanks Missing Discharge Tubes

**FIXTURES AND FAUCETS \ Toilet**

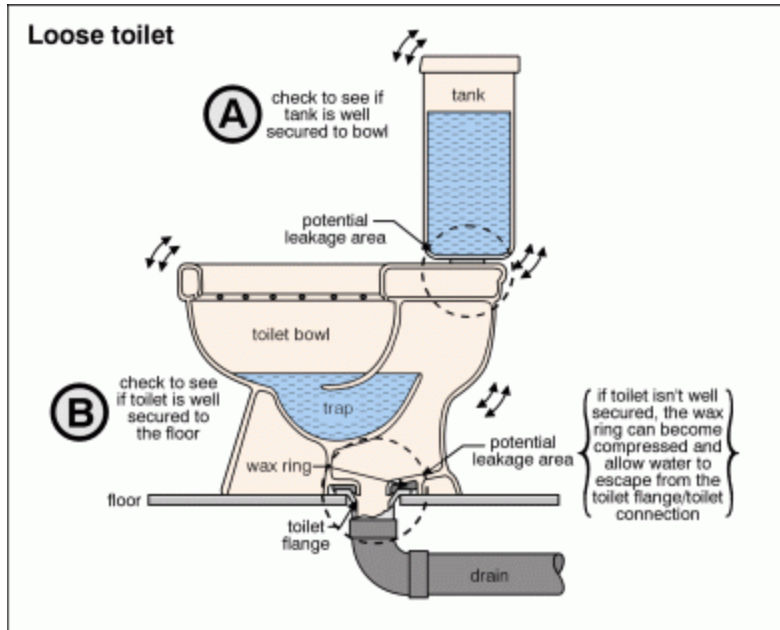
**22. Condition:** • [Loose](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Sewage entering the house

**Location:** Basement Bathroom

**Task:** Repair

**Time:** Immediate



Click on image to enlarge.



*Loose Toilet.*

**FIXTURES AND FAUCETS \ Bathtub enclosure**

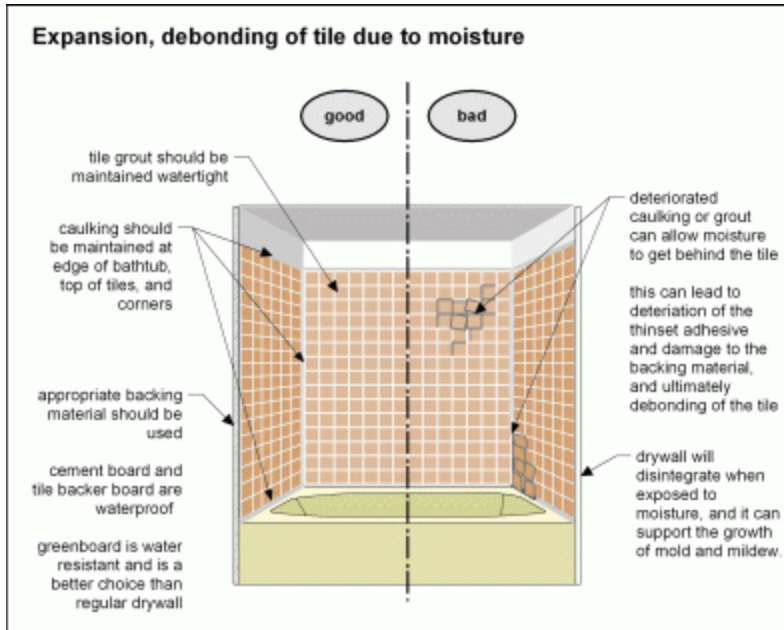
**23. Condition:** • [Caulking loose, missing or deteriorated](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** First Floor Bathroom

**Task:** Repair or replace

**Time:** Regular maintenance



Click on image to enlarge.



Caulking Required.

**24. Condition:** • [Grout loose, missing or deteriorated](#)

The missing grout could be replaced with some bathroom caulking. Mapei now make a caulking that matches the grout colors.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** First Floor Bathroom

**Task:** Repair

**Time:** Immediate

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*Missing Grout.*

## **FIXTURES AND FAUCETS \ Shower stall enclosure**

**25. Condition:** • [Caulking loose, missing or deteriorated](#)

The shower enclosure is made of a fake tile panel. The second vertical caulking line is a joint in the panel.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Basement Bathroom

**Task:** Monitor

**Time:** Ongoing



*Shower Walls Are Not Tiles.*

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Description

Major floor finishes: • [Hardwood](#) • [Resilient](#) • [Ceramic](#) • [Concrete](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows: • [Sliders](#) • [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material: • [Sliding glass](#) • [Metal](#)

Limitations and Exclusions

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Security systems and intercoms • Central vacuum systems • Appliances

Percent of foundation not visible: • 95 %

Recommendations and Observations

FLOORS \ Ceramic tile, stone, marble, etc

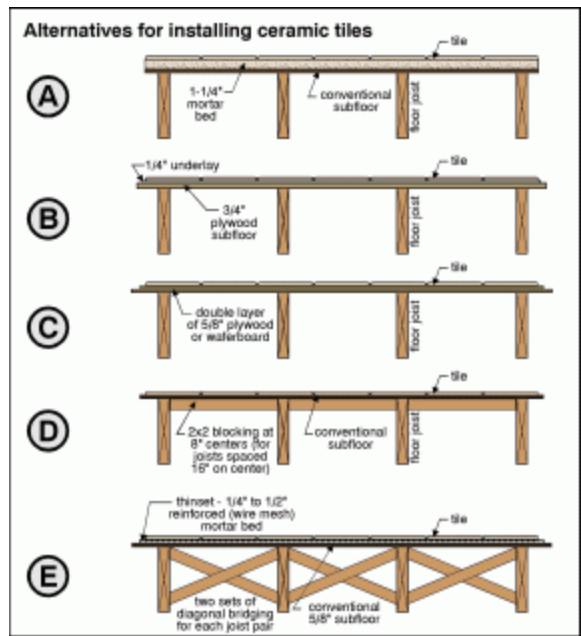
26. Condition: • [Grout loose](#)

Mapei sell a caulking that should match the exiting grout lines. If a matching color can't be found, a clear indoor caulking can be used.

Location: First Floor Hallway/Entrance

Task: Repair or replace

Time: Discretionary



Click on image to enlarge.

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*Seal Joint With Caulking*

## **CARPENTRY \ Cabinets**

**27. Condition:** • [Water damage](#)

**Implication(s):** Cosmetic defects

**Location:** First Floor Kitchen

**Task:** Cover

**Time:** Immediate



*Seal Joints With Caulking.*

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## CARPENTRY \ Countertops

**28. Condition:** • Caulking missing/damaged between countertop and backsplash/wall/sink/cabinet.

**Location:** First Floor Kitchen

**Task:** Repair or replace

**Time:** Regular maintenance



*Caulking Repairs Around Sink.*

**29. Condition:** • Caulking missing/damaged between countertop and backsplash/wall/sink/cabinet.

**Location:** Basement Bathroom

**Task:** Repair or replace

**Time:** Regular maintenance



*Caulking Repairs Required.*

## STAIRS \ General

**30. Condition:** • Squeaky stairs.

**Location:** First Floor Staircase

**Task:** Repair

**Time:** Discretionary

## STAIRS \ Treads

**31. Condition:** • [Loose](#)

**Implication(s):** Chance of movement

**Location:** First Floor Staircase

**Task:** Repair

**Time:** Immediate



*Stair Nosing Has Moved.*

## STAIRS \ Handrails

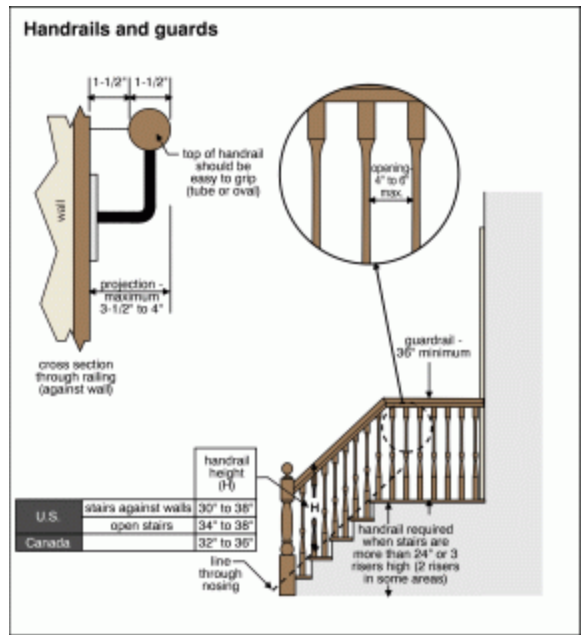
**32. Condition:** • [Missing](#)

**Implication(s):** Fall hazard

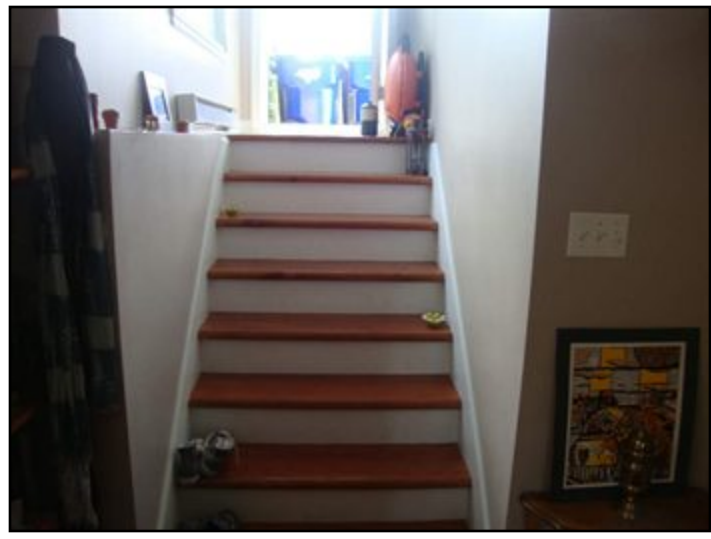
**Location:** Basement Staircase

**Task:** Provide

**Time:** Immediate



Click on image to enlarge.



Handrail Missing Into Bachelor.

## GARAGE \ Floor

**33. Condition:** • The floor drain in the garage should be cleaned regularly.

**Location:** First Floor Garage

**Task:** Clean

**Time:** Regular maintenance

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	INSULATION	PLUMBING	<b>INTERIOR</b>	SITE INFO
APPENDIX	REFERENCE								



Clean Floor Drain.

## GARAGE \ Man-door into garage

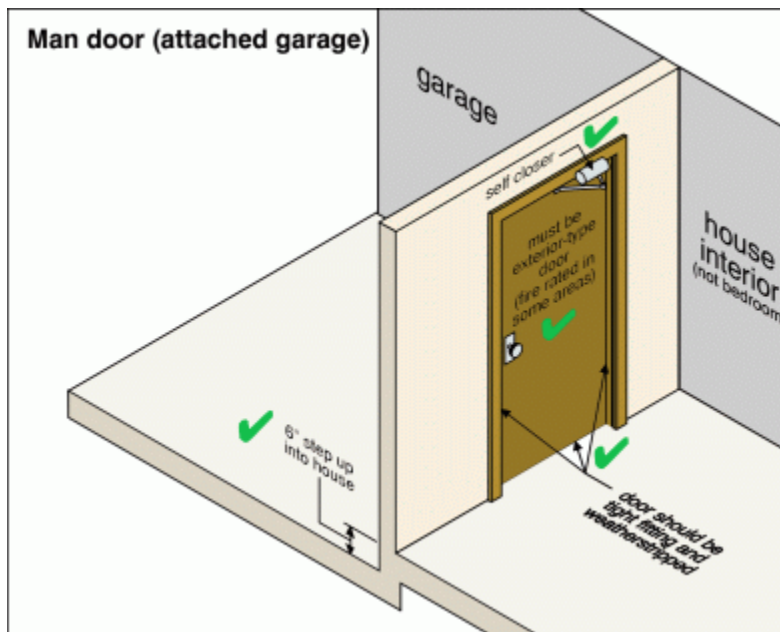
34. Condition: • [No self closer](#)

Implication(s): Hazardous combustion products entering home

Location: First Floor Garage

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	INSULATION	PLUMBING	<b>INTERIOR</b>	SITE INFO
APPENDIX	REFERENCE								



Install Self-Closing Hinge.

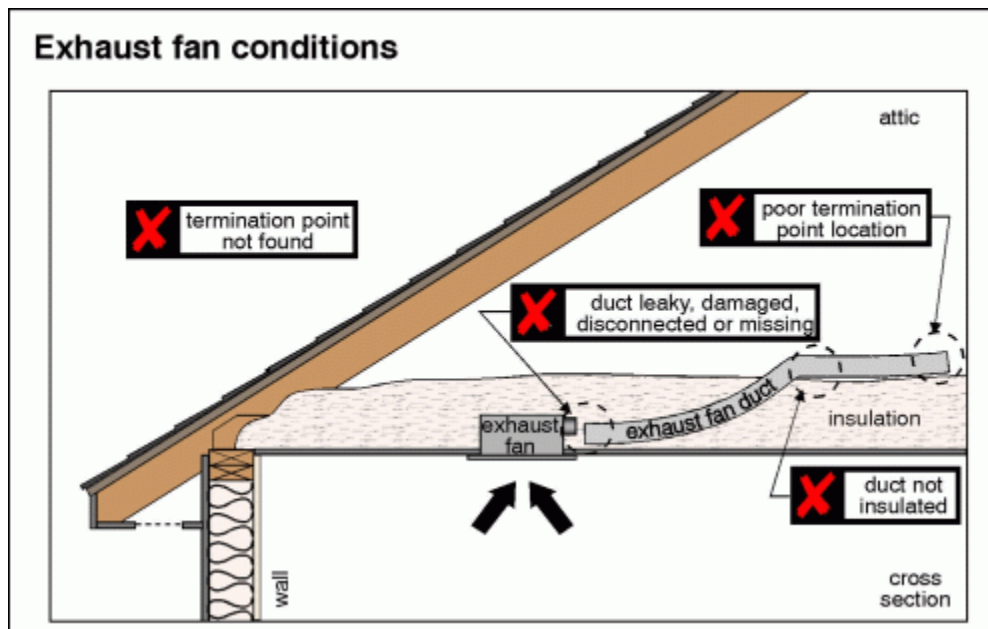
## EXHAUST FANS \ Kitchen exhaust system

**35. Condition:** • Not vented to exterior

**Location:** Basement Kitchen

**Task:** Repair

**Time:** Discretionary



[Click on image to enlarge.](#)

# INTERIOR

123 MD Inspect Plus Inc, Building Inspection, QC August 24, 2010

Report No. 1198

[www.mdinspectplus.com](http://www.mdinspectplus.com)

SUMMARY

ROOFING

EXTERIOR

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*Fan Does Not Vent Outside.*

# SITE INFO

123 MD Inspect Plus Inc, Building Inspection, QC August 24, 2010

Report No. 1198

[www.mdinspectplus.com](http://www.mdinspectplus.com)

SUMMARY

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## Description

**General:** • Vendor Declaration obtained from the listing agent.

**Weather:** • Sunny

**Approximate temperature:** • 26°

**Attendees:** • Buyer • Buyer's Agent • Seller's Agent

**Occupancy:** • The home was occupied at the time of the inspection.

**Utilities:** • All utilities were on during the inspection.

**Approximate date of construction:** • 2003

**Building type:** • Detached home • Basement apartment

**Number of stories:** • Full Basement and one floor.

**Garage, carport and outbuildings:** • Attached garage

**END OF REPORT**

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	INSULATION	PLUMBING	INTERIOR	SITE INFO
APPENDIX	REFERENCE								

Standards of Practice

CANADIAN ASSOCIATION OF HOME & PROPERTY INSPECTORS

The Standards of Practice are a set of guidelines for home inspectors to follow in the performance of their inspections. They are the most widely accepted home inspection guidelines in use, and include all the home's major systems and components. The Standards of Practice and Code of Ethics are recognized by many related professionals as the definitive standard for professional performance in the industry. (CAHPI acknowledges The American Society of Home Inspectors, Inc. (ASHHI) for the use of their Standards of Practice (version January 1, 2000).

Index

1. Introduction
2. Purpose & Scope
3. Structural System
4. Exterior
5. Roof System
6. Plumbing System
7. Electrical System
8. Heating System
9. Air Conditioning System
10. Interior
11. Insulation & Ventilation
12. Fireplaces and Solid Fuel Burning Appliances
13. General Limitations and Exclusions

Glossary: Note: Italicized words are defined in the Glossary.

1. INTRODUCTION

1.1 The Canadian Association of Home Inspectors (CAHPI) is a not-for-profit association whose members include the following seven provincial/regional organizations: CAHPI-B.C., CAHPI-Alberta, CAHPI-Sask., CAHPI-Manitoba, CAHPI (Ontario), AIBCI (Quebec), and CAHPI-Atlantic. CAHPI's objectives include: promoting the condition of the profession and continual improvement of inspection services to the public.

2. PURPOSE AND SCOPE

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

2.2 The Inspector shall:

1. readily accessible systems and components of homes listed in these Standards of Practice;
  2. installed systems and components of homes listed in these Standards of Practice;
  3. on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service life;
  4. a reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life;
  5. the inspector's recommendations to correct or monitor the reported deficiency;
  6. on any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and a reason they were not inspected.
- a. These Standards of Practice are not intended to limit inspectors from:
1. including other inspection services, systems or components in addition to those required by these Standards of Practice;
  2. specifying repairs, provided the inspector is appropriately qualified and willing to do so.

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c. excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The Inspector shall:

1. inspect:
    1. the structural components including foundation and framing;
    2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.
  2. describe;
  3. the foundation and report the methods used to inspect the under-floor crawl space;
  4. the floor structure;
  5. the wall structure;
  6. the ceiling structure;
  7. the roof structure and report the methods used to inspect the attic.
- 3.2 The Inspector is NOT required to:
1. provide any engineering service or architectural service;
  2. offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR

4.1 The Inspector shall:

1. the exterior wall covering, flashing and trim;
  2. all exterior doors;
  3. attached decks, balconies, steps, stoops, porches, and their associated railings;
  4. the eaves, soffits, and fascias where accessible from the ground level;
  5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building;
  6. walkways, patios, and driveways leading to dwelling entrances;
  7. describe the exterior wall covering;
  8. the skylights, chimneys, and roof penetrations.
- 4.2 The Inspector is NOT required to:
1. inspect:
    1. screening, shutters, awnings, and similar seasonal accessories;
    2. fences;
    3. geological, geotechnical or hydrological conditions;
    4. recreational facilities;
    5. outbuildings;
    6. seawalls, break-walls, and docks;
    7. erosion control and earth stabilization measures.

5. ROOF SYSTEM

5.1 The Inspector shall:

1. the roof covering;
  2. the roof drainage systems;
  3. the flashings;
  4. the skylights, chimneys, and roof penetrations.
- 5.2 The Inspector is NOT required to:
1. inspect the roof covering and report the methods used to inspect the roof.

5.3 The Inspector is NOT required to:

1. inspect:
  1. interiors of flues or chimneys which are not readily accessible;
  2. any installed accessories.

6. PLUMBING SYSTEM

6.1 The Inspector shall:

1. the interior water supply and distribution systems including all fixtures and appliances;

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Standards of Practice – con't...

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

6.2 The Inspector is NOT required to:

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

7. ELECTRICAL SYSTEM

7.1 The Inspector shall:

1. inspect:
    1. the service drop;
    2. the service entrance conductors, cables, and raceways;
    3. the service equipment and main disconnects;
    4. the service grounding;
    5. the interior components of service panels and sub-panels;
    6. the conductors;
    7. the overcurrent protection devices;
    8. a representative number of installed lighting fixtures, switches, and receptacles;
    9. the ground fault circuit interrupters.
  2. describe:
    1. the ampere and voltage rating of the service;
    2. the location of main disconnect(s) and sub panels;
    3. the wiring methods;
    4. the presence of solid conductor aluminum branch circuit wiring;
    5. the absence of smoke detectors.
- 7.2 The Inspector is NOT required to:
1. the remote control devices unless the device is the only control;
  2. the alarm systems and components;
  3. the low voltage wiring, systems and components;
  4. the auxiliary wiring, systems and components not a part of the primary electrical power distribution system;
  5. measure ampere, voltage, or impedance.

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8. HEATING SYSTEM

8.1 The Inspector shall:

1. inspect:
    1. the installed heating equipment;
    2. the vent systems, flues, and chimneys;
  2. describe:
    1. the energy source;
    2. the heating method by its distinguishing characteristics;
- 8.2 The Inspector is NOT required to:
1. inspect:

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6. the mantels and fireplace surrounds;
7. the combustion make-up air devices;
8. the fuel distribution assets whether gravity controlled or fan assisted;
9. describe:
  1. the igniter or extinguish lines;
  2. the thermocouple characteristics;
  3. the gas pressure regulators and their gauges or cartrids;
  4. the gas pressure inserts or stoves or firebox controls.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

1. inspectors performed in accordance with these Standards of Practice;
2. any not technically exhaustive;
3. will not identify concealed conditions or latent defects;
4. the Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports;

13.2 General exclusions:

1. The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority;
2. Inspectors are NOT required to determine:
  1. the condition of systems or components which are not readily accessible;
  2. the remaining life of any system or component;
  3. the strength, adequacy, effectiveness, or efficiency of any system or component;
  4. the causes of any condition or deficiency;
  5. the methods, materials, or costs of corrections;
  6. future conditions including, but not limited to, failure of systems and components;
  7. the suitability of the property for any specialized use;
  8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.);
  9. the market value of the property or its marketability;
  10. the advisability of the purchase of the property;
  11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans;
  12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air;
3. the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances;
4. the operating costs of systems or components;
5. the acoustical properties of any system or component;

1. inspectors are NOT required to offer:
  1. or perform any act or service contrary to law;
  2. or perform engineering services;
  3. or perform work in any trade or any professional service other than home inspection;
  4. warranties or guarantees of any kind;
2. inspectors are NOT required to operate:
  1. any system or component which is shut down or otherwise inoperable;
  2. any system or component which does not respond to normal operating controls;
  3. shut-off valves;

1. inspectors are NOT required to enter:
  1. any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components;
  2. the under-floor crawl spaces or attics which are not readily accessible;
2. inspectors are NOT required to inspect:
  1. underground items including, but not limited to underground storage tanks or other underground indicators of their presence, whether abandoned or active;
  2. systems or components which are not installed;

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

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

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

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

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

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

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

**Installed**  
Attached such that removal requires tools

**Normal Operating Controls**  
Devices such as thermostats, switches or valves intended to be operated by the homeowner

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

**Readily Operable Access Panel**  
A panel provided for homeowner inspection and maintenance that is in normal reach, can be removed by one person, and is not sealed in place

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

**Report**  
To communicate in writing

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

**Roof Drainage Systems**  
Components used to carry water off a roof and away from a building

**Significantly Deficient**  
Unsafe or not functioning

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

**Solid Fuel Burning Appliances**  
Fireplaces, wood stoves, and similar appliances

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7. the interiors of flues or chimneys which are not readily accessible;
  8. the heat exchanger;
  9. the humidifier or dehumidifier;
  10. the electronic air filter;
  11. the solar space heating system;
  12. determine heat supply adequacy or distribution balance.
9. AIR CONDITIONING SYSTEMS
- 9.1 The Inspector shall:
1. inspect the installed central and through-wall cooling equipment;
  2. describe:
    1. the energy source;
    2. the cooling method by its distinguishing characteristics;
- 9.2 The Inspector is NOT required to:
1. inspect electronic air filters;
  2. determine cooling supply adequacy or distribution balance.

10. INTERIOR

- 10.1 The Inspector shall:
1. the walls, ceilings, and floors;
  2. the steps, stairways, and railings;
  3. the countertops and a representative number of installed cabinets;
  4. a representative number of doors and windows;
  5. garage doors and garage door operators;
- 10.2 The Inspector is NOT required to:
1. inspect:
    1. the paint, wallpaper, and other finish treatments;
    2. the carpeting;
    3. the window treatments;
    4. the central vacuum systems;
    5. the household appliances;
    6. recreational facilities.

11. INSULATION AND VENTILATION

- 11.1 The Inspector shall:
1. inspect:
    1. the insulation and vapor retarders in unfinished spaces;
    2. the ventilation of attics and foundation areas;
    3. the mechanical ventilation systems;
  2. describe:
    1. the insulation and vapor retarders in unfinished spaces;
    2. the absence of insulation in unfinished spaces at conditioned surfaces;
- 11.2 The Inspector is NOT required to:
1. disturb insulation or vapor retarders;
  2. determine indoor air quality;

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

- 12.1 The Inspector shall:
1. the system components;
  2. the vent systems, flues, and chimneys;
  3. describe:
    1. the fireplaces and solid fuel burning appliances;
    2. the chimneys;
- 12.2 The Inspector is NOT required to:
1. inspect:
    1. the interiors of flues or chimneys;
    2. the firescreens and doors;
    3. the seats and gaskets;
    4. the automatic fuel feed devices;

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# REFERENCE LIBRARY

123 MD Inspect Plus Inc, Building Inspection, QC August 24, 2010

Report No. 1198

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SUMMARY

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REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
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