



Property Inspection Report



**Prepared for: Current House Owner
23 Mackay Drive
Richmond Hill, Ontario L4C 6N9**

**Inspected by:
Peter Kwok RHI NCH NCI
Kwok Home Inspections**



Marginal Summary

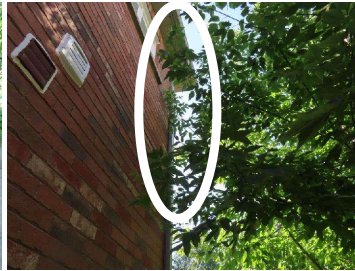
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Walks: Concrete - Walkway not level



2. Vegetation: Trees - Trees planted too close to structure, removal may be required, Tree limbs over hang the roof and should be cut back

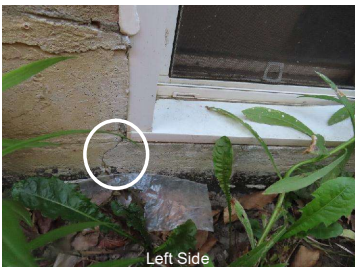


3. Retaining Walls: Concrete - Wall cracked



Exterior

4. Main Exterior Surface Foundation: Pour concrete - Minor crack





Marginal Summary (Continued)

Garage/Carport

5. Front Garage Garage Doors: Insulated aluminum - **Door frame needs to paint**



Basement

6. Main, Entertainment Room Basement Floor: Broadloom - **Water damaged**



7. Utility Room Basement Walls: Covered with insulation, Concrete - **Repair worked noticed**



Bathroom

8. Primary Ensuite Bathroom Sink/Basin: Porcelain - **Drain slow or blocked**





Marginal Summary (Continued)

Attic

9. Inside bedroom closet Attic Insulation: Cellulose - **Insulation wetted**



10. Inside bedroom closet Attic Insulation Value: R26 - **Recommend additional insulation be installed**





Defective Summary

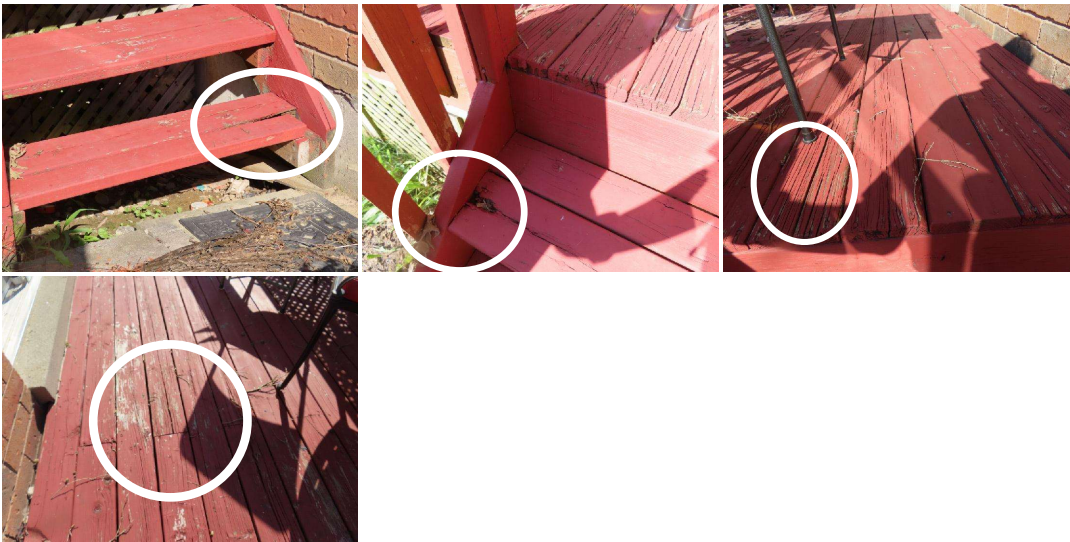
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Steps/Stoops: Concrete - Missing handrails



2. Deck: Treated wood - Deck surface wood deteriorated, Staircase does not safe to use. It needs to rebuild.



Exterior

3. Patio Door: Metal entry door - Screen door damaged, Frame damaged



4. Exterior Electric Outlets: 110 VAC GFCI - GFCI fails to trip or is miswired, Weather-resistant cover cannot protect while in use. It needs to replace



Exterior (Continued)

Exterior Electric Outlets: (continued)



Garage/Carport

5. Front Garage Service Doors: Metal, Fire rated - Door stopper needs to remove

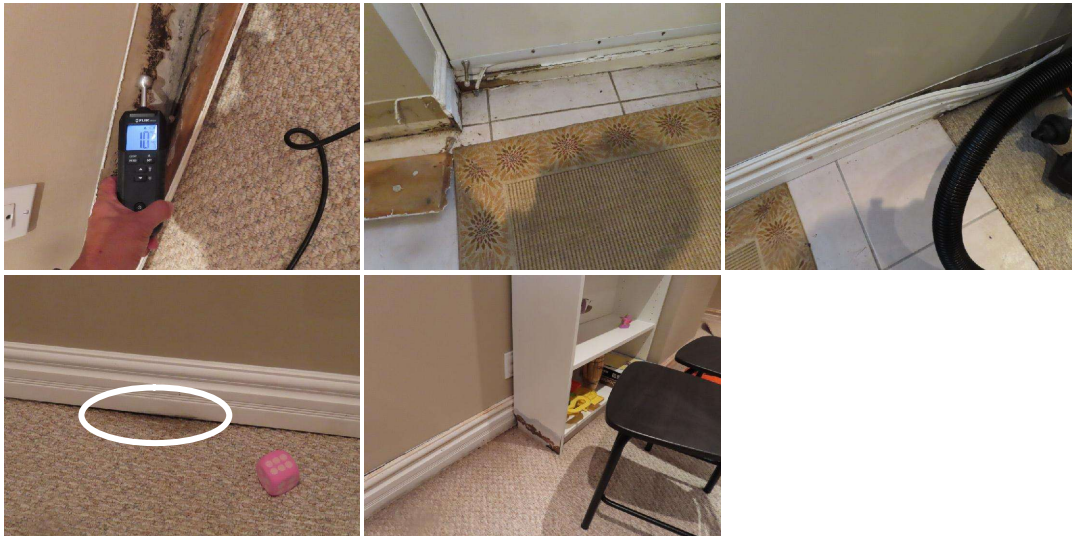


6. Front Garage Steps/Stoops: Wood - Missing guarding



Basement

7. Main, Entertainment Room Basement Walls: Drywall with paint - Water damaged





Defective Summary (Continued)

8. Main, Entertainment Room Basement Smoke Alarm: Present - Alarm installed at improper location, Smoke alarm at the end of lifetime



9. Main, Entertainment Room Basement Carbon Monoxide Alarm: None - CO alarms should be installed on every storey of the home. In multi-unit residential buildings, CO alarms are required whenever a fuel-burning appliance is present or when an attached garage shares a common wall, floor, or ceiling with a dwelling unit.



10. Cold Room Basement Walls: Concrete - Evidence of past or present water leakage



Air Conditioning

11. Main AC System A/C System Operation: Functional - Air conditioner design life time is 15 to 20 years, The unit is currently in service beyond the manufactures stated design life

Kitchen

12. 1st Floor Kitchen Ventilator: Direct vent to exterior - Kitchen exhaust pipe is using improper material





Defective Summary (Continued)

13. 1st Floor Kitchen Electrical: 110 VAC outlets and lighting circuits - **Non-GFCI circuit -recommend GFCI circuit be installed**

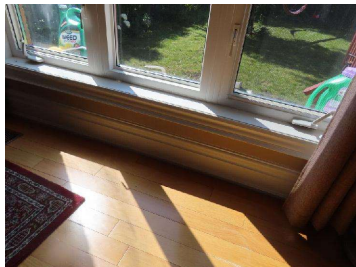
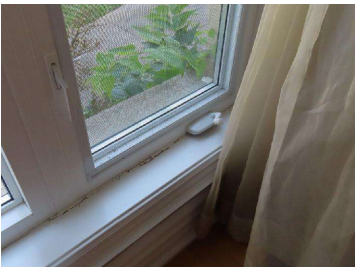


14. 1st Floor Kitchen Ceiling: Smooth - **Water stains present**



Living Space

15. Family room, Dining room, Living room Living Space Windows: Vinyl casement - **Window too close to floor and can open more than 4 inches. This may fall children out of the window., Hard operation-needs improvements for ease of operation**



16. Family room, Dining room, Living room Living Space Smoke Alarm: Present - **Smoke alarm at the end of lifetime**





Defective Summary (Continued)

17. Family room, Dining room, Living room Living Space Carbon Monoxide Alarm: None - CO alarms should be installed on every storey of the home. In multi-unit residential buildings, CO alarms are required whenever a fuel-burning appliance is present or when an attached garage shares a common wall, floor, or ceiling with a dwelling unit.



Fireplace/Wood Stove

18. Family Room Fireplace Fireplace Construction: Prefab - Fireplace did not operate.



Bedroom

19. Primary Bedroom Windows: Vinyl casement - Hard operation-needs improvements for ease of operation



20. Front Left Bedroom Windows: Vinyl casement - Window too close to floor and can open more than 4 inches. This may fall children out of the window.



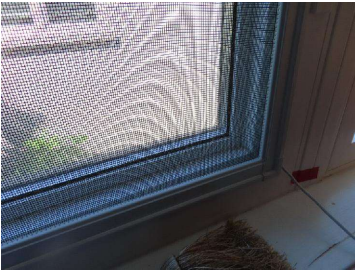


Defective Summary (Continued)

21. Middle Left Bedroom Windows: Vinyl casement - Hard operation-needs improvements for ease of operation



22. Middle Right Bedroom Windows: Vinyl casement - Hard operation-needs improvements for ease of operation



Bathroom

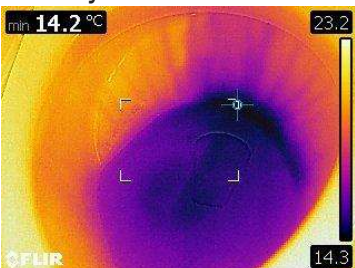
23. Primary Ensuite Bathroom Windows: Vinyl casement - Moisture present inside the layers of glass



24. Primary Ensuite Bathroom Faucets/Traps: Fixtures with a PVC trap - Shower diverter cannot switch, Shower diverter loose



25. Primary Ensuite Bathroom Toilets: 1.5 Gallon Tank - Water continues to run after flushing



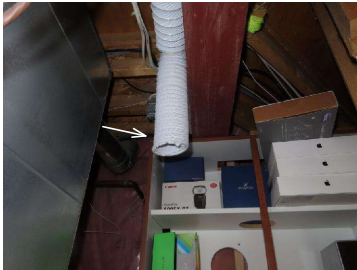


Defective Summary (Continued)

26. Middle Right Ensuite Bathroom Tub/Surround: Fiberglass tub and ceramic tile surround - **Shower curtain rod missing**



27. Basement Bathroom Ventilation: Electric ventilation fan and window - **Fan exhaust terminate inside basement**



28. 1st Floor Half Bathroom Toilets: 1.5 Gallon Tank - **Toilet is inoperative**



29. Basement Half Bathroom Ventilation: Electric ventilation fan - **Fan exhaust terminate inside basement**



Laundry Room/Area

30. 1st Floor Laundry Room/Area Ceiling: Smooth - **Water stains present**





Defective Summary (Continued)

Plumbing

31. Drain Pipes: ABS - Double P trap installed

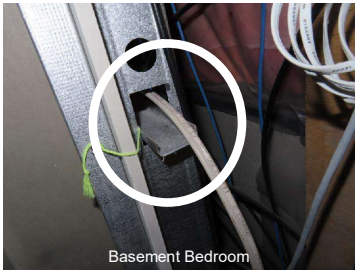


32. Basement Water Heater Water Heater Operation: Functional at time of inspection - Water heater design lifetime is in between 10 to 15 years, Water heater has exceeded design life, Water pipe rust



Electrical

33. 120 VAC Branch Circuits: Copper - Missing grommet pass through steel stud



34. Smoke Alarms: Outside bed room(s) - Missing smoke alarm





Defective Summary (Continued)

35. Carbon Monoxide Alarms: Outside bedrooms - CO alarms should be installed on every storey of the home. In multi-unit residential buildings, CO alarms are required whenever a fuel-burning appliance is present or when an attached garage shares a common wall, floor, or ceiling with a dwelling unit.





Table of Contents

Definitions	14
General Information	14
Lots and Grounds	15
Exterior	16
Roof	18
Garage/Carport	19
Structure	20
Basement	20
Air Conditioning	23
Heating System	24
Kitchen	24
Living Space	25
Fireplace/Wood Stove	26
Bedroom	27
Bathroom	29
Laundry Room/Area	33
Attic	33
Plumbing	34
Electrical	35
Standard of Practice 2023	37
Scope of Inspection	44



Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and may requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Major Defective	Item needs immediate repair or replacement. It may repairs costly or safety concern.

General Information

Property Information

Property Address: 23 Mackay Drive

City: Richmond Hill Province: Ontario Postal Code: L4C 6N9

Client Information

Client Name: Current House Owner

Referrer Name: Zena Wu

Company Name: Right At Home Realty

Inspection Company

Inspector Name Peter Kwok

Company Name Kwok Home Inspections

Address: P.O.Box 7033 RPO Woodbine

City: Markham Province: Ontario Postal Code: L6C0J1

Phone: 1-416-892-1126

Email: peter@kwokinpections.com Web: www.kwokinpections.com

Conditions

Others Present: Home Owner, Seller's Agent Property Occupied: Occupied

Estimated Age: 22 Entrance Faces: North

Inspection Date: 07/24/2026

Start Time: 09:30 End Time: 12:15

Utilities On: Yes

Temperature: 25 Degree C

Weather: Sunny Soil Conditions: Dry

Type of Inspection: Pre-Listing

Space Below Grade Basement

Space Above Grade: 2 Storeys

Building Type: Detached Garage: Attached

Water Source: City How Verified: Visual Inspection

Sewage Disposal: City How Verified: Visual Inspection

Additions/Modifications: N/A



Lots and Grounds

Viewing Restricted Under Decks or Porches

Driveway: Viewing Restricted Due To Parked Vehicles

1. Acceptable

2. Marginal

Driveway: Concrete

Walks: Concrete - Walkway not level



3. Defective

Steps/Stoops: Concrete - Missing handrails

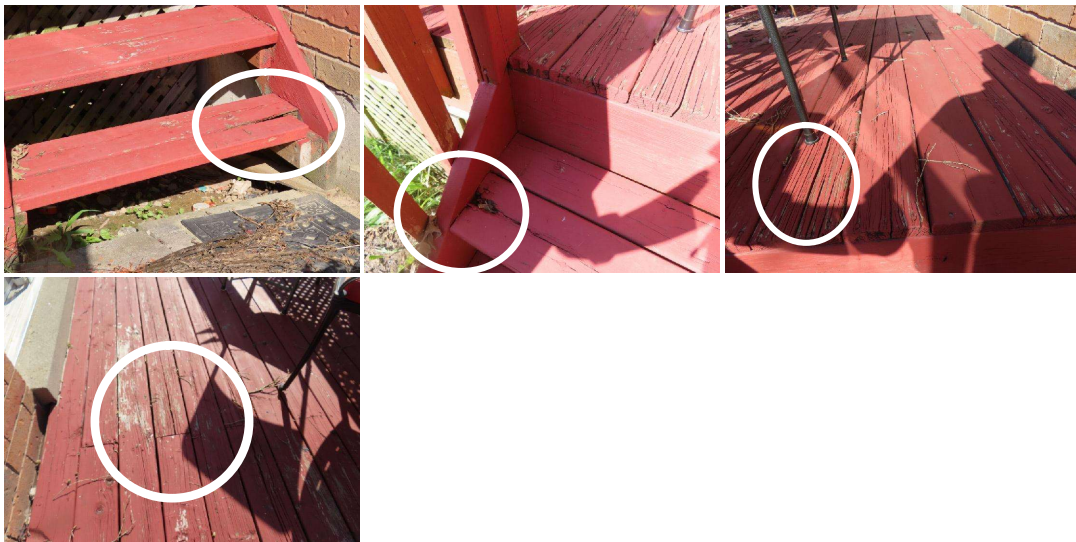


4. Acceptable

5. Defective

Porch: Concrete

Deck: Treated wood - Deck surface wood deteriorated, Staircase does not safe to use. It needs to rebuild.



6. Acceptable

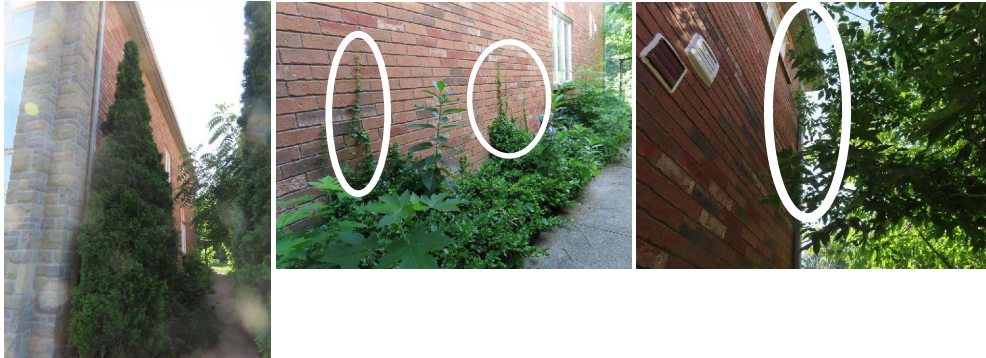
Grading: Minor slope



Lots and Grounds (Continued)

7. Marginal

Vegetation: Trees - **Trees planted too close to structure, removal may be required, Tree limbs over hang the roof and should be cut back**



8. Marginal

Retaining Walls: Concrete - **Wall cracked**



9. Acceptable

Basement Stairwell: Concrete

10. Acceptable

Basement Stairwell Drain: Surface drain

11. Acceptable

Fences: Wood

Exterior

Viewing and access Restrictions

Foundation: Shrubs, Greenery Obstruct Viewing

Foundation: Visual Restriction Due to Stored Items or covered with mortar/paint

Walls: Shrubs, Greenery Obstruct Viewing

Exterior elements should be inspected at least twice a year (spring and fall) to assess for items requiring repair or maintenance. This includes all exterior surface finishes; trims and flashings; gutters and downspouts; soffits and fascias; porches, decks and stairs; sidewalks and driveways; doors and windows; and roofs. Be particularly vigilant for conditions that may result in pest or water infiltration.

Main Exterior Surface

1. Acceptable

Type: Brick veneer

2. Acceptable

Wall finishes Brick and Stone

3. Marginal

Foundation: Pour concrete - **Minor crack**



Exterior (Continued)

Foundation: (continued)



- 4. Acceptable
- 5. Acceptable
- 6. Acceptable
- 7. Acceptable
- 8. Acceptable
- 9. Defective

Trim: Wood

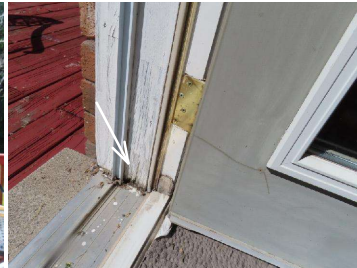
Fascia: Aluminum

Soffits: Aluminum

Door Bell: Hard wired

Entry Doors: Wood

Patio Door: Metal entry door - **Screen door damaged, Frame damaged**



- 10. Acceptable
- 11. Acceptable
- 12. Acceptable
- 13. Acceptable
- 14. Defective

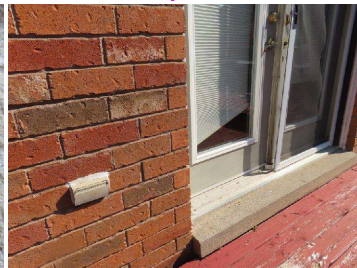
Windows: Vinyl casement

Window Screens: Metal

Basement Windows: Vinyl slider

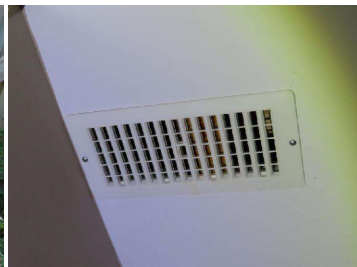
Exterior Lighting: Surface mounted lamps front and rear

Exterior Electric Outlets: 110 VAC GFCI - **GFCI fails to trip or is miswired, Weather-resistant cover cannot protect while in use. It needs to replace**



- 15. Acceptable

Hose Bibs: Gate





Exterior (Continued)

16. Acceptable Gas Meter: Exterior surface mount at side of home
17. Acceptable Main Gas Valve: Located at gas meter

Roof

Viewing and access restrictions
Surface(s) not visible due to access and viewing constraints
Height Exceed Safe Access For Viewing From Ladder

Main Roof Surface

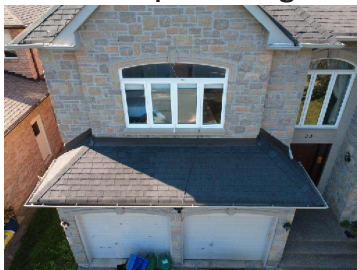
1. Method of Inspection: From drone: Roof surface viewed with digital camera
2. Acceptable Material: Asphalt shingle



3. Type: High
4. Approximate Age: 5-10 years

Garage Roof Surface

5. Method of Inspection: From drone: Roof surface viewed with digital camera
6. Acceptable Material: Asphalt shingle



7. Type: Medium
8. Approximate Age: 5-10 years
9. Acceptable Flashing: Aluminum
10. Acceptable Valleys: Preformed metal
11. Acceptable Plumbing Vents: ABS
12. Acceptable Electrical Mast: Underground utilities
13. Acceptable Gutters: Aluminum
14. Acceptable Downspouts: Aluminum
West Chimney
15. Acceptable Chimney: Plastic exhaust pipe at the side
-



Garage/Carport

Visual Restriction Due To Storage/Vehicles

Front Garage

1. Type of Structure: Attached Car Spaces: 2

2. Marginal Garage Doors: Insulated aluminum - Door frame needs to paint



3. Acceptable

Door Operation: Mechanized

4. Acceptable

Door Opener: Chamberlain

5. Acceptable

Exterior Surface: Brick veneer

6. Defective

Service Doors: Metal, Fire rated - Door stopper needs to remove



7. Acceptable

Ceiling: Drywall with paint

8. Acceptable

Walls: Drywall with paint

9. Defective

Steps/Stoops: Wood - Missing guarding



10. Acceptable

Floor/Foundation: Poured slab

11. Acceptable

Hose Bibs: Gate



12. Acceptable

Electrical: 110 VAC outlets and lighting circuits



Structure

Viewing Restrictions

Exterior Walls: Shrubs, Vines, Trees

Foundation, Interior: Finishes

Foundation, Interior: Thermal Insulation

Foundation, Interior: Storage/Obstructions

Foundation, Exterior: Attached Structures

Foundation, Exterior: Mortar Covered/Paint/Storage/Obstructions

- | | |
|------------------|---|
| 1. Acceptable | Structure Type: Masonry, Wood frame |
| 2. Acceptable | Foundation: Poured concrete |
| 3. Not Inspected | Beams: Concealed |
| 4. Acceptable | Bearing Walls: Concrete wall |
| 5. Acceptable | Joists/Trusses: Engineered "I" |
| 6. Not Inspected | Columns: Concealed |
| 7. Acceptable | Floor/Slab: Poured concrete |
| 8. Acceptable | Stairs/Handrails: Wood stairs with wood handrails |
| 9. Acceptable | Subfloor: Plywood |

Basement

Viewing Restraints

Furnishings

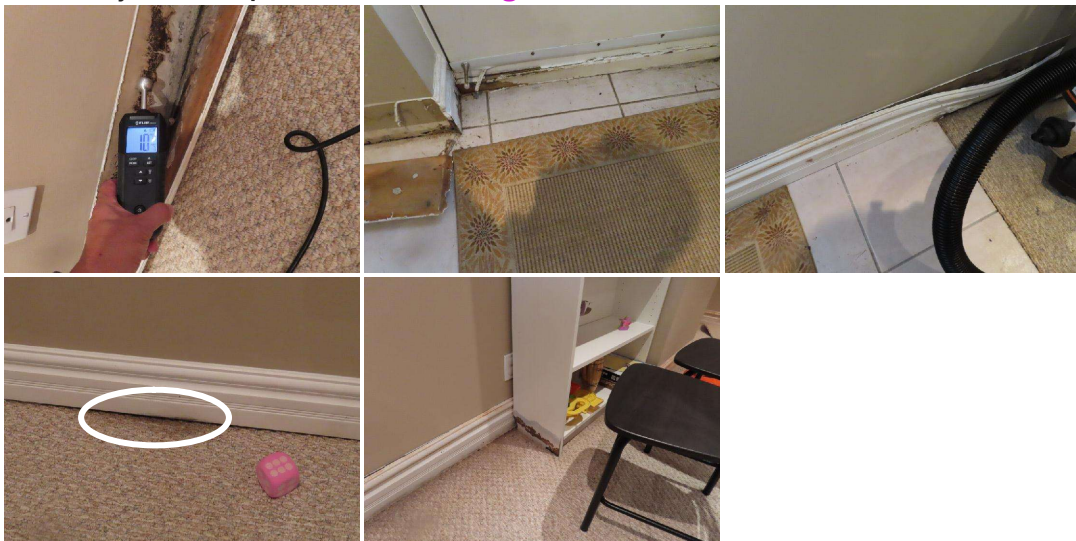
Finished Interior Surfaces

Surfaces Under Floor Coverings Storage

Concealed or Restricted

Main, Entertainment Room Basement

- | | |
|---------------|--|
| 1. Acceptable | Ceiling: Smooth |
| 2. Defective | Walls: Drywall with paint - Water damaged |





Basement (Continued)

3. Marginal

Floor: Broadloom - **Water damaged**



4. Acceptable

Floor Drain: Surface drain

5. Acceptable

Doors: Hollow wood

6. Acceptable

Windows: Vinyl slider

7. Acceptable

Electrical: 110 VAC outlets and lighting circuits

8. Defective

Smoke Alarm: Present - **Alarm installed at improper location, Smoke alarm at the end of lifetime**



9. Defective

Carbon Monoxide Alarm: None - **CO alarms should be installed on every storey of the home. In multi-unit residential buildings, CO alarms are required whenever a fuel-burning appliance is present or when an attached garage shares a common wall, floor, or ceiling with a dwelling unit.**



10. Acceptable

HVAC Source: Heating system register

11. Not Inspected

Vapor Barrier: Covered

12. Not Inspected

Insulation: Covered

13. Acceptable

Basement Stairs/Railings: Wood stairs with wood handrails

Utility Room Basement

14. Acceptable

Ceiling: Exposed framing



Basement (Continued)

15. Marginal

Walls: Covered with insulation, Concrete - **Repair worked noticed**

16. Acceptable

Floor: Poured concrete

17. Acceptable

Floor Drain: Surface drain

18. Acceptable

Doors: Hollow wood

19. Acceptable

Electrical: 110 VAC outlets and lighting circuits

20. Acceptable

Vapor Barrier: Plastic

21. Acceptable

Insulation: Batting

Cold Room Basement

22. Not Inspected

Unable to Inspect: 25% - Storage boxes

23. Acceptable

Ceiling: Exposed framing

24. Defective

Walls: Concrete - **Evidence of past or present water leakage**

25. Acceptable

Floor: Poured concrete

26. Acceptable

Doors: Solid wood

27. Acceptable

Electrical: 110 VAC lighting circuit

28. Acceptable

Ventilation: Vents

Storage Room Basement

29. Not Inspected

Unable to Inspect: 90% - Storage boxes

30. Acceptable

Ceiling: Smooth

31. Acceptable

Walls: Drywall with paint

32. Acceptable

Floor: Ceramic tile

33. Acceptable

Doors: Hollow wood

34. Acceptable

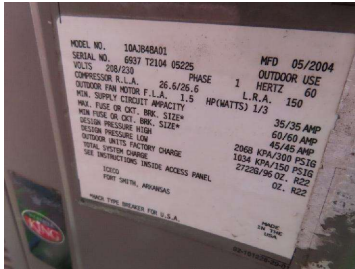
Electrical: 110 VAC lighting circuit



Air Conditioning

Main AC System

1. Defective A/C System Operation: Functional - Air conditioner design life time is 15 to 20 years, The unit is currently in service beyond the manufactures stated design life
2. Acceptable Condensate Removal: Plastic tubing
3. Acceptable Exterior Unit: Suspended
4. Manufacturer: Rheem



5. Model Number: 10AJB48A01 Serial Number: 6937 T2104 05225

6. Area Served: Whole house Approximate Age: 22

7. Fuel Type: 220-240 VAC Temperature Differential: N/A

8. Type: Central A/C Capacity: 4 Ton

9. Acceptable Visible Coil: Copper core with aluminum fins

10. Acceptable Refrigerant Lines: Low pressure and high pressure

11. Acceptable Electrical Disconnect: Breaker disconnect

12. Acceptable Exposed Ductwork: Metal

13. Acceptable Blower Fan/Filters: Filter channel outside blower compartment

14. Acceptable Thermostats: Smart





Heating System

Basement Heating System

1. Acceptable Heating System Operation: Functional
2. Manufacturer: York
3. Model Number: TG9S100C16MP11A Serial Number: W1H2068419
4. Type: Forced air, High Efficiency Capacity: 100,000 BTU/Hr
5. Area Served: Whole house Approximate Age: 14
6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger: 5 Burner
8. Unable to Inspect: 60%
9. Acceptable Blower Fan/Filter: Filter channel outside blower compartment
10. Acceptable Distribution: Metal duct
11. Acceptable Flue Pipe: PVC 636
12. Acceptable Fresh Air Supply: Exterior air supply with duct to furnace/water heater cabinet or combustion chamber
13. Not Inspected Humidifier: General Air
14. Acceptable Thermostats: Smart

Kitchen

All appliances not inspected

1st Floor Kitchen

1. Defective Ventilator: Direct vent to exterior - **Kitchen exhaust pipe is using improper material**

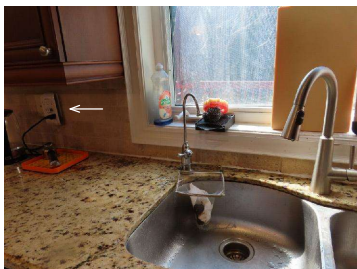


2. Acceptable

Sink: Stainless Steel

3. Defective

Electrical: 110 VAC outlets and lighting circuits - **Non-GFCI circuit -recommend GFCI circuit be installed**



4. Acceptable

Plumbing/Fixtures: Chrome

5. Acceptable

Counter Tops: Marble

6. Acceptable

Cabinets: Laminate and wood



Kitchen (Continued)

7. Defective

Ceiling: Smooth - **Water stains present**



8. Acceptable

Walls: Tile

9. Acceptable

Floor: Ceramic tile

10. Acceptable

Windows: Vinyl casement

11. Acceptable

HVAC Source: Heating system register

Living Space

Viewing Restraints

Furnishings

Finished Interior Surfaces

Surfaces Under Floor Coverings Storage

Concealed or Restricted

Family room, Dining room, Living room Living Space

1. Acceptable

Closet: Single

2. Acceptable

Ceiling: Smooth

3. Acceptable

Walls: Drywall with paint

4. Acceptable

Floor: Hardwood

5. Acceptable

Doors: Hollow wood

6. Defective

Windows: Vinyl casement - **Window too close to floor and can open more than 4 inches. This may fall children out of the window., Hard operation-needs improvements for ease of operation**



7. Acceptable

Electrical: 110 VAC outlets and lighting circuits

8. Acceptable

HVAC Source: Heating system register

9. Defective

Smoke Alarm: Present - **Smoke alarm at the end of lifetime**



Living Space (Continued)

Smoke Alarm: (continued)



10. Defective

Carbon Monoxide Alarm: None - CO alarms should be installed on every storey of the home. In multi-unit residential buildings, CO alarms are required whenever a fuel-burning appliance is present or when an attached garage shares a common wall, floor, or ceiling with a dwelling unit.



Office Living Space

- | | |
|----------------|---|
| 11. Acceptable | Ceiling: Smooth |
| 12. Acceptable | Walls: Drywall with paint |
| 13. Acceptable | Floor: Hardwood |
| 14. Acceptable | Doors: French |
| 15. Acceptable | Windows: Vinyl casement |
| 16. Acceptable | Electrical: 110 VAC outlets and lighting circuits |
| 17. Acceptable | HVAC Source: Heating system register |

Fireplace/Wood Stove

Family Room Fireplace

1. Defective Fireplace Construction: Prefab - Fireplace did not operate.



2. Type: Gas log

Basement Fireplace



Fireplace/Wood Stove (Continued)

3. Acceptable

Fireplace Construction: Prefab



4. Type: Gas log

Bedroom

Viewing Restraints

Furnishings

Finished Interior Surfaces

Surfaces Under Floor Coverings Storage

Concealed or Restricted

Primary Bedroom

1. Acceptable

Closet: Walk In, Double

2. Acceptable

Ceiling: Smooth

3. Acceptable

Walls: Drywall with paint

4. Acceptable

Floor: Hardwood

5. Acceptable

Doors: Hollow wood

6. Defective

Windows: Vinyl casement - **Hard operation-needs improvements for ease of operation**



7. Acceptable

Electrical: 110 VAC outlets and lighting circuits

8. Acceptable

HVAC Source: Heating system register

Front Left Bedroom

9. Acceptable

Closet: Single

10. Acceptable

Ceiling: Smooth

11. Acceptable

Walls: Drywall with paint

12. Acceptable

Floor: Hardwood

13. Acceptable

Doors: Hollow wood



Bedroom (Continued)

14. Defective

Windows: Vinyl casement - Window too close to floor and can open more than 4 inches. This may fall children out of the window.



15. Acceptable

Electrical: 110 VAC outlets and lighting circuits

16. Acceptable

HVAC Source: Heating system register

Middle Left Bedroom

17. Acceptable

Closet: Single

18. Acceptable

Ceiling: Smooth

19. Acceptable

Walls: Drywall with paint

20. Acceptable

Floor: Hardwood

21. Acceptable

Doors: Hollow wood

22. Defective

Windows: Vinyl casement - Hard operation-needs improvements for ease of operation



23. Acceptable

Electrical: 110 VAC outlets and lighting circuits

24. Acceptable

HVAC Source: Heating system register

Middle Right Bedroom

25. Acceptable

Closet: Single

26. Acceptable

Ceiling: Smooth

27. Acceptable

Walls: Drywall with paint

28. Acceptable

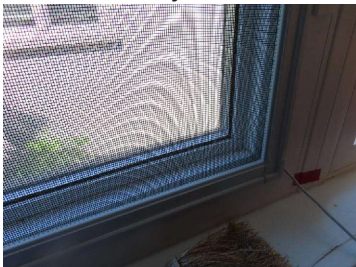
Floor: Hardwood

29. Acceptable

Doors: Hollow wood

30. Defective

Windows: Vinyl casement - Hard operation-needs improvements for ease of operation



31. Acceptable

Electrical: 110 VAC outlets and lighting circuits



Bedroom (Continued)

32. Acceptable HVAC Source: Heating system register
- Basement Bedroom
33. Acceptable Closet: Single
34. Acceptable Ceiling: Smooth
35. Acceptable Walls: Drywall with paint
36. Acceptable Floor: Broadloom
37. Acceptable Doors: Hollow wood
38. Acceptable Windows: Vinyl slider
39. Acceptable Electrical: 110 VAC outlets and lighting circuits
40. Acceptable HVAC Source: Heating system register

Bathroom

Following item(s) are not inspected

Bath tub & basin overflow

Primary Ensuite Bathroom

1. Acceptable Ceiling: Smooth
2. Acceptable Walls: Drywall with paint
3. Acceptable Floor: Ceramic tile
4. Acceptable Doors: Hollow wood
5. Defective Windows: Vinyl casement - Moisture present inside the layers of glass



6. Acceptable Electrical: 110 VAC Lighting circuits and GFCI
7. Acceptable Vanity: Quartz
8. Marginal Sink/Basin: Porcelain - Drain slow or blocked





Bathroom (Continued)

9. Defective

Faucets/Traps: Fixtures with a PVC trap - Shower diverter cannot switch, Shower diverter loose



10. Acceptable

Shower/Surround: Ceramic tile pan and Glass surround

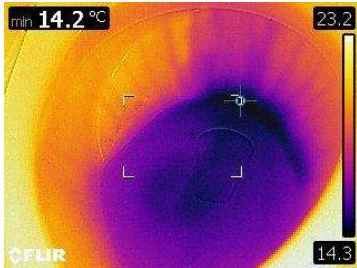
11. Acceptable

Spa Tub/Surround: Fiberglass tub and ceramic tile surround



12. Defective

Toilets: 1.5 Gallon Tank - Water continues to run after flushing



13. Acceptable

HVAC Source: Heating system register

14. Acceptable

Ventilation: Electric ventilation fan and window

Semi-ensuite Bathroom

15. Acceptable

Ceiling: Smooth

16. Acceptable

Walls: Drywall with paint

17. Acceptable

Floor: Ceramic tile

18. Acceptable

Doors: Hollow wood

19. Acceptable

Windows: Vinyl casement

20. Acceptable

Electrical: 110 VAC Lighting circuits and GFCI

21. Acceptable

Vanity: Laminate

22. Acceptable

Sink/Basin: Porcelain

23. Acceptable

Faucets/Traps: Fixtures with a PVC trap

24. Acceptable

Tub/Surround: Fiberglass tub and ceramic tile surround

25. Acceptable

Toilets: 1.5 Gallon Tank

26. Acceptable

HVAC Source: Heating system register

27. Acceptable

Ventilation: Electric ventilation fan and window



Bathroom (Continued)

Middle Right Ensuite Bathroom

- 28. Acceptable Ceiling: Smooth
- 29. Acceptable Walls: Drywall with paint
- 30. Acceptable Floor: Ceramic tile
- 31. Acceptable Doors: Hollow wood
- 32. Acceptable Electrical: 110 VAC Lighting circuits and GFCI
- 33. Acceptable Counter/Cabinet: Laminate
- 34. Acceptable Sink/Basin: Porcelain
- 35. Acceptable Faucets/Traps: Fixtures with a PVC trap
- 36. Defective Tub/Surround: Fiberglass tub and ceramic tile surround - Shower curtain rod missing



- 37. Acceptable Toilets: 1.5 Gallon Tank
- 38. Acceptable HVAC Source: Heating system register
- 39. Acceptable Ventilation: Electric ventilation fan

Basement Bathroom

- 40. Acceptable Ceiling: Smooth
- 41. Acceptable Walls: Drywall with paint
- 42. Acceptable Floor: Ceramic tile
- 43. Acceptable Doors: Hollow wood
- 44. Acceptable Electrical: 110 VAC Lighting circuits and GFCI
- 45. Acceptable Counter/Cabinet: Quartz
- 46. Acceptable Sink/Basin: Porcelain
- 47. Acceptable Faucets/Traps: Fixtures with a PVC trap
- 48. Acceptable Shower/Surround: Ceramic tile pan and Glass surround
- 49. Acceptable Toilets: 1.5 Gallon Tank
- 50. Defective Ventilation: Electric ventilation fan and window - Fan exhaust terminate inside basement



1st Floor Half Bathroom

- 51. Acceptable Ceiling: Smooth
- 52. Acceptable Walls: Drywall with paint
- 53. Acceptable Floor: Ceramic tile



Bathroom (Continued)

54. Acceptable Doors: Hollow wood
55. Acceptable Electrical: 110 VAC Lighting circuits and GFCI
56. Acceptable Sink/Basin: Porcelain
57. Acceptable Faucets/Traps: Fixtures with a PVC trap
58. Defective Toilets: 1.5 Gallon Tank - Toilet is inoperative



59. Acceptable HVAC Source: Heating system register
60. Acceptable Ventilation: Electric ventilation fan

Basement Half Bathroom

61. Acceptable Ceiling: Smooth
62. Acceptable Walls: Drywall with paint
63. Acceptable Floor: Ceramic tile
64. Acceptable Doors: Hollow wood
65. Acceptable Electrical: 110 VAC lighting circuit
66. Acceptable Sink/Basin: Pedestal
67. Acceptable Faucets/Traps: Fixtures with a PVC trap
68. Acceptable Toilets: 1.5 Gallon Tank
69. Defective Ventilation: Electric ventilation fan - Fan exhaust terminate inside basement





Laundry Room/Area

1st Floor Laundry Room/Area

1. DefectiveCeiling: Smooth - **Water stains present****2. Acceptable**

Walls: Drywall with paint

3. Acceptable

Floor: Ceramic tile

4. Acceptable

Doors: Hollow wood

5. Acceptable

Electrical: 110 VAC outlets and lighting circuits

6. Acceptable

HVAC Source: Heating system register

7. Acceptable

Laundry Tub: PVC

8. Acceptable

Laundry Tub Drain: ABS

9. Acceptable

Washer Hose Bib: Gate valves

10. Acceptable

Washer and Dryer Electrical: 110-240 VAC

11. Acceptable

Dryer Vent: Metal flex

12. Acceptable

Washer Drain: Drains to laundry tub

Attic

Viewing Restrictions

Attic interior finishes/thermal insulation

Attic interior storage/obstructions

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

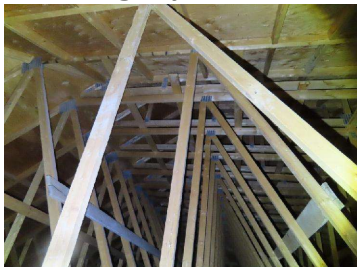
Inside bedroom closet Attic

1. Method of Inspection: From the attic access**2. Not Inspected** Unable to Inspect: 40% - Blocked from inside**3. Acceptable**

Roof Framing: Truss

4. Acceptable

Sheathing: Plywood

**5. Acceptable**

Ventilation: Roof and soffit vents



Attic (Continued)

6. Marginal

Insulation: Cellulose - **Insulation wetted**



7. Marginal

Insulation Value: R26 - **Recommend additional insulation be installed**



8. Acceptable

Vapor Barrier: Plastic

9. Acceptable

Bathroom Fan Venting: Electric fan



Plumbing

Following item(s) are not inspected

Floor drain

Water heater temperature

Water shut off valves

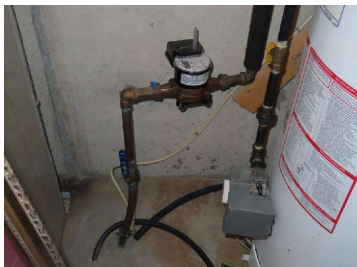
Water treatment

1. Acceptable

Service Line: Copper

2. Acceptable

Main Water Shutoff: Basement, Utility Room



3. Acceptable

Water Lines: Copper



Plumbing (Continued)

4. Defective

Drain Pipes: ABS - Double P trap installed



5. Acceptable

Vent Pipes: ABS

6. Acceptable

Gas Service Lines: Black steel

Basement Water Heater

7. Defective

Water Heater Operation: Functional at time of inspection - Water heater design lifetime is in between 10 to 15 years, Water heater has exceeded design life, Water pipe rust



8. Manufacturer: GSW

9. Model Number: 6G50NVH-02 Serial Number: S0311537201

10. Type: Natural gas Capacity: 189 Litres

11. Approximate Age: 23 Area Served: Whole house

12. Acceptable Fresh Air Supply: No Ducted Fresh Air Supply

13. Acceptable Flue Pipe: PVC 636

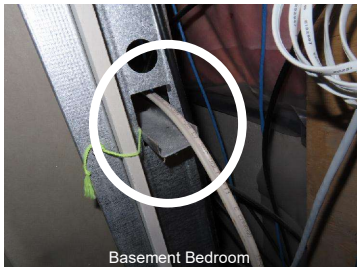
14. Acceptable TPRV and Drain Tube: PVC

Electrical

1. Service Size Amps: 200 Volts: 110-240 VAC

2. Acceptable Service: Aluminum

3. Defective 120 VAC Branch Circuits: Copper - Missing grommet pass through steel stud



4. Acceptable 240 VAC Branch Circuits: Copper

5. Acceptable Conductor Type: Romex

6. Acceptable Ground: Plumbing ground only



Electrical (Continued)

7. Defective

Smoke Alarms: Outside bed room(s) - **Missing smoke alarm**



8. Defective

Carbon Monoxide Alarms: Outside bedrooms - **CO alarms should be installed on every storey of the home. In multi-unit residential buildings, CO alarms are required whenever a fuel-burning appliance is present or when an attached garage shares a common wall, floor, or ceiling with a dwelling unit.**



Basement Electric Panel

9. Acceptable

Manufacturer: Siemens



10. Maximum Capacity: 200 Amps

11. Acceptable Main Breaker Size: 200 Amps

12. Acceptable Breakers: Copper

13. Acceptable AFCI: Bedroom(s)

14. Acceptable GFCI: Bathrooms and Exterior

15. Is the panel bonded? Yes



Standard of Practice 2023

National Standards of Practice 2023

The National Standards of Practice are for home and property inspectors to follow in the performance of their inspections. They are the most widely accepted Canadian home and property inspection Standards in use and address all the homes major systems and components as listed in this Standard. The National Standards of Practice and Code of Ethics are recognized by many related professionals as the definitive standards for professional performance in the industry. These National Standards of Practice are being published to inform the public on the nature and scope of visual building inspections performed by home and property inspectors who are members of the Canadian Association of Home & Property Inspectors (CAHPI). The purpose of the National Standards of Practice is to provide minimum requirements for home and property inspectors regarding both the inspection itself and the inspection report, and to define certain terms relating to the performance of home or property inspections to ensure consistent interpretation. These standards take into account that a visual inspection of a building does not constitute an evaluation or a verification of compliance with building codes, standards or regulations governing the construction industry or the health and safety industry, or standards and regulations governing insurability.

INDEX

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

1.INTRODUCTION

1.1 The Canadian Association of Home & Property Inspectors (CAHPI) is a not-for-profit association. CAHPI strives to promote excellence within the profession and continual improvement of inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these National Standards of Practice is to establish professional and uniform Standards for home and property inspectors who are members of CAHPI. Home and Property Inspections performed to these National Standards of Practice are intended to provide information regarding the condition of the systems and components of the building as observed at the time of the Inspection. These National Standards of Practice apply to inspections of part or all of a building for the following building types:

single-family dwelling, detached, semi-detached or row house

multi-unit residential building

residential building held in divided or undivided co-ownership

residential building occupied in part for a residential occupancy and in part for a commercial occupancy, as long as the latter use does not exceed 40% of the buildings total area, excluding the basement.

2.2 THE INSPECTOR SHALL:

A. inspect:

1.readily-accessible, visually-observable installed systems, and components of buildings listed in these National Standards of Practice.

B. report:

1.on those installed systems and components that, in the professional opinion or judgement of the inspector, have a significant deficiency, or are near the end of their service lives.

2.the implication for the system or component that has a significant deficiency or is near the end of its service life.

3.the inspectors recommendations to correct, repair, or refer for further evaluation of the reported deficiency by a qualified specialist.

4.on any systems and components designated for inspection in these National Standards of Practice which were known to be present at the time of the Home or Property Inspection but were not inspected and a reason they were not inspected.

2.3 These National Standards of Practice are not intended to limit inspectors from:



Standard of Practice 2023 (Continued)

A.including other inspection services in addition to those required by these National Standards of Practice provided the inspector is appropriately qualified to do so.

B.excluding systems and components from the inspection if requested by the client or as dictated by circumstances at the time of the inspection.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 GENERAL LIMITATIONS:

A.Inspections performed in accordance with these National Standards of Practice

1.are not technically exhaustive.

2.will not identify concealed conditions or latent defects.

3.2 GENERAL EXCLUSIONS:

A.The inspector is not required to perform any action or make any determination unless specifically stated in these National Standards of Practice, except as may be required by lawful authority.

B.Inspectors are NOT required to determine:

1.condition of systems or components which are not readily accessible.

2.remaining service life of any system or component.

3.strength, adequacy, effectiveness, or efficiency of any system or component.

4.causes of any condition or deficiency.

5.methods, materials, or costs of corrections.

6.future conditions including, but not limited to, failure of systems and components.

7.suitability of the property for any use.

8.compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).

9.market value of the property or its marketability.

10.advisability of the purchase of the property.

11.presence of potentially hazardous plants, animals or insects including, but not limited to wood destroying organisms, diseases or organisms harmful to humans.

12.presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.

13.effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

14.operating costs of systems or components.

15.acoustical properties of any system or component.

16.design adequacy with regards to location of the home or property, or the elements to which it is exposed.

C. Inspectors are NOT required to offer or perform:

1.any act or service contrary to law, statute or regulation.

2.engineering, architectural and technical services.

3.work in any trade or any professional service other than home or property inspection.

4.warranties or guarantees of any kind.

D. 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.

E. Inspectors are NOT required to enter:

1.any area which will, in the opinion of the inspector, likely be hazardous to the inspector or other persons or damage the property or its systems or components.

2.spaces which are not readily accessible.

F. Inspectors are NOT required to inspect:

1.underground items including, but not limited to, storage tanks or other indications of their presence, whether abandoned or active.

2.systems or components which are not installed.

3.decorative items.

4.systems or components located in areas that are not readily accessible in accordance with these National Standards of Practice.

5.detached buildings.

6.common elements or common areas in multi-unit housing, such as condominium/strata properties, or cooperative housing when inspecting individual units, including the roof and building envelope.

7.test and/or operate any fire alarm system, burglar alarm system, automatic sprinkler system or other fire protection equipment, electronic or automated installations, telephone, intercom, cable/ internet systems and any lifting equipment, elevator, freight elevator, wheelchair lift,



Standard of Practice 2023 (Continued)

climbing chair, escalator or others;

8.pools, spas and their associated safety devices.

G. Inspectors are NOT required to:

1.perform any procedure or operation which will, in the opinion of the inspector, likely be hazardous to the inspector or other persons or damage the property or its systems or components.

2.move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.

3.dismantle any system or component.

4. STRUCTURAL SYSTEMS

4.1 THE INSPECTOR SHALL:

A. inspect:

1.structural components including visible foundation and framing.

B. report:

1.methods used to inspect the crawl space.

2.methods used to inspect the attics.

5. EXTERIOR SYSTEMS

5.1 THE INSPECTOR SHALL:

A. inspect:

1.exterior wall coverings, flashing and trim.

2.all exterior doors.

3.decks, balconies, stairs, porches, and their associated guards and handrails.

4.eaves, soffits, and fascia where visible from the ground level.

5.grading, and surface drainage.

6.walkways, patios, and driveways.

7.retaining walls and fences.

8.attached garages or carports including garage doors and garage door operators.

B. report:

1.the methods used to inspect the exterior walls and their related components.

5.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

1.screening, shutters, awnings, and similar accessories.

2.geological, geotechnical, or hydrological conditions.

3.recreational facilities.

4.detached garages and outbuildings except as required by local authority with jurisdiction.

5.mechanical lifts.

6.seawalls, breakwaters, dikes, and docks.

7.erosion control and earth stabilization measures.

6. ROOF SYSTEMS

6.1 THE INSPECTOR SHALL:

A. inspect:

1.roof coverings.

2.roof drainage systems.

3.flashings.

4.skylights, chimneys, and roof penetrations.

B. describe:

1.roof coverings.

C. report:

1.methods used to inspect the roofs.

6.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

1.antennae and satellite dishes.

2.interiors of flues or chimneys.



Standard of Practice 2023 (Continued)

3.other installed items attached to but not related to the roof systems.

7. PLUMBING SYSTEMS

7.1 THE INSPECTOR SHALL:

A. inspect:

- 1.interior water supply and distribution systems including all fixtures and faucets.
- 2.drain, waste and vent systems including all fixtures.
- 3.water-heating equipment and associated venting systems.
- 4.fuel storage and distribution systems.
- 5.drainage sumps, sump pumps, and related piping.
- 6.backflow preventers on supply piping.

B. describe:

- 1.water supply, distribution, drain, waste, and vent piping materials.
- 2.water heating equipment including the energy source.
- 3.location of main water and fuel shut-off valves.

7.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

- 1.clothes washing machine connections.
- 2.wells, well pumps, cisterns, or water storage related equipment.
- 3.water conditioning systems.
- 4.solar water heating systems.
- 5.fire sprinkler systems.
- 6.private waste disposal systems.
- 7.irrigation systems.

B. determine:

- 1.whether water supply and waste disposal systems are public or private.
- 2.the quantity or quality of the water supply.

C. operate:

- 1.safety valves or shut-off valves.

8. ELECTRICAL SYSTEMS

8.1 THE INSPECTOR SHALL:

A. inspect:

- 1.service drop.
- 2.service entrance conductors, cables, and raceways.
- 3.service equipment and main disconnects.
- 4.service grounding.
- 5.interior components of service panels and sub panels.
- 6.distribution conductors.
- 7.overcurrent protection devices.
- 8.a representative number of installed lighting fixtures, switches, and receptacles.
- 9.ground fault circuit interrupters (GFCI).
- 10.arc fault circuit interrupters (AFCI).
- 11.smoke alarms.
- 12.carbon monoxide alarms.

8.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

- 1.remote control devices unless the device is the only control device.
- 2.alarm systems and components.
- 3.low voltage wiring, systems and components.
- 4.ancillary wiring, systems and components not a part of the primary electrical power distribution system.
- 5.telecommunication equipment.

B. measure:

- 1.amperage, voltage, or impedance.



Standard of Practice 2023 (Continued)

C. operate or test:

- 1.smoke alarms.
- 2.carbon monoxide alarms.

9. HEATING SYSTEMS

9.1 THE INSPECTOR SHALL:

A. inspect:

- 1.installed heating equipment.
- 2.vent systems, flues, and chimneys.
- 3.fuel storage and distribution systems.

9.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

- 1.interiors of flues or chimneys.
- 2.heat exchangers.
- 3.auxiliary equipment.
- 4.solar heating systems.

B. determine:

- 1.system adequacy or distribution balance.

10. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

10.1 THE INSPECTOR SHALL:

A. inspect:

- 1.fireplace and solid fuel burning system components.
- 2.vent systems and chimneys.

B. describe:

- 1.fireplaces and solid fuel burning appliances.

10.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

- 1.interior of flues or chimneys.
- 2.screens, doors and dampers.
- 3.seals and gaskets.
- 4.automatic fuel feed devices.
- 5.heat distribution systems whether fan-assisted or convection.

B. ignite or extinguish fires or pilot lights.

C. determine draft characteristics.

D. move fireplace inserts, stoves, or firebox contents.

11. AIR CONDITIONING SYSTEMS

11.1 THE INSPECTOR SHALL:

A. inspect

- 1.permanently installed air conditioning equipment.

11.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect

- 1.portable air conditioners.

B. determine:

- 1.system adequacy or distribution balance.

12. INTERIOR SYSTEMS

12.1 THE INSPECTOR SHALL:

A. inspect:

- 1.walls, ceilings, and floors.
- 2.stairs, guards and handrails.
- 3.a representative number of countertops and installed cabinets.
- 4.a representative number of doors and windows.



Standard of Practice 2023 (Continued)

5.gas proofing of walls, doors and ceilings separating the habitable spaces and the garage.

6.fire separations.

12.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

1.decorative finishes.

2.window treatments.

3.central vacuum systems.

4.household appliances.

5.recreational facilities.

13. INSULATION AND VAPOUR RETARDERS

13.1 THE INSPECTOR SHALL:

A.inspect:

1.insulation and vapour retarders.

B.describe:

1.type of insulation materials and vapour retarders in unfinished spaces.

13.2 THE INSPECTOR IS NOT REQUIRED TO:

A.disturb:

1.insulation.

2.vapour retarders

14. MECHANICAL AND NATURAL VENTILATION SYSTEMS

14.1 THE INSPECTOR SHALL:

A.inspect:

1.ventilation of attics and foundation areas.

2.mechanical ventilation systems.

3.the ventilation systems in areas where moisture is generated such as kitchens, bathrooms, laundry rooms.

14.2 THE INSPECTOR IS NOT REQUIRED TO:

B. determine:

1.indoor air quality.

2.system adequacy or distribution balance.

GLOSSARY

Adjacent

Nearest in space or position; immediately adjoining without intervening space.

Alarm Systems

Warning devices, installed or free-standing, including but not limited to; carbon monoxide alarms, flue gas and other spillage alarms, security equipment, ejector pumps and smoke alarms.

Architectural Service

Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract, adequacy of design for the location and exposure to the elements.

Automatic Safety Controls

Devices designed and installed to protect systems and components from unsafe conditions.

Component

A part of a system.

Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor.

Decorative

Ornamental; not required for the operation of systems and components of a building.

Describe

To report a system or component by its type or other observed, significant characteristics to distinguish it from other systems or components.

Determine



Standard of Practice 2023 (Continued)

To find out, or come to a conclusion by investigation.

Dismantle

To 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 homeowner 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, planning, 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.

Functionality

The purpose that something is designed or expected to fulfill.

Further Evaluation

Examination and analysis by a qualified professional, tradesperson or service technician beyond that provided by the home inspection.

Home and Property Inspection

The process by which an inspector visually examines the readily accessible systems and components of a building in accordance with these National Standards of Practice.

Household Appliances

Kitchen, laundry, and similar appliances, whether installed or freestanding.

Inspect

To examine readily accessible systems and components of a building in accordance with these National Standards of Practice, where applicable using normal operating controls and opening readily openable access panels.

Inspector

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

Installed

Set up or fixed in position for current use or service.

Mechanical Ventilation Systems

An active or powered air exhaust and/or intake system installed to remove moisture or contaminants from, or introduce fresh air into, the living space.

Normal Operating Controls

Devices such as thermostats, switches or valves intended to be operated by the homeowner.

Operate

To cause to function, turn on, to control the function of a machine, process, or system.

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 Openable Access Panel

A panel provided for homeowner inspection and maintenance that is within 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.

Sample

A representative portion selected for inspection.

Service Life/Lives

The period during which something continues to function fully as intended.

Shut Down

A state in which a system or component cannot be operated by normal operating controls.



Standard of Practice 2023 (Continued)

Significant Deficiency

A clearly definable hazard or a clearly definable potential for failure or is unsafe or not functioning.

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built, and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

Spa

Residential recreational or therapeutic device.

Structural Component

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System

A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive

An inspection is technically exhaustive when it is done by a specialist who may make extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Technical Services

Services that involve dismantling, the extensive use of advanced techniques, measurements, instruments, tools, testing, calculations, or other similar methods.

Unsafe

A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, missing or improper installation or a change in accepted residential construction Standards.

Vapour Retarder

Material used in the building envelope to retard the passage of water vapour.

Visually Accessible

Able to be viewed by reaching or entering.

Note - In these National Standards of Practice, redundancy in the description of the requirements, limitations and exclusions regarding the scope of the Home and Property Inspection is provided for clarity not emphasis.

(CAHPI acknowledges The American Society of Home Inspectors, Inc. (ASHI) for the use of their Standards of Practice (version January 1, 2000)

Scope of Inspection

Visual inspection

This inspection is a visual inspection only of readily accessible aspects of the property. Your inspector will not be able to detect all deficiencies or shortcomings with the house due to the restrictiveness of a visual inspection. A home inspection does not include identifying defects that are hidden behind walls, floors, or ceilings. This includes structure, wiring, plumbing, ducting, and insulation that are hidden or inaccessible. The inspector will not conduct any invasive or destructive testing of the property such as creating or unsealing openings. Safety, accessibility, or other considerations may present the inspector with restrictions in examining specific home elements or components.

Limited assessment

The home inspection will provide you with a basic overview of the condition of the property. This inspection is not technically exhaustive or all encompassing, as your inspector has only a limited amount of time, as well as constraints in methodology, to complete the inspection. The inspector is a generalist, not a specialist in all disciplines, and may refer the home owner to specialists for further investigation of certain items.

Context of inspection

This inspection should also be considered in the context of a snapshot in time, reflecting the conditions of the home at the date of inspection. Future performance of components and elements of the home is outside the context of this inspection. For example, your inspector may not discover leaks that occur only under certain weather conditions. Some conditions noted, such as conditions, may be either cosmetic in nature



Scope of Inspection (Continued)

or indicators of settlement; however predicting whether an individual condition future problems is beyond the scope of the inspection.

Not building or By-law compliance inspection

Jurisdiction for Building Code, Electrical Safety Code, Technical Standards and Safety Act, Fire Code, or other statutory or by-law compliance inspections resides with the appropriate mandated authorities. The services provided by your home inspector are not conducted in the context of Code or By-Law compliance inspections. The client acknowledges that it may be necessary to confer directly with appropriate authorities to determine whether specific conditions comply with Code or By-Law requirements.

Environment and air quality concerns

This inspection will not assess for environmental or air quality concerns. The scope on inspection does not include examination for hazardous materials that may be on the property, in or behind surfaces, or are constituent to building materials. The inspection does not include determination for irritants, pollutants, toxic materials, or contaminants; presence of mould, marijuana growing operation, illegal substance labs, spores, or fungus; asbestos, lead paint, radon gas or carcinogens and underground fuel oil, septic or gasoline tanks etc. As well, the inspection does not include the determination of presence of insect, bird, rodent, or other pest infestations. If the Inspector recommends consulting other specialized experts, Clients do so at Clients expense.

Not technical exhaustive

The scope of inspection will not perform engineering, architectural, plumbing, or any other job function requiring an occupational license. The inspection does not include engineering evaluation and is not provided as either an engineering or architectural service.

Exclusion

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

Re-inspection

Our inspection fees are based on single visit. If Client requests a re-inspection, the re-inspection fee may be charged.