



HOME INSPECTION REPORT

123 ANYWHERE LANE, SPRINGFIELD



06/26/2013



HOME INSPECTION REPORT

123 ANYWHERE LANE, SPRINGFIELD

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HOME INSPECTION REPORT

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SUMMARY

File #: 0000530.

Client: Clarified Home Inspections

Property: 123 Anywhere Lane, Springfield

Inspection Schedule: 06/26/2013, 01:00 PM.

Work Request: Pre-Purchase Inspection.

CLIENT RESPONSIBILITIES

1. All sections of the report provided either in printed or electronic format must be reviewed in their entirety prior to completion of the purchase agreement.
2. All defects identified during the inspection, even if considered typical in nature, should be regularly monitored for continuing or degrading conditions which may indicate the need for further evaluation by a specialist.
3. Active or previous water leakage conditions may not always be visibly obvious due to vendor repairs of the affected area(s) or intentional concealment (ie. paint, behind furniture or storage). This same concern applies for structural problems or modifications to the property. Furthermore, these conditions may have a history of reoccurring and/or only become active under a unique set of circumstances. Should that happen, significant unexpected costs may result due to structure damage. Prior to finalizing the purchase contract, Clarified Home Inspections requires you to complete the following requests from the vendor:
 - A "**Seller Property Information Sheet**" or similar signed documentation as legal disclosure of current or previous problems (ie. structural, leakage, insects, etc.), date of upgrades and major repairs (ie. furnace, roof, windows, etc.), renovations (ie. electrical, basement, etc.), and associated permits to confirm safe conditions.
 - The cause, time frame and reoccurrence of any suspected water leakage condition noted by the inspector specific to this property. For those conditions repaired, the type and date of repair as well as who completed the repair should be confirmed as well.
 - Documentation which supports any claim by the vendor of upgrades, repairs or replacements as well as associated transferable warranties. This documentation should confirm if the work was completed by qualified professionals.

Please do not hesitate to contact Clarified Home Inspections if you require help interpreting the vendor response provided.



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PRIORITY DEFECTS

The following is a summary of the conditions which are considered to be of higher priority relative to all conditions noted during the inspection. This summary section is a subset of the entire inspection report and represents a partial list of all defects observed during the inspection. These priority items should be given immediate consideration followed by consultation with the appropriate specialist prior to completion of the purchase agreement. This will provide a more accurate view of the financial and/or structural impact as it relates to the purchase.

Note: Be aware that you may receive opinions from other knowledgeable parties or tradespersons that can vary, even drastically, from our own. In this instance, we require you to contact us immediately to seek clarification. While many of the problems are not beyond the abilities of the person who would consider themselves "handy", those which involve electricity or any difficult or substantial amount of work should be left to the expertise of licensed contractors.

OVERVIEW

WORK ORDER

Disclaimer:

This inspection report is intended only for the use of the individual or entity to which it is addressed, and contains information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this report is not the intended recipient, or an agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this Report is strictly prohibited.

EXTERIOR

GROUND & DRAINAGE

Surface Grade:

The slope of one or more surfaces (ie. grade, patio, stairs, walkways, driveway, platform) may not effectively direct water away from the building and could lead to foundation water penetration of below grade structures. [right side of garage] Recommend repair.

Drainage Systems:

Unknown below grade drainage pipe noted at front of garage. It can not be determined if this pipe will drain adequately and discharge the water away from the house. If these pipes are connected to the house sanitary or septic drainage systems, water leakage or sewer backup may occur. Confirm location and performance of below grade drainage and change to on grade drainage if required.

Drainage maybe missing at the base of the exterior basement walkout. Water could collect in this area an penetrate the building through the door. Inquire with vendor regarding known history of problems with this area or item. Recommend Install if not present.



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Landscape:

A tree located close to structure may have an invasive root system which could result in foundation structure damage. [rear left] Recommend Removal

DOORS & WINDOWS

Window Exterior:

Drip edge missing over windows. [some upper window locations] Water may penetrate around window. Consult a window specialist for further evaluation and recommended action. Recommend Install.

Exit Doors:

The self-closing mechanism required to completely close the man door from the house into the garage is missing. Carbon monoxide could potentially enter the house when a vehicle or exhaust generating equipment is running in the garage. Recommend Install

PLATFORMS, WALKWAYS & STORAGE

Handrail/Guardrail

Missing handrail or guardrail is an unsafe condition. [left side of front porch, various areas around rear deck] Recommend Install

Guardrail spindle design may not prevent climbing of the guard. This condition is a potential safety hazard, particularly for small children. [rear deck - some areas] Recommend repair.

Platform:

The platform has shifted in position. [The deck has shifting position and appear to be settling in some areas] Monitor this item for continuing changes in condition which may indicate the need for further evaluation by a deck specialist.

Garage:

Visible openings or holes in the garage ceiling and/or walls leading to the building interior could allow vehicle carbon monoxide to enter the house. [areas above drop ceiling into garage attic are open to the attic of the extension]

PROPERTY INSURANCE CONSIDERATIONS

Insurance (Exterior):

The unknown age oil tank may cause an insurance company to refuse coverage. Confirm eligibility prior to finalizing the purchase agreement.

STRUCTURE

BUILDING ENVELOPE



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Foundation Walls (Interior):

Active water penetration Suspected through the foundation wall/floor. [Front wall of converted cold cellar, under basement stairs, behind furnace & laundry machines] Seal accordingly to prevent future water penetration. Continuation of this condition could lead to water damage. Continuation of this condition may lead to mould growth. Consult a basement water proofing specialist for further evaluation and recommended action.

Water marks or similar signs suggests a previous occurrence of water penetration through the foundation wall. [crawlspace - right side] Continued water penetration may be possible if the source of the water has not been determined and corrected. Monitor this item for continuing changes in condition which may indicate the need for further evaluation by an specialist.

Foundation Floor:

Active water penetration suspected from the foundation floor. [front mechanical room floor] Seal accordingly to prevent future water penetration. Continuation of this condition could lead to water damage. Continuation of this condition may lead to mould growth, Consult a basement water proofing specialist for further evaluation and recommended action.

Attic:

Mildew/mould or similar substance on the surface of the attic roof deck suggests a heat loss condition from the space below creating condensation in the winter. This substance can potentially degrade the indoor air quality if not removed. Ventilation and/or insulation systems may require correction.

Water marks or similar signs in the attic suggests a previous occurrence of water penetration. [main attic near chimney, garage attic near chimney] Continued water penetration may be possible if the source of the water has not been determined and corrected.

ELECTRICAL

WIRING

Branch:

Exposed loose electrical high voltage branch wiring ends or splices must be enclosed in a junction box to prevent accidental contact. [right side shed, kitchen light, water pump wiring] This is a potential safety hazard. Recommend repair.

Electrical branch wiring appears to be unsafe. [kitchen light fixture wiring] Recommend replacement.

An extension cord is not acceptable as part of an permanent configuration. [basement, garage] Deterioration overtime is possible. Recommend Removal



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DEVICES

Receptacles:

Electrical receptacle cover plate is missing. [various locations] Recommend Install

The exterior receptacle is not adequately weather sealed to prevent an electrical short circuit. [exterior rear outlet] Recommend repair.

Electrical receptacle does not appear to be safe for use. [master ensuite bathroom] Recommend repair.

Switches:

Electrical switch cover plate is missing. [various locations] This is a potential safety hazard. Recommend Install

Lighting:

Light fixture ground connection appears to be loose. [kitchen light fixture] This is a potential safety hazard. Recommend repair.

BUILDING PERMITS

It appears that renovations have been made to convert the basement level to a living space and to add an extension which typically requires approval and inspection by the local municipality to ensure that unsafe electrical conditions do not exist. However, it cannot be confirmed if a building permit process was followed. Inquire with vendor regarding the existence of a permit and, if it does not exist, you may want to consult your municipal building officials to determine if further evaluation is required.

HEATING

HEATING OPERATION

Heating Life Expectancy:

Based on historical statistics, the heating system may be near or at end-of-life expectancy. Typical life expectancy are 15-20 for a force air furnace. Schedule service maintenance by a licensed expert to assess the condition of the internal components, heating efficiency and estimated remaining life of the unit / Budgeting for a furnace replacement may be required.

FIREPLACE / WOOD STOVE

Wood Stove:

Wood stove floor protection appears to be missing. It is required to protect the floor from the excessive radiant heat that could cause fire. Consult a WETT specialist for further evaluation and recommended action.



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Some of the firebrick in the wood insert appears to be cracked, which may be a fire hazard. Consult a WETT specialist for further evaluation and recommended action.

PROPERTY INSURANCE CONSIDERATIONS

Insurance (Heating):

Most insurance companies will not insure a property until the wood burning stove or fireplace has passed inspection by a W.E.T.T. (Wood Energy Transfer Technology) qualified inspector. If there is plan to use this appliance in the future, arrangement for a W.E.T.T. inspection immediately advisable. Confirm building insurance coverage prior to finalizing the purchase agreement.

COOLING / HEAT PUMP OPERATION

Life Expectancy:

Based on a 15 year average life expectancy of most central air conditioners, this cooling unit may be near or has reached the end of its life expectancy. Schedule service maintenance by a licensed expert to assess the internal components, cooling efficiency and estimated remaining life of the unit.

PLUMBING FIXTURES

Faucet (Interior):

The faucet is not securely in place which could lead to water leakage. [2nd floor main bathroom, basement shower] Recommend repair.

Shower Head:

Caulking around showerhead controls and faucet is damaged or missing around the edges. [all bathrooms] Water damage behind surfaces could result. Seal accordingly to prevent future water penetration.

Toilet / Bidet

Signs of a previous leak of the toilet. [2nd floor main bathroom - rot and staining around the toilet] At the time of inspection, it could not be confirmed if the problem had been properly corrected so that it would not reoccur.

Sinks & Basins:

Sink or basin is not securely in place. [laundry room sink] Movement may cause water leakage from pinched or broken pipes.

HOT WATER SUPPLY

Hot Water Heater:



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Based on a 12-15 year average life expectancy of most hot water heaters, this unit is near or has reached the end of its life expectancy.

Hot water heater pressure relief value drain line pipe is missing. Scalding hot water automatically discharged through the drain line would be a safety hazard to people nearby. Recommend Install

OTHER SYSTEMS

Septic:

Trees and/or foliage may be too close to septic tile bed and could potentially cause damage. Consult a septic system specialist for further evaluation and recommended action.

A septic system should last anywhere from 20-25 years, or even longer; if it is properly installed and maintained with regular pump-outs every 3-5 years. Since this tank is within this age range, it is strongly recommended the system be inspected by an on-site system professional (such as a certified installer or engineer) prior to purchasing the home.

Well:

Inspection of the well water for the presence of any bacteria and contaminants as well as measurement of the water recovery rate is outside the scope of this inspection. However, it is strongly recommended that both these test be preformed prior to completion of the purchase agreement to ensure that you will not be faced with any excessive costs after taking possession.

INSULATION / VENTILATION

INSULATION

Foundation Wall:

Exposed plastic or foam wall insulation. [various unfinished areas] This condition is a potential safety hazard in a fire if not concealed. Recommend repair.

VENTILATION

MECHANICAL VENTILATION

Bathroom:

A bathroom vent appears to exhaust into the attic space. [2nd floor bathroom] This condition could potentially result in moisture problems as well as mould growth. Recommend repair.

Bathroom exhaust fan suction is very weak. This condition could potentially result in moisture problems and mould growth. [main floor powder room] Recommend repair.

NATURAL VENTILATION

Roof:



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Soffit vent or baffle may be blocked which could restrict natural flow of air in and out of the attic. That conditions could potentially result in moisture accumulation, and mildew/mould growth in the attic. Also, heat buildup in attic could melt the snow on the roof leading to ice daming conditions which can cause water damage to the house.

INTERIOR

CEILING / FLOORS / WALLS

Walls:

Interior wall mildew or mould. [around sewage ejector pump, front wall of basement, right wall of basement, around sump pump enclosure] Consult a mould specialist for further evaluation and recommended action.

Bathtub & Shower Walls:

Bathtub or shower enclosure has visible water damage. [master ensuite shower] This condition may promote mildew or mould growth in the concealed area. Recommend replacement.

Loose plastic surround in bathtub or shower enclosure. [2nd floor main bathroom] This condition could lead water damage behind the surface. Recommend replacement.

Bathtub or shower enclosure damage/defects. [master ensuite shower doors are loose] Continuation of this condition could lead to water damage. Recommend repair.

Bathtub or shower stall base does not appear to have an adequate slope towards the drain. [basement stairs] Inefficient drainage may lead to accelerated deterioration of the floor surface.

WINDOWS & DOORS

Windows:

A broken seal in the window has resulted in moisture accumulation between the panes of glass. [most windows in the house have blow seals] In many cases, this condition can progress to the point where viewing through the window is difficult. Also, the energy efficiency of the window may be significantly reduced. Recommend replacement.

INTERIOR STAIRS & GUARDS

Handrail/Guardrail

Missing handrail or guardrail is an unsafe condition. [2nd floor stairs, basement stairs] Recommend Install

SAFETY & SECURITY

Carbon Monoxide Detection:



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Installation of a CSA or ULC approved carbon monoxide detector in the hallway on each level with a bedroom does not exist and is required by the fire marshal. Recommend Install



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POTENTIAL HIGH COST ITEMS

This section lists, if any, the single item expense(s) which the inspector feels could potentially cost **\$1000** or more over the short term. As this list is not necessarily all inclusive and is based on a non-expert opinion, all areas of concern must be quoted by an expert if a more accurate understanding of the potential cost is required.

EXTERIOR

POTENTIAL MAJOR EXPENSE

Items Include:

Deck, Railing and Guard Repairs [\$1000 - \$5000]

Driveway (Discretionary) [\$1000 - \$3000]

STRUCTURE

POTENTIAL MAJOR EXPENSE

Items Include:

Foundation Wall Water Penetration Repair [\$10000 - \$30000]

Attic Mould Environmental Assessment and Possible Remediation [\$5000 - \$8000]

HEATING

POTENTIAL MAJOR EXPENSE

Items Include:

Furnace Replacement [\$5000 - \$6000]

Oil Tank Replacement (depending on age of tank) [\$1500 - \$2000]

COOLING / HEAT PUMP

POTENTIAL MAJOR EXPENSE

Items Include:

Air Conditioner Replacement [\$2000 - \$3000]

PLUMBING

POTENTIAL MAJOR EXPENSE

Items Include:

Hot Water Tank [\$500 - \$1000]

Septic System (depending on age and condition)

Well System (depending on water potability and capacity)



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General Plumbing Repairs & Upgrades [\$500 - \$2000]

INSULATION / VENTILATION

POTENTIAL MAJOR EXPENSE

Items Include:

Insulation Upgrades and Repairs [\$1000 - \$1500]

INTERIOR

POTENTIAL MAJOR EXPENSE

Items Include:

Shower Enclosures [\$1500 - \$2500]

Windows [\$10000 - \$20000]

Mould Assessment and/or Possibly Remediation [\$2000 - \$?]



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OVERALL CONDITION

The overall rating reflects the inspector's opinion of both the original quality of construction as well as the current condition of the building and its key components at the time of inspection in comparison to homes of similar style and age.

- **Excellent:** The subject dwelling requires a Low Level of current repair considerations compared with the average house of similar style and age.

- **Very Good:** The subject dwelling requires a Reduced Level of current repair considerations compared with the average house of similar style and age.

- **Average:** The subject dwelling requires a Typical amount and type of current repair considerations compared with the average house of similar style and age.

- **Fair:** The subject dwelling requires an Elevated Level of current repair considerations compared with the average house of similar style and age.

- **Poor:** The subject dwelling requires a High Level of current repair considerations compared with the average house of similar style and age.



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PROPERTY INSURANCE PROFILE

The following notes have been extracted from the body of the detail inspection report to assist in answering the many questions typically asked by home insurance companies when assessing the qualification for coverage. **All numbers provided are approximate values.**

BUILDING DESCRIPTION

Age:	38-45 Years
Square Footage:	2200-2400 Sq. Ft
Exterior Wall:	Brick Fascia, Wood/Stucco
Roof:	Asphalt Shingle
Heating:	Furnace, Fuel oil, Forced air, Conventional efficiency (60-75%),
Fuel Burning Appliance:	Wood Fireplace Insert, Location - Building Addition, Operational Control - Manual Match-Light Ignition
Electrical:	Service Size: 200 Amps service, Main Disconnect - Circuit Breaker, Distribution Circuits - Circuit Breakers, Subpanels - Circuit Breakers, Copper wiring, Non-Metallic Sheathed
Plumbing:	Water Supply Pipes - Copper, Drainage & Vent Pipes - ABS Plastic
Fuel Source:	Oil, Oil Tank Location - Above ground interior oil tank, Approximate Tank Age - Cannot determine
Smoke Detection:	Unit Power - Battery, Detector Location(s) - Each level
Carbon Monoxide Detection:	No detectors visible on any of the levels

INSURANCE CONCERNS

The unknown age oil tank may cause an insurance company to refuse coverage. Confirm eligibility prior to finalizing the purchase agreement.

Most insurance companies will not insure a property until the wood burning stove or fireplace has passed inspection by a W.E.T.T. (Wood Energy Transfer Technology) qualified inspector. If there is plan to use this appliance in the future, arrangement for a W.E.T.T. inspection immediately advisable. Confirm building insurance coverage prior to finalizing the purchase agreement.



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OVERVIEW

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WORK ORDER

File #: 0000530.

Site Address: 123 Anywhere Lane, Springfield.

Inspection Type: Pre-Purchase Inspection.

Inspection Date: 06/26/2013.

Inspection Time: 01:00 PM.

Client Name: Clarified Home Inspections.

Client Address: Some other place St, Nowhere Town.

Inspection Company: Company Name: Clarified Home Inspections, Inspector Name: Shawn Janes.

Inspection Fee: Call for a Quote! - 905 505 0240.

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Scope: Your inspector will inspect and report on the following key systems of the building:

- **INSPECTION CONDITIONS** - Client and site specific information.
- **EXTERIOR** - The areas exterior to the building such as drainage, walls, decks, garage, driveway and walkways.
- **ROOF** - The exterior roof surface including any through-roof fixtures such as chimneys, plumbing stacks, skylights and ventilation.
- **STRUCTURE** - Interior and exterior structural components which both encapsulate the building and also provide load bearing support.
- **HEATING** - All heating systems such as furnace, space heater, fireplace or wood burning stove.



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- **COOLING** - Central air conditioning units
- **PLUMBING** - Water supply and drainage systems as well as associated plumbing fixtures such as toilets, faucets and bathtubs.
- **INSULATION** - Exposed insulation in the attic, basement and crawl spaces.
- **VENTILATION** - Natural roof ventilation and mechanical ventilation such as bathroom and kitchen exhaust fans.
- **INTERIOR** - The interior rooms, stairs, doors, hallways and windows.
- **ELECTRICAL** - Accessible distribution panels, receptacles, and lighting

REPORT FORMAT

The following will be documented for each of these key systems:

- **SYSTEM DESCRIPTION** - A brief description of the design and/or material composition of the system
- **OBSERVATIONS** - The defects noted during the inspection
- **LIMITATIONS** - The conditions at the time of the inspection which may have limited or prevented inspection of the system.

The inspector is not required to provide any repair or upgrade costs. If provided, it intended to be a very rough approximation as a courtesy to the client and is not to be interpreted as a reliable quotation. It is your responsibility to request a quote from 2-3 appropriate specialists to determine a more accurate projected cost and we recommend that be completed prior to finalizing the purchase agreement. Ages of equipment and systems provided in the report are rough estimates and their installations are not verified against manufacturers' recommendations. When possible, an estimated life expectancy or certain systems and equipment may be provided, but these estimates are general in nature, based on average life expectancy of similar types of systems and should not be relied upon. Further evaluation by a specialist will be required for a more accurate age determination and life expectancy.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from sales or benefits by trades people.



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SITE DESCRIPTION

Main Entry Faces: East.

Building Design: Residential. *Occupancy Style* - Single Family, *Building Style* - Standard House, *Construction Type* - Detached.

Approximate Building Age: 38-45 Years.

Approximate Size: 2200-2400 Sq. Ft.

Levels: 2

Basement: Finished Basement.

Present During Inspection: Client, Purchasing agent, Accompanying The Client - Friend(s), The Following Trade/Specialist(s) - Septic System, Water Well.

Rental Units: No.

House Occupied: Yes.

WEATHER CONDITIONS

Weather: Clear.

Grounds: Dry.

Temperature: 27-30 °C.



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UTILITY SERVICES

Utilities Status: All utilities on.



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EXTERIOR

EXTERIOR DESCRIPTION

Primary Wall Cladding:	Brick Fascia, Wood/Stucco.
Other Building Components:	<i>Primary Window Style(s)</i> - Fixed, Casement, Awing, Single/Double Hung, <i>Door Styles</i> - Single Hinged, Sliding, <i>Door, Window, Trim Materials</i> - Metal, Vinyl.
Grounds & Drainage:	<i>Downspout Drainage</i> - below ground by past or present building owner, <i>Grade Slope(s)</i> - Steep Slope <i>Gutters & Downspouts Material</i> - Aluminum.
Platforms & Walkways:	<i>Walkways</i> - Concrete, <i>Platforms</i> - Concrete, Wood, <i>Driveway</i> - Asphalt.
Fuel Supply:	Oil, <i>Oil Tank Location</i> - Above ground interior oil tank, <i>Approximate Tank Age</i> - Cannot determine.
Garage Door:	Metal Composition, Overhead Opening, Sectional Construction, Automatic Operation.
Sidewall Vents:	Dryer.
Pillars & Posts:	Wood.
Pool / Hot Tub:	Jacuzzi Hot Tub (<i>Condition and operation of the Hot Tub is not within the scope of this inspection. Recommend scheduling an inspection by a Hot Tub/Spa specialist</i>)

WALL CLADDING

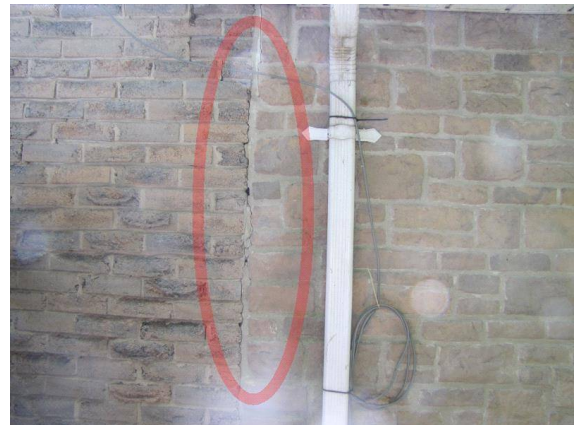
Brick/Stone: Loose exterior wall brick(s) could eventually fall out.
[below front door] Recommend repair.



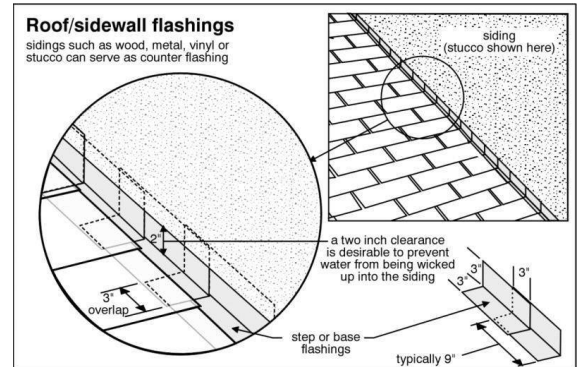
Exterior brick/stone wall cladding step crack(s).
[right side of garage near ground, left side over
basement window] Recommend repair.



Exterior brick/stone wall cladding vertical crack(s).
[right side between original house and extension]
Seal accordingly to prevent future water
penetration.



Siding: Stucco/Wood cladding appears to be too close to the roof surface. [where wall cladding meets lower roof] A clearance of 2" is typically required to prevent potential water damage. Monitor this item for continuing changes in condition which may indicate the need for further evaluation by an specialist.



GROUNDS & DRAINAGE

Surface Grade: The slope of one or more surfaces (ie. grade, patio, stairs, walkways, driveway, platform) may not effectively direct water away from the building and could lead to foundation water penetration of below grade structures. [right side of garage] Recommend repair.



Window sill may be too close to the grade where it may come in contact with ground moisture, rain and/or snow build up. [basement windows at rear and left side] This could result in foundation in window damage and/or water penetration. A minimum of 6" is advisable. Also, if destructive insects (ie. termites, carpenter ants, etc.) are present in the area, this may be providing an access point into the building. Recommend repair.



Drainage Systems: The gutter does not appear to be properly sloped towards the downspout which could cause overflow under heavy rain conditions. [front over garage, upper front roof on right side] This, in turn, could cause water damage. Recommend repair.



The slope in the garage floor may not effectively drain water away from the building. Water could collect in this area and penetrate the foundation through the seams.



Unknown below grade drainage pipe noted at front of garage. It can not be determined if this pipe will drain adequately and discharge the water away from the house. If these pipes are connected to the house sanitary or septic drainage systems, water leakage or sewer backup may occur. Confirm location and performance of below grade drainage and change to on grade drainage if required.



The downspout drainage discharges water directly onto the roof surface which could cause accelerated deterioration of the roof surface overtime. [lower front roof] Extending the drainage directly to a lower gutter or downspout is an option to prevent deterioration.

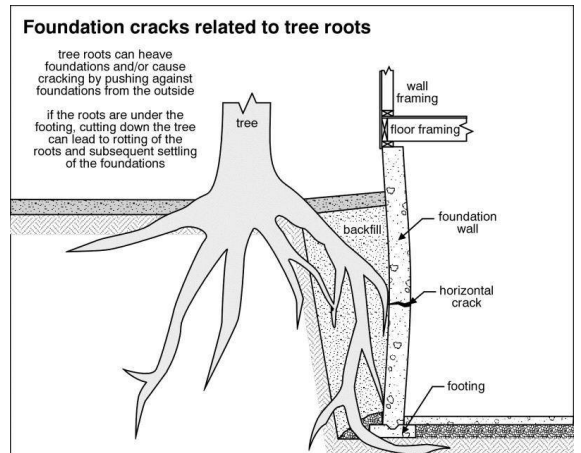


Drainage maybe missing at the base of the exterior basement walkout. Water could collect in this area an penetrate the building through the door. Inquire with vendor regarding known history of problems with this area or item. Recommend Install if not present.

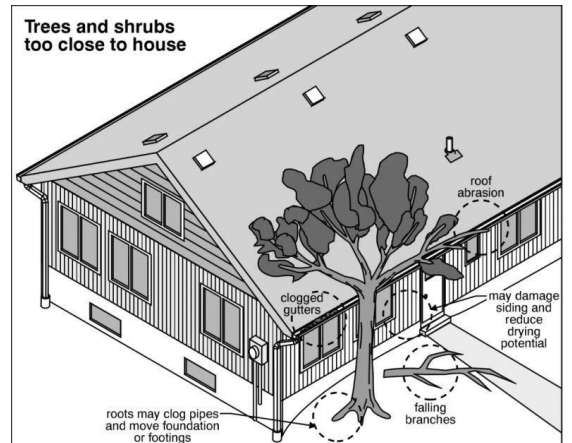


Landscape:

A tree located close to structure may have an invasive root system which could result in foundation structure damage. [rear left] Recommend Removal



Tree limbs appear to be too close to the building may cause damage to the roof, walls or other surfaces. Also, they may be used by small animals such as raccoons as an access point to the building attic structure. [left and right sides at rear] Recommend Removal



Excessive foliage located too close to the cooling/heat pump appliance will reduce the efficient operation of the unit as well as the life expectancy. Recommend repair.



DOORS & WINDOWS

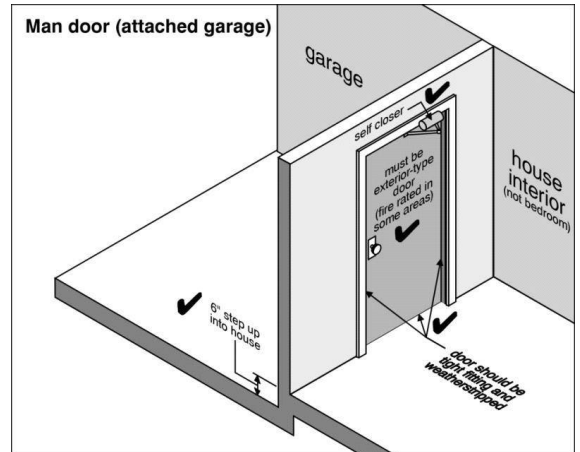
Window Exterior: Drip edge missing over windows. [some upper window locations] Water may penetrate around window. Consult a window specialist for further evaluation and recommended action. Recommend Install.



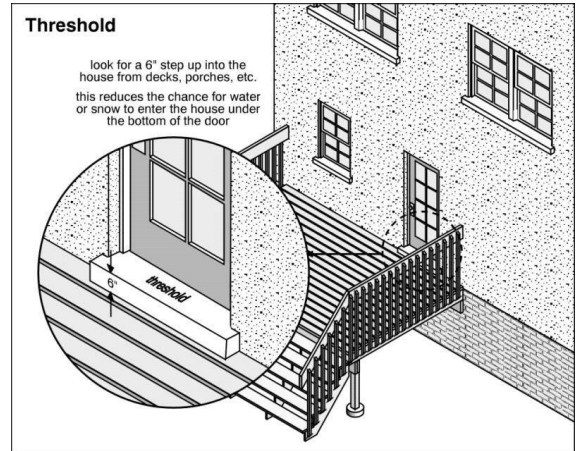
The caulking seal around the window requires maintenance to prevent water penetration and air leakage. [various locations] Seal accordingly to prevent future water penetration.



Exit Doors: The self-closing mechanism required to completely close the man door from the house into the garage is missing. Carbon monoxide could potentially enter the house when a vehicle or exhaust generating equipment is running in the garage. Recommend Install



The height from the exit door sill to the external landing (ie. deck, stairs) may be too low to prevent water penetration. [rear sliding door onto deck] Keep clear of snow during the winter



Garage Door: Crack in the garage door sill. Seal portion of crack exposed to elements to prevent further damage.



VENTS & FINISHINGS

Trim:

Inadequate flashing around the door/window which may result in water penetrating these areas causing damage. [over garage door] Recommend repair.



Exterior trim requires sealing around the joints and openings to prevent water penetration and air leakage. [garage door trim] Seal accordingly to prevent future water penetration.



PLATFORMS, WALKWAYS & STORAGE

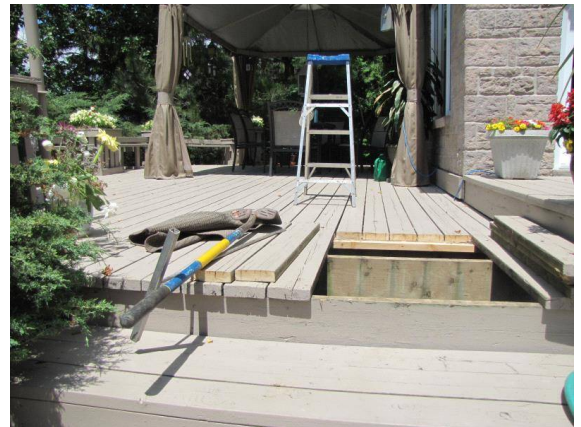
Handrail/Guardrail Missing handrail or guardrail is an unsafe condition. [left side of front porch, various areas around rear deck] Recommend Install



Guardrail spindle design may not prevent climbing of the guard. This condition is a potential safety hazard, particularly for small children. [rear deck - some areas] Recommend repair.



Platform: The platform has shifted in position. [The deck has shifting position and appear to be settling in some areas] Monitor this item for continuing changes in condition which may indicate the need for further evaluation by a deck specialist.

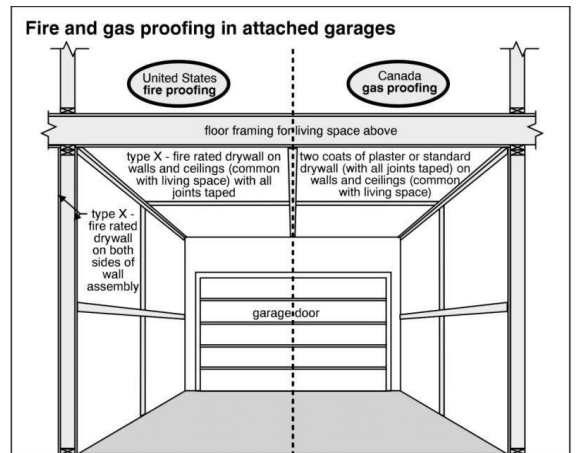


Wood installed over septic tank is untreated and may rot. Deck board support may become compromised. Recommend repair.



Garage:

Visible openings or holes in the garage ceiling and/or walls leading to the building interior could allow vehicle carbon monoxide to enter the house. [areas above drop ceiling into garage attic are open to the attic of the extension]



Driveway:

The driveway slope may not adequately direct water away from the house structure. Water infiltration and damage may occur as a result. Ensure that drain in front of garage functions adequately under heavy rain and snow conditions



The driveway has sections of unevenness. [various sections of settlement are evident] The decision to take corrective action is discretionary.



FUEL SUPPLY

Fuel Oil:

Current Ontario Technical Standards & Safety Authority (TSSA) regulations require all existing fuel oil storage tank and appliances (aboveground and underground) are required to undergo a comprehensive inspection by the Fuel Oil distributor at least once every 10 years. This is being performed to ascertain compliance with the regulations and code. It is a new requirement, which came into effect May 1, 2002. TSSA also requires all existing fuel oil storage tank systems (aboveground and underground) are required to have annual maintenance, performed by a TSSA certified oil burner technician. Such services include visually inspecting for leaks and testing and servicing the unit to ensure it is operating properly.



The age of the oil tank could not be determined. Consult with home owner regarding age of tank. Tanks older than 20 years typically require replacement as a condition of insurance.

ADDITIONAL COMMENTS

The out buildings were not exhaustively inspected however the following issues were noted:

- Exterior wood siding rot. Recommend replacement.
- Window trip edges are missing from over windows. Water penetration may occur
- Eaves troughs are missing for water management
- Structure around stairwell openings may not meet local building code requirements. Consult a framing specialist for further evaluation and recommended action.
- Wood stove in garage does not appear to have adequate separation from combustibles. Consult a WETT specialist for further evaluation and recommended action.
- Water appears to be leaking in around 2nd floor window. Continuation of this condition could lead to water damage. Seal accordingly to prevent future water penetration.

The roof of the shed structure at the right side of the garage may direct rainwater towards the building foundation which may lead to water leakage of frost damage. Recommend Removal

PROPERTY INSURANCE CONSIDERATIONS

**Insurance
(Exterior):**

The unknown age oil tank may cause an insurance company to refuse coverage. Confirm eligibility prior to finalizing the purchase agreement.





HOME INSPECTION REPORT

123 ANYWHERE LANE, SPRINGFIELD

POTENTIAL MAJOR EXPENSE

Items Include: Deck, Railing and Guard Repairs
Driveway (Discretionary)

EXTERIOR INSPECTION LIMITATIONS

General: Exterior view of upper level components of the building (ie. windows, trim, eaves trough, fascia, soffit, etc.) was from ground level.

Driveway: Vehicles and/or storage in the garage space.

Landscape: Low elevation of deck or built enclosure below deck prevents viewing under the deck structure. Tress, shrubs or gardens.

Surface Grading: Tress, shrubs or gardens. Low elevation of deck or built enclosure below deck prevents viewing under the deck structure.

Wall Cladding: Low elevation of deck or enclosure below deck blocks access/view. Tress, shrubs or gardens block access/view.

Stairs: Low elevation of deck or built enclosure below deck prevents viewing under the deck structure.

Exit Doors: Cannot determine from a visual inspection if the type of glass used is safety glass.

Windows: Exterior view of one or more upper windows was from ground level. Visual inspection cannot determine if adequate window well drainage is in place.

Drainage: Active leaks cannot be detected without significant rainfall. Exterior view of upper eaves trough and downspout components was from ground level.

Sidewall Vents: Concealed portion of vent cannot be inspected for proper installation. Exterior view of some upper sidewall vents was from ground level.

Platforms: Low elevation of deck or built enclosure below deck prevents viewing under the deck structure.

Exterior Trim: Exterior view of some trim components was from ground level.

Soffit Fascia: Exterior view of some soffit and fascia components was from ground level.

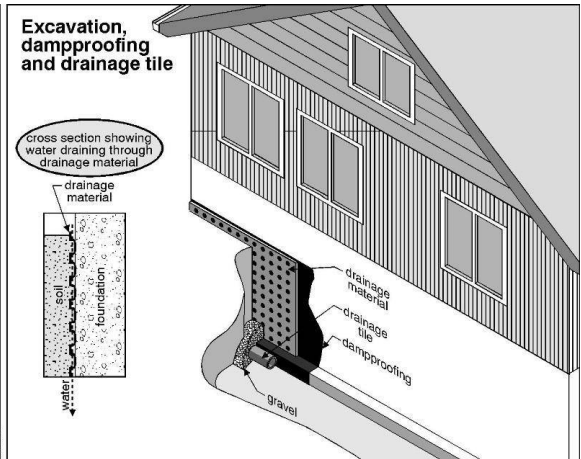
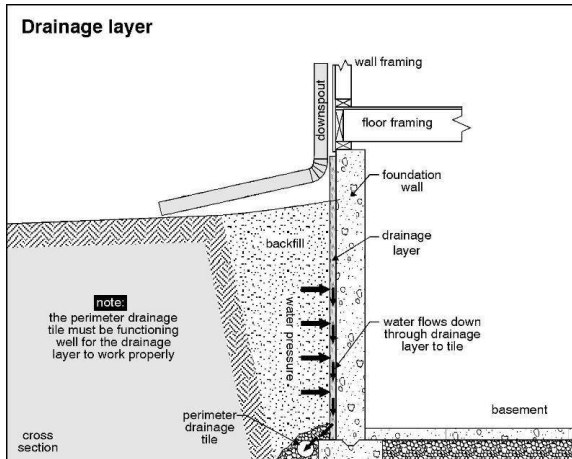
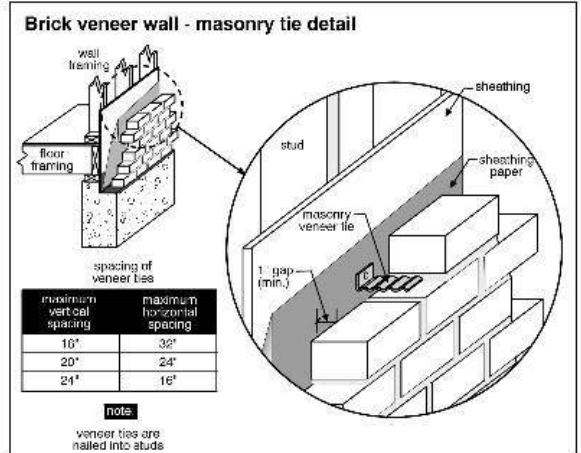
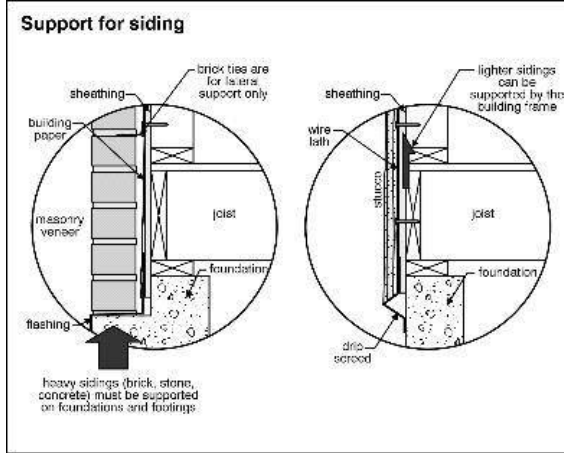
Basement Walkout: It cannot be determined if the basement walkout retaining walls and foundation floor have been constructed with adequate structural support and protection from frost.

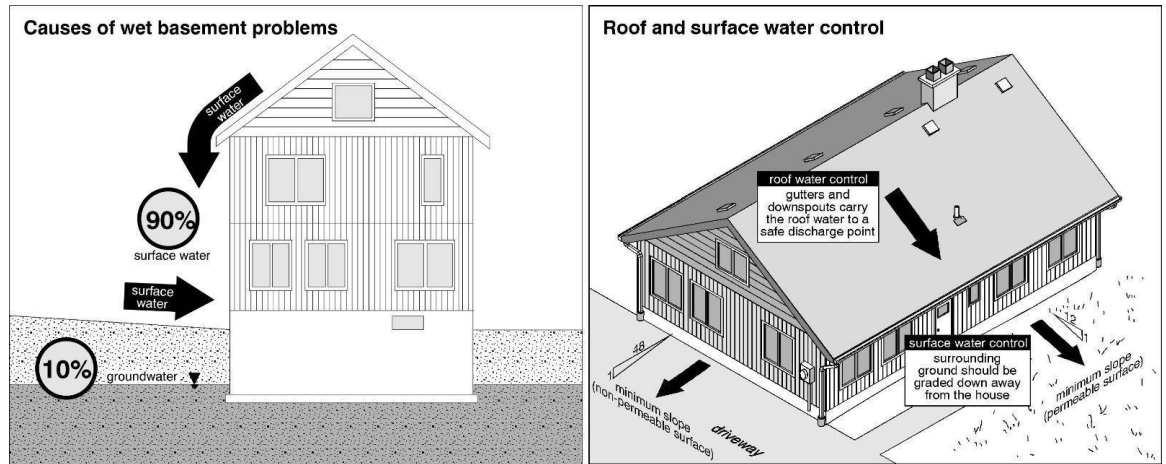
Hot Tub: Determination of condition is not within the scope of this inspection.

Pond: Determination of condition is not within the scope of this inspection.

EXTERIOR REFERENCE DIAGRAMS

General





Outside Scope of Inspection:

- Geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.
- Performance of underground piping, including municipal water and sewer service piping or septic systems.
- Areas under low elevation platforms such as decks and porches.
- Fences, sheds, hot tub, sprinkler systems and septic systems.

Maintenance Tips:

A regular maintenance program will extend the life of many components of the building. They may include:

- Seal all foundation / wall cracks and monitor for continued movement
- Maintain a good seal around all sides of doors, windows and trim
- Protect wood trim with an environmentally friendly latex paint
- Clean out and flush eaves troughs
- Correct any changes in the grade and drainage which may prevent water from draining away from the building
- Avoid any wood contact with the ground



HOME INSPECTION REPORT

123 ANYWHERE LANE, SPRINGFIELD

ROOF

ROOF DESCRIPTION

Roof Slope Style(s): Gable.

Roof Surface Material(s): Asphalt Shingle.

Method Roof Of Inspection: Binoculars, Walked on surface - Lower roof level.

Roof Surface Age: Approximately 0-5 Years.

Through-Roof Fixtures: Plumbing stack vent, Roof vent.

Chimney: *Material* - Brick, External installation, *Exhaust Flue* - Single flue, *Liner* - Metal, *Connections* - Connects to furnace.

2nd Chimney: *Material* - Brick, External installation, *Exhaust Flue* - Triple flue, *Liner* - Metal, *Connections* - Connects to fireplace, Other 2 flues are capped at the top.

ROOF SURFACE

Roof Life Expectancy: It is estimated that there is 10+ years of life left on the main house roof. Actual roof life may be longer however roof life depends on quality of installed shingles, performance of flashing and gutters and eaves troughs and performance of attic ventilation.

Flashing:

Flashing around chimney may not adequately direct water around the chimney. [garage roof at original house chimney] Water leakage may occur. Recommend repair.



THROUGH-ROOF ITEMS

Chimney:

Visible chimney cap crack(s). [both chimneys require minor maintenance] Seal accordingly to prevent future water penetration.



ROOF INSPECTION LIMITATIONS

Roof Surface:

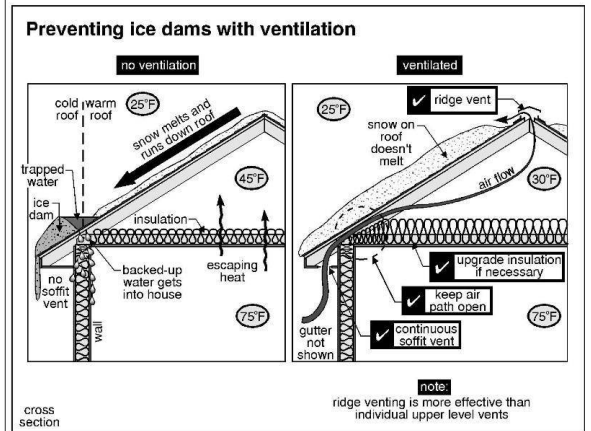
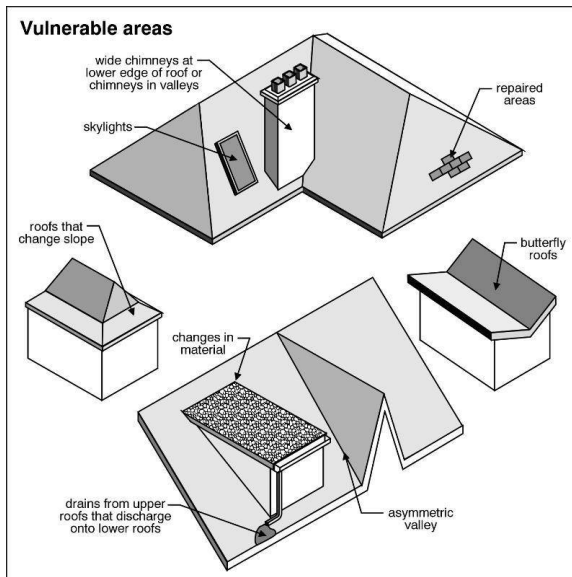
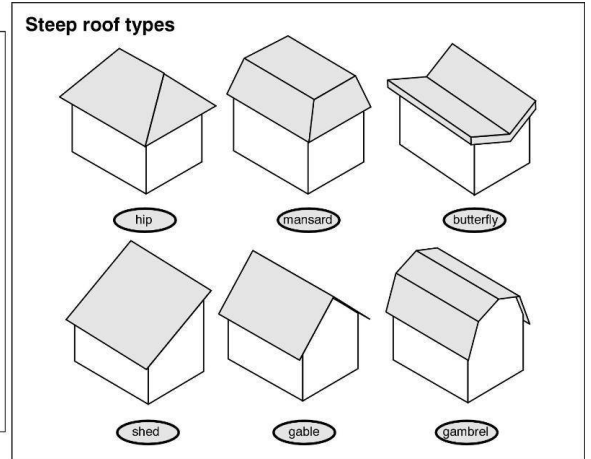
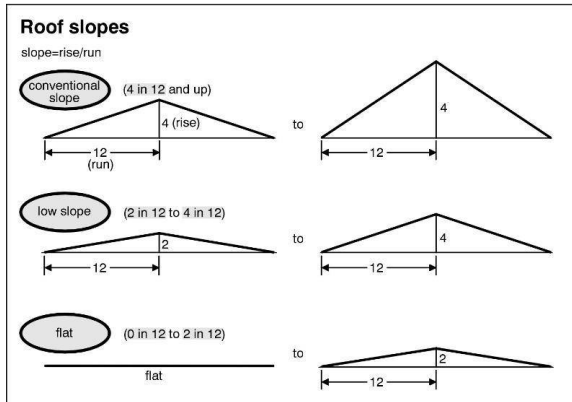
The ladder height required to access the highest roof surface is beyond the government regulated maximum allowable limit without harness support and, therefore, any attempt to climb that height and walk on the surface would pose a safety risk to the inspector. This restriction limited the view of the roof.

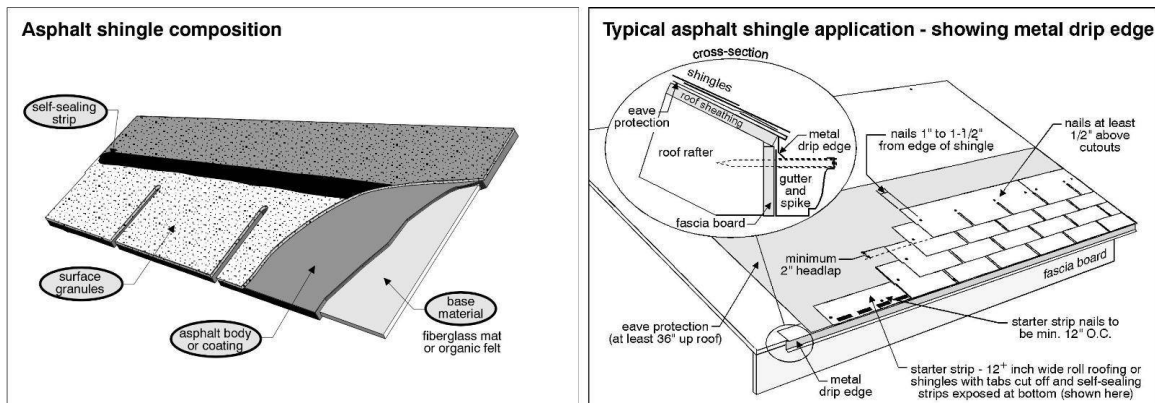
**Through-Roof
Fixtures:**

Same as roof limitations.

ROOF REFERENCE DIAGRAMS

General





This report section is an opinion of the general quality and condition of the roofing material. The inspector may offer an opinion but cannot offer a warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. In most cases, this situation is not present during the inspection.

Maintenance Tips:

- Replace missing shingles
- Secure and reseal loose flashing
- Repair ridge caps
- Seal around pipes, air vents, chimneys and in roof valleys
- Check the roof for soft spots and fascia for signs of rotting wood

STRUCTURE

MAIN STRUCTURE DESCRIPTION

- Building Design:** Wood framed above-grade walls, Truss roof framing, Foundation below-grade walls, Full-height basement, Laterally support foundation, Heated space.
- Building Materials:** *Foundation Wall & Floor* - Block Concrete, *Subfloor & Roof Deck* - Plywood.
- Attic Access:** Hatch Entry, Full Headroom.
- Structure Visibility:** *Exterior Wall* - 5%, *Interior Wall* - 5%, *Interior Floor* - 5%, *Main Level Subfloor* - 5%, *Joists* - Partial.
- Bearing Support:** Basement finishing does not allow for the bearing support design of house to be determined
- Crawlspace:** *Height* - Approximately 3' *Access Method* - Crawled in with partial access, *Heated Space* - Yes, *Walls* - Concrete Blocks, *Laterally Supported* - Yes, *Floor* - Poured Concrete.
- Garage / Carport:** Attached Garage, 2 Vehicle Capacity, *Framing* - Wood, *Floor* - Concrete floor, *Attic* - Truss framing.

BUILDING ENVELOPE

- Foundation Walls (Exterior):** Evidence of water leakage repairs to the foundation wall. [front of porch] Inquire with vendor regarding known history of problems with this area or item.



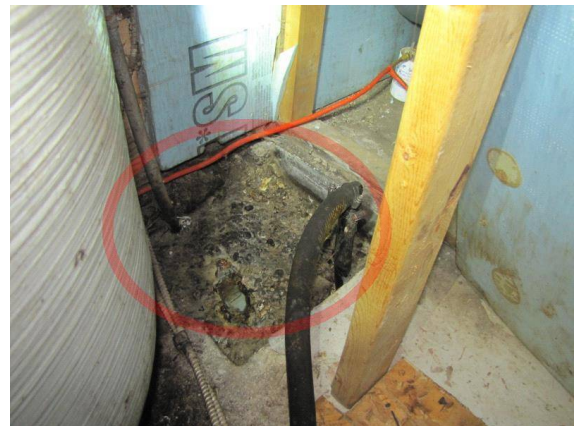
Foundation Walls (Interior): Active water penetration Suspected through the foundation wall/floor. [Front wall of converted cold cellar, under basement stairs, behind furnace & laundry machines] Seal accordingly to prevent future water penetration. Continuation of this condition could lead to water damage. Continuation of this condition may lead to mould growth. Consult a basement water proofing specialist for further evaluation and recommended action.



Water marks or similar signs suggests a previous occurrence of water penetration through the foundation wall. [crawlspce - right side] Continued water penetration may be possible if the source of the water has not been determined and corrected. Monitor this item for continuing changes in condition which may indicate the need for further evaluation by an specialist.



Foundation Floor: Active water penetration suspected from the foundation floor. [front mechanical room floor] Seal accordingly to prevent future water penetration. Continuation of this condition could lead to water damage. Continuation of this condition may lead to mould growth, Consult a basement water proofing specialist for further evaluation and recommended action.



Attic:

Mildew/mould or similar substance on the surface of the attic roof deck suggests a heat loss condition from the space below creating condensation in the winter. This substance can potentially degrade the indoor air quality if not removed. Ventilation and/or insulation systems may require correction.



Water marks or similar signs in the attic suggests a previous occurrence of water penetration. [main attic near chimney, garage attic near chimney] Continued water penetration may be possible if the source of the water has not been determined and corrected.



Large amount of dead insects in attic. May form a health hazard. Consult a pest specialist for further evaluation and recommended action.





HOME INSPECTION REPORT

123 ANYWHERE LANE, SPRINGFIELD

RENOVATIONS

Building Permit: It appears that additions have been made to the structure which typically requires approval and inspection by the local municipality to ensure that unsafe structure conditions do not exist. However, it cannot be confirmed if a building permit process was followed. Inquire with vendor regarding the existence of a permit and, if it does not exist, you may want to consult your municipal building officials to determine if further evaluation is required.

EXTERIOR LEVEL VIEW

Square View: Structure appears to be level - No visible leaning.

POTENTIAL MAJOR EXPENSE

Items Include: **Foundation Wall Water Penetration Repair**
Attic Mould Environmental Assessment and Possible Remediation

STRUCTURE INSPECTION LIMITATIONS

Foundation & Support Structures: Backfill prevents determination of the condition of the exterior portion of the foundation wall which is covered. Adequacy of basement drainage or de-watering systems are not determined, due to the underground nature of the system. Finishes such as drywall/paneling has concealed portions of the structure (foundation, beams, columns, etc.) which prevents or limits detection of active problems or clues to any historical problems such as water leakage and structure defects. Equipment/storage materials block access/view. Insulation blocks view. Cannot predict how frequently and severely the structure will leak.

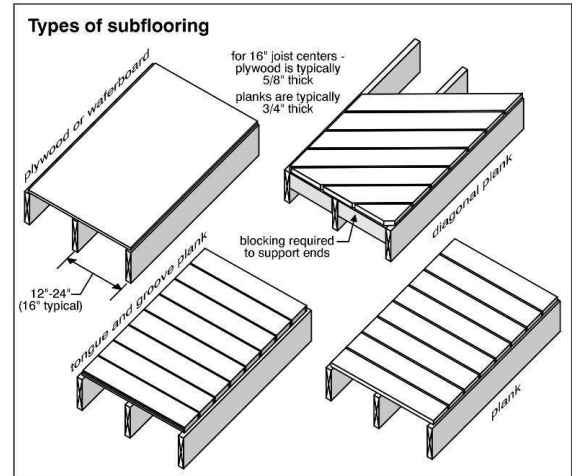
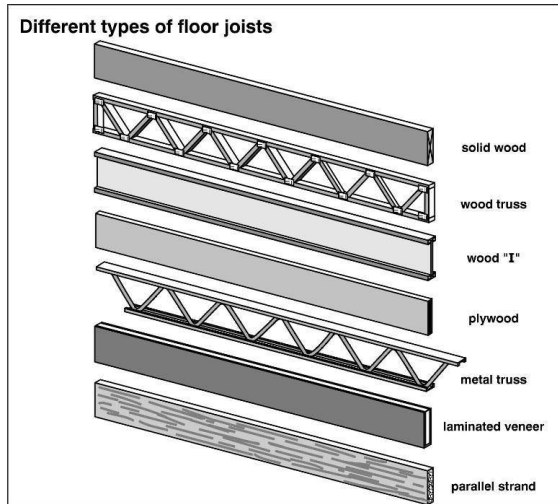
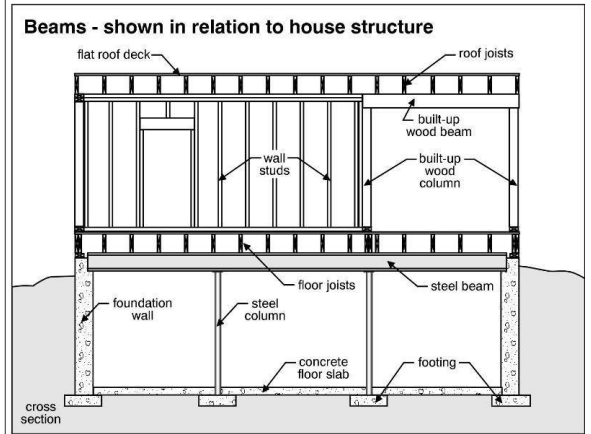
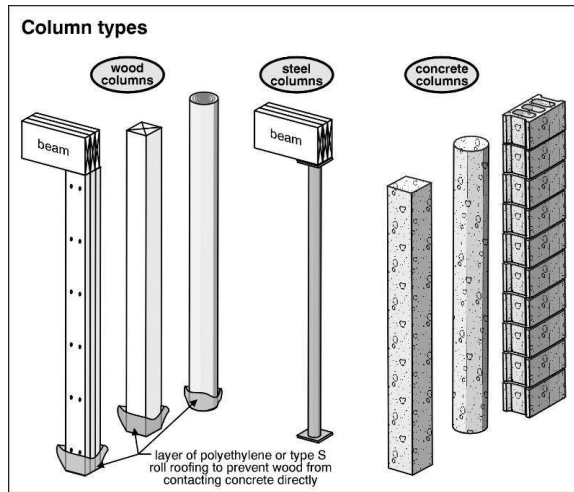
Garage: Equipment/storage materials block access/view.

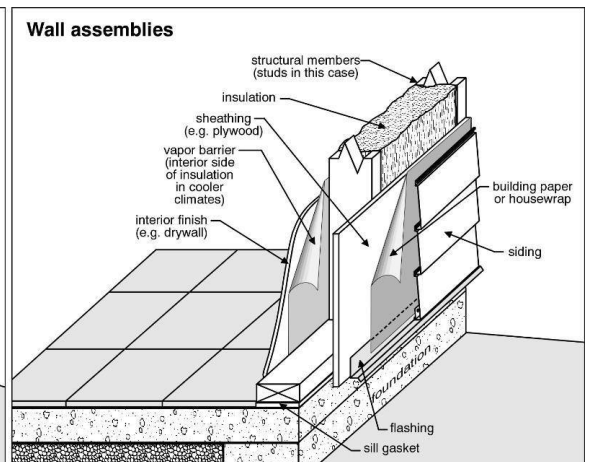
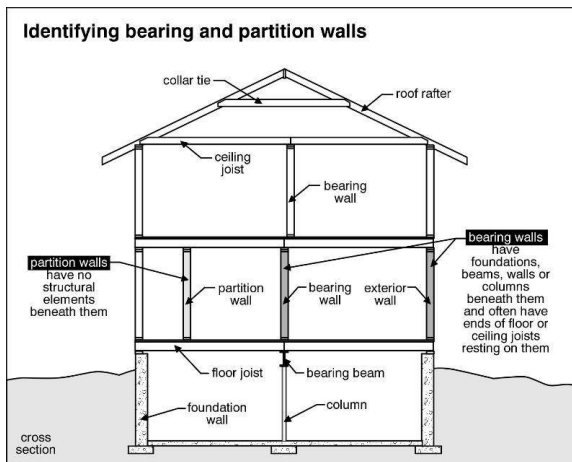
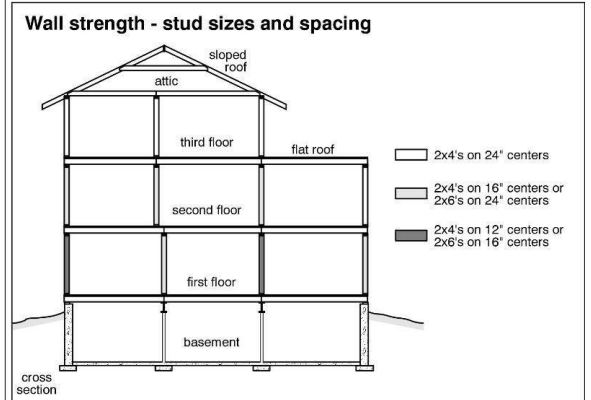
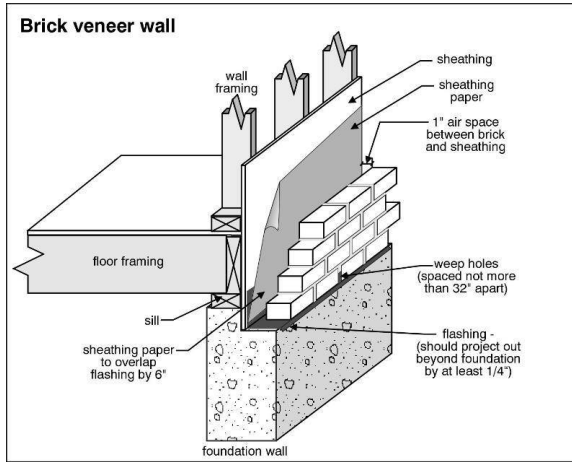
Attic: Attic viewing was limited to observing from hatch areas only. Entering the attic was either omitted or limited to a small area to maintain the integrity of the insulation, eliminate potential ceiling damage and reduce safety risk to inspector. This method of access may have limited the view of all of the attic space. Cannot predict how frequently and severely the structure will leak.

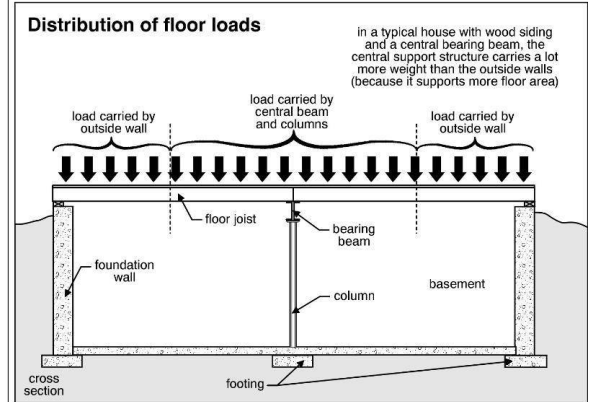
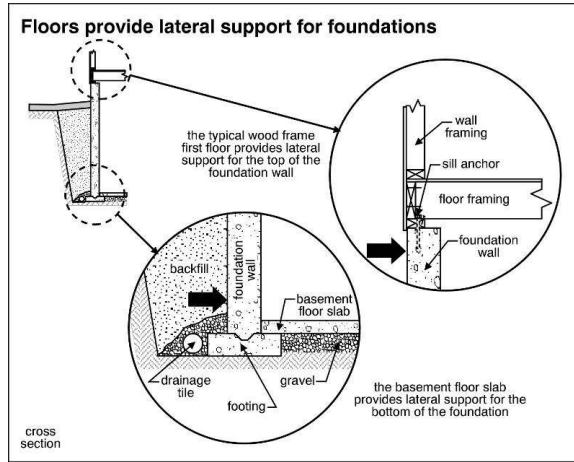
Cold Cellar: Cannot predict how frequently and severely the cold cellar structure will leak.

STRUCTURE REFERENCE DIAGRAMS

General







Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor and wall coverings prevent recognition of cracks, settlement and past and existing water leakage conditions in all but the most severe cases. Treat all foundation cracks with the appropriate seal and then monitor for continued movement. Continued movement may require further evaluation by a specialist.

If, during the inspection, any evidence of foundation water leakage has been noted, we recommend ensuring external water drainage is properly directed away from the building as the first line of defence. These areas include gutters, downspouts, grading, sidewalk, driveway and patio.



HOME INSPECTION REPORT

123 ANYWHERE LANE, SPRINGFIELD

ELECTRICAL

ELECTRICAL SYSTEM DESCRIPTION

Hydro Utility Service Feed: *Feed To Building* - Underground, *Meter Location* - Left side of building, *Service Size From Utility to the Building* - 200 Amps, 120/240 Volts, Single Phase.

Electrical Panel(s): *Main Disconnect* - Combined with distribution panel, *Location* - Basement, *Maximum Panel Rating* - 200A

Sub Panel, Location - Outbuilding, *Maximum Panel Rating* - 60 Amps.

Service Size: 200 Amps.

System Grounding Method: Grounded to the well Casing.

Labelled Dedicated Circuits: Furnace, Range, Dryer.

Overcurrent Protection: *Main Disconnect* - Circuit Breaker, *Distribution Circuits* - Circuit Breakers, *Subpanels* - Circuit Breakers.

Overcurrent Sizes: *Main Disconnect* - 200A, *Main Distribution Panel* - 15A, 20A, 30A, 40A, Ground Fault Circuit Interrupter Installed, *Subpanel(s)* - 15A.

Branch Wiring: Copper wiring, Non-Metallic Sheathed.

Panel Wiring: *Main Power Disconnect Feeder* - No safe visible access to determine type.

Receptacles: 3-slot grounded.

Lighting: Incandescent.

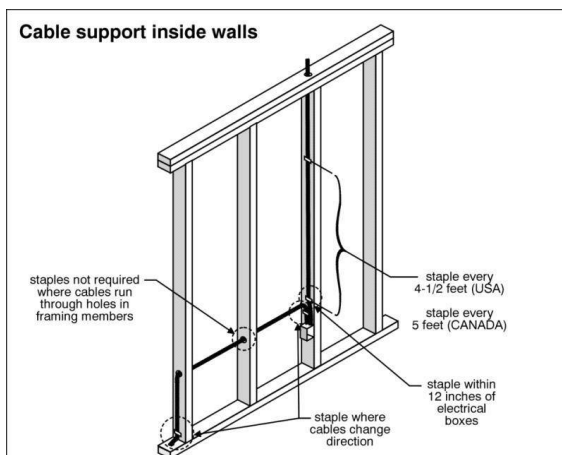
Switches: Standard types.

WIRING

Panel: Inadequate labeling of the electrical panel circuits. It may be difficult to determine the correct shutoff breaker or fuse under an emergency condition. Recommend repair.



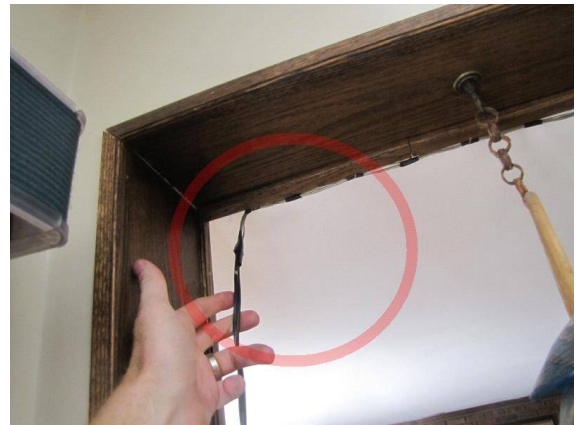
Branch: The electrical branch wiring is not properly secured along the path of its installation. Fasten at least every 5' along studs or joists and where cable changes direction. The electrical branch wiring is not properly secured prior to entering the electrical box. Fastening is required at least within 12" of the box. [various locations in basement noted] Recommend repair.



Exposed loose electrical high voltage branch wiring ends or splices must be enclosed in a junction box to prevent accidental contact. [right side shed, kitchen light, water pump wiring] This is a potential safety hazard. Recommend repair.



Electrical branch wiring appears to be unsafe. [kitchen light fixture wiring] Recommend replacement.



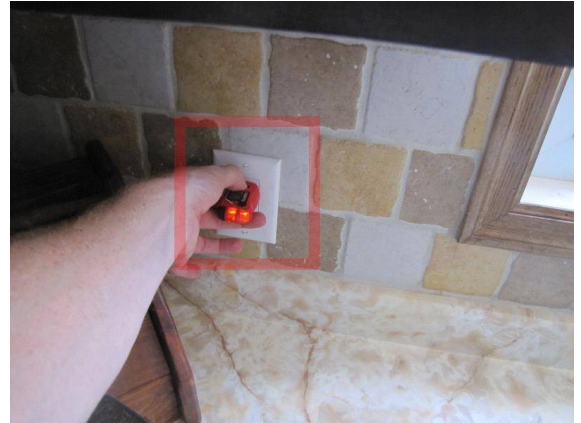
An extension cord is not acceptable as part of a permanent configuration. [basement, garage] Deterioration overtime is possible. Recommend Removal



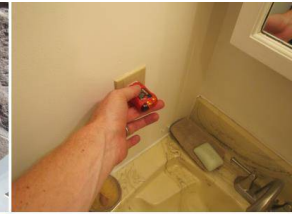
DEVICES

Receptacles:

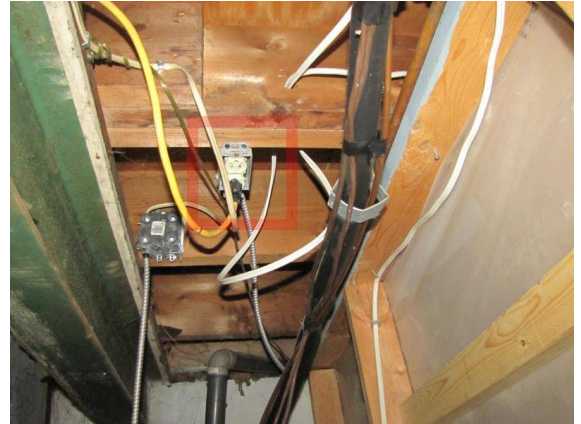
Although not required at the time the house was built, a two pole Ground Fault Circuit Interrupter (GFCI) breaker is now a recommended replacement safety device for the kitchen receptacle due to the close proximity to a water source. This will ensure that this area meets current electrical safety standards. [kitchen counter outlets near sink] Recommend Install



Although not required at the time the house was built, a Ground Fault Circuit Interrupter (GFCI) receptacle is now a recommended replacement safety device of the existing receptacle due to the close proximity to a water source. This will ensure that this area meets current electrical safety standards. [bathroom outlets near sink, exterior outlets] Recommend Install



Electrical receptacle cover plate is missing.
[various locations] Recommend Install



The exterior receptacle is not adequately weather sealed to prevent an electrical short circuit.
[exterior rear outlet] Recommend repair.



An electrical receptacle has not been installed for the central vacuum system. [several locations] Recommend Install



Electrical receptacle does not appear to be safe for use. [master ensuite bathroom] Recommend repair.



Electrical receptacle did not appear to have power. [rear of garage] Inquire with vendor regarding known history of problems with this area or item.



Switches:

Electrical switch cover plate is missing. [various locations] This is a potential safety hazard. Recommend Install

It could not be determined what device an electrical switch operates since no change was observed during testing. [various locations] Confirm intended purpose with vendor.

Lighting:

Light fixture ground connection appears to be loose. [kitchen light fixture] This is a potential safety hazard. Recommend repair.



BUILDING PERMITS

It appears that renovations have been made to convert the basement level to a living space and to add an extension which typically requires approval and inspection by the local municipality to ensure that unsafe electrical conditions do not exist. However, it cannot be confirmed if a building permit process was followed. Inquire with vendor regarding the existence of a permit and, if it does not exist, you may want to consult your municipal building officials to determine if further evaluation is required.

ELECTRICAL INSPECTION LIMITATIONS

General:

Amperage service size is an assumption only based on expectations typical of the visible consumer service conduit size. Supply service conductors not inspected. Components are concealed. A representative sample of switches and receptacles were inspected. The internal condition of the main disconnect compartment may not have been inspected due to safety reasons and should only be accessed by a qualified expert.

Main Disconnect:

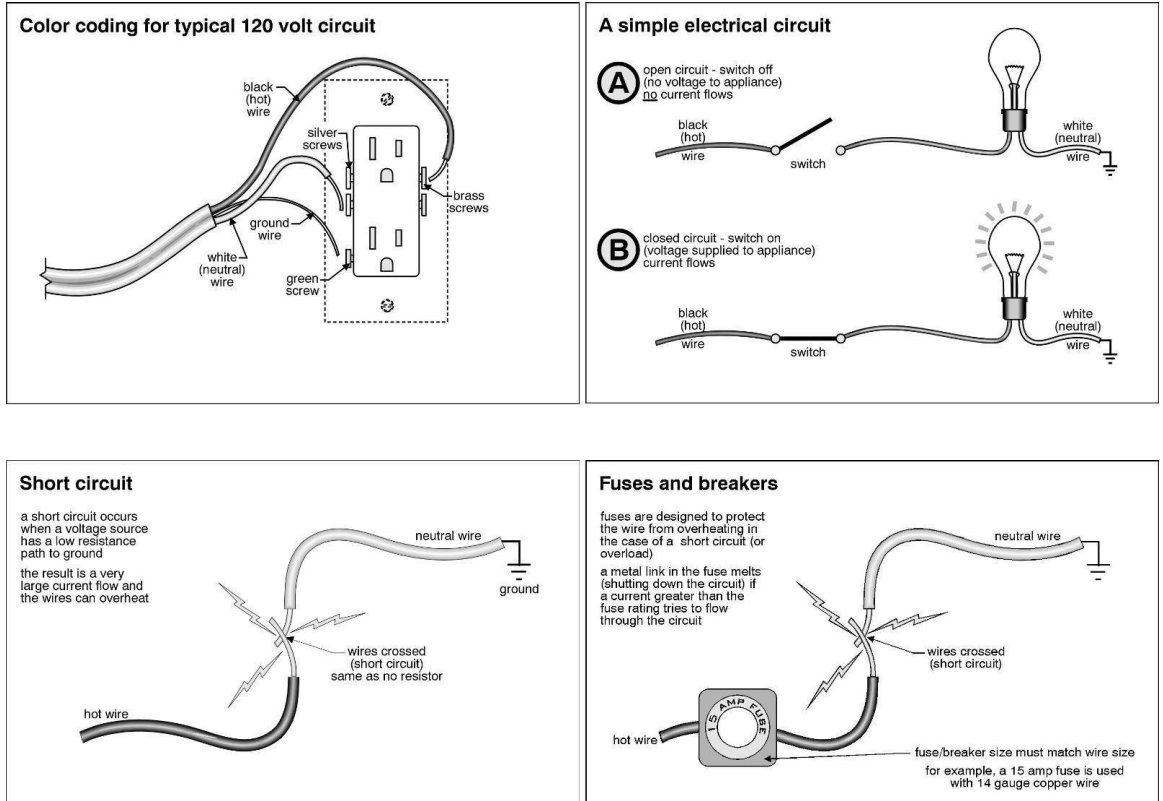
The internal condition was not inspected due to safety reasons and should only be accessed by a qualified expert.

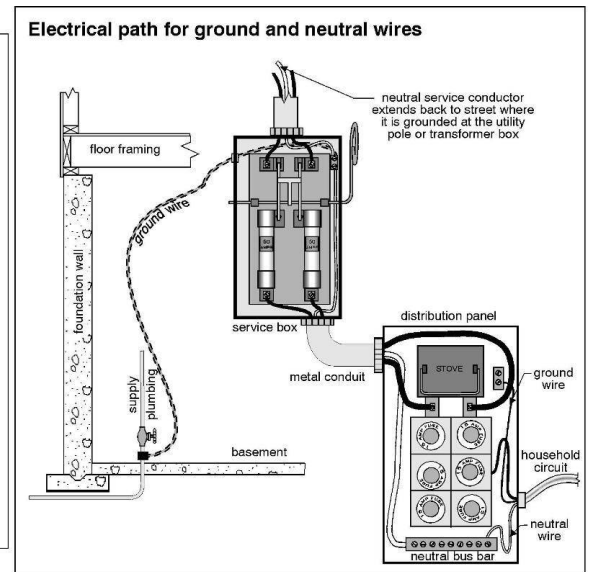
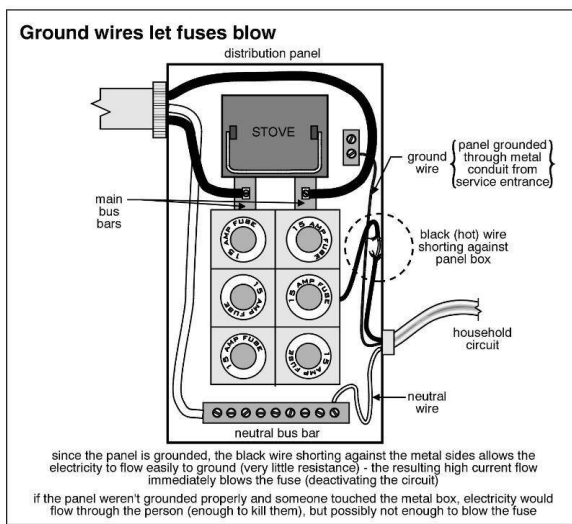
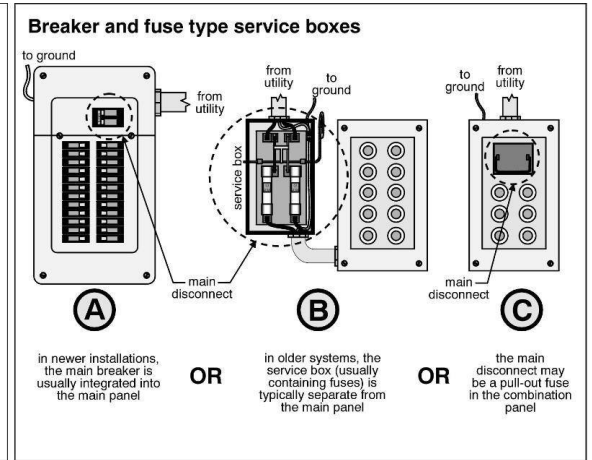
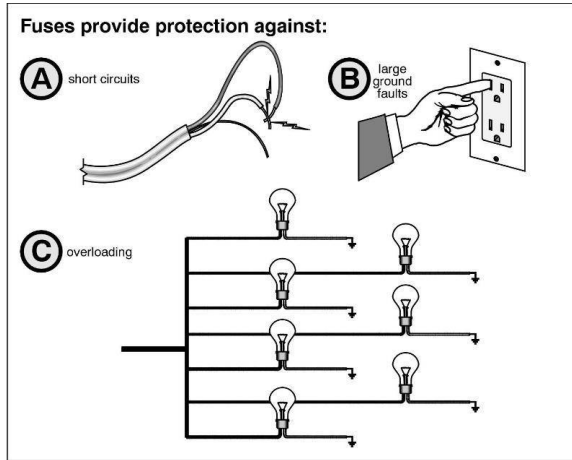
Wiring & Devices:

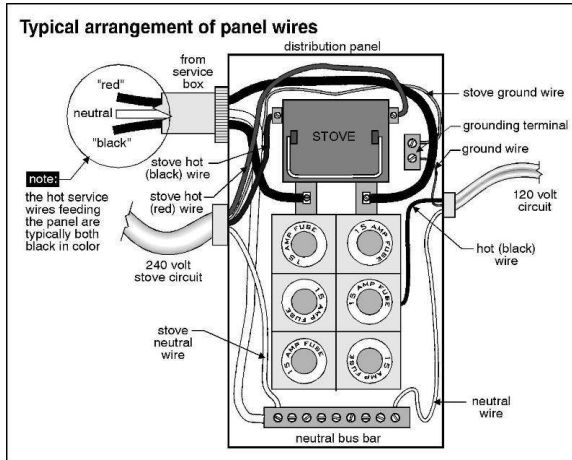
Equipment or storage block access/visibility.

ELECTRICAL REFERENCE DIAGRAMS

General







Common household wire and fuse sizes

14 AWG copper wire

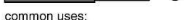


common uses:

most circuits for lighting and receptacles, electric baseboard heaters

typical fuse/breaker size:
15 amps

10 AWG copper wire



common uses:

electric clothes dryers, air conditioners, water heaters

typical fuse/breaker size:
30 amps

12 AWG copper wire



common uses:

some receptacles, electric baseboard heaters, small air conditioners

typical fuse/breaker size:
20 amps

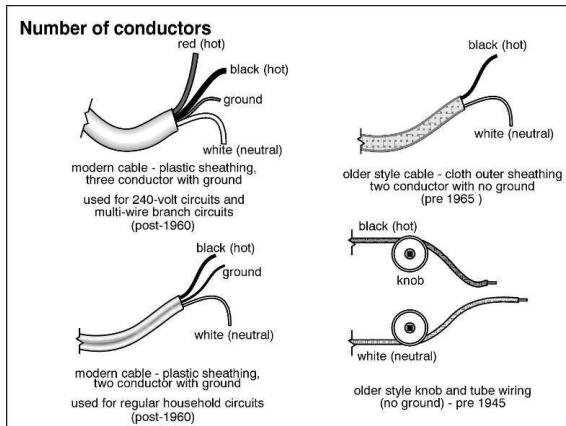
8 AWG copper wire



common uses:

electric stoves and ovens

typical fuse/breaker size:
40 amps

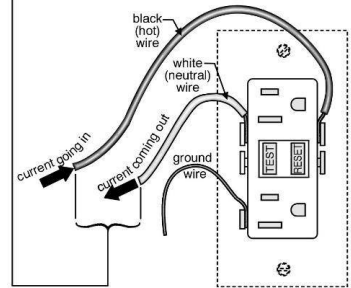


Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamperes), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:
if the GFI is in the panel, the entire circuit will be shut down



Maintenance Tips:

A regular maintenance program will limit electrical hazard conditions in the building. They may include:

- **Aluminum wiring:** requires periodic inspection and maintenance by a licensed electrician.
- **GFCI:** test receptacles once a month
- **Test switches:** considerable free play means it is unsafe and should be replaced
- **Test receptacles:** little or no friction when plugging means it is unsafe and should be replaced



HOME INSPECTION REPORT

123 ANYWHERE LANE, SPRINGFIELD

HEATING

PRIMARY HEATING SYSTEM DESCRIPTION

Heating System Type: Furnace, Fuel oil, Forced air, Conventional efficiency (60-75%)
Heating System Age: 20-25 Years.
Combustion: *Ignition* - Electronic, *Input BTU* - 100,000.

SUPPLEMENTARY HEATING SYSTEM DESCRIPTION

Heating System Type: Baseboard, Electric - basement only.

FIREPLACE/ STOVE DESCRIPTION

Fireplace/Stove Type: Wood Fireplace Insert, *Location* - Building Addition, *Operational Control* - Manual Match-Light Ignition.
Stove Design: *Style* - Insert, *Wall Shield* - Stone.

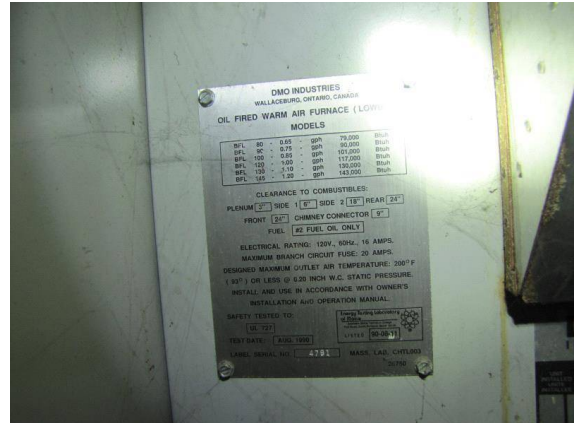
PHYSICAL COMPONENTS

Exhaust System: Exhaust pipe corrosion and staining may indicate improper venting. Consult an oil furnace specialist for further evaluation and recommended action.



HEATING OPERATION

Heating Life Expectancy: Based on historical statistics, the heating system may be near or at end-of-life expectancy. Typical life expectancy are 15-20 for a force air furnace. Schedule service maintenance by a licensed expert to assess the condition of the internal components, heating efficiency and estimated remaining life of the unit / Budgeting for a furnace replacement may be required.



Air Circulation: Little or no air flow observed from the register. [air flow at some 2nd floor bedroom registers was low] These areas may not receive proper climate control. Consult an HVAC specialist for further evaluation and recommended action.



Controls & Maintenance: An annual heating system maintenance program is strongly recommended. This will maximize the life of the heating system.

Manual thermostat control is installed. More efficient utility consumption could be achieved with a programmable thermostat.

FIREPLACE / WOOD STOVE

Wood Stove: Wood stove floor protection appears to be missing. It is required to protect the floor from the excessive radiant heat that could cause fire. Consult a WETT specialist for further evaluation and recommended action.



Some of the firebrick in the wood insert appears to be cracked, which may be a fire hazard. Consult a WETT specialist for further evaluation and recommended action.



HOME INSPECTION REPORT

123 ANYWHERE LANE, SPRINGFIELD

PROPERTY INSURANCE CONSIDERATIONS

**Insurance
(Heating):**

Most insurance companies will not insure a property until the wood burning stove or fireplace has passed inspection by a W.E.T.T. (Wood Energy Transfer Technology) qualified inspector. If there is plan to use this appliance in the future, arrangement for a W.E.T.T. inspection immediately advisable. Confirm building insurance coverage prior to finalizing the purchase agreement.

POTENTIAL MAJOR EXPENSE

Items Include:

Furnace Replacement

Oil Tank Replacement (depending on age of tank)

HEATING SYSTEM INSPECTION LIMITATIONS

**Physical
Components:**

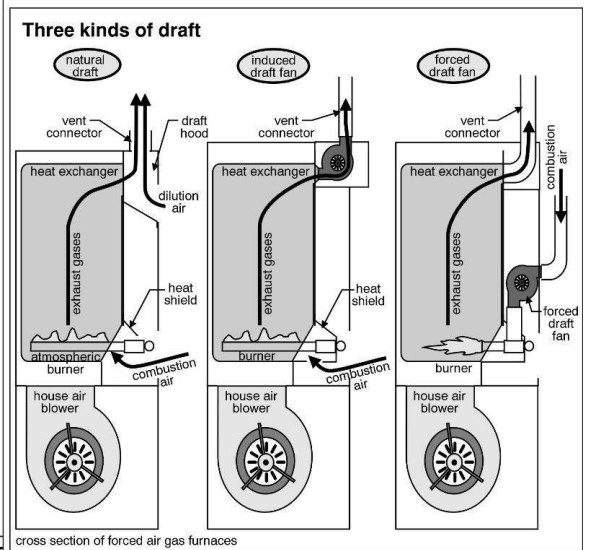
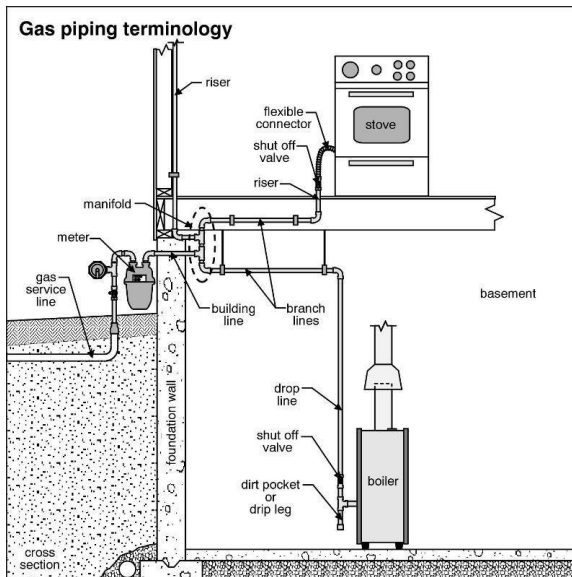
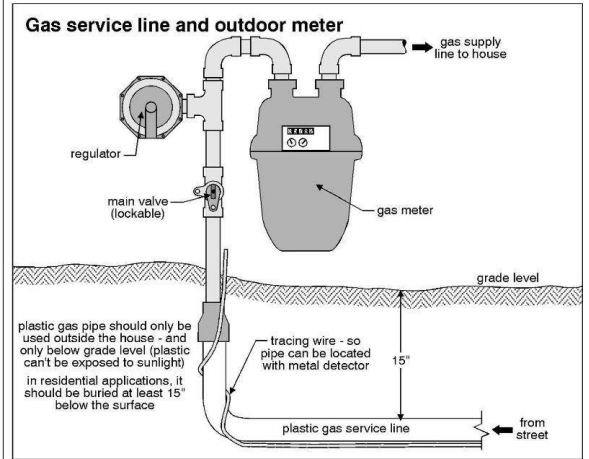
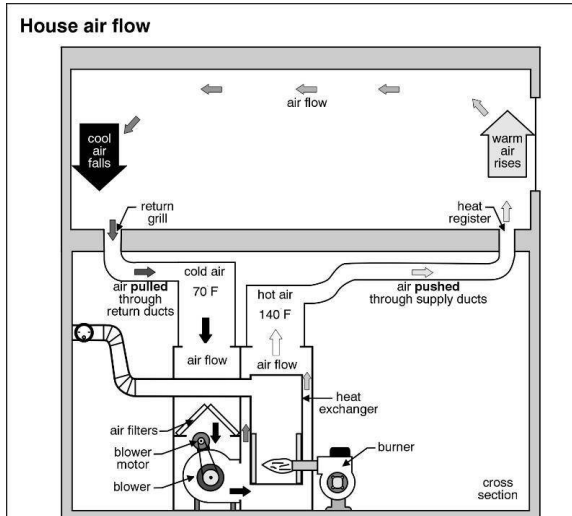
Portions of the system are concealed within floors, walls and/or ceilings; For this reason, detection of clues to any existing or historical problems such as damaged connections or lines in these areas is not possible.

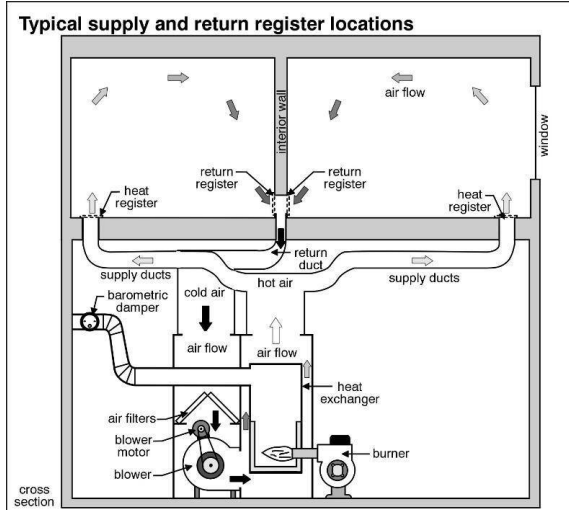
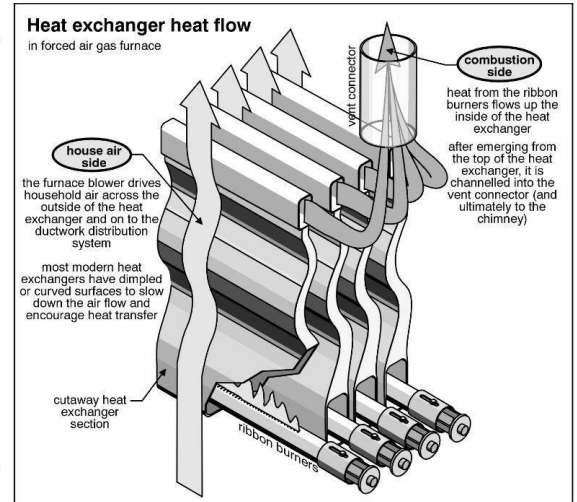
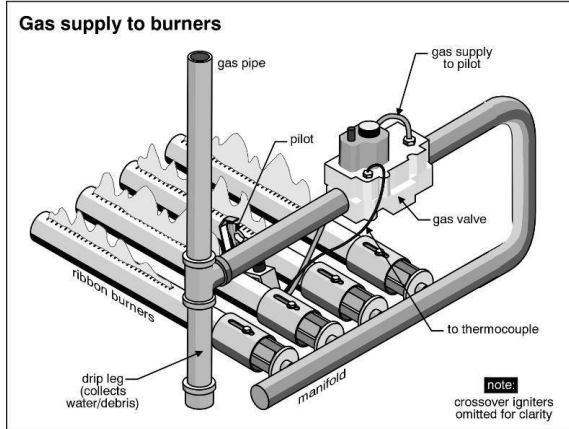
**Fireplace / Wood
Stove:**

Inspection of any chimney flue liners is restricted by the limited view from the fireplace opening.

HEATING REFERENCE DIAGRAMS

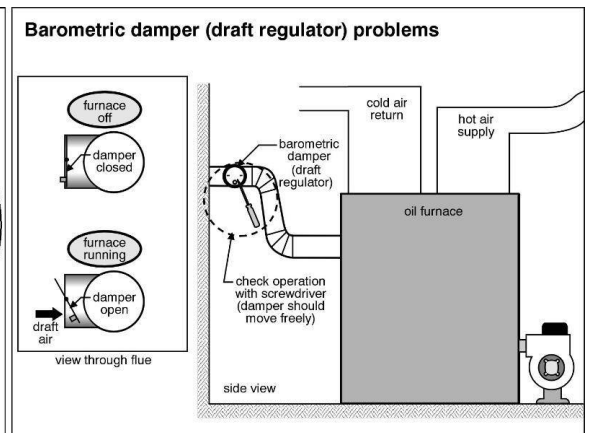
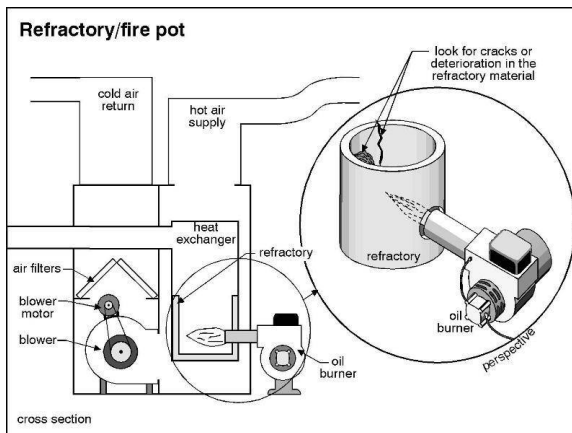
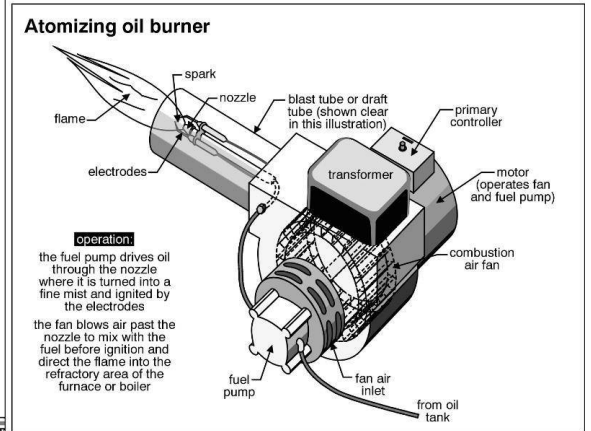
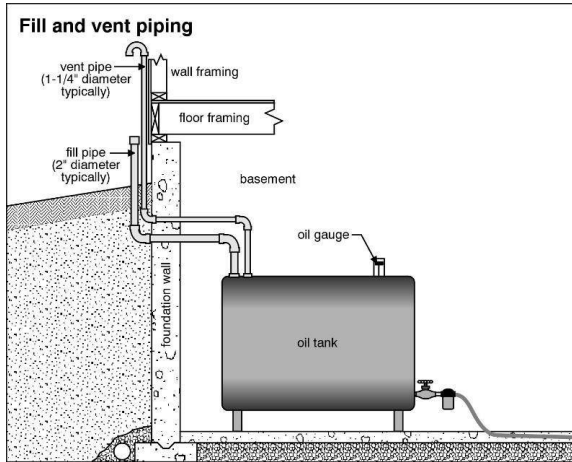
General



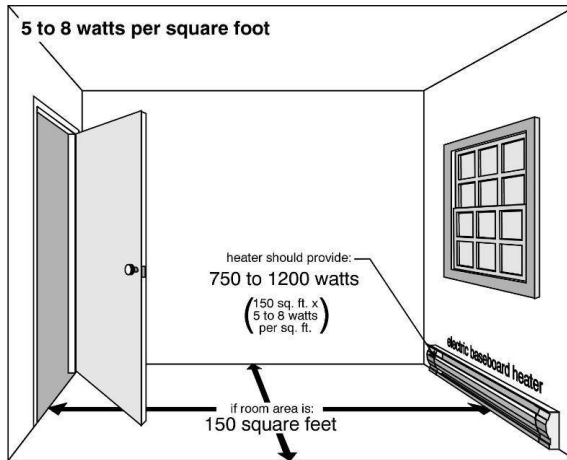


- ### Factors affecting air supply
- 1 **duct size** - bigger is better
 - 2 **duct shape** - round, oval, square, rectangular
 best shape → worst shape
 - 3 **duct length** - shorter is better
 - 4 **number of corners** - fewer is better
 - 5 **duct type** - flex duct (coiled) can have pressure losses 3 times that of smooth duct
 - 6 **blower size** - should be appropriate
 - 7 **blower speed** - should be appropriate
 - 8 **blower blade profile**
 - 9 **furnace location** - central location is particularly important in larger homes
 - 10 **system extras** - air filters and air conditioning coils can create significant pressure loss

Oil Furnace



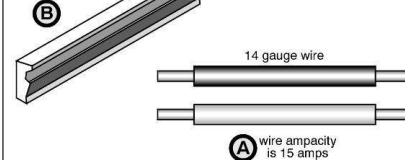
Electric Baseboard



Wire, fuse and heater sizing

In some areas, a fuse or breaker on an electric heater circuit may be larger than the wire ampacity but still be acceptable

electric heater load can be 100% of wire ampacity (15 amps X 240 volts) equals 3600 watts



C fuse can be 125% of the wire or heater load (15 amps X 125%) - roughly 20 amps

Maintenance Tips:

- Scheduled service and maintenance of the heating system is recommended on a **yearly basis**. These programs are offered by some utility companies [i.e. Heating Inspection Program (HIP)] as well as heating and cooling sales and service companies.
- Furnace filters should be replaced following each month of use.
- A complete duct system cleaning should be is advisable if not completed recently. This will help eliminate contaminants which may have a negative effect on the indoor air quality.
- Ensure a continuous combustion air supply is available to all fuel burning appliances so that lethal levels of carbon monoxide do not result from incomplete combustion.

Outside Scope of Inspection

- Furnace heat exchanger for evidence of leaks or holes. This can only be effectively accomplished by invasive methods such as dismantling the unit. Many furnaces are designed in such a way that visual inspection is almost impossible.
- light pilot lights.
- Safety devices are not tested.
- Thermostats are not checked for calibration or timed functions.
- Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection.
- Condition of electronic air cleaners, humidifiers and de-humidifiers.
- Determining if these systems have been evaluated by a qualified individual.
- Subjective judgment of system capacity.
- Determining the condition of oil tanks, whether exposed or buried.

COOLING / HEAT PUMP

PRIMARY COOLING UNIT DESCRIPTION

Main Components: *Type* - Air Conditioner, *Circulation Method* - Central, *Location* - Internal coil with external compressor, *Operational Control* - Combined with furnace control.

Cooling System Age: 15-16 Years.

Performance: 3 Tons, 35 Amps Maximum, 230/240 Volts.

PHYSICAL COMPONENTS

Condenser & Compressor: Excessive foliage around the cooling system outdoor unit. The unit may not operate efficiently and operation may fail over time due to overheating. Provide adequate ventilation.



OPERATION

Life Expectancy: Based on a 15 year average life expectancy of most central air conditioners, this cooling unit may be near or has reached the end of its life expectancy. Schedule service maintenance by a licensed expert to assess the internal components, cooling efficiency and estimated remaining life of the unit.



Controls & Maintenance:

A yearly cooling system maintenance program is strongly recommended to maximize life of operation.

POTENTIAL MAJOR EXPENSE

Items Include: Air Conditioner Replacement

COOLING SYSTEM INSPECTION LIMITATIONS

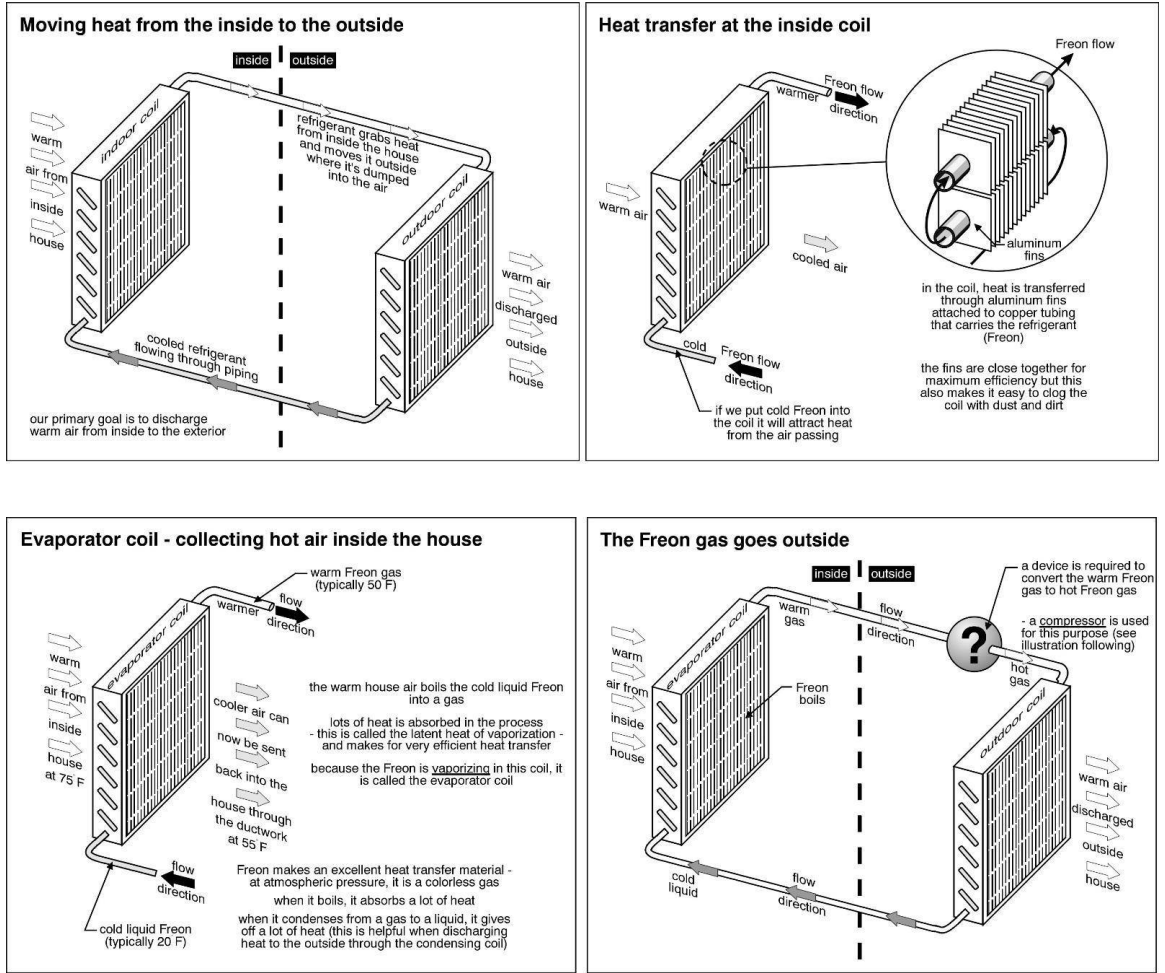
Equipment: Portions of the system are concealed within floors, walls and/or ceilings; For this reason, detection of clues to any existing or historical problems such as damaged connections or lines in this areas is not possible. Trees, shrubs of plants affect access.

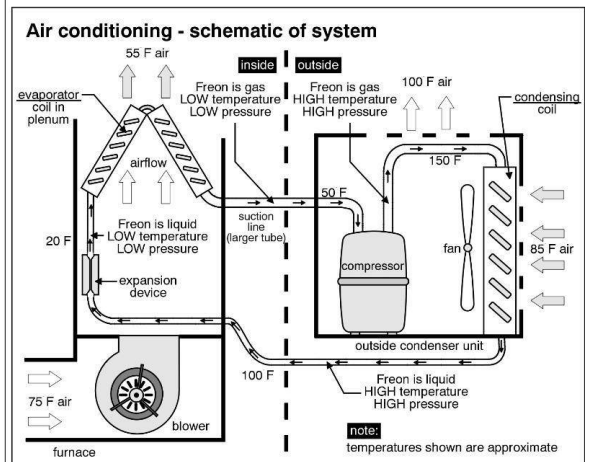
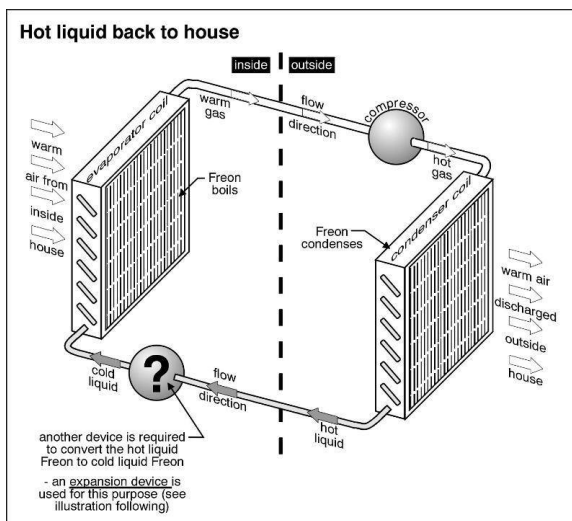
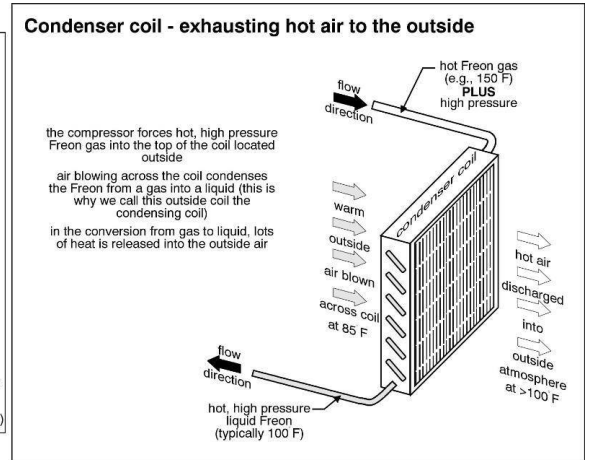
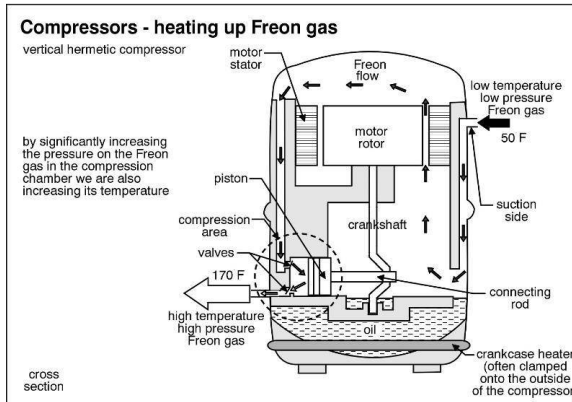
The following items are outside the scope of the inspection of the cooling systems of the home:

- Safety devices are not tested by the inspector
- Thermostats are not checked for calibration or timed functions
- Adequacy, efficiency or the even distribution of air throughout the building
- Pressure tests on coolant systems to very charge or line integrity

COOLING REFERENCE DIAGRAMS

General





Maintenance

Normal service and maintenance of the cooling system is recommended on a yearly basis.

Operation

We recommend shutting off the power to the cooling system prior to winter to prevent accidental activation and also to reduce utility costs. When preparing for use in the spring/summer, ensure the cooling systems is powered on for 24-48 hours prior to activating the A/C with the thermostat. This will ensure that the various internal components have proper time to warm up and circulate through the system.

The cooling system should never be activated when the outside temperature is below 65 °F / 18 °C, otherwise, the exterior compressor could become damaged. Some units may have a built-in safety switch to prevent such operation, however, it cannot be confirmed if this unit does. If that low temperature condition existed during the home inspection (refer to Client/Site section of the report for confirmation), testing of the operation of the unit could not safely be performed and you must consult with your real estate representative to determine the process for



HOME INSPECTION REPORT

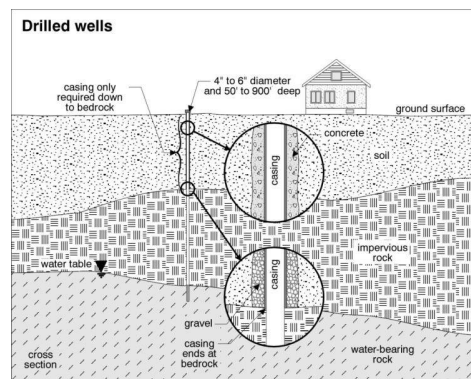
123 ANYWHERE LANE, SPRINGFIELD

ensuring proper operation once the you have taken possession of the building.

PLUMBING

PLUMBING SYSTEM DESCRIPTION

- Water Supply:** Private well system (*Inspection of the well system and its recovery rate is outside the scope of this inspection. Recommend scheduling an inspection by a licensed well contractor*), 3/4" main water line, Main shutoff location, in basement.
- Sewage:** Private septic system (*Inspection of the septic system is outside the scope of this inspection. Recommend scheduling an inspection by a septic system specialist*)
- Plumbing Materials:** **Water Supply Pipes - Copper, Drainage & Vent Pipes - ABS Plastic.**
- Hot Water System:** Electric, **Approximate Capacity - 40 Gallons / 150 Litres, Approximate Age - 13-15 Years, Property of - Building owner, Location - Near furnace.**
- Well:** **Well Type - Drilled Well. Casing Material - Steel, Location - Front of building, Well Pump - Submersible, 1-Line system.**
- Septic System:** **Location - Rear of building.**
- Other Systems:** Water softener, Sump Pump System (*If the pump runs frequently, it is advisable to install a battery powered backup pump in case of either pump or power failure*), Solid Waste Pump, Ultra-Violet Water Purification.



PLUMBING PIPES

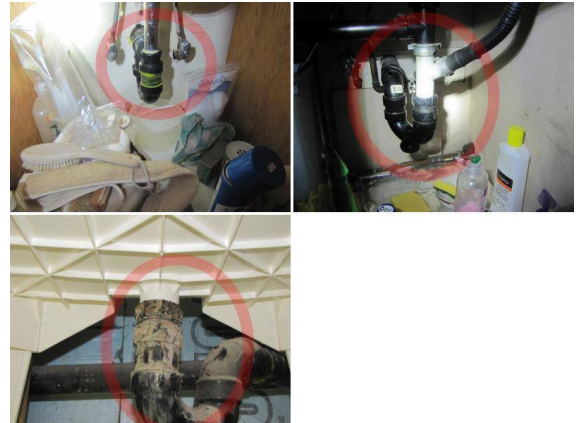
Main Line:

Visible water and staining on floor indicates a potential ongoing minor leak in the well equipment room. Monitor this item for continuing changes in condition which may indicate the need for further evaluation by a specialist.



Drainage:

Signs of a previous leak in the plumbing waste drainage pipe. [2nd floor bathroom sink, kitchen sink drains, laundry room sink] At the time of inspection, it could not be confirmed if the problem had been properly corrected so that it would not reoccur. Monitor this item for continuing changes in condition which may indicate the need for further evaluation by a specialist.



Plumbing waste drainage line installation appears to be of below standard quality and may be prone to failure and subsequent water leakage. [basement shower floor drain] Recommend repair.



A plumbing trap does not appear to exist for a fixture. [some drainage lines connect directly to the drains without a p-trap] This condition could lead to sewer gases in the house.



FIXTURES

Faucet (Interior): The faucet is not securely in place which could lead to water leakage. [2nd floor main bathroom, basement shower] Recommend repair.



Shower Head: Caulking around showerhead controls and faucet is damaged or missing around the edges. [all bathrooms] Water damage behind surfaces could result. Seal accordingly to prevent future water penetration.



Toilet / Bidet Signs of a previous leak of the toilet. [2nd floor main bathroom - rot and staining around the toilet] At the time of inspection, it could not be confirmed if the problem had been properly corrected so that it would not reoccur.

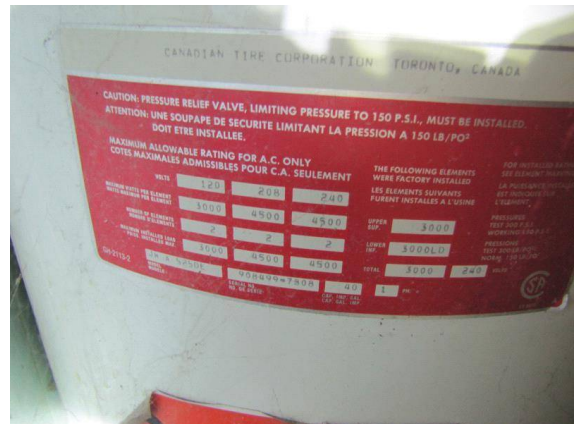


Sinks & Basins: Sink or basin is not securely in place. [laundry room sink] Movement may cause water leakage from pinched or broken pipes.



HOT WATER SUPPLY

Hot Water Heater: Based on a 12-15 year average life expectancy of most hot water heaters, this unit is near or has reached the end of its life expectancy.



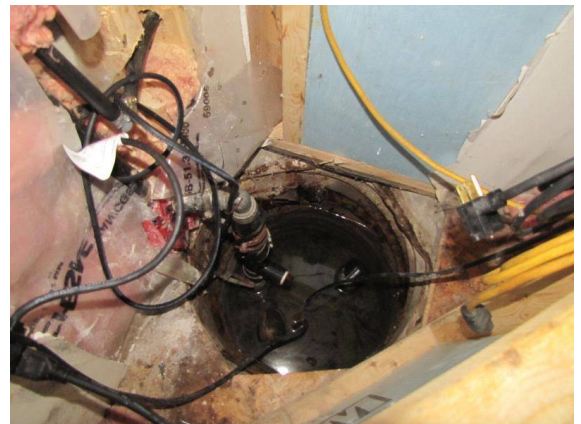
Hot water heater pressure relief valve drain line pipe is missing. Scalding hot water automatically discharged through the drain line would be a safety hazard to people nearby. Recommend Install



OTHER SYSTEMS

Sump:

Sump opening is not covered. Excessive moisture from the exposed water may damage surrounding structures and property.



Septic:

Trees and/or foliage may be too close to septic tile bed and could potentially cause damage. Consult a septic system specialist for further evaluation and recommended action.



A septic system should last anywhere from 20-25 years, or even longer; if it is properly installed and maintained with regular pump-outs every 3-5 years. Since this tank is within this age range, it is strongly recommended the system be inspected by an on-site system professional (such as a certified installer or engineer) prior to purchasing the home.

Well:

Inspection of the well water for the presence of any bacteria and contaminants as well as measurement of the water recovery rate is outside the scope of this inspection. However, it is strongly recommended that both these tests be performed prior to completion of the purchase agreement to ensure that you will not be faced with any excessive costs after taking possession.





HOME INSPECTION REPORT

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POTENTIAL MAJOR EXPENSE

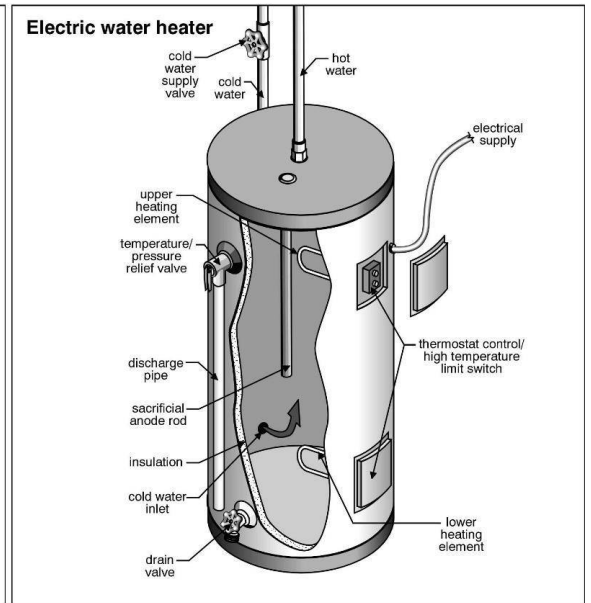
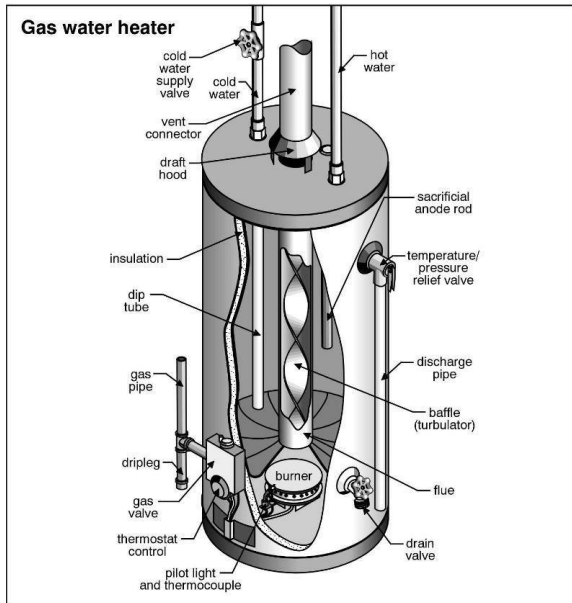
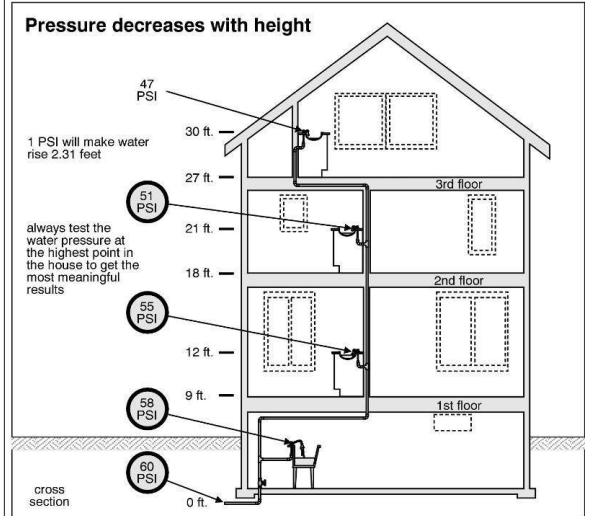
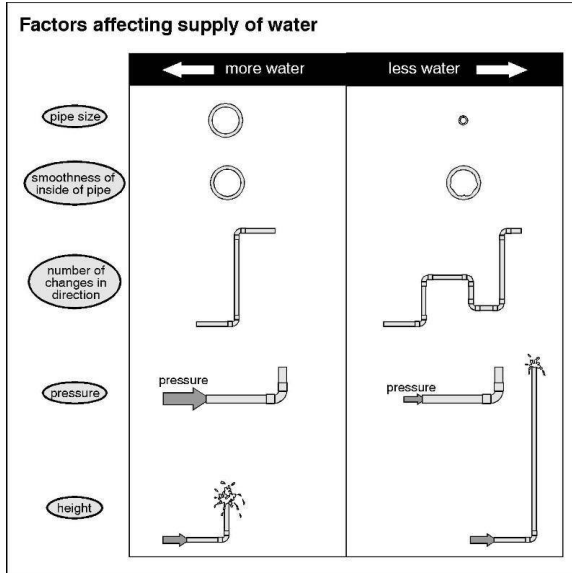
- Items Include:**
- Hot Water Tank
 - Septic System (depending on age and condition)
 - Well System (depending on water potability and capacity)
 - General Plumbing Repairs & Upgrades

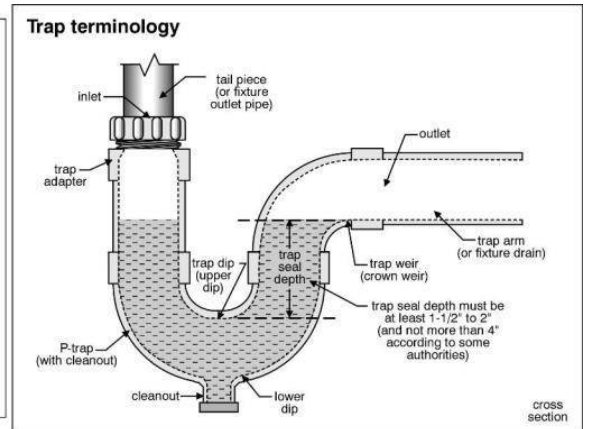
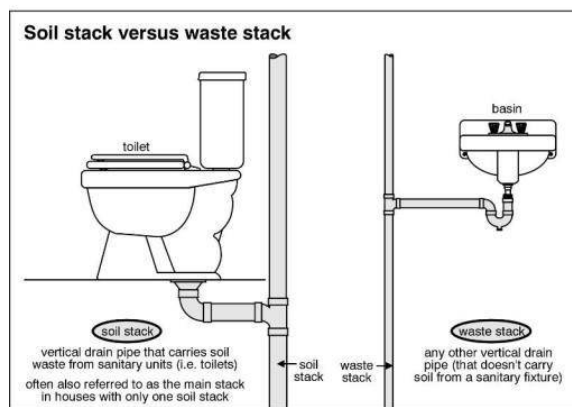
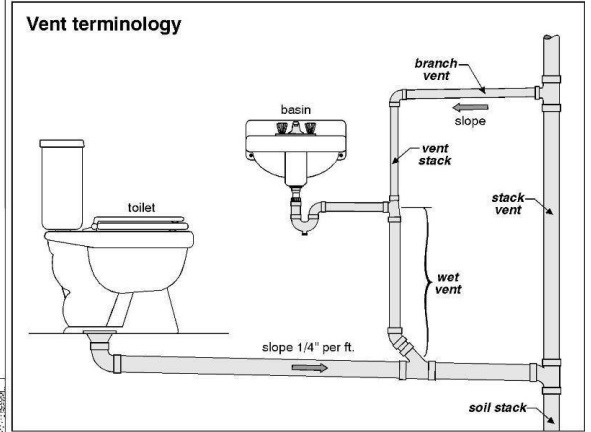
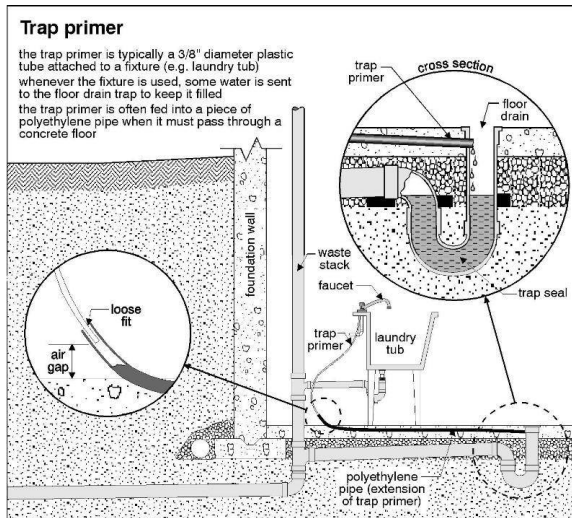
PLUMBING INSPECTION LIMITATIONS

- Plumbing Pipes:** Shut-off valves not tested. Concealed plumbing not inspected. Storage material or equipment blocks access/visibility. Any installed water softener or filter systems are outside the scope of this inspection.
- Fixtures:** Overflows not tested. Storage material or equipment blocks access/visibility or testing. Viewing below sink area is restricted.
- Exterior Fixtures:** Operation not inspected.
- Hot Water Supply:** Pressure release valve not tested. Drainage valve not tested.
- Septic System:** Concealed/buried portion of the system not inspected.
- Well System:** Concealed/buried portion of the system not inspected.

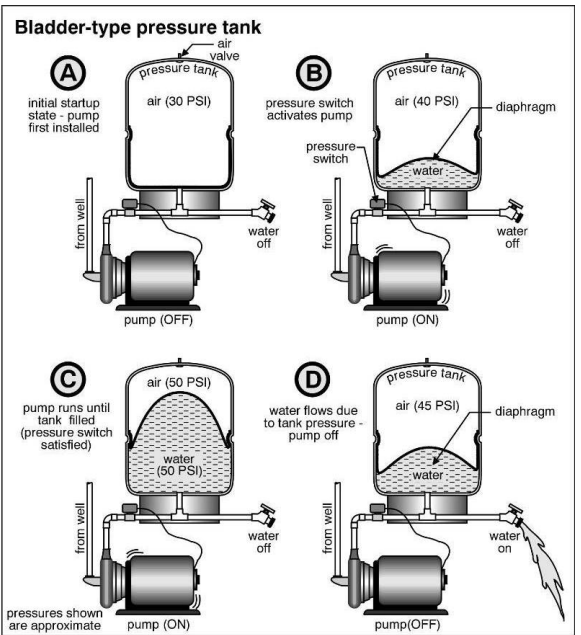
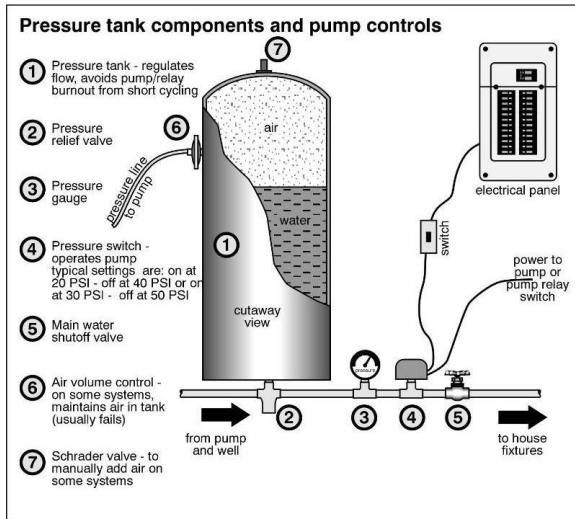
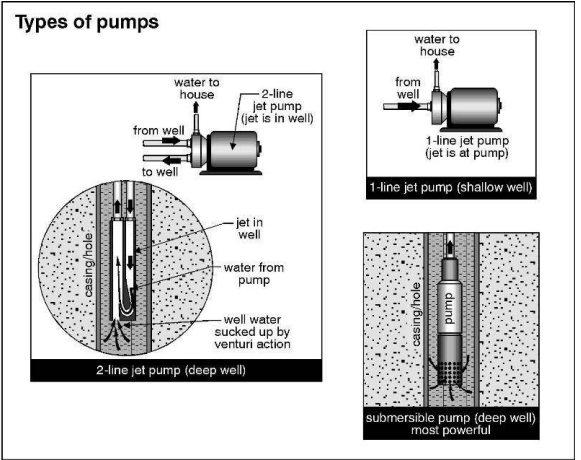
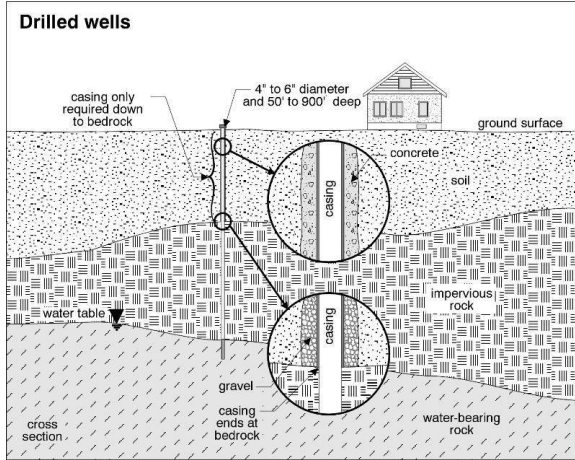
PLUMBING REFERENCE DIAGRAMS

General

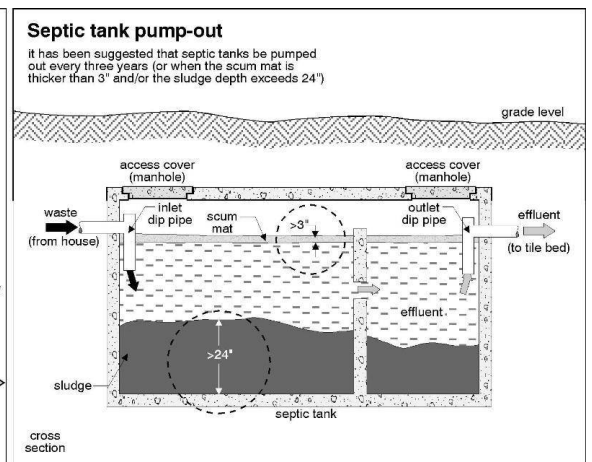
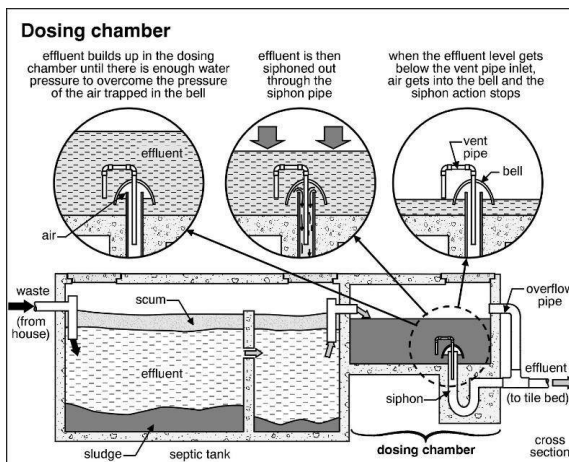
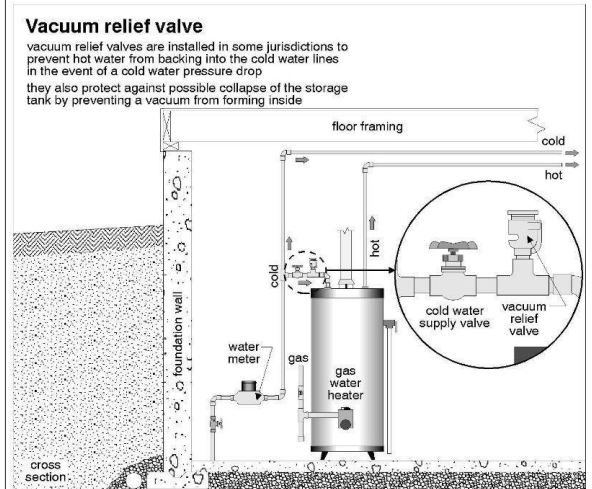
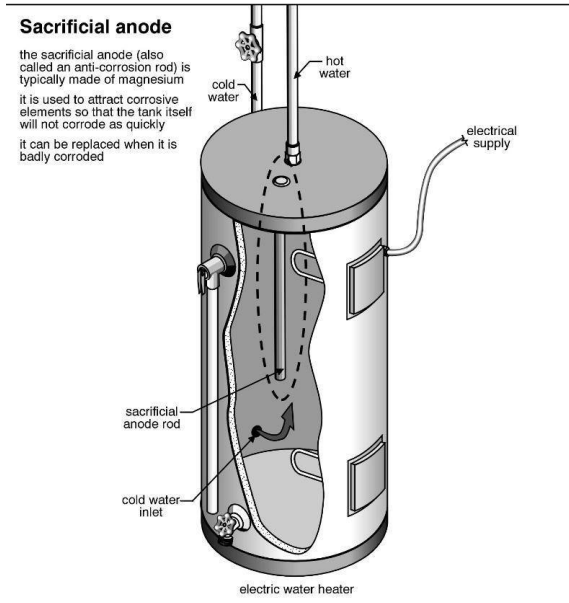




Drilled Well



Septic System



Outside Scope of Inspection:

- All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection.
- Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection.
- Water quality.
- Water treatment equipment (i.e. water softener) are not inspected.

Maintenance Tips:

- Close main water shutoff valve momentarily once a year to prevent rust ceasing in a fixed open position
- Close valve to outside faucets before winter arrives to prevent freezing damage



HOME INSPECTION REPORT

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- Cloudy or murky hot water conditions may indicate the need to drain 2-3 buckets of water from the hot water heater to remove sediment at the bottom of the tank
- Clean whirlpool internal jet system once a month by filling tub with water, add 1 cup of bleach and run through 1-2 cycles followed by a flush of clear water.
- Due to the hidden nature of the plumbing system, particularly between the building and the municipal public system, we recommend an end-to-end building plumbing system inspection by a qualified plumbing expert for buildings older than 30 years to ensure the system has not degraded to the point of near failure.

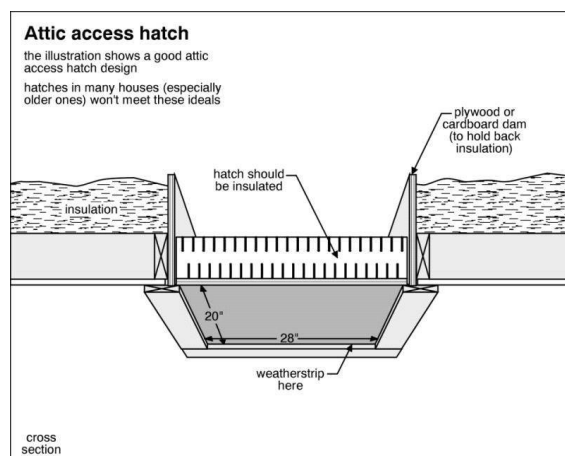
INSULATION / VENTILATION

INSULATION DESCRIPTION

- Main Attic:** *Base Layer* - Fiber Glass Batt (approx R3.2 per inch), Estimated Average Depth of 7.5", Equivalent R-Value of R20 - R25.
- Foundation Walls:** *Type* - Fiberglass, *Type* - Polystyrene or Polyurethane, *Depth* - < 5"
- Vapor Barrier:** *Attic* - Poly based material, *Basement* - Poly based material.

INSULATION

- Attic:** Attic hatch may be a point of heat lose which could result in mould growth around the hatch entry area. Foam weather stripping around the underside edges of the hatch cover and foam insulation on the top side of the cover will prevent heat lose. Recommend repair.



The depth of insulation measured in the attic appears to be less than the depth required achieve current minimum intended R-value thermal barrier, however, it was an acceptable level at the time of installation. This condition could result in higher than necessary utility costs.



Foundation Wall: Exposed plastic or foam wall insulation. [various unfinished areas] This condition is a potential safety hazard in a fire if not concealed. Recommend repair.



POTENTIAL MAJOR EXPENSE

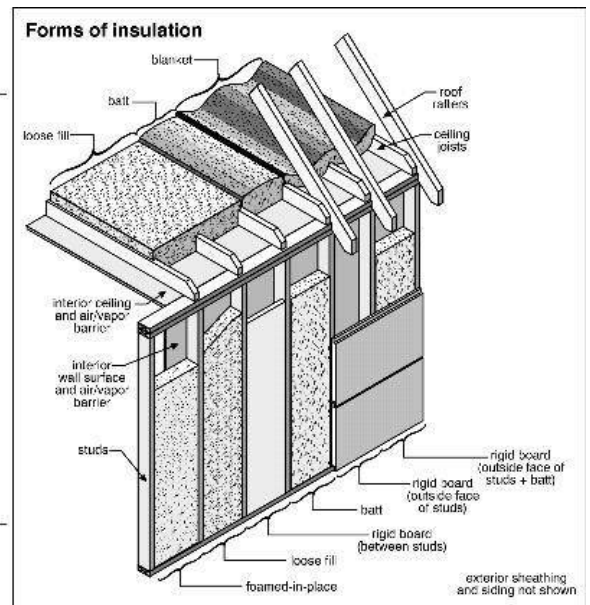
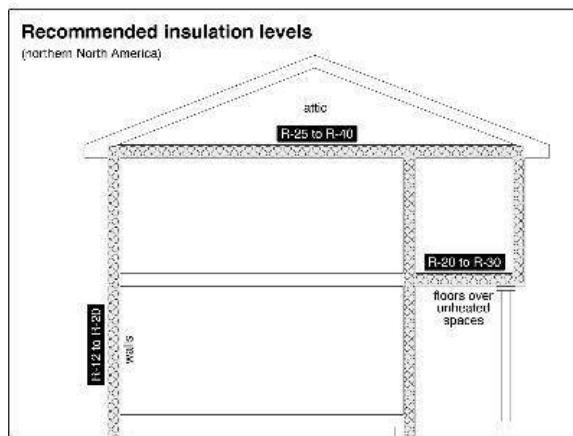
Items Include: **Insulation Upgrades and Repairs**

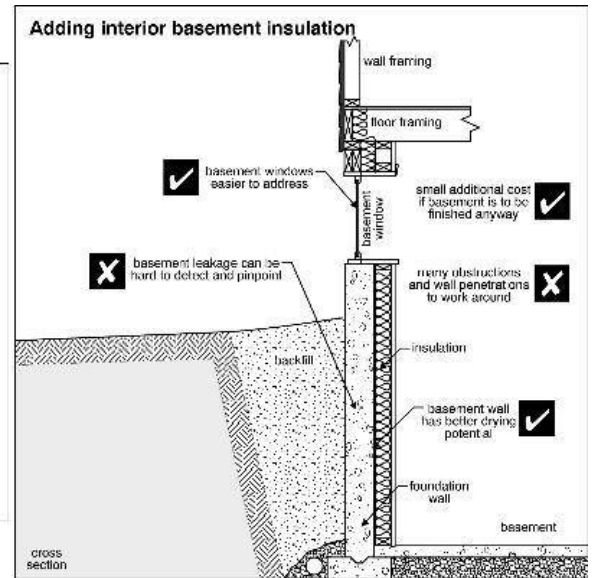
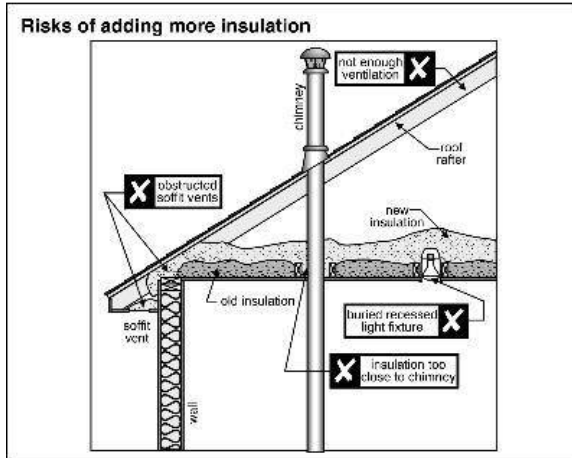
INSULATION INSPECTION LIMITATIONS

Insulation: Attic viewing was limited to observing from hatch areas only. Concealed portions of the insulation and associated air/vapour barriers are outside the scope of the inspection.

INSULATION REFERENCE DIAGRAMS

General





VENTILATION

VENTILATION DESCRIPTION

Mechanical Ventilation:	Bathroom Exhaust, Kitchen Exhaust.
Natural Ventilation:	Roof.
Humidifier:	None installed.

MECHANICAL VENTILATION

Kitchen: Kitchen exhaust fan appears to vent internally within the kitchen as opposed to outside, but is an acceptable configuration. This configuration will not remove the moisture, but can reduce odors as long as a charcoal filter is inserted above the standard filter. Otherwise, the odors will just re-circulate within the kitchen.



Bathroom: A bathroom vent appears to exhaust into the attic space. [2nd floor bathroom] This condition could potentially result in moisture problems as well as mould growth. Recommend repair.

Bathroom exhaust fan suction is very weak. This condition could potentially result in moisture problems and mould growth. [main floor powder room] Recommend repair.

No visible bathroom exhaust vent, however, this was acceptable at the time of construction because a window was installed in the room which can be used for ventilation. [master ensuite bathroom] A mechanical fan would provide a more convenient ventilation method and reduce potential moisture accumulation. Recommend Install

Dryer:

The plastic-based dryer vent pipe may be susceptible to catching fire under high heat conditions. A metal based vent pipe is a safer option for this installation.



The dryer shares the same ventilation pipe as another appliance which is not an acceptable configuration. [joined with basement bathroom] When both are operating, the weaker vent will not be able to effectively ventilate.

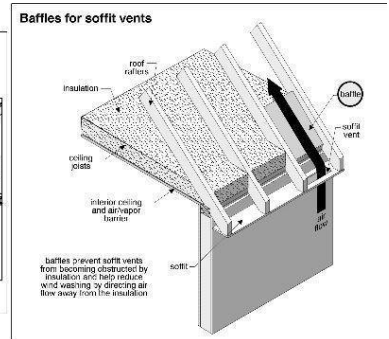
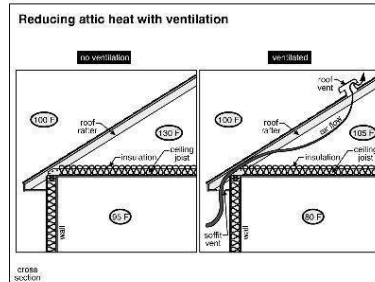


Air Quality:

Musty odor observed in the building. [basement] Possible causes include natural moisture infiltration through the structure, humidifier set to high or foundation water penetration problems. If it is water penetration, consult an expert for further evaluation. Otherwise, implement the necessary Humidity control steps (ie. humidifier) to control the situation. If this condition continues, it could be a health safety hazard.

NATURAL VENTILATION

Roof: Soffit vent or baffle may be blocked which could restrict natural flow of air in and out of the attic. That conditions could potentially result in moisture accumulation, and mildew/mould growth in the attic. Also, heat buildup in attic could melt the snow on the roof leading to ice damming conditions which can cause water damage to the house.



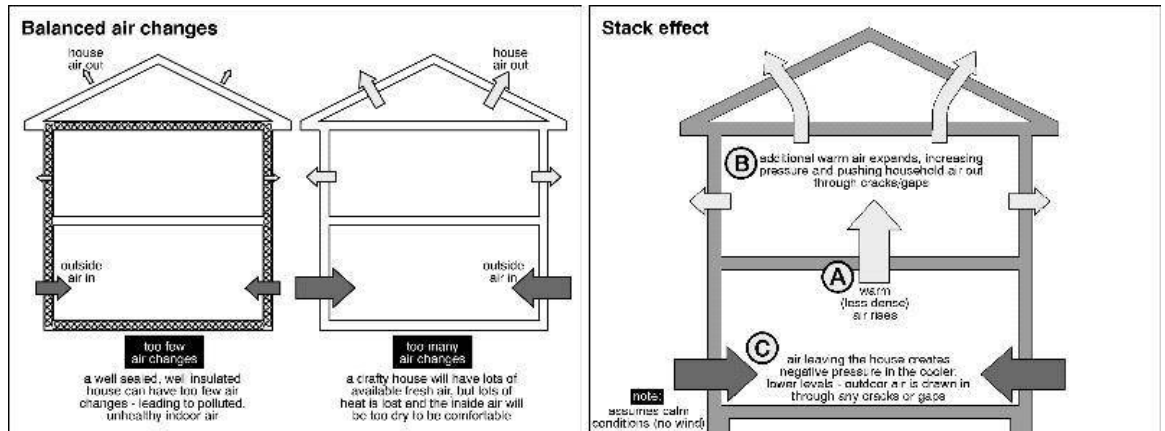
VENTILATION INSPECTION LIMITATIONS

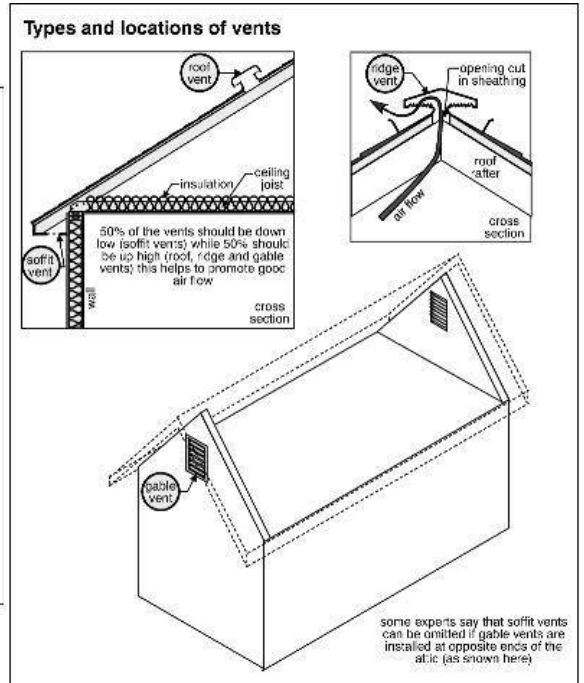
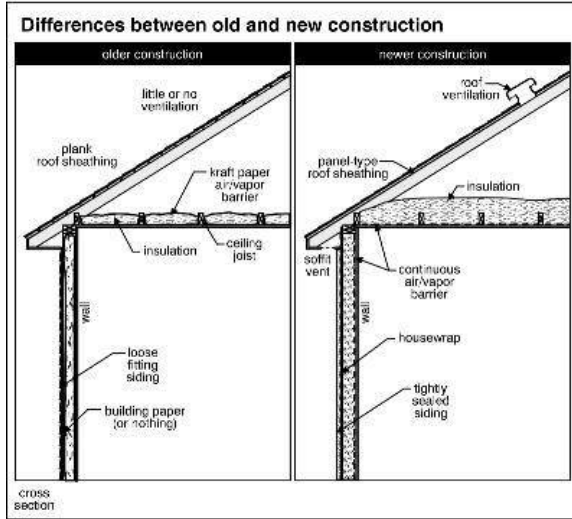
Ventilation: Soffit covering blocks view of soffit vents (if installed) to confirm if an unobstructed pathway exists for continuous air circulation in the attic space. Operation of any installed HRV was not tested. Attic bathroom exhaust piping may have been concealed due to attic inspection limitations. Confirm exhaust locations for all power exhaust fans.

Humidifier: Operation of any installed humidifier is not inspected.

VENTILATION REFERENCE DIAGRAMS

General





INTERIOR

INTERIOR DESCRIPTION

Smoke Detection: *Unit Power* - Battery, *Detector Location(s)* - Each level.

Carbon Monoxide Detection: No detectors visible on any of the levels.

Detection:

Ceilings / Walls / Floors: Drywall, Stucco, Carpet, Ceramic Tile, Hardwood Strip, Vinyl Tile.

Floors:

Interior Doors: *Size* - Singled, *Open* - Hinged, *Material* - Wood.

Counters: Formica (plastic laminate)

Bath & Shower Enclosure: Ceramic tile, Vinyl/plastic, Glass.

Enclosure:

CEILINGS / FLOORS / WALLS

Ceilings: Evidence of repairs to the interior ceiling. [kitchen ceiling] Inquire with vendor regarding known history of problems with this area or item.



Walls:

Interior wall mildew or mould. [around sewage ejector pump, front wall of basement, right wall of basement, around sump pump enclosure] Consult a mould specialist for further evaluation and recommended action.



Floors:

Interior floor unevenness. [slope noted in main floor hallway] This condition does not appear to be significant in nature.



Interior floor crack(s). [kitchen floor tiles are cracked in various locations] Recommend repair.



Bathtub & Shower Walls: Bathtub or shower enclosure has visible water damage. [master ensuite shower] This condition may promote mildew or mould growth in the concealed area. Recommend replacement.



Loose plastic surround in bathtub or shower enclosure. [2nd floor main bathroom] This condition could lead water damage behind the surface. Recommend replacement.



Bathtub or shower enclosure damage/defects.
[master ensuite shower doors are loose]
Continuation of this condition could lead to water damage. Recommend repair.



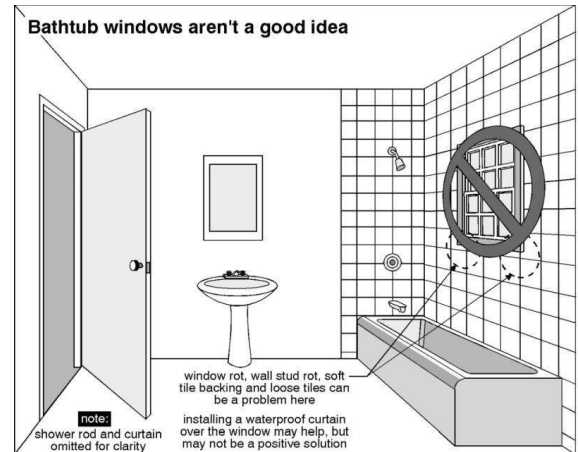
Bathtub or shower stall base does not appear to have an adequate slope towards the drain.
[basement stairs] Inefficient drainage may lead to accelerated deterioration of the floor surface.



WINDOWS & DOORS

Windows:

Window located within shower enclosure may be susceptible to water damage if not properly maintained. [basement shower] Monitor the condition of the seals frequently.



A broken seal in the window has resulted in moisture accumulation between the panes of glass. [most windows in the house have blow seals] In many cases, this condition can progress to the point where viewing through the window is difficult. Also, the energy efficiency of the window may be significantly reduced. Recommend replacement.



The window open operation is defective. [main floor front window] Recommend repair.



INTERIOR STAIRS & GUARDS

Handrail/Guardrail Missing handrail or guardrail is an unsafe condition. [2nd floor stairs, basement stairs]
Recommend Install



SAFETY & SECURITY

Smoke Detection: Smoke alarm older than 5 years may be beyond its life expectancy for safe operation. Replace with new CSA or ULC approved units. Recommend replacement.

Carbon Monoxide Detection: Installation of a CSA or ULC approved carbon monoxide detector in the hallway on each level with a bedroom does not exist and is required by the fire marshal. Recommend Install

POTENTIAL MAJOR EXPENSE

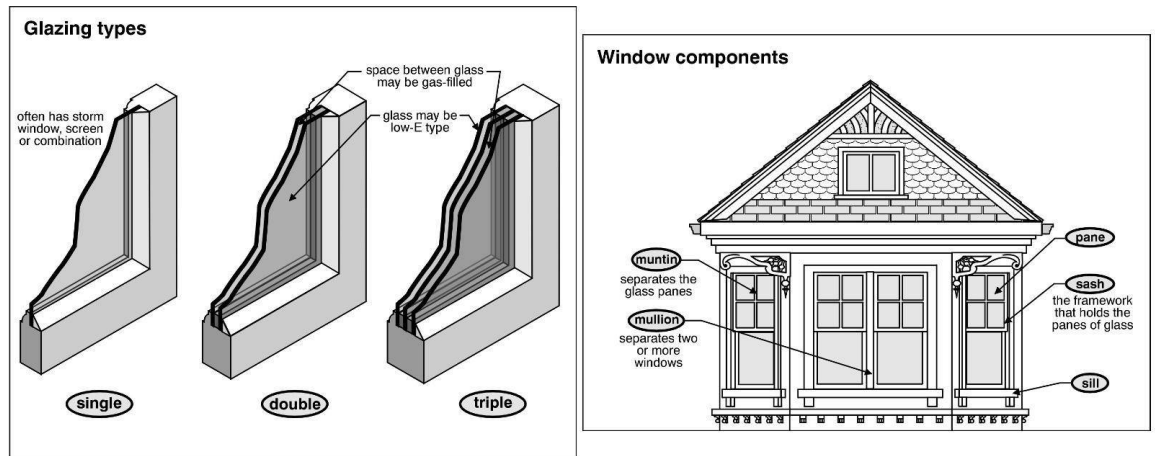
Items Include: Shower Enclosure
Windows
Mould Assessment and/or Possibly Remediation

INTERIOR INSPECTION LIMITATIONS

- Ceilings / Walls / Floors:** Furniture, equipment, storage and/or coverings limit or block view. This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly, the issue of Chinese Drywall and its potential problems is beyond the scope of the inspection. Carpet or area rugs/mats, Decorative coverings such as wall paper, panel board, painting, etc. Large plants blocks access/view.
- Windows & Doors:** A representative sample was inspected. Window covering limits or blocks access. Equipment or storage blocks access/view. Furniture blocks access/view. Large plants blocks access/view.
- Safety Systems:** Not all units may have been tested, Not verified if existing detectors are CSA approved.
- Bath & Shower Enclosures:** Storage material or equipment blocks access/visibility.
- Counters & Cabinets:** Storage material or equipment blocks access/visibility.

INTERIOR REFERENCE DIAGRAMS

General



Outside Scope of Inspection:

- The condition of walls and floors concealed wall coverings, paneling, carpet, equipment and furnishings cannot be assessed.
- Cosmetic deficiencies are considered normal wear and tear and are not reported.
- Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.
- Household appliances such as the range, refrigerator, washer, dryer and central vacuum.
- Normal wear and tear items.
- Determining the source of odors or like conditions is not a part of this inspection.

Maintenance Tips:

- Smoke Alarms are required on each level and should be installed within 15 feet of all bedroom doors.



HOME INSPECTION REPORT

123 ANYWHERE LANE, SPRINGFIELD

- If fuel burning appliances exists in the home, installation of a carbon monoxide detector is required, at least, on the same level as the sleeping area.
- If either detector is powered only by the electrical system, we recommend installing at least 1 battery powered detector in the hallway by the sleeping areas in case an electrical outage occurs during a fire situation.
- Monthly testing of the smoke and carbon monoxide detectors is advisable.



HOME INSPECTION REPORT

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APPLIANCES

Inspecting the condition of appliances is outside the scope of this inspection, however, efforts may be made to observe and report their conditions where time permits. Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

APPLIANCES INSPECTION LIMITATIONS

General

Testing of household appliances such as stove, dryer, refrigerator, dishwasher and washing machine are not within the scope of this inspection.



HOME INSPECTION REPORT

123 ANYWHERE LANE, SPRINGFIELD

APPENDIX

Standard Documents

Includes:

- * *When Things Go Wrong*
- * *Standards of Practice*
- * *Glossary of Terms*
- * *Repair and Upgrade Guide*

ONTARIO ASSOCIATION OF HOME INSPECTORS

STANDARDS OF PRACTICE

INTRODUCTION

The Ontario Association of Home Inspectors (OAHI) is a not-for-profit professional society established in 1987. Membership in OAHI is voluntary and its members include private, fee-paid home inspectors. OAHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

PURPOSE AND SCOPE

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 the Ontario Associate of Home Inspectors. *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*.

The *inspector* shall:

- A. *inspect*:
 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.
- B. *report*:
 1. 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 lives.
 2. a reason why, if not self evident, the *system* or component is *significantly deficient* or near the end of its service life.

3. the *inspector's* recommendations to correct or monitor the *reported* deficiency.
4. 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*.

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

- A. including other inspection services, *systems* or *components* in addition to those required by these Standards of Practice.
- B. specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
- C. excluding *systems* and *components* from the inspection if requested by the client.

STRUCTURAL SYSTEM

The *inspector* shall:

- A. *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.
- B. *describe*:
 1. the foundation and *report* the methods used to *inspect* the under-floor crawl space.
 2. the floor structure.
 3. the wall structure
 4. the ceiling structure.
 5. the roof structure and *report* the methods used to *inspect* the attic

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The *inspector* is NOT required to:

- A. provide any *engineering service* or *architectural service*.
- B. offer an opinion as to the adequacy of any *structural system* or *component*.

EXTERIOR

The *inspector* shall:

- A. *inspect*:
 - 1. the exterior wall covering, flashing and trim.
 - 2. all exterior doors.
 - 3. attached decks, balconies, stoops, steps, 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.
- B. *describe* the exterior wall covering.

The *inspector* is NOT required to:

- A. *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.

ROOF SYSTEM

The *inspector* shall:

- A. *inspect*:
 - 1. the roof covering.
 - 2. the *roof drainage* systems.
 - 3. the flashings.
 - 4. the skylights, chimneys, and roof penetrations.
- B. *describe* the roof covering and *report* the methods used to *inspect* the roof.

The *inspector* is NOT required to:

- A. *inspect*:
 - 1. antennae.
 - 2. interiors of flues or chimneys which are not *readily accessible*.
 - 3. other *installed* accessories.

PLUMBING SYSTEM

The *inspector* shall:

- A. *inspect*:
 - 1. the interior water supply and distribution *systems* including all fixtures and faucets.
 - 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.
- B. *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.

ONTARIO ASSOCIATION OF HOME INSPECTORS

STANDARDS OF PRACTICE

The *inspector* is NOT required to:

- A. *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*.
- 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 safety valves or shutoff valves.

2. the location of main disconnect(s) and subpanels.
3. the wiring methods.

C. *report*:

1. on the presence of solid conductor aluminum branch circuit wiring.
2. on the absence of smoke detectors.

The *inspector* is NOT required to:

- A. *inspect*:
 1. the remote control devices unless the device is the only control device.
 2. the *alarm systems* and *components*.
 3. the low voltage wiring, *systems* and *components*.
 4. the ancillary wiring, *systems* and *components* not a part of the primary electrical power distribution *system*.
- B. measure amperage, voltage, or impedance.

ELECTRICAL SYSTEM

The *inspector* shall:

- A. *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.
- B. *describe*:
 1. the amperage and voltage rating of the service.

HEATING SYSTEM

The *inspector* shall:

- A. *inspect*:
 1. the *installed* heating equipment.
 2. the vent *systems*, flues, and chimneys.
- B. *describe*:
 3. the energy source.
 4. the heating method by its distinguishing characteristics.

The *inspector* is NOT required to:

- A. *inspect*:
 1. the interiors of flues or chimneys which are not *readily accessible*.
 2. the heat exchanger.
 3. the humidifier or dehumidifier.
 4. the electronic air filter.
 5. the solar space heating *system*.
- B. determine heat supply adequacy or distribution balance.

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AIR CONDITIONING *SYSTEMS*

The *inspector* shall:

- A. *inspect* the *installed* central and through-wall cooling equipment.
- B. *describe*:
 - 1. the energy source
 - 2. the cooling method by its distinguishing characteristics.

The *inspector* is NOT required to:

- A. *inspect* electronic air filters.
- B. determine cooling supply adequacy or distribution balance.

INTERIOR

The *inspector* shall:

- A. *inspect*:
 - 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.

The *inspector* is NOT required to:

- A. *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*.

INSULATION AND VENTILATION

The *inspector* shall:

- A. *inspect*:
 - 1. the insulation and vapor retarders in unfinished spaces.
 - 2. the ventilation of attics and foundation areas.
 - 3. the mechanical ventilation *systems*.
- B. *describe*:
 - 1. the insulation and vapor retarders in unfinished spaces.
 - 2. the absence of insulation in unfinished spaces at conditioned surfaces.

The *inspector* is NOT required to:

- A. disturb insulation or vapor retarders.
- B. determine indoor air quality.

FIREPLACES AND SOLID FUEL BURNING APPLIANCES

The *inspector* shall:

- A. *inspect*:
 - 1. the *system components*.
 - 2. the vent *systems*, flues, and chimneys.
- B. *describe*:
 - 1. the fireplaces and *solid fuel burning appliances*.
 - 2. the chimneys.

The *inspector* is NOT required to:

- A. *inspect*:
 - 1. the interiors of flues or chimneys.
 - 2. the fire screens and doors.
 - 3. the seals and gaskets.
 - 4. the automatic fuel feed devices.
 - 5. the mantels and fireplace surrounds.
 - 6. the combustion make-up air devices.
 - 7. the heat distribution assists whether gravity controlled or fan assisted.

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- B. ignite or extinguish fires.
- C. determine draft characteristics.
- D. move fireplace inserts or stoves or firebox contents.

GENERAL LIMITATIONS AND EXCLUSIONS

General limitations:

- A. Inspections performed in accordance with these Standards of Practice
 - 1. are not *technically exhaustive*.
 - 2. will not identify concealed conditions or latent defects.
- B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

General exclusions:

- A. 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.
- B. *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.
- 13. the effectiveness of any *system installed* or methods utilized to control or remove suspected hazardous substances.
- 14. the operating costs of *systems* or *components*.
- 15. the acoustical properties of any *system* or *component*.
- C. *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.
- 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 dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.

ONTARIO ASSOCIATION OF HOME INSPECTORS

STANDARDS OF PRACTICE

2. the *under-floor crawl spaces* or attics which are not *readily accessible*.
- F. *Inspectors* are NOT required to *inspect*:
1. underground items including, but not limited to underground storage tanks or other underground 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 entered in accordance with these Standards of Practice.
 5. detached structures other than garages and carports.
 6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.
- G. *Inspectors* are NOT required to:
1. perform any procedure or operation 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. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
 3. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.

ONTARIO ASSOCIATION OF HOME INSPECTORS

STANDARDS OF PRACTICE

GLOSSARY OF ITALICIZED TERMS

Alarm Systems

Warning devices, *installed* or freestanding, including but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, 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

Component

A part of a *system*

Decorative

Ornamental; not required for the operation of the essential *systems* and *components* of a home

Describe

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

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 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, 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

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 freestanding

Inspect

To examine *readily accessible systems* and *components* of a building in accordance with these Standards of Practice, 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 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 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

ONTARIO ASSOCIATION OF HOME INSPECTORS

STANDARDS OF PRACTICE

GLOSSARY OF ITALICIZED TERMS

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

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

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 investigation that involves *dismantling*, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor Crawl Space

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

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, improper installation or a change in accepted residential construction standards

Wiring Methods

Identification of electrical conductors or wires by their general type, such as “non-metallic sheathed cable” (“Romex”), “armored cable” (“bx”) or “knob and tube”, etc.

ONTARIO ASSOCIATION OF HOME INSPECTORS

STANDARDS OF PRACTICE

CODE OF CONDUCT

Members shall:

- I. Carry on the practice of Home Inspection in accordance with law, integrity and honesty.
- II. Maintain client confidentiality.
- III. Not act for or accept payment from more than one party concurrently in connection with the subject property unless fully disclosed to and approved by all parties.
- IV. Remain independent and at arms length from any other business or personal interest which might affect the quality of the service provided. In particular:
 - (A) a member shall not repair for a fee any condition found during an inspection, nor use the inspection as a vehicle to deliberately obtain work in another field;
 - (B) a member who sells real estate may not inspect properties located within the jurisdiction of the real estate board or boards where he, or the company with which he is associated, are active;
 - (C) a member who provides public sector inspection services may not inspect a property within a jurisdiction where they have public sector authority or responsibility that would affect the subject property.
- V. Promptly disclose to the client any relationship to the property or interested party, business or personal interest which might be construed as affecting the member's independence.
- VI. Not solicit, receive or give referral fees.
- VII. Refer trades or other specialists only when doing so is in the best interest of the client, and does not detract from the member's independence.
- VIII. Only provide an opinion on conditions and matters within the scope of the member's expertise, education, experience and profession.
- IX. To ensure fairness to all parties, not knowingly comment on the work of another member without discussing the observations with the member concerned. A member is free to provide an independent opinion of property conditions, but should, if possible, advise the previous inspector.
- X. Act in good faith to all. Uphold the integrity and reputation of this profession. Respond promptly to complaints.



HOME INSPECTION REPORT

WHEN THINGS GO WRONG

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent Or Concealed Problems

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's decisions to purchase.

Contractor's Advice

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from

ours. Don't be surprised when three roofers all say the roof needs replacement when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "Last Man In Theory". The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best

There is more to the "Last Man In Theory". It suggests that it is human nature for homeowners to believe the last bit of "Expert" advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "First Man In" and consequently it is our advice that is often disbelieved.

Why Didn't We See It

Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem". There are several reasons for these apparent oversights:

Conditions During Inspection

1. It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, et cetera. It's impossible for contractors

to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight

2. When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

A Long Look

3. If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find problems too. Unfortunately, the inspection would take several days and would cost considerably more.

We're Generalists

4. We are generalists; we are not specialists. The heating contractor will definitely have more heating expertise than we do. Unfortunately, we are often expected to have heating expertise, roofing expertise, plumbing, expertise, structural expertise, electrical expertise, et cetera. No single person could have expertise in all those disciplines without taking a lifetime of schooling.

Not Insurance

5. In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

We hope this is food for thought.



HOME INSPECTION REPORT

GLOSSARY OF TERMS

ABS Acronym for acrylonitrile-butadiene-styrene. A type of rigid plastic used in plumbing pipes for drain, waste and vent systems. Can also be used for potable water.

AWG The American Wire Gauge as applied to non-ferrous conductors and non-ferrous sheet metal.

above grade A term applied to any part of a structure or site feature that is above the adjacent finished ground level.

aerator In plumbing, a fitting that controls the spray of water from a faucet.

air barrier Material incorporated into the house envelope to retard the movement of air. Called air-vapour barrier when it retards air and moisture.

air duct A pipe, tube, or passageway that conveys air; normally associated with heating, ventilating, and air conditioning.

ampere The unit of electrical current equivalent to the steady current produced by one volt applied across a resistance of one ohm.

anchor bolt A steel bolt used to secure a structural member against uplift. It is usually deformed at one end to ensure a good grip in the concrete or masonry in which it is embedded.

angle iron An L-shaped steel section frequently used to support masonry over a

appliance (1) A piece of household equipment run by gas or electricity; (2) In plumbing, a receptacle or piece of equipment that receives or collects water, liquids or sewage and discharges it into an indirect waste pipe or fixture.

armoured cable Insulated wire having additional flexible metallic protective sheathing – often referred to as BX cable.

asbestos A variety of fibrous silicate materials, mainly calcium magnesium silicate. Used as a heat insulator or for fire-resistance purposes. A carcinogen.

asphalt A dark substance which is insoluble in water and used extensively in building for

waterproofing, roof coverings, in the manufacture of shingles and floor tiles, and in paints.

attic The space between the upper floor ceiling and roof or between a dwarf partition and a sloping roof. Also called roof space.

attic hatch The opening to an attic.

BTU See British thermal unit.

B-vent A prefabricated double-walled metal chimney with aluminum inner liner, designed solely for use with gaseous fuels.

backdrafting The reverse flow of outdoor air into a building through the barometric damper, draft hood or burner unit as a result of chimney blockage or a pressure differential greater than can be drawn by the chimney. Backdrafting causes smell, smoke or toxic gases to escape into the interior of a building. "Cold" backdrafting occurs when the chimney is acting as an air inlet but there is no burner operation. "Hot" backdrafting occurs when the hot flue gas products are prevented from exhausting by flue reversal.

backfill Material used after excavation for filling in a trench or the gap around a foundation wall.

backflow preventer A device to prevent backflow from the outlet end of the supply system. See safety valves.

baffle An object placed in an appliance to change the direction of, or retard the flow of air, gas-air mixtures or flue gases.

balloon framing A method of wood-frame construction in which the studs extend in one piece from the foundation wall to the top plate supporting the roof.

barometric damper or barometric draft regulator A device which functions to maintain a desired draft in the appliance by automatically reducing excess chimney draft to the desired value.

beam A horizontal structural member supported at two or more points, but not throughout its full length.

bearing wall See load-bearing wall.



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below grade A term applied to any part of a structure or site feature that is below the adjacent finished ground level.

bidet A shallow basin similar to a toilet, equipped with a faucet and used for washing the genital area.

bowing A deviation from a straight line, measured at the point of greatest distance from the straight line. Often applied to lumber.

branch circuit The portion of the wiring installation between the final overcurrent device protecting the circuit and the outlet.

brick ties Metal straps that provide lateral support to the brick veneer of a building by transmitting lateral loads to the backup wall.

brick veneer A facing of brick tied to a wood frame, concrete or masonry wall, serving as a wall covering only and carrying no structural loads.

bridging A method used to resist twisting of joists and for stiffening floor construction by fitting either crossed pieces or solid blocks between the joists.

British thermal unit Or BTU. The amount of heat required to raise the temperature of one pound of pure water one degree Fahrenheit.

building envelope See envelope.

cable A bundle of insulated wire to carry an electrical current.

cantilever A structural member unsupported at one end which projects outward to carry the weight of a structure above, such as a balcony.

cant strip A wedge or triangular-shaped piece generally installed on flat roofs around the perimeter or at the junction of the roof and adjoining wall.

carbon monoxide (CO) A colourless, odourless, and toxic gas produced during the combustion process that can be produced by kerosene heaters, wood burning appliances, unvented gas appliances and automobiles.

carport A shelter for a car, adjacent to a dwelling, roofed but not completely enclosed.

caulking Material with widely different chemical compositions used to make a seam or joint air-tight or watertight. All caulking uses solvents that can give off fumes, necessitating adequate ventilation during application.

central heating A heating system in which a number of rooms or spaces are heated from a central source.

check A one-way valve in distribution or service piping, used to prevent backflow.

chimney A structure of brick, stone, concrete, metal, or other noncombustible material, providing a housing for one or more flues which carry products of combustion to the outdoors.

chimney cap A protective covering or housing for the top of a chimney intended for preventing the entry of rain, snow, animals, birds, etc. and for preventing wind induced downdrafts.

chimney flashing Any kind of metal or composition material placed around a chimney where it penetrates through a roof, to cover the joint and prevent water from entering.

chimney flue pipe A passage housed in a chimney through which products of combustion are carried from a fuel burning appliance to the exterior.

chimney saddle A peaked flashing between a chimney and the roof to shed moisture around the chimney.

circuit Continuous conducting path through which current flows.

circuit breaker An electromechanical device designed to open a current-carrying circuit, under overload or short circuit conditions, without injury to the device; serves the same purpose as a fuse, i.e. to prevent overheating in a circuit through overloading. Unlike a fuse, a circuit breaker can be reset, rather than replaced.

circulating fan A motor-driven device used to circulate warm air from a furnace throughout a house.

cistern A reservoir (underground or above grade) to store rainwater supply.



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cladding Any material that covers an interior or exterior wall.

cleanout (plumbing) A pipe fitting that is intended to provide access to a pipe to permit pipe cleaning.

cleanout (chimney) An opening in the chimney below the entrance of the flue pipe to enable residue to be cleaned out.

column A vertical member in which loads are in the direction of its longitudinal axis.

combustible and noncombustible material Generally, combustible material is any material which burns, while noncombustible material does not burn.

combustion air The air required to provide adequate oxygen for the burning of fuels in fuel-burning appliances. Some appliances use indoor air to provide this oxygen, others have a separate combustion air supply from outside.

combustion chamber That space in the furnace where air and fuel are mixed and ignited, and combustion is completed.

condensation The transformation of the vapour content of the air into water on cold surfaces.

conductor A wire, cable or other form of metal of low resistance, capable of conducting or transmitting electrical current from one piece of electrical equipment to another, or to ground.

conduit, electrical A protective pipe-like covering for electrical wiring.

contamination Impurities in the water or air supply that are serious enough to constitute an actual health hazard and render the water non-potable.

control joint A joint tooled or cut into the surface of concrete in order to control the location of cracks.

corbel (masonry) A horizontal projection on the face of a wall formed by one or more courses of masonry each projecting over the course below.

counter flashing A flashing applied above another flashing to shed water over the top of the

under flashing and to allow differential movement without damage to the flashing.

creosote (1) An oily liquid distilled from wood or coal tar used in preserving wood in damp or wet places. (2) Unburned or partially unburned hydrocarbons which are by-products of wood combustion.

cross-bridging Small wood planks or metal pegs that are inserted diagonally between adjacent floor or roof joists.

damper A valve or plate for regulating draft or the flow of flue gases.

direct vent appliance An appliance constructed so that all the combustion air is supplied directly from, and the products of combustion are vented directly to, outdoors, by independent enclosed passageways connected directly to the appliance. Also called a sealed combustion system appliance.

distribution panel A protected housing which serves as the transition point between the service entrance and the distribution circuits and contains the overcurrent devices (fuses or breakers) that protect each circuit.

door sill A horizontal member forming the bottom of an outside door frame over which the door closes.

door stop A device fitted to a door, or on the floor or wall near a door, to hold it open as far as may be required, or to prevent the door from being opened beyond a certain amount; the strip against which a door closes on the face of a door frame.

down-draft A draft created in a chimney when air currents enter at the top and travel down; sometimes caused by not carrying the chimney high enough above the ridge of the roof.

downspout A pipe which carries water from the eaves trough to the ground or the storm drainage system.

draft hood The constantly open air dilution device of a gas furnace.

drainage system An assembly of pipes, fittings, fixtures, traps, and appurtenances that is used to convey sewage, clear water waste, or storm water to a public sewer or a private sewage disposal



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forced warm air Air circulated through ductwork within a house by means of a circulating fan located in the furnace housing.

furring Strips applied to a wall or other surface as support for the finish material, or to give the wall an appearance of greater thickness. See also strapping.

fuse A device capable of automatically opening an electric circuit under predetermined overload or short-circuit conditions by fusing or melting; an overcurrent device.

fuse rejecters A plastic disc that fits into the base of a fuse socket and prevents the installation of a fuse of higher amperage than was intended for the circuit.

girder A larger or principal beam used to support concentrated loads at isolated points along its length.

gravity furnace A heating system with ductwork but no circulating fan.

ground A connection to earth by means of a conductor with a very low impedance.

ground electrode A heavy conductor or network of conductors, usually buried in the earth, to provide a conducting connection between an electrical circuit or equipment and earth.

ground fault circuit interrupter (GFCI) A device designed to interrupt, almost instantaneously, an accidental connection between a live part of an electrical system and ground (a short circuit or a shock) when the current exceeds a very small predetermined value. This device will react to a dangerous situation before a fuse or circuit breaker, and before a human can be harmed by the shock.

grounding system All conductors, clamps, ground clips, ground plates or pipes and ground electrodes by which the electrical installation is grounded.

grout A thin mixture of cement mortar and additional water.

gutter An eaves trough used to convey rainwater from the roof to the downspout.

guy wire A wire attached to an upright to secure it against the wind. Guy wires are often attached to stakes supporting newly planted trees, or to rooftop aerials.

HRV Acronym for Heat Recovery Ventilator. A ventilation system that provides fresh outdoor air to the house while extracting heat from the stale outgoing air. HRVs help keep indoor humidity levels under control, improve indoor air quality, and may keep heating costs down.

HVAC A general term which means Heating, Ventilation and Air Conditioning. It is used to describe systems in the house which are used for space conditioning.

header A wood member at right angles to a series of joists or rafters at which the joists or rafters terminate. When used at openings in the floor or roof system the header supports the joist or rafters and acts as a beam.

hearth The floor and area immediately in front of a fireplace.

heat exchanger A device which transfers heat from a warm to a cooler medium, normally by conduction.

heat pump A heating system, usually warm air, which uses outside air, ground or water as the heat source.

humidifier A device which may be portable or may be incorporated into the heating system's duct work and which increases the level of humidity in the house.

hygrometer An instrument designed to measure the relative humidity of the atmosphere.

IAQ Acronym for Indoor Air Quality A general term relating to the presence of chemical and biological contaminants in the air within a building, and their potential health effects.

induced draft fan A fan located downstream of the furnace proper, which forcibly exhausts combustion products and control air intake for combustion.

infiltration The uncontrolled admittance of air, through cracks and pores, into a building.



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insulation A material with above-average thermal resistance which inhibits the flow of heat or other forms of energy.

joist One of a series of horizontal wood members, usually 50 mm nominal thickness, used for support in floors, ceilings or roofs.

joist hanger A steel section shaped like a stirrup, bent so it can be fastened to a beam to provide end support for joists, headers etc.

knee wall Partitions of varying length used to support roof rafters when the span is so great that additional support is required to stiffen them.

knob-and-tube wiring Very old wiring with single insulated wires strung between porcelain knobs and through porcelain tubes.

landscaping The general use of plant and man-made materials on a site, as opposed to landscape architectural design which is the integration of site layout and grading in addition to the materials.

latex Low-toxicity paint made by mixing coloured pigments in a latex rubber base (natural or synthetic). It is a popular interior finish because it is water-based and washable when dry.

lintel A horizontal structural member (beam) that supports the load over an opening such as a door or window.

load (dead) The weight of all construction elements in a building.

load-bearing wall A partition which supports any vertical load in addition to its own weight.

load miser An overload device that allows two demand loads on one set of fuses; usually used where the service is not of adequate size to supply two large appliances simultaneously.

main shut-off valve A valve capable of stopping the flow of all the water in the entire distribution system.

main stack The principal soil, waste stack or vent stack in a plumbing system which connects the system to the open air.

main disconnect A two-pole switch capable of cutting off all the electricity in a system. It is installed between the meter and distribution box, or ahead of the meter.

mechanical ventilation Control of a house's ventilation through the use of a mechanical system.

meter A device used for recording consumption (i.e. water or electricity).

mildew A variety of fungi that survives and grows on damp materials, including porous building materials, plants, paper, etc.

moisture barrier Any material which is used to retard the passage or flow of vapour or moisture into construction and thus prevent condensation. See also damp-proof course, vapour barrier.

mold or mould A fungus that grows on or in damp and decaying matter.

negative pressure A pressure below atmospheric pressure. A negative pressure exists when the pressure inside the house envelope is less than the air pressure outside. Negative pressure will encourage infiltration and backdrafting.

neutral block A metallic block of wire connectors located within the distribution box which serves as a transition between the service entrance neutral wire and the white return wires of the distribution system.

non-bearing wall A partition extending from floor to ceiling which supports no load other than its own weight.

nosing The rounded and projecting edge of a stair tread, window, sill, etc. nozzle.

oriented strand board, or OSB Structural wood panel manufactured from wood strands which are oriented in the same direction and bonded together with glue. It is a high strength product made from low grade (waste) material.

outlet A device on the wiring system at which current is taken to supply fixtures or appliances.

overcurrent device Any device affording protection from excess current, but not necessarily short circuit protection, and capable of automatically opening an electric circuit either by fusing of metal or by electromechanical means.



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overloading The surcharge of a circuit beyond the capacity of its conductors.

panel board A centre for controlling a number of circuits by means of fuses or circuit breakers, usually contained in a metal cabinet. Switches are sometimes added to control each circuit.

panel radiator A heating unit placed on, or flush with, a flat surface, and intended to function essentially as a radiator.

parapet wall That part of an exterior wall, party wall, or fire wall extending above the roof line.

parging A coat of plaster or cement mortar applied to masonry or concrete walls.

party wall A wall jointly owned and jointly used by two parties under easement agreement or by right in law, and erected at or upon a line separating two parcels of land each of which is, or is capable of being, a separate real estate entity.

pier A column of masonry, usually rectangular in horizontal cross section, used to support other structural members.

pilaster A column or pier forming an integral part of a wall and partially projecting from the wall face.

pilot light A small, continuously lit flame on a gas furnace or boiler which ignites the main gas flame when the thermostat calls for heat.

plaster A white, often gypsum-based powder which, when mixed with water, becomes a paste that can be used to coat ceilings and walls or fill cracks.

platform framing A system of framing a building on which floor joists of each storey rest on the top of plates of the storey below (or on the foundation sill for the first storey) and the bearing walls and partitions rest on the subfloor of each storey.

plenum A chamber forming part of an air duct system.

polyethylene Very common plastic used in flexible tubing, vapour barriers, roof vents, etc.

post and beam framing A system of construction in which posts and beams support the loads and the infilling walls are non-load bearing.

power venter A device to provide mechanical draft, installed between the appliance and the vent termination. Also referred to as a sidewall vent.

radiant heating Coils or ducts installed in wall, floor, or ceiling panels to provide a large surface of a low intensity supply of heat.

radiator That part of the system, exposed or concealed, from which heat is radiated to a room or other space within the building; heat transferring device.

range hood A formed canopy over a range that usually contains an electric light and exhaust fan vented to the outside designed to evacuate smoke and fumes produced from cooking.

receptacle (electric) A contact device installed in an outlet for the connection of a portable lamp or appliance by means of a plug and flexible cord.

register The outlet in a room through which warm air from the heating system flows.

relief pipe An overflow pipe for a temperature and pressure safety relief valve installed on a hot water tank; also called a drip leg.

retaining wall (1) Any wall erected to hold back or support a bank of earth. (2) Any wall subjected to lateral pressure other than wind pressure. (3) An enclosing wall built to resist the lateral pressure of internal loads.

return air duct An opening allowing cool air to be returned to the heating chamber of a forced air furnace. Also called, cold air return.

ridge vent A special sheet metal or plastic vent which is along the ridge of the roof.

riser (1) The vertical board under the tread in stairs. (2) In plumbing, a supply pipe that extends through at least one full storey to convey water.



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rot The decomposition of wood or other organic material by certain types of bacteria or fungi.

safety valves Temperature and pressure (T and P) relief valves that protect hot water tanks from both excessive temperature and excessive pressure; also includes backflow preventers that prevent water from moving in both directions in a pipe.

septic tank A sewage settling tank intended to retain sludge for sufficient time to secure satisfactory decomposition of organic solids by bacterial action, and bleed liquids off to an absorption field.

service box An assembly consisting of a metal box or cabinet that can be locked or sealed, containing either fuses or circuit breakers.

service head A weatherproof device through which the service lines enter the service mast or conduit.

service lines The incoming power lines to the distribution box.

service mast A conduit extension used to raise the service head to a height adequate to assure proper clearance for overhead service lines.

service pipe The pipe that conveys water between the main shut off valve on the public water system and the control shut off valve in a supply system.

settlement The sinking of an area after construction; often caused by inadequate soil compaction.

shear The stress that resists the tendency of two equal parallel forces acting in opposite directions to cause two adjoining planes of a body to slide one on the other.

sheathing Lumber (usually matched) or other material used to cover the framework of buildings on the exterior.

sheathing paper A semi-permeable paper treated with tar or asphalt and used under exterior wall cladding as protection against the passage of water or air.

short circuit An accidental connection of two sides of a circuit through which nearly all the current will flow. Also called short.

shut off valve A device that interrupts the flow of water through distribution piping.

side-wall vent See power venter

siding In wood-frame construction, the material other than masonry or stucco used as an exterior wall covering.

sill The horizontal member forming the bottom of an opening such as a door or window.

sill plate A structural member anchored to the top of a foundation wall, upon which the floor joists rest.

soffit The underside of elements of a building, such as staircases, roof overhangs, beams, etc.

soil or waste stack A vertical soil-or-waste pipe that passes through one or more storeys and includes any offset that is a part of the stack.

space heating The methods of heating individual rooms or living units by equipment located entirely within these rooms or living units, such equipment consisting of a single unit without ducts or piping.

spalling The breaking off of the surface layer of concrete or brick work, usually caused by frost action.

stack effect A phenomenon caused by gravity where warm air rises in a house and exfiltrates through the upper half of the house, causing infiltration through the lower half of the house.

steam boiler heating The circulation of steam through a system of pipes and radiators by any of the numerous methods employed.

step flashing Overlapping rectangular or square pieces of flashing used at the junction of a shingled roof and walls. Also called shingle flashing.

subsoil drainage pipe A perforated pipe that is installed underground to intercept and convey ground water.



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subsurface drain A drain, other than a foundation drain, installed to collect water from subsoil.

sump A watertight tank that receives the discharge of drainage water from a subdrain or a foundation drain and from which the discharge flows or is ejected into drainage piping by pumping.

sump pump A pump, usually electrically operated, to remove water which collects in a sump.

swale A small channel that is usually grassed and is wider than deep.

temperature control valve A valve that ensures water temperature is never too hot or cold, especially useful for the kitchen sink, bath and shower, to predetermine the maximum or desired temperature.

time delay fuse An overcurrent device which allows a large surge current for a short period of time but will open if current demand is over its predetermined smaller rating on a continuous basis; used primarily to protect electric motor circuits, large appliances and stationary power tools. Also called a Type D fuse.

timber framing A type of construction which employs flat vertical structural members with horizontal beams let into them and having an infilling of planks on edge.

Type D fuse See time delay fuse.

T-valve Temperature relief valve (TRV). See safety valves.

trap A fitting or device that is designed to hold a liquid seal that will prevent the passage of gas but will not materially affect the flow of a liquid.

truss A structural framework used in roofs and composed of a series of members so arranged and fastened together that external loads applied at the joints will cause only direct stress in the members.

UFFI See urea formaldehyde foam insulation.

urea formaldehyde foam insulation (UFFI) A form of foam insulation blown into existing walls.

vacuum breaker A device that breaks a vacuum action and hence stops backflow.

vapour barrier Material used in the house envelope to retard the passage of water vapour or moisture. The performance is rated in perms.

vent stack A continuous run of vent pipe connected to a soil stack, waste stack or building drain and terminating in the open air.

venting system (plumbing) An assembly of pipes and fittings that connects a drainage system with outside air to assure circulation of air and the protection of trap seals in the drainage system by maintaining atmospheric pressure.

voltage A measure of electric pressure between any two wires of an electric circuit.

water hammer A build-up of pressure in a length of horizontal or vertical pipe which occurs when a valve or faucet is closed suddenly.

water service pipe A pipe that is in a water system and conveys water from a public water main or a private water source to the inner side of the wall or floor through which the system enters the building.

watt A unit of measurement of electric power; the energy expended per second by an electric current of one ampere flowing through a conductor the ends of which are maintained at a potential difference of one volt.

weep hole A small hole, as at the bottom of a retaining wall or masonry veneer, to drain water to the exposed face.

zone thermostat Thermostat that uses sensors located inside and outside of the house to sense the need for heat and cooling, and adjust the temperature accordingly; useful in reducing energy consumption.



HOME INSPECTION REPORT

COST ESTIMATING

EXTERIOR

Wall Cladding

- Aluminum siding \$4.50/sq. ft.
- Vinyl siding \$4.00/sq. ft.
- Cedar siding \$6.00-\$9.00/sq. ft.
- Stucco (cement) \$8.00-\$11.00/sq. ft.
- Brick (veneer) \$10.00-\$14.00/sq. ft.
- Brick cleaning - unpainted brick \$2.50/sq. ft.
- Brick cleaning - painted brick \$5.50-\$8.00/sq. ft.
- Brick repainting \$3.00-\$7.00/sq. ft.

Decks

- Cedar/pressure treated \$25.00-\$30.00/sq. ft.
- Custom designed & built \$35.00/sq. ft.

Skylight/Roof Windows

- 2' x 4' skylight on flat roof (interior finished) \$2,000.00+
- 2' x 4' skylight on sloped roof (interior finished) \$2,800.00+
- 2' x 4' roof window (interior finished) \$2,000.00+

Windows

- Wood/vinyl windows \$50.00/sq. ft.
- Aluminum windows \$30.00/sq. ft.
- Aluminum storm windows \$100.00 - \$200.00
- Aluminum porch enclosures \$10.00/lin. ft.
- Fixed thermal glass (existing frames) .. \$18.00/sq. ft.

Exterior Doors

- Steel insulated doors \$700.00
- Solid wood doors \$900.00
- 6' patio door \$800-1,500.00
- Aluminum storm door \$350.00
- Add 6' x 7' patio door in brick wall \$2,500-\$3,500.00
- Add 6' x 7' patio door in wood wall \$2,000-\$3,000.00

Fences

- Pressure treated lumber (5' high) \$22.00/lin. ft.
- Cedar (5' high) \$30.00/lin. ft.
- Chain link (4' high) \$10.00/lin. ft.
- Reset post in concrete \$60.00

Driveway/Walkways

- Interlocking brick/stone \$8.00-\$10.00/sq. ft.
- Stamped concrete \$10.00-\$15.00/sq. ft.
- Asphalt paving (using existing base) \$3.00/sq. ft.
- Asphalt paving (with installation of new base) \$4.00/sq. ft.

Patios

- Interlocking brick/stone \$6.00 - \$8.00/sq. ft.
- Stamped concrete \$8.00/sq. ft.
- Patio stones \$3.00/sq. ft.
- Wood decking \$5.00/sq. ft.
- Flagstone/fieldstone \$16.00/sq. ft.

Landscaping

- Top soil and sod \$1.50/sq. ft.
- Tree removal \$600.00 ea.
- Retaining wall - concrete \$35.00/sq. ft.
- Retaining wall - wood \$25.00/sq. ft.
- Above grade (per piece) \$8.00/lin. ft.
- Sprinkler system \$1,000-\$1,500

Garage/Carport

- Removal of existing garage \$2,500.00
- Detached carport \$5,000.00
- Detached wood frame 1-car \$12,000.00
- Detached wood frame 2-car \$15,000.00
- Detached block 1-car.. \$16,000.00
- Detached block 2-car \$20,000.00

Garage Door

- Automatic garage door opener \$450.00+
- Single car - steel insulated \$750.00
- Single - cladboard (sectional) \$450.00-\$650.00
- Wood (sectional) \$900.00
- metal (one piece) \$700.00
- metal insulated (sectional) \$550.00-\$800.00
- Double - cladboard (sectional) \$750.00-\$1,000.00
- Wood (sectional) \$1,300.00
- metal (one piece) \$1,100.00
- metal insulated (sectional) \$900.00-\$1,500.00

ROOF

Sloped Roofs

- Asphalt shingles (strip & reshingle) \$3.00-\$4.00/sq. ft.
- Asphalt shingles (over existing) \$2.50/sq. ft.
- Cedar shakes \$8.00-\$10.00/sq. ft.
- Cedar shingles \$8.00-\$9.00/sq. ft.
- Slate tiles \$30.00-\$50.00/sq. ft.
- Clay, concrete tiles \$10.00-\$20.00/sq. ft.
- Skylight \$2,800.00+

Flat Roofs

- 4-ply (tar and gravel) \$5.00 - \$7.00/sq. ft.
- Single-ply membrane \$5.00 - \$7.00/sq. ft.
- Rolled asphalt (90 lb.) \$2.50 - \$3.00/sq. ft.
- Skylight \$2,000.00+

Flashing

- Chimney flashing \$200.00 - \$500.00 ea.
- Valley flashing \$15.00-\$25.00/sq. ft.
- Wall flashing \$4.00 - \$5.00/lin. ft.
- Parapet wall flashing \$25.00 - \$30.00/lin. ft.
- Roof vents \$75.00 ea.

Drainage

- Gutter/downpipes \$4.00-\$5.00/lin. ft.
- Soffit/fascia \$10.00/lin. ft.
- Downspout extension \$15.00
- Gutter cleaning \$125.00 +

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HOME INSPECTION REPORT

COST ESTIMATING

HEATING, VENTILATION & AIR CONDITIONING

Forced Air Systems

• High-efficiency gas furnace	\$3,300.00
• Mid-efficiency gas furnace	\$2,250.00
• Standard oil furnace with tank	\$5,500.00
• Replace oil tank	\$1,200.00
• Remove buried tank	\$3,500.00
• Remove indoor tank	\$500.00
• Installation of air ducts (new)	\$3,500.00
• Installation of air ducts (retrofit)	\$7,000.00
• Re-line flue (stainless steel)	\$1,000.00
• Air duct cleaning	\$275.00
• Humidifier: drum type	\$200.00
• Humidifier: Flow-through type	\$350.00
• Programmable thermostat..	200.00
• Electric air cleaner	\$800.00
• Electronic air filter	\$250.00
• Heat Recovery Ventilator	\$2,200.00

Hot Water System

• Hot water gas boiler	\$3,100.00 - \$4,000.00
• Hot water gas "high-efficiency" boiler \$	6,000.00 +
• Circulating pump	\$600.00
• Cast iron radiator (basement)	\$600.00 - \$800.00
• Cast iron radiator (upper levels)	\$800.00 - \$1,000.00
• Expansion Tank	\$300.00
• Complete radiator & boiler removal...	\$1,500.00 - \$2,000.00

Fireplaces

• Masonry fireplaces	\$5,500.00 +
• Factory built fireplace	\$2,500.00 - \$3,000.00
• Wood stoves	\$1,500.00 - \$2,500.00
• Fireplace inserts	\$700.00 - \$1,200.00 +
• Glass doors	\$200.00 +

Repairs

• New damper	\$250.00
• New firebrick	\$500.00
• Hearth extension	\$250.00
• Flue cleaning / chimney sweep	\$80.00

Chimneys

• Rebuild top foot...	\$450.00
• New chimney cap/flue top damper	\$300.00
• Rain cap	\$75.00
• Chimney rebuilding (double flue)	\$150.00 - \$250.00/lin. ft.
• Tuck pointing/ minor brick replacement	\$5.00-\$10.00/brick
• Re-line flue (stainless steel)	\$700.00

PLUMBING

Kitchen

• Sink & faucets	\$550.00
• Dishwasher connection	\$275.00
• Garberator	\$550.00
• Vegetable sprayer	\$50.00

Bathrooms

• Whirlpool bath/faucets	\$3,500.00 +
• Bathtub/faucets	\$900.00
• Shower connection with shower head	\$200.00
• Toilet	\$400.00
• Toilet seal	\$100.00-\$150.00
• Toilet flush mechanism	\$100.00-\$150.00
• Wash basin-vanity	\$350.00
• Wash basin-pedestal	\$400.00
• Pressure/temp. balance control	\$500.00
• Bathtub enclosure tile (new)	\$1,200.00
• Bathtub enclosure pre-formed	\$600.00
• Bathtub enclosure re-tile	\$1,500.00-\$2,000.00
• Shower enclosure pre-formed	\$1,400.00-\$1,900.00
• Shower enclosure re-tile	\$1,700.00-\$2,500.00

General Work

• New 1" water service	\$1,200.00 +
• 40 gl. electric hot water tank	\$600.00
• 50 gl. Gas hot water heater	\$1,200.00+
• Change all drain lines under basement floor	
• with excavation	\$3,000.00
• without excavation	\$1,500.00
• Replace drain lines at front yard	\$1,500.00 +
• Laundry tub and connections	\$450.00 - \$500.00
• Change water lines (entire house)	\$2,500.00 +
• Main water service line	\$150.00-\$200.00/lin. ft.
• Main water shutoff valve	\$150.00-\$300.00
• Exterior garden hose bib	\$100.00 - \$150.00
• Water Softener	\$800.00-\$2,000.00

Private Plumbing Systems

• Shallow well water service	\$1,000.00 + ea.
• Deep well water service	\$1,500.00 - \$3,000.00 ea.
• Laundry tub sewage pump	\$300.00
• Installation of sump hole	\$400.00
• Sump pump	\$150.00-\$200.00
• Sewage ejection system	\$1,500.00
• Septic tank (1,000 gls.)	
• with existing soil	\$5,000.00
• with new tile bed	\$10,000.00
• replace entire system	\$13,000.00
• Septic tank cleaning	\$175.00-\$200.00
• Well drilling	\$40.00 - \$60.00/ft.
• Well pump	\$500.00-\$1,100.00

ELECTRICAL

Upgrade

• 100 amps	\$1,000.00 - \$1,500.00
• 200 amps	\$1,800.00 - \$2,500.00
• (with existing underground)	\$1,000.00
• 400 amps	\$4,000.00 +
• Breaker panel — main	\$600.00-\$900.00
• Breaker panel — auxiliary	\$100.00 - \$300.00
• Electrical permit (major work)	\$150.00
• Replace circuit breaker	\$60.00-\$100.00
• Knob & tube replacement	\$6000.00-\$12,000.00

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HOME INSPECTION REPORT

COST ESTIMATING

Retrofit

• Receptacle	
conventional	\$80.00 - \$100.00
split	\$150.00 - \$200.00
exterior covered	\$150.00 - \$250.00
GFCT	\$90.00 - \$150.00
Correct reverse polarity	\$40.00 - \$60.00
aluminum wire compatible	\$50.00 - \$75.00
Stove and dryer plugs	\$100.00 - \$225.00
• Light Fixture	\$100.00 - \$250.00
• Ceiling Fan	\$250.00
• System ground — public	\$75.00 - \$100.00
• System ground — private	\$200.00 - \$300.00
• Bathroom exhaust fan	\$200.00 - \$250.00
• Kitchen exhaust fan	\$200.00 - \$350.00
• Doorbell system	\$100.00 - 180.00
• Baseboard heaters	\$350.00 - \$450.00
• Powered attic ventilator	\$500.00
• Electric smoke detector	\$150.00
• Install dryer duct	\$100.00 - \$150.00

FIREPLACE & CHIMNEY

Fireplace

• Factory built fireplace	\$2,500.00 - \$3,000.00
• Masonry	\$5,500.00+
• Wood stoves	\$1,500.00 - \$2,500.00
• Gas insert	\$2,500.00 - 3,500.00
• Metal box insert	\$700.00 - \$2,500.00
• Glass doors	\$200.00 +
• Hearth extension	\$250.00
• New damper	\$250.00
• New firebrick wall	\$500.00
• Hearth extension	\$250.00

Chimneys

• Rebuild	
top foot	\$450.00
single flue	\$100.00 - 250.00/ft.
double flue	\$250.00 - 300.00/ft.
• Concrete cap	\$200.00 - \$350.00
• Rain cap	\$75.00 ea.
• Mortar joint repointing	\$5.00 - 10.00/brick
• Flue cleaning	\$100.00
• Re-line flue (stainless steel)	\$30.00 - \$45.00/ft.

INTERIOR

Wall/Ceiling

• Baseboards/door & window casing	\$2.50/lin. ft.
• Suspended acoustic ceilings	\$3.50/sq. ft.
• Walls (insulation/drywall)	\$3.00/sq. ft.
• Painting (3 coats)	
walls	\$1.25/sq. ft.
windows	\$75.00 ea.
doors	\$50.00 ea.
• Stucco	\$1.25/sq. ft.

• Plaster on plaster	\$2.50/sq. ft.
• Drywall on plaster	\$2.00 - \$3.00/sq. ft.
• Cornice moulding	\$15.00/lin. ft.
• Wall mirrors	\$7.00/sq. ft.

Kitchen/Bathroom

• Kitchen cabinets	\$40.00 - \$70.00/lin. ft.
• Kitchen counter — laminate	\$20.00 - 40.00/lin. ft.
• Kitchen counter — granite	\$175.00 - \$200.00/lin. ft.
• Kitchen counter — corian	\$75.00 - \$150.00/lin. ft.
• Kitchen renovation	\$7,000.00+
• Bathroom renovation	\$4,000.00+

Stairs/Railings

• Curved oak staircase	\$6,000.00+
• Standard oak staircase	\$1,400.00
• Standard carpet grade staircase	\$800.00
• Stair railings	\$65.00 - \$85.00/lin. ft.

Floor Covering

• Vinyl — Sheet	\$3.00 - \$8.00/sq. ft.
• Vinyl — Tile	\$1.50 - \$8.00/sq. ft.
• Carpet with underpad	\$3.00 - \$6.50/sq. ft. +
• indoor/outdoor carpet	\$2.00/sq. ft.
• finished subfloor	\$2.00/sq. ft.
• Hardwood — 3/8" oak, maple	\$8.00/sq. ft.
• Hardwood — 3/4" oak, maple	\$12.00/sq. ft.
• Parquet flooring	\$7.00/sq. ft.
• Hardwood refinish	\$2.00 - \$3.50/sq. ft.
• Ceramic floor tile	\$5.00 - \$8.00/sq. ft. +

Miscellaneous Systems

• Wireless motion detectors	\$500.00
• Wired system	\$1,300.00 +
• Alarm monitoring	\$25.00/month
• Intercom systems (retrofit)	\$1,200.00 +
• Central vacuum (retrofit)	\$800.00 - \$1,500.00

STRUCTURE

• Underpinning	\$200.00 - \$400.00/lin. ft.
• Lower basement floor	\$250.00/lin. ft.
• Recreation room	\$40.00/sq. ft.
• Basement apartment	\$60.00/sq. ft.
• Basement entrance	\$8,000.00 ea.
• Excavation/waterproofing	\$80.00/sq. ft.
• Seal foundation cracks:	
excavation method	\$400.00 - \$1,000.00 ea.
urethane injection method	\$400.00 ea.
• Basement main beam	\$1,500.00
• Basement support column	\$300.00 - \$500.00
• Re-support floor joist	\$250.00
• Bearing wall removal	\$2,000.00
• Partition wall removal	\$500.00 - \$1,500.00
• Termite prevention	\$1,400.00 - \$1,800.00
• Additions	\$100.00 - \$120.00/sq. ft.
• Renovations	\$100.00 - \$140.00/sq. ft.

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