

# AllClimate

<http://www.allclimateconsulting.com>

(204) 930-3737

Inspector: **Norman A. Garcia, NRCan EA**

Inspector's email: [norm@allclimateconsulting.com](mailto:norm@allclimateconsulting.com)

**International Association of Certified Home Inspectors, NACHI15012617**



## Sample Home Inspection Report

Client(s): **Last Name, First Name**

Property address: **12345 Main St.  
Winnipeg MB R1R 0R0**

Inspection date: **Friday, March 1, 2024**

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A **general home inspection** is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

- The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
- The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a material defect.

A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

**Limitations:**

- An inspection is not technically exhaustive.
- An inspection will not identify concealed or latent defects.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- An inspection will not determine the suitability of the property for any use.
- An inspection does not determine the market value of the property or its marketability.
- An inspection does not determine the insurability of the property.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- An inspection does not include items not permanently installed.
- These Standards of Practice apply only to properties with four or fewer residential units.

**Exclusions:**

I. The inspector is not required to determine:

- property boundary lines or encroachments.
- the condition of any component or system that is not readily accessible.
- the service life expectancy of any component or system.
- the size, capacity, BTU, performance or efficiency of any component or system.
- the cause or reason of any condition.
- the cause for the need of correction, repair or replacement of any system or component.
- future conditions.
- compliance with codes or regulations.
- the presence of evidence of rodents, birds, animals, insects, or other pests.
- the presence of mold, mildew or fungus.
- the presence of airborne hazards, including radon.
- the air quality.
- the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
- the existence of electromagnetic fields.
- any hazardous waste conditions.
- any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
- acoustical properties.
- correction, replacement or repair cost estimates.
- estimates of the cost to operate any given system.

**The inspector is not required to operate:**

- any system that is shut down.
- any system that does not function properly.
- or evaluate low-voltage electrical systems such as, but not limited to:
  1. phone lines;
  2. cable lines;
  3. satellite dishes;
  4. antennae;
  5. lights; or
  6. remote controls.
- any system that does not turn on with the use of normal operating controls.
- any shut-off valves or manual stop valves.
- any electrical disconnect or over-current protection devices.
- any alarm systems.
- moisture meters, gas detectors or similar equipment.

**The inspector is not required to:**

- move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
- dismantle, open or uncover any system or component.
- enter or access any area that may, in the opinion of the inspector, be unsafe.
- enter crawlspaces or other areas that may be unsafe or not readily accessible.
- inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
- do anything which may, in the inspector's opinion, be unsafe or dangerous to the inspector or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
- inspect decorative items.
- inspect common elements or areas in multi-unit housing.
- inspect intercoms, speaker systems or security systems.
- offer guarantees or warranties.
- offer or perform any engineering services.
- offer or perform any trade or professional service other than general home inspection.
- research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
- determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
- determine the insurability of a property.
- perform or offer Phase 1 or environmental audits.
- inspect any system or component that is not included in these Standards.

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### How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

<b>Safety</b>	Poses a safety hazard
<b>Major Defect</b>	Correction likely involves a significant expense
<b>Repair/Replace</b>	Recommend repairing or replacing
<b>Repair/Maintain</b>	Recommend repair and/or maintenance
<b>Maintain</b>	Recommend ongoing maintenance
<b>Evaluate</b>	Recommend evaluation by a specialist
<b>Comment</b>	For your information
<b>Conducive conditions</b>	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

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## **General Information**

**Client name:** Last Name, First Name

**Address of property inspected:** 12345 Main St. Winnipeg MB R1R 0R0

**Inspection date:** 2024-03-01

**Time started:** 4:00 pm

**Time finished:** 6:30 pm

**Present during inspection:** Client, Realtor

**Client present for discussion at end of inspection:** Yes

**Weather conditions during inspection:** Snow, hail or sleet

**Ground condition:** Snow covered

**Payment method:** Etransfer

**Type of building:** Single family

**Year built:** 1918

**Source for main building age:** Municipal records or property listing

**Front of building faces:** Northwest

**Main entrance faces:** Northwest

**Occupied:** No

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## Grounds

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

**Condition of stairs, handrails, guardrails::** Appeared serviceable

**Exterior stair material:** Wood

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1) **Comment** - No outbuildings or detached structures were evaluated. They are excluded from this inspection.



Photo 1-1



Photo 1-2

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2) **Comment** - Most areas of the driveway, sidewalk and patio were obscured by snow and couldn't be fully evaluated.



Photo 2-1



Photo 2-2



Photo 2-3



Photo 2-4



Photo 2-5



Photo 2-6



Photo 2-7



Photo 2-8



Photo 2-9

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3) **Comment** - Some decks were obscured by snow. These areas couldn't be evaluated and are excluded from the inspection.



Photo 3-1



Photo 3-2

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## **Exterior and Foundation**

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

**Condition of exterior cladding, trim:** Required repair, replacement and/or evaluation

**Apparent wall structure:** Wood frame

**Wall covering:** Vinyl

**Condition of foundation:** Appeared serviceable

**Apparent foundation type:** Crawl space, Unfinished basement

**Foundation/stem wall material:** Stone

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**4) Repair/Replace** - Some sections of cladding, siding and/or trim were damaged and/or substandard. Recommend that a qualified person repair, replace or install cladding, siding or trim as necessary.



Photo 4-1



Photo 4-2



Photo 4-3



Photo 4-4



Photo 4-5



**5) Repair/Maintain** - One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.



Photo 5-1



Photo 5-2

**6) Maintain, Conducive conditions** - Caulk was missing, deteriorated and/or substandard in some areas. For example, around windows, around doors, at siding butt joints, at siding-trim junctions and/or at wall penetrations. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit:

<https://www.reporthost.com/?CAULK>



Photo 6-1



Photo 6-2

**7) Maintain, Conducive conditions** - Some areas of the exterior paint or stain finish were incomplete and/or substandard (e.g. primed only, too few coats). Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 7-1



Photo 7-2





Photo 7-3

8) **Maintain, Conducive conditions** - Caulk was in some areas. For example, . Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: <https://www.reporthost.com/?CAULK>

9) **Comment** - Some above-grade foundation walls were obscured by snow. The inspector was unable to evaluate these areas. They are excluded from this inspection.



Photo 9-1



Photo 9-2



Photo 9-3



Photo 9-4

10) **Comment** - Many foundation walls below the house were obscured by drywall. The inspector was unable to evaluate these areas. They are excluded from this inspection.

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## Roof

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

**Estimated age of roof surface(s):** 5-10 years old

**Roof inspection method:** Not inspected

**Condition of roof:** Appeared serviceable

**Roof surface material:** Asphalt or fiberglass composition shingles

**Roof type:** Gable

**Condition of gutters, downspouts, extensions:** Appeared serviceable

**Gutter and downspout material:** Metal

**Gutter and downspout installation:** Full

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**11) Repair/Replace, Evaluate, Conducive conditions** - Flashings at the base of one or more chimneys were deteriorated. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 11-1

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**12) Repair/Maintain, Conducive conditions** - One or more gutters were damaged. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 12-1

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**13) Comment** - All roof surfaces were obscured by snow and couldn't be evaluated. These areas are excluded from this inspection.



Photo 13-1



Photo 13-2



Photo 13-3



Photo 13-4

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**14) Comment** - Normally the inspector attempts to traverse roof surfaces during the inspection. However, due to type of roof covering (slippery or fragile), roof configuration (steep or very high) and/or slippery conditions, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof surface.



Photo 14-1

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## **Attic and Roof Structure**

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

**Attic inspection method:** Not inspected because no access was found

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**15) Comment** - Attic access point(s) #A were inaccessible because drywalled. These areas were not evaluated and are excluded from this inspection. The condition of these areas is unknown.

## **Basement and Crawl Space**

**Limitations:** Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the basement and crawl spaces in the future. Complete access to all basement and crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

**Condition of floor substructure above:** Appeared serviceable

**Pier or support post material:** Wood

**Beam material:** Solid wood

**Floor structure above:** Solid wood joists

**Condition of insulation underneath floor above:** Not applicable, none installed

**16) Repair/Replace** - One or more joists were notched or had holes cut in them in such a way as to significantly weaken the joist(s). General guidelines for modifying joists made of dimensional lumber include these restrictions:

- Notches at ends should not exceed 1/4 of the joist's depth.
- Other notches should not exceed 1/6 of the joist's depth.
- Notches should not be cut in the middle 1/3 of the joist's span.
- Notches should not be longer than 1/3 of the joist's depth.
- Holes must be 2 inches or more from the joist's edge.
- The maximum hole diameter is 1/3 of the depth of the joist.

Recommend that a qualified contractor evaluate and repair as necessary, and per standard building practices.



Photo 16-1



Photo 16-2



Photo 16-3

**17) Repair/Maintain** - Under-floor insulation was missing in some unheated basement and/or crawlspace areas. This may result in reduced energy efficiency. Recommend that a qualified person repair or replace insulation as necessary.



Photo 17-1



## **Electrical**

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Electric service condition:** Appeared serviceable

**Primary service type:** Overhead

**Number of service conductors:** 2

**Service voltage (volts):** 120-240

**Primary service overload protection type:** Circuit breakers

**Main disconnect rating (amps):** 100

**System ground:** Cold water supply pipes

**Condition of branch circuit wiring:** Serviceable

**Branch circuit wiring type:** copper

**Solid strand aluminum branch circuit wiring present:** None visible

**Knob-n-tube present:** None visible

**Ground fault circuit interrupter (GFCI) protection present:** Yes

**Arc fault circuit interrupter (AFCI) protection present:** No

**Smoke alarms installed:** Yes, but not tested

**Carbon monoxide alarms installed:** Yes, but not tested

**18) Safety, Repair/Replace** - One or more light fixtures installed were damaged or loose. This is a potential shock and/or fire hazard. Recommend that a qualified electrician repair as necessary.



**Photo 18-1**



**Photo 18-2**

**19) Safety, Repair/Replace** - Smoke alarms were missing, old or inoperable from one or more bedrooms, from one or more hallways leading to bedrooms and/or on one or more levels. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom and on each level. For more information, visit:

<https://www.reporhost.com/?SMKALRM>



Photo 19-1

**20) Safety, Repair/Maintain** - Carbon monoxide alarms were old, missing or inoperable from one or more sleeping areas and/or on one or more levels. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards. For more information, visit:

<https://www.reporthost.com/?COALRM>



Photo 20-1

**21) Repair/Replace** - One or more wall switches were inoperable. Recommend that a qualified electrician replace wall switches as necessary.



Photo 21-1



Photo 21-2

**22) Comment** - No doorbell was installed at the main entrance. The client wish to have one installed for convenience sake.



Photo 22-1

## Heating, Ventilation and Air Condition (HVAC)

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**General heating system type(s):** Forced air

**General heating distribution type(s):** Ducts and registers

**Estimated age of heating equipment:** 21-25 years old

**Condition of electric heaters:** Appeared serviceable

**Electric heater type (not forced air):** Baseboard

**Condition of furnace:** Near, at or beyond service life

**Forced air heating system fuel type:** Natural gas

**Forced air heating system manufacturer:** Trane

**Location of forced air furnace:** Basement

**Condition of filters:** Required repair, replacement and/or evaluation

**Location for forced air filter(s):** At base of air handler

**Condition of ducts and registers:** Required repair, replacement and/or evaluation

**Condition of flues:** Appeared serviceable

**Condition of air-conditioner, heat pump:** Not determined (inaccessible, obscured or system inoperable)

**Cooling system and/or heat pump fuel type:** Electric

**Type:** Split system

**Manufacturer of cooling system and/or heat pump:** Not determined (inaccessible, obscured, label missing or illegible)

**Condition of thermostat:** Appeared serviceable

**23) Safety, Repair/Replace** - Significant amounts of debris, dirt and/or dust were visible in one or more sections of furnace and supply and/or return air ducts for the heating or cooling system. This can be a health hazard, especially for those with allergies or respiratory problems. It is recommended that ducts be professionally cleaned when "ducts are clogged with excessive amounts of dust and debris and/or particles are actually released into the home from your supply registers." At a minimum, the visible debris should be thoroughly cleaned. Recommend that a qualified contractor clean the furnace and ducts. For more information on duct cleaning in relation to indoor air quality, visit:

<https://www.reporthost.com/?DUCTCLEAN>

**24) Safety, Evaluate, Comment** - Possible asbestos wrap was found on some ducts for the heating system. Asbestos may pose a health hazard when airborne. If this is asbestos, in some cases, no action is needed except to leave this material undisturbed. The client may wish to have this material tested by a qualified specialist to determine if it is asbestos, and if it should be removed or encapsulated. For information on asbestos hazards in the home, visit:

<https://www.reporthost.com/?AITH>

Note that evaluating for the presence of asbestos is beyond the scope of this inspection. Any mention in this report of these materials is made as a courtesy only, and is meant to refer the client to a specialist.



Photo 24-1



Photo 24-2

**25) Major Defect, Comment** - The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be near this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend that a qualified HVAC contractor inspect and service the furnace. Note that these tests are beyond the scope of a standard home inspection.



Photo 25-1

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**26) Repair/Replace** - The emergency switch for the heating equipment didn't have a red cover plate or was not clearly labeled. This is a switch that allows power to be turned off quickly in the event of an emergency or servicing. Emergency switches should have a red cover plate and be clearly labeled to avoid confusion and unintentional loss of power if the switch is mistaken for a light switch. Recommend that a qualified person repair per standard building practices.



Photo 26-1

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**27) Repair/Replace** - One or more heating or cooling ducts were substandard. This can result in reduced energy efficiency. Recommend that qualified HVAC contractor repair or replace ducts or components as necessary.



Photo 27-1



Photo 27-2





Photo 27-3



Photo 27-4

**28) Repair/Replace** - One or more heating or cooling ducts in an unconditioned space (e.g. crawl space, attic or basement) were not insulated, or the insulation was damaged or deteriorated. This can result in reduced energy efficiency, moisture inside heating ducts, and/or "sweating" on cooling ducts. Recommend that a qualified person repair per standard building practices. For example, by wrapping ducts in insulation with an R-value of R-8.



Photo 28-1



Photo 28-2

**29) Maintain** - Dirt or lint had accumulated on the fins of one or more electric baseboard heaters. This is a potential fire hazard. Recommend that a qualified person clean heaters as necessary. Note that the power to heaters must be turned off at the electric panel before cleaning them.



Photo 29-1

**30) Maintain** - Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).





Photo 30-1



Photo 30-2

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31) **Evaluate, Comment** - The air conditioner condensing unit was not fully evaluated because the outdoor air temperature was below 18 degrees Celsius. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate or replace overcurrent protection devices, or operate any controls other than normal controls (thermostat).



Photo 31-1

**Water Heater**

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

**Condition of water heater:** Required repair, replacement and/or evaluation

**Type:** Tank

**Energy source:** Natural gas

**Estimated age of hot water tank(s):** > 12 years old

**Capacity (in gallons):** 151 liters (40 US gal)

**Temperature-pressure relief valve installed:** Yes

**Manufacturer:** Rheem

**Location of water heater:** Basement

**Hot water temperature tested:** Yes

**Condition of venting system:** Appeared serviceable

**Condition of combustion air supply:** Appeared serviceable

**32) Comment** - The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Remember to place the new domestic hot water tank over a protective pad.



Photo 32-1



Photo 32-2

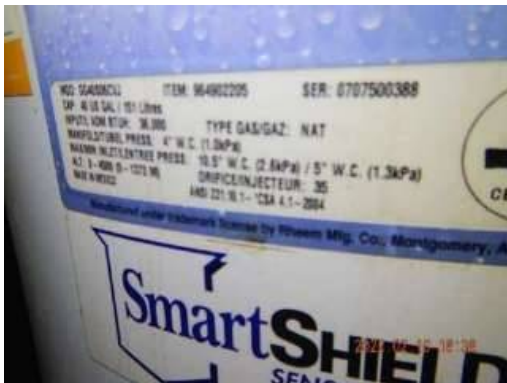


Photo 32-3



Photo 32-4

**33)** - The hot water pipe is not insulated and energy efficiency may be reduced. Recommend installing at least 1m (3 ft) long pipe insulation for better energy efficiency.



Photo 33-1

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## **Plumbing**

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Condition of service and main line:** Appeared serviceable

**Water service:** Public

**Location of water meter and main shut-off:** Basement

**Service pipe material:** Copper

**Condition of supply lines:** Appeared serviceable

**Supply pipe material:** Copper, PVC plastic

**Galvanized water pipes:** None Visible

**Condition of drain pipes:** Appeared serviceable

**Drain pipe material:** Plastic

**Condition of waste lines:** Appeared serviceable

**Waste pipe material:** Plastic

**Location(s) of plumbing clean-outs:** Basement

**Backwater valve:** No

**Vent pipe condition:** Appeared serviceable

**Vent pipe material:** Cast iron

**Sump pump installed:** No

**Condition of fuel system:** Appeared serviceable

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**34) Evaluate** - Based on the age of this structure, recommend that a qualified plumber inspect the waste lines using a video scope device to determine if they need repair or replacement. Property owners are usually responsible for repairs to the side sewer and publicly owned lateral lines. Such repairs can be expensive.



Photo 34-1

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## **Washrooms, Laundry and Sinks**

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of flooring and walls:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of toilets:** Appeared serviceable

**Condition of bathtubs and related plumbing:** Appeared serviceable

**Gas supply for laundry equipment present:** No

**240 volt receptacle for laundry equipment present:** Yes

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**35) Repair/Replace, Evaluate** - The toilet at location(s) #A had substandard caulking at base.



**Photo 35-1**

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**36) Repair/Replace** - The exhaust fan at location(s) #B was noisy or vibrated excessively. Moisture may accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person clean, repair or replace fans as necessary.



**Photo 36-1**

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**37) Repair/Maintain** - The clothes dryer exhaust duct was routed through an unheated space (e.g. crawl space, basement, attic) and was not insulated. Condensation can accumulate inside the duct. In extreme cases ducts can be blocked by pooled water. Recommend that a qualified person permanently install R-4 insulation around the duct per standard building practices.



Photo 37-1



Photo 37-2



## **Interior, Doors and Windows**

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

**Condition of exterior entry doors:** Appeared serviceable

**Exterior door material:** Wood

**Condition of interior doors:** Appeared serviceable

**Condition of windows and skylights:** Required repair, replacement and/or evaluation (see comments below)

**Type(s) of windows:** Wood, Multi-pane

**Condition of walls and ceilings:** Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

**Wall type or covering:** Drywall

**Ceiling type or covering:** Drywall

**Condition of flooring and walls:** Appeared serviceable

**Condition of concrete slab floor(s):** Appeared serviceable

**Condition of stairs, handrails and guardrails:** Required repairs, replacement and/or evaluation (see comments below)

**38) Safety, Repair/Replace** - Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.



Photo 38-1



Photo 38-2

**39) Repair/Replace** - One or more windows that were designed to open and close were stuck shut. Recommend that a qualified person repair windows as necessary so they open and close easily.



Photo 39-1



Photo 39-2



Photo 39-3

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40) **Repair/Replace** - One or more walls had substandard insulation. Recommend that a qualified person repair as necessary.



Photo 40-1



Photo 40-2



Photo 40-3

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41) **Repair/Maintain** - Weatherstripping and/or threshold around one or more exterior doors was substandard. Water may enter the building, or energy efficiency may be reduced. Recommend that a qualified person repair or replace weatherstripping as necessary.



Photo 41-1

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42) **Repair/Maintain** - One or more interior doors, jambs, and/or hardwares were loose. Recommend that a qualified person repair or replace as necessary.



Photo 42-1

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43) - Replace broken glazing



Photo 43-1



Photo 43-2



Photo 43-3



Photo 43-4

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44) - Repair wall portion



Photo 44-1

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## **Kitchen**

**Limitations:** The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

**Permanently installed kitchen appliances present during inspection:** Oven, Refrigerator

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of under-sink food disposal:** N/A (none installed)

**Condition of dishwasher:** N/A (none installed)

**Condition of ranges, cooktops and/or ovens:** Appeared serviceable

**Type of ventilation:** Hood or built into microwave over range or cooktop

**Condition of refrigerator:** Appeared serviceable

**Condition of built-in microwave oven:** N/A (none installed)

**Condition of hot water dispenser:** N/A (none installed)

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