INSPECTION REPORT

For the Property at:

SAMPLE PROPERTY

GATINEAU, QC XXX XXX

Prepared for: SAMPLE CLIENT

Inspection Date: Thursday, March 19, 2026

Prepared by: Shaun Botes

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Inspect with Confidence, Invest with Clarity.

March 20, 2026

Dear Sample Client,

RE: Report No. 1228
Sample Property
Gatineau, QC
XXX XXX

Thank you for choosing Inspec-Pro Home Inspection to support you through this important stage of your property journey. We trust the inspection process met your expectations and provided the clarity you needed.

This report has been prepared in accordance with the Standards of Practice established by our national professional association. Our objective is to give you a clear, objective understanding of the property's condition. Through a careful visual review of the accessible components and systems, we've outlined our findings to help guide your decision-making with greater confidence.

The report is designed for ease of use. Major home systems are organized into sections, each marked with clearly labeled colored tabs. Interactive features such as blue, underlined text allow you to quickly access additional information about specific components or conditions. You'll also find a Home Reference Book under the REFERENCE tab, which provides helpful insights on home systems and general maintenance practices to support the long-term health of the property.

Please keep in mind that this report reflects the condition of the property on the date of inspection. It is not a prediction of future performance, and we cannot be held liable for any changes or issues that may arise afterward. The report is also protected by copyright and may not be shared or reproduced without our written consent.

It was a pleasure working with you. We value your trust and hope you'll consider Inspec-Pro Home Inspection again in the future or refer us to others who could benefit from our services.

Sincerely,

Shaun Botes
on behalf of
Inspec-Pro Home Inspection

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INSPECTION INTRODUCTION

This inspection is a non-invasive, visual assessment of the accessible property components performed in accordance with the Canadian Association of Home & Property Inspectors (CAPHI) Standard of Practice (Attached in the Appendix). It identifies visible defects and conditions at the time of inspection but does not include warranties, cost estimates, or invasive testing.

The inspection excludes hidden, inaccessible, or unsafe areas, and the inspector will not move furniture, remove coverings, or operate non-functional systems. Functional components typically receive no recommendations, while observed defects will include suggested actions.

Further specialist evaluation may be recommended where significant issues are suspected. Clients are encouraged to review the full report carefully and seek contractor advice before making decisions.

A summary of key findings is provided for convenience but does not replace a thorough review of the entire report.

Priority Maintenance Items

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Openings between spindles (balusters) too large

At the exterior surrounding the window well, a guardrail is present; however, the spacing between the spindles (balusters) exceeds current safety recommendations. Wide gaps may allow small children or pets to pass through, creating a fall hazard.

It is recommended that the guardrail be modified or replaced to comply with applicable building codes in Quebec. Current standards generally require that openings in guardrails or balusters do not allow a 100 mm (approximately 4 inches) diameter sphere to pass through. A qualified contractor should evaluate the existing guardrail and adjust the spacing of the balusters or install additional infill to meet safety requirements. Prompt correction will reduce the risk of falls and ensure compliance with local safety standards.

Implication(s): Fall hazard

Location: Rear Yard

Task: Improve

Time: Immediate

LANDSCAPING \ Retaining wall

Condition: • Rot

At the rear of the property, a wood retaining wall is located along the property line to support the grade of the adjacent neighbour's land, which is situated higher on the hill. Several areas of the wall exhibit signs of deterioration, including weathering, material decay, and potential structural weakness. These conditions may compromise the wall's ability to retain soil effectively over time.

It is strongly recommended that a qualified contractor or structural professional evaluate the retaining wall prior to closing. The evaluation should determine the extent of deterioration, identify any structural risks, and outline appropriate repair or reinforcement strategies. The contractor should also provide cost estimates for any necessary remediation to

ensure the retaining wall functions safely and effectively. Prompt evaluation is advised to allow for informed decision-making regarding the property.

If the deteriorated retaining wall is not addressed, progressive structural failure, soil erosion, and potential damage to the property may occur. In a high-slope location, compromised retaining structures can pose significant safety hazards, increase maintenance costs, and potentially lead to costly emergency repairs. Obtaining a professional assessment prior to purchase ensures the buyer understands the risks and can plan for any necessary improvements.
Implication(s): Weakened structure | Material deterioration
Location: Rear Yard
Task: Recommended further review by a qualified professional to determine the next course of action
Time: Prior to closing (Before completing the purchase)

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel
Condition: • Aging
The main electrical panel is a Federal Pioneer Stab-Lok type. During the inspection, several safety and code-related concerns were observed:

- Panel aging
- Exposed openings were noted within the panel, with improper or missing mechanisms to safely cover these openings.
- Multiple circuits were double-tapped (two wires connected under a single breaker terminal), which can create overheating risks.
- Several electrical wires were routed across the bus bar.

These conditions present potential safety hazards, including increased risk of electrical arcing, short circuits, and fire. The Stab-Lok design has known reliability concerns and has been identified in some jurisdictions as requiring careful evaluation by a licensed electrician.

It is strongly recommended that a licensed electrician evaluate the panel as soon as possible. All exposed openings should be properly covered, double-tapped circuits should be corrected, and wires should be appropriately terminated and organized within the panel. Given the Stab-Lok design, the electrician should assess the overall condition of the breakers and panel to determine if replacement or upgrades are advisable to meet modern electrical safety standards.

Failure to address these electrical panel deficiencies may result in increased risk of electrical faults, overheating, or fire, as well as potential non-compliance with electrical codes. Prompt evaluation and remediation are essential for occupant safety and to ensure reliable electrical service throughout the property.
Location: Basement Panel
Task: Recommended further review by a qualified professional to determine the next course of action
Time: Prior to closing (Before completing the purchase)

DISTRIBUTION SYSTEM \ Wiring (wires) - installation
Condition: • Open splices
In the basement and the staircase leading from the basement to the ground level, exposed energized electrical wires

were observed. These wires were not properly secured, protected, or enclosed, presenting an immediate safety hazard for occupants. Contact with energized wires can result in electric shock, burns, or serious injury.

It is strongly recommended that a licensed electrician evaluate and correct the exposed wiring as soon as possible. The wires should be properly routed, secured, and enclosed in appropriate conduit or junction boxes to meet current electrical code and safety standards.

Failure to address exposed energized wires creates a significant risk of electrical shock or fire. Immediate remediation is critical to ensure the safety of occupants and compliance with applicable electrical codes.
Implication(s): Electric shock | Fire hazard
Location: Basement
Task: Improve
Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)
Condition: • Reversed polarity
Reverse polarity was observed at an electrical outlet within the fourth-level bedroom. This condition indicates that the hot and neutral conductors are improperly connected, which can create a potential safety hazard.

It is recommended that a licensed electrician evaluate and correct the wiring at the affected outlet to ensure proper polarity. Proper wiring is essential to reduce the risk of electrical shock and to ensure the safe operation of connected devices.
Implication(s): Electric shock
Location: Fourth Level Bedroom
Task: Repair
Time: Immediate

DISTRIBUTION SYSTEM \ Lights
Condition: • Conventional lights in wet areas
A recessed LED light fixture is installed within the shower area; however, it does not indicate a wet-location rating. Fixtures in areas subject to direct water exposure are required to be rated for wet locations. Additionally, the foam gasket on the back of the trim appears to be missing or not intact. This gasket is intended to provide an airtight seal at the ceiling plane to prevent moisture and steam from entering the ceiling or attic space.

It is recommended that the fixture rating be verified, and if it is not rated for wet locations, it should be replaced with a properly rated fixture suitable for use in shower environments. Additionally, the trim should be equipped with an intact gasket to ensure a proper seal against the ceiling. Addressing these issues will help prevent moisture intrusion, reduce the risk of premature fixture failure, and protect the surrounding building components from potential condensation-related damage.
Implication(s): Electric shock | Fire hazard
Location: Bathroom
Task: Replace
Time: Immediate

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)
Condition: • Missing
Smoke detectors were missing at multiple locations throughout the property. Smoke detection is a critical life safety system designed to provide early warning in the event of fire.

It is recommended that smoke detectors be installed in accordance with Quebec building code requirements. To ensure compliance with current Quebec building code requirements, it is recommended that a licensed contractor or electrician be engaged to assess the property, determine all necessary locations for smoke detectors, and properly install and test the units. This professional engagement ensures that all detectors are positioned correctly, fully operational, and in accordance with regulatory standards.
Implication(s): Safety issue
Location: Various
Task: Provide
Time: Immediate

Heating

FURNACE \ Ducts, registers and grilles
Condition: • Suspected asbestos-containing material (ACM)
White, paper-like material was observed on the metal ducting in the basement. This material is suspected to be asbestos-containing material (ACM), likely duct tape or paper wrap commonly used on HVAC systems from the 1930s through the early 1980s. The material appears frayed or torn in some areas, which increases the potential for fibers to be released into the air if disturbed.

To confirm its composition, a sample should be collected and analyzed by a licensed asbestos inspector or certified laboratory. If the material tests positive for asbestos, a licensed professional should provide guidance on appropriate remediation options.
Location: Basement
Task: Recommended further review by a qualified professional to determine the next course of action
Time: Prior to closing (Before completing the purchase)

Plumbing

WATER HEATER \ General notes
Condition: • Water too hot
Hot water at the taps was tested using a thermal camera and measured at 58.1°C (136.6°F).

To reduce the risk of scalding, the hot water heater should be set to a maximum temperature of 49-50°C (120°F), which is the recommended safe domestic temperature for general household use. Setting the water heater within this range provides safe hot water for occupants while still maintaining adequate water for domestic tasks.

Water temperatures above 50°C (120°F) significantly increase the risk of scald injuries, especially for children, elderly individuals, or persons with mobility limitations. Adjusting the water heater to the recommended temperature ensures safety while maintaining efficient operation of the system.

Implication(s): Scalding
Location: Basement
Task: Improve
Time: Before first use

WASTE PLUMBING \ Drain piping - performance
Condition: • Dishwasher drain connections
The drainage system under the kitchen sink appears to be improperly installed. The dishwasher drain discharges downstream of the P-trap, which creates a risk for backflow of sewer gases into the dishwasher. Additionally, the piping exhibits insufficient slope in some sections, which may impede proper drainage and increase the likelihood of water backup. These deficiencies can compromise the effectiveness of the plumbing system and create potential health and safety concerns due to exposure to sewer gases or stagnant wastewater.

It is recommended that a licensed plumber evaluate and correct the kitchen sink drainage system. The dishwasher drain should be connected upstream of the P-trap or installed with an air gap in compliance with plumbing codes to prevent backflow and the intrusion of sewer gases. The drain piping should also be reconfigured to ensure proper slope toward the main drain line, allowing efficient water flow and reducing the risk of backups. Proper installation will ensure safe and effective operation of the kitchen plumbing system.
Implication(s): Chance of water damage to structure, finishes and contents
Location: Kitchen
Task: Improve
Time: Immediate

Interior

STAIRS \ Handrails and guards
Condition: • Missing
The staircase leading to the first level does not have a handrail installed. Additionally, from the first to the second level, guardrails are missing entirely. For the upper staircases from the second to the third and fourth levels, guardrails are present; however, the balusters are spaced wider than the recommended maximum opening of 100mm (4in), which does not comply with modern building safety standards. These conditions present fall hazards, particularly for children or other occupants, and compromise overall stairway safety.

It is strongly recommended that a qualified contractor install a handrail and guardrails where missing. For the upper staircases, the balusters should be modified or replaced to reduce spacing to meet the maximum code requirement of 100mm (4in). All work should comply with applicable building codes to ensure safe stairway access and prevent fall hazards.
Implication(s): Fall hazard
Location: Staircase
Task: Improve
Time: Immediate

CLOSING REMARKS

Buildings are designed for durability, but many components such as roofs, HVAC systems, and water heaters have limited lifespans and will require replacement over time. Older features like kitchens, bathrooms, and windows often reflect planned upgrades rather than poor quality.

Unexpected repairs are part of property ownership, making regular maintenance essential to protect your investment, reduce costs, and extend the life of key systems.

This report provides an overview of the property's systems, inspection methods, and any limitations encountered. The Findings and Recommendations section highlights identified defects and suggested actions.

We have applied professional judgment in this inspection, consistent with industry standards, but cannot guarantee future conditions. For a full understanding, please review the complete report and referenced sections carefully.

Home Improvement - ballpark costs

Findings & Recommendations

RECOMMENDATIONS \ Overview

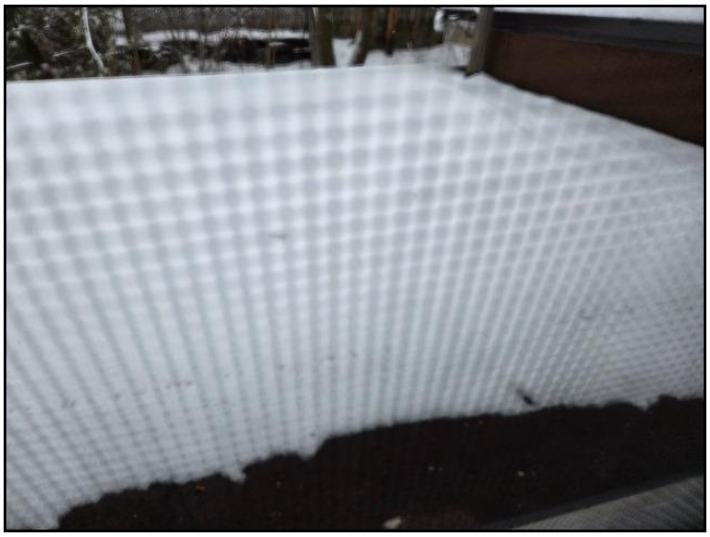
1. Condition: • The roof should be cleaned and gutters cleared of any debris.
The roof was not fully accessible at the time of inspection due to its height, limited access, and snow coverage. Based on previous inspection documentation, the roofing system is reported to consist of a modified bitumen (roll roofing) membrane on the shed roof and asphalt shingles on the lower front roof. Gutters are equipped with gutter guards, and vegetation was observed in close proximity to the roof surface.

Due to snow cover and access limitations, a complete visual assessment of the roofing membrane, drainage components, flashings, and overall roof condition could not be performed. As a result, the current performance and integrity of the roofing system could not be fully verified.

It is recommended that a qualified roofing contractor conduct a comprehensive evaluation of the roofing system once conditions permit safe and full access, in order to confirm its condition, remaining service life, and compliance with installation standards. As part of ongoing maintenance, debris should be regularly cleared from the roofing membrane. Gutter guards should be inspected and cleaned periodically, as they are prone to clogging with organic material. Additionally, any tree branches in close proximity to the roof should be trimmed back to help prevent premature deterioration of the roofing materials.
Location: Throughout Roof
Task: Further evaluation Clean
Time: Regular maintenance


Mechanical Fasteners/Organic Material


Tree Branches In Close Proximity



Snow Cover And Access Limitations

General Information

General: • The primary purpose of a roof system is to protect the building's structure and interior from weather elements. Given its critical role, the roof should be regularly assessed and maintained to preserve its integrity and extend its service life. Neglected maintenance can lead to premature deterioration and leaking.

Particularly vulnerable are roof flashings-around chimneys, plumbing stacks, valleys, and skylights-which are often the first areas to fail. These metal components are subject to expansion, contraction, and wind-related damage. While they may appear sound at the time of inspection, regular monitoring (at least semi-annually) is recommended to identify any developing issues.

Unaddressed leaks can result in costly damage to other building systems and materials. Proactive maintenance is essential to prevent more serious and expensive problems over time.

The home is considered to face: • South

Sloped roofing material: • Asphalt shingles • Modified bitumen membrane

Roof Shape: • Shed

Inspection Methods & Limitations

General: • CAHPI Standards of Practice
This is a visual inspection only, conducted in accordance with the CAHPI Standards of Practice. The anticipated life expectancy of a roofing system is influenced by numerous variables, including the quality of materials, roof slope, colour, exposure to sunlight and weather, attic ventilation, installation quality, and routine maintenance. Any estimate of remaining service life provided during this inspection is a general approximation and should not be interpreted as a warranty or guarantee.

This evaluation does not eliminate the potential for future leaks, which can develop under varying conditions such as heavy rainfall, wind-driven moisture, or ice accumulation. It is strongly recommended that the client inquire with the seller about any known history of roof leakage, including when it occurred, where it was located, and what repairs, if any, were carried out.

The inspection is inherently limited by its visual nature. Concealed damage that may exist behind finished surfaces as a result of prior or ongoing leakage cannot be assessed. At the time of inspection, not all areas beneath the roof or portions of the roof sheathing were accessible or visible. Additionally, gutters and any below-grade drainage systems were not water-tested as part of this assessment. These components require regular inspection and maintenance to help prevent moisture-related issues at both the roof and the building foundation.

For a full description of the inspection's scope, limitations, and exclusions, please refer to the pre-inspection agreement and the applicable CAHPI Standard of Practice.

Inspection limited/prevented by: • Lack of access (too high/steep) • Snow

Inspection performed: • From the ground

Findings & Recommendations

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

2. Condition: • Loose or missing pieces

At the front roof section on the right-hand side, a portion of the aluminum flashing at the fascia was observed to be missing. Additionally, localized deterioration of the underlying wood fascia was noted in this area, leaving it exposed to the elements.

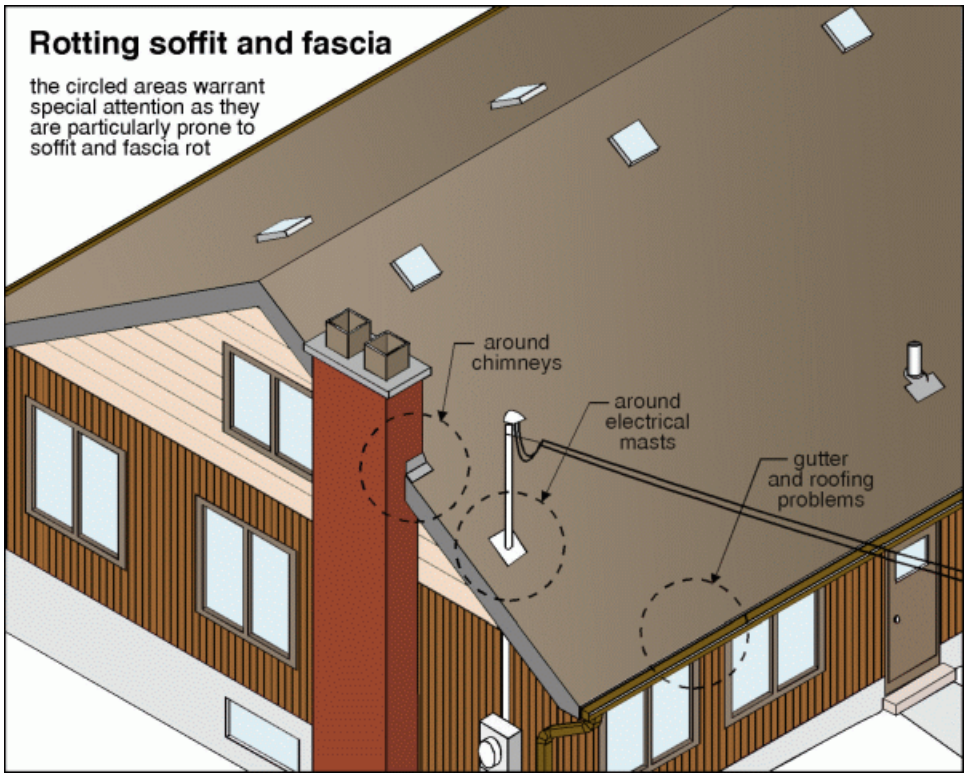
It is recommended that the missing aluminum flashing be installed to properly protect the fascia assembly. Any deteriorated sections of the wood fascia should be repaired or replaced as required prior to installation. These repairs should be completed to prevent further moisture-related damage and deterioration. A qualified contractor should carry out the work to ensure proper detailing and long-term performance.

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building

Location: Front Roof

Task: Provide

Time: Less than 1 Year



Loose or missing pieces

Loose or missing pieces

WALLS \ Flashings and caulking

3. Condition: • Caulking missing or ineffective

Missing, deteriorated, and/or poorly applied sealants were observed at multiple locations around the exterior building envelope. Notable areas include unsealed penetrations at the front where former oil inlet piping was removed, missing sealant at wall penetrations, and deteriorated or debonding caulking at the front window flashing detail. Additional deficiencies were noted at various points along the building perimeter. At the bathroom exterior window, a gap was observed at the junction between the aluminum sill and the window frame, indicating an unsealed penetration. These conditions suggest inconsistent or aging sealant application across the property.

It is recommended that all exterior sealant joints and penetrations be systematically reviewed and repaired as part of a comprehensive maintenance program. Deficient areas should be properly cleaned, prepared, and resealed using appropriate exterior-grade sealants compatible with the adjoining materials. This work should be completed within the next 6-12 months to prevent moisture intrusion and further deterioration. As a best practice, exterior sealants should be inspected annually and maintained or replaced as required, as they are subject to weathering, UV exposure, and movement over time.

Sealants play a critical role in maintaining the integrity of the building envelope by sealing joints, gaps, and penetrations where different materials meet. Their primary function is to prevent water infiltration, air leakage, and pest entry, all of which can lead to moisture damage, reduced energy efficiency, and premature deterioration of building components. Properly installed and maintained sealants help ensure the long-term durability and performance of exterior walls, windows, doors, and related assemblies.

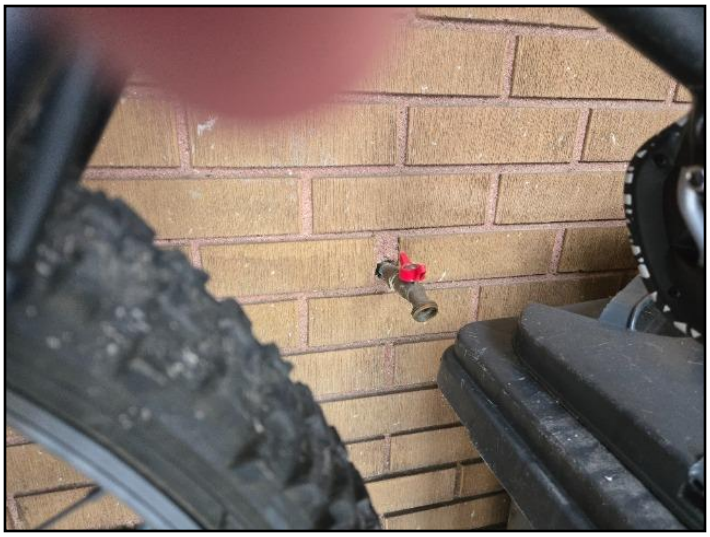
Implication(s): Chance of water damage to structure, finishes and contents

Location: Throughout Exterior Wall

Task: Improve

Time: Ongoing/Regular maintenance

Caulking missing or ineffective



Caulking missing or ineffective

Caulking missing or ineffective

Caulking missing or ineffective


Caulking missing or ineffective


Caulking missing or ineffective


Caulking missing or ineffective


Caulking missing or ineffective

EXTERIOR GLASS/WINDOWS \ Window well drains

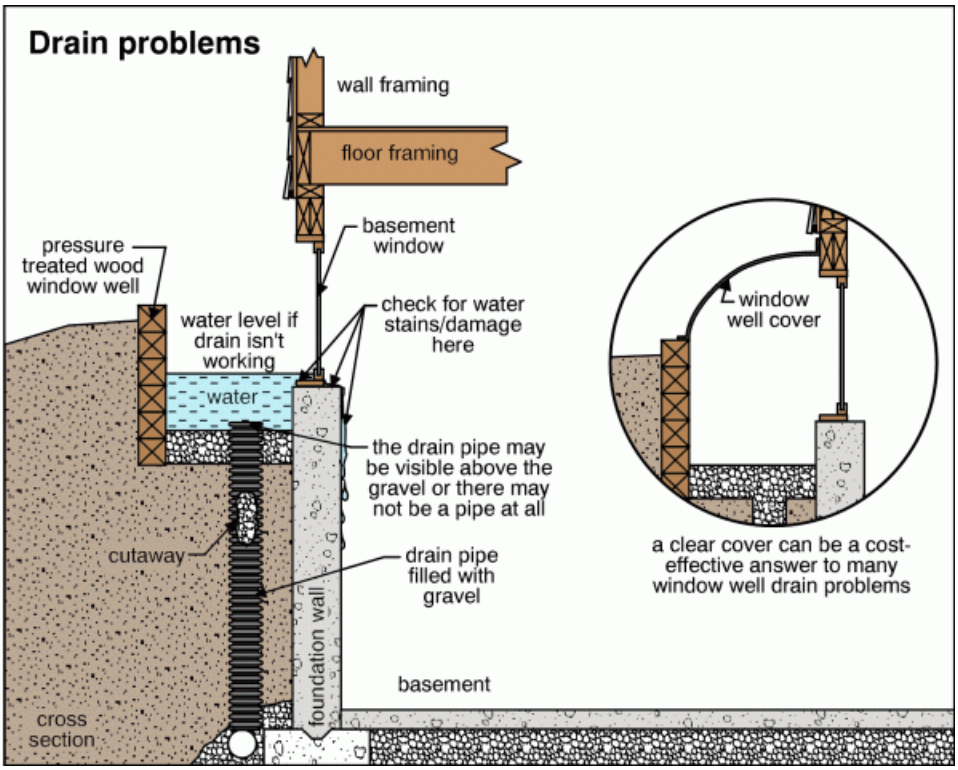
4. Condition: • Obstructed/clogged

The window well at the rear of the property was observed to be filled with vegetation. Debris, plant growth, and other organic material in window wells can obstruct drainage, retain moisture, and create conditions for water infiltration into the basement.

Regular maintenance should include periodic cleaning, particularly after seasonal leaf fall, to prevent accumulation of material that could compromise water flow and potentially lead to basement water intrusion.

Failure to maintain clear window wells may result in standing water, increased hydrostatic pressure against the foundation, and potential basement leaks. Over time, this can contribute to structural deterioration, mold growth, and damage to interior finishes. Regular upkeep is essential to ensure the continued effectiveness of the window well as a drainage and safety feature.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration
Location: Rear Yard
Task: Clean
Time: Ongoing/Regular maintenance



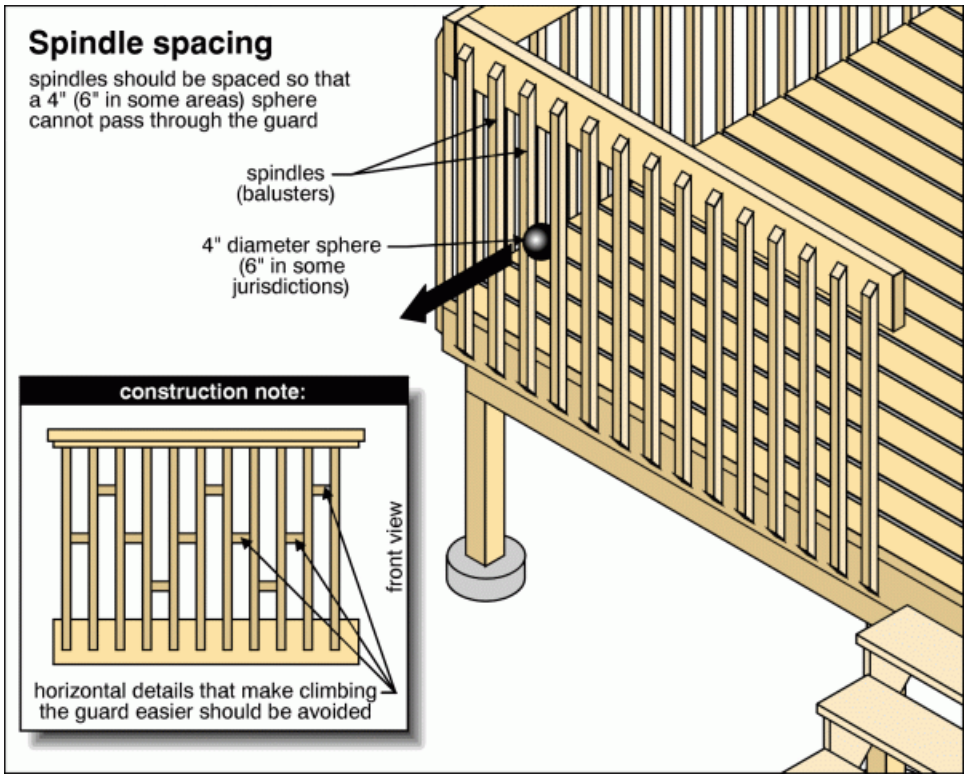
Obstructed/clogged

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

5. Condition: • Openings between spindles (balusters) too large

At the exterior surrounding the window well, a guardrail is present; however, the spacing between the spindles (balusters) exceeds current safety recommendations. Wide gaps may allow small children or pets to pass through, creating a fall hazard.

It is recommended that the guardrail be modified or replaced to comply with applicable building codes in Quebec. Current standards generally require that openings in guardrails or balusters do not allow a 100 mm (approximately 4 inches) diameter sphere to pass through. A qualified contractor should evaluate the existing guardrail and adjust the spacing of the balusters or install additional infill to meet safety requirements. Prompt correction will reduce the risk of falls and ensure compliance with local safety standards.
Implication(s): Fall hazard
Location: Rear Yard
Task: Improve
Time: Immediate



Openings between spindles (balusters) too...

LANDSCAPING \ Driveway

6. Condition: • Cracked or damaged surfaces

Minor cracking and localized deterioration were observed in the asphalt driveway at the front of the property. The condition appears consistent with normal wear and aging, with no immediate safety concerns noted at the time of inspection. It should be noted that only a limited portion of the driveway was accessible for inspection due to the presence of a parked vehicle and snow-covered areas, which may have restricted a full assessment.

It is recommended that the driveway be monitored and that repairs be undertaken as part of a planned maintenance strategy within the next 1-2 years to prevent further deterioration. Repairs may include crack sealing and localized patching, followed by sealcoating to extend the service life of the driveway and help protect against moisture infiltration and freeze-thaw damage.

Implication(s): Trip or fall hazard

Location: Front Exterior

Task: Monitor/Improve

Time: Less than 2 years

Cracked or damaged surfaces

Cracked or damaged surfaces

Cracked or damaged surfaces

LANDSCAPING \ Retaining wall

7. Condition: • Rot

At the rear of the property, a wood retaining wall is located along the property line to support the grade of the adjacent neighbour's land, which is situated higher on the hill. Several areas of the wall exhibit signs of deterioration, including weathering, material decay, and potential structural weakness. These conditions may compromise the wall's ability to retain soil effectively over time.

It is strongly recommended that a qualified contractor or structural professional evaluate the retaining wall prior to closing. The evaluation should determine the extent of deterioration, identify any structural risks, and outline appropriate repair or reinforcement strategies. The contractor should also provide cost estimates for any necessary remediation to ensure the retaining wall functions safely and effectively. Prompt evaluation is advised to allow for informed decision-making regarding the property.

If the deteriorated retaining wall is not addressed, progressive structural failure, soil erosion, and potential damage to the property may occur. In a high-slope location, compromised retaining structures can pose significant safety hazards, increase maintenance costs, and potentially lead to costly emergency repairs. Obtaining a professional assessment prior to purchase ensures the buyer understands the risks and can plan for any necessary improvements.
Implication(s): Weakened structure | Material deterioration
Location: Rear Yard
Task: Recommended further review by a qualified professional to determine the next course of action
Time: Prior to closing (Before completing the purchase)


Wall exhibit signs of deterioration


Wall exhibit signs of deterioration


Wall exhibit signs of deterioration


Wall exhibit signs of deterioration

LANDSCAPING \ Fence

8. Condition: • Boards damaged
Some fence boards between this property and the adjacent unit are missing, and certain sections of the fence remain incomplete. These deficiencies affect the continuity, stability, and overall effectiveness of the fencing along the property line.

It is recommended that the missing fence boards be replaced and that any unfinished sections be completed to ensure full coverage, stability, and proper boundary delineation. Prompt completion will help maintain privacy, safety, and the long-term durability of the fence.
Implication(s): Material deterioration | Poor security
Location: Rear Yard
Task: Improve
Time: As needed


Fence missing


Boards missing

General Information

General: • The exterior systems of a home are its first line of defence against the elements. They are designed to protect the structure from moisture intrusion, physical damage, and unwanted entry by people or animals. These components-such as cladding, soffits, fascia, trim, exterior doors and windows, decks, porches, railings, steps, walkways, and other related features-must work together to maintain the integrity and performance of the building envelope.

As exterior systems are constantly exposed to varying weather conditions, deterioration over time is expected. Regular maintenance, such as reapplying sealant, repairing damaged trim or cladding, clearing debris from drainage paths, and addressing rot or rust, is essential to prevent premature failure. A lack of routine upkeep can lead to moisture penetration and other issues that may compromise structural or interior systems.

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Above grade

Lot slope: • Hillside

Soffit (underside of eaves) and fascia (front edge of eaves): • Aluminum

Wall surfaces and trim: • Vinyl siding • Brick

Retaining wall: • Wood • Stone

Driveway: • Asphalt

Deck: • Ground level • Wood

Fence: • Wood

Inspection Methods & Limitations

General: • CAHPI Standards of Practice

This inspection of the exterior was conducted visually and in accordance with the CAHPI Standards of Practice. The evaluation is based on what was accessible and observable at the time of the inspection. As many exterior components are subject to seasonal conditions and varying degrees of wear, only a representative sample of materials and assemblies-such as siding, windows, doors, decks, railings, walkways, and steps-was examined.

Unless otherwise specified, all observations were made from ground level. Elevated areas, roof attachments, and components obscured by vegetation, furnishings, or finishes may not have been visible or accessible during the inspection. As a result, this assessment does not include those areas and cannot offer any opinion as to their condition. Additionally, the inspection does not cover elements such as fences, retaining walls, outbuildings, recreational facilities, seawalls, breakwalls, docks, or erosion control features unless otherwise agreed upon and documented in this report.

Environmental factors such as geological, hydrological, or soil-related conditions were not assessed. Likewise, no testing of sub-surface drainage systems was performed. Exterior elements that are hidden, covered, or inaccessible should be considered excluded from the scope of this inspection.

Please refer to the applicable CAPHI Standard of Practice for a complete explanation of the inspection's scope, limitations, and exclusions.

Inspection limited/prevented by: • Poor access under steps, deck, porch • Snow / ice / frost

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Geological and soil conditions • Erosion control, earth stabilization measures

Findings & Recommendations

RECOMMENDATIONS \ Overview

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

General Information

General: • The structure of a residential house forms the essential framework that supports and defines the building. It consists of key elements such as the foundation, footings, floors, walls, and roof system. These components work together to provide stability and ensure the home can safely bear the weight of its materials, occupants, and environmental loads like snow, wind, and rain.

A well-constructed structure resists movement and settlement, preserving the building's integrity over time. The foundation transfers the load to the ground, while the framing systems (walls, floors, and roof) distribute those loads evenly throughout the structure. These elements must also be capable of withstanding additional stress from natural forces such as seismic activity or extreme weather conditions.

Structural issues may arise from factors such as unstable soil, material deterioration, poor construction practices, or excessive loading. Early indicators of potential problems can include foundation or wall cracks, sloping floors, or difficulty operating doors and windows.

Routine inspection and timely maintenance of structural components are essential to maintaining the safety, performance, and long-term value of a residential property.

Configuration: • Basement

Foundation material (Only determined where visible): • Poured concrete

Floor construction (Only determined where visible): • Joists • Slab - concrete • Subfloor - plank

Exterior wall construction (Only determined where visible): • Wood frame

Roof and ceiling framing (Only determined where visible): • Not visible

Party wall (Only determined where visible): • Not visible

Inspection Methods & Limitations

General: • CAPHI Standard of Practice

The structural system of a residential property includes the foundation, wall and floor framing, and roof framing-most of which are concealed by interior and exterior finishes. As this is a visual inspection, we are limited to assessing only what is readily accessible and visible at the time of inspection. Our evaluation is based on indirect indicators of structural performance, such as sagging, settlement, deformation, or other visible signs of stress.

It is important to recognize that, in the absence of visible symptoms, underlying structural issues may remain undetected. Alterations to load paths-whether due to renovations, deterioration, or other factors-can also result in unforeseen consequences affecting the building's stability.

Structural deficiencies, if present, may require significant repairs, the cost and complexity of which depend on the nature

and extent of the issue. Where concerns are observed or suspected, consultation with a qualified structural engineer is strongly advised for further investigation and recommendations.

Please refer to the applicable CAPHI Standard of Practice for a complete explanation of the inspection's scope, limitations, and exclusions.

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • Insulation

Attic/roof space: • No access

Percent of foundation not visible: • 80 %

Not included as part of a building inspection: • An opinion about the adequacy of structural components

Findings & Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

10. Condition: • Branches / vines interfering with wires

The electrical service to the property enters at the rear (serves drop) and was observed running through nearby tree branches. The service wires are in contact with vegetation, which presents a potential safety hazard and may compromise the reliability of the electrical supply.

It is recommended that Hydro-Québec be contacted to inspect the service entrance and ensure the wires are properly cleared of vegetation. Hydro is responsible for maintaining safe clearances for overhead service wires and can perform the necessary trimming, removal of interfering branches, or adjustments to the service drop to meet safety standards. This work should be completed as soon as possible to prevent potential electrical hazards and ensure the ongoing reliability of the service. Additionally, regular monitoring of nearby vegetation should be performed to maintain proper clearance over time.

Implication(s): Damage to wire | Electric shock | Interruption of electrical service

Location: Rear Yard

Task: Further evaluation/Improve

Time: Immediate

Branches / vines interfering with wires

Branches / vines interfering with wires

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

11. Condition: • Aging

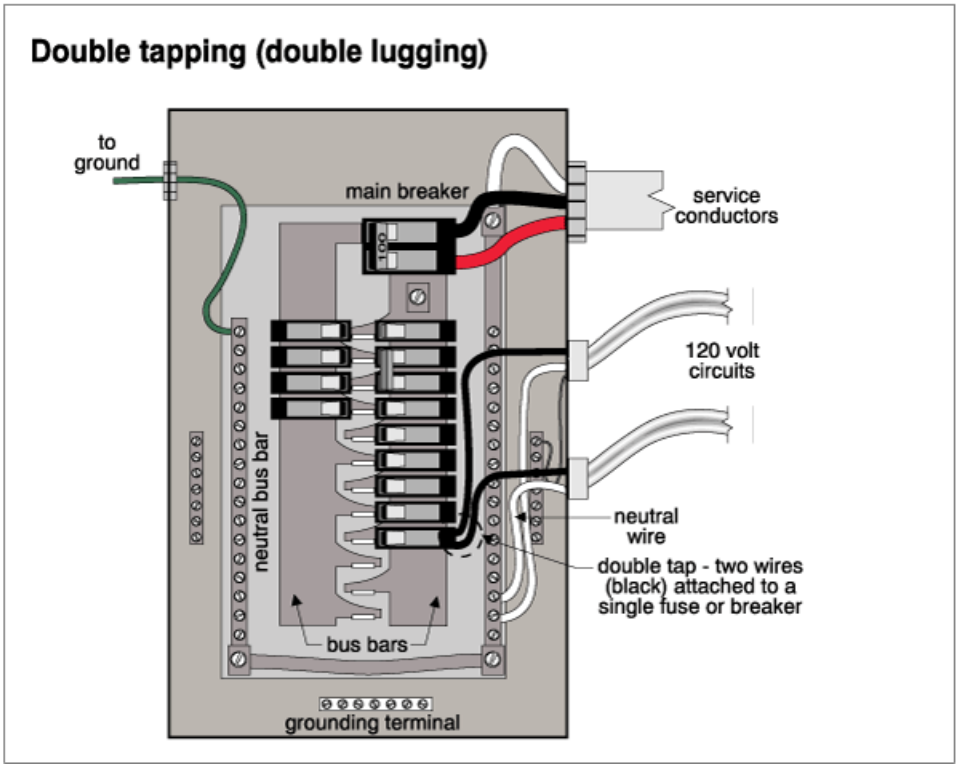
The main electrical panel is a Federal Pioneer Stab-Lok type. During the inspection, several safety and code-related concerns were observed:

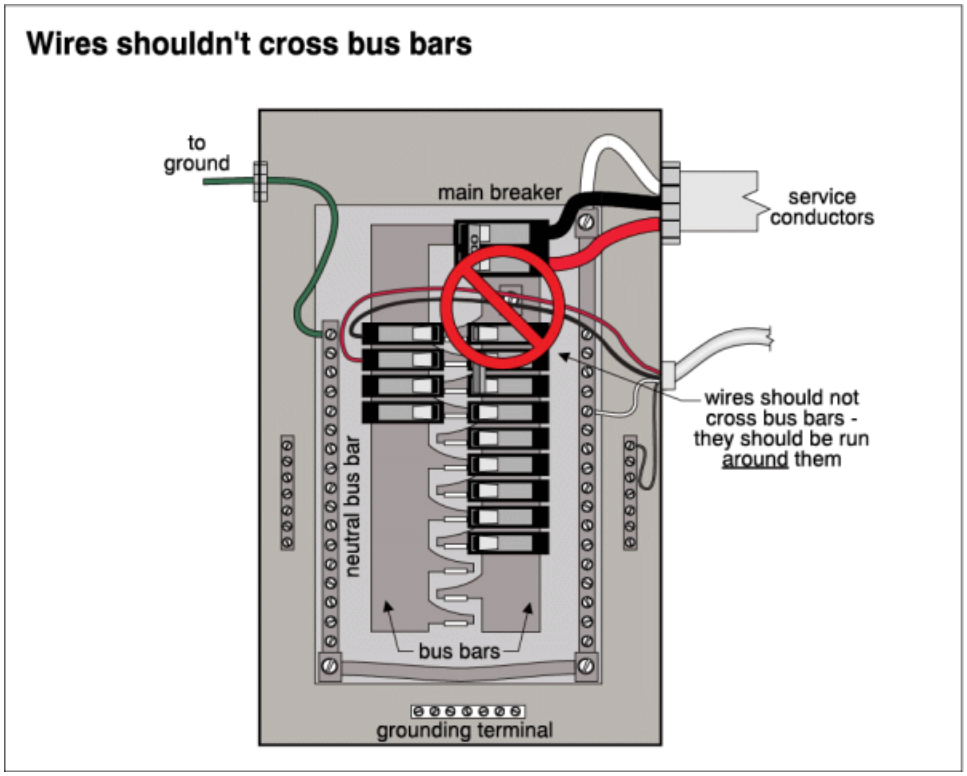
- Panel aging
- Exposed openings were noted within the panel, with improper or missing mechanisms to safely cover these openings.
- Multiple circuits were double-tapped (two wires connected under a single breaker terminal), which can create overheating risks.
- Several electrical wires were routed across the bus bar.

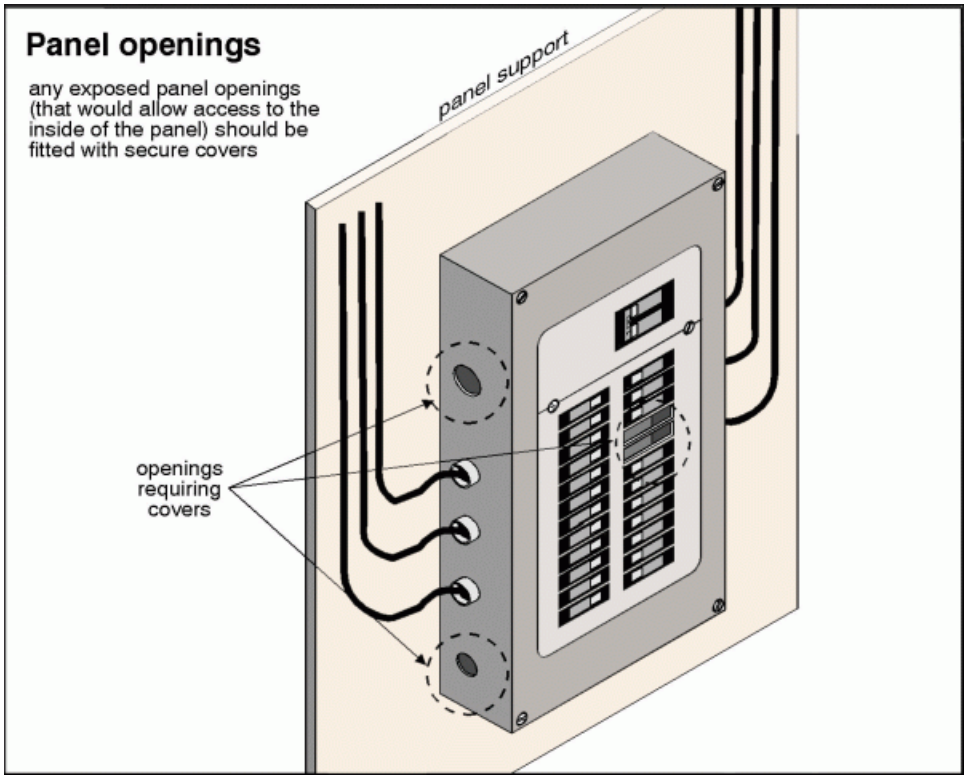
These conditions present potential safety hazards, including increased risk of electrical arcing, short circuits, and fire. The Stab-Lok design has known reliability concerns and has been identified in some jurisdictions as requiring careful evaluation by a licensed electrician.

It is strongly recommended that a licensed electrician evaluate the panel as soon as possible. All exposed openings should be properly covered, double-tapped circuits should be corrected, and wires should be appropriately terminated and organized within the panel. Given the Stab-Lok design, the electrician should assess the overall condition of the breakers and panel to determine if replacement or upgrades are advisable to meet modern electrical safety standards.

Failure to address these electrical panel deficiencies may result in increased risk of electrical faults, overheating, or fire, as well as potential non-compliance with electrical codes. Prompt evaluation and remediation are essential for occupant safety and to ensure reliable electrical service throughout the property.
Location: Basement Panel
Task: Recommended further review by a qualified professional to determine the next course of action
Time: Prior to closing (Before completing the purchase)

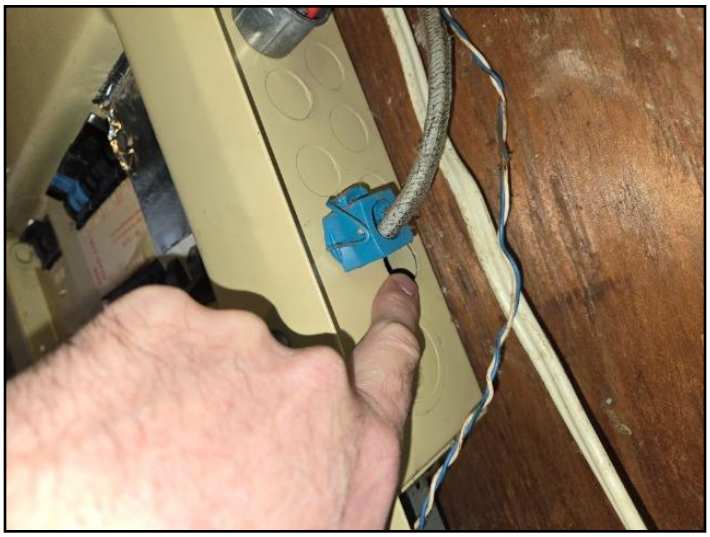



Wires shouldn't cross bus bars
to ground
main breaker
service conductors
wires should not cross bus bars - they should be run around them
neutral bus bar
bus bars
grounding terminal

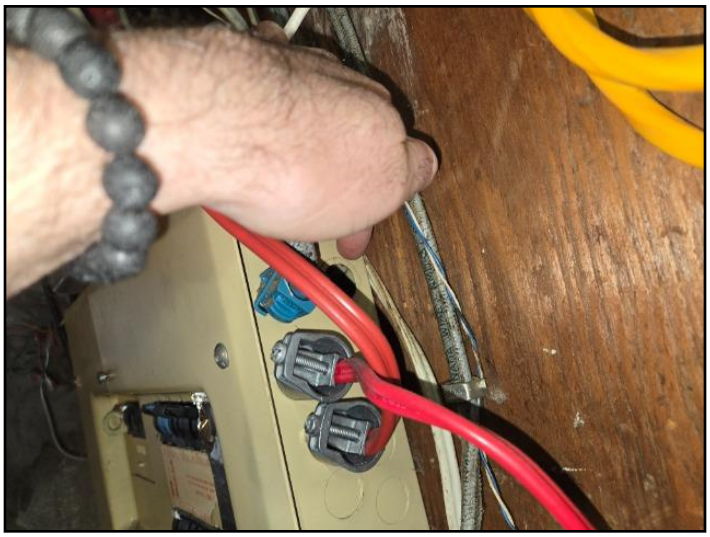

Panel openings
any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers
panel support
openings requiring covers

Aging Federal Pioneer/Stab-Lock

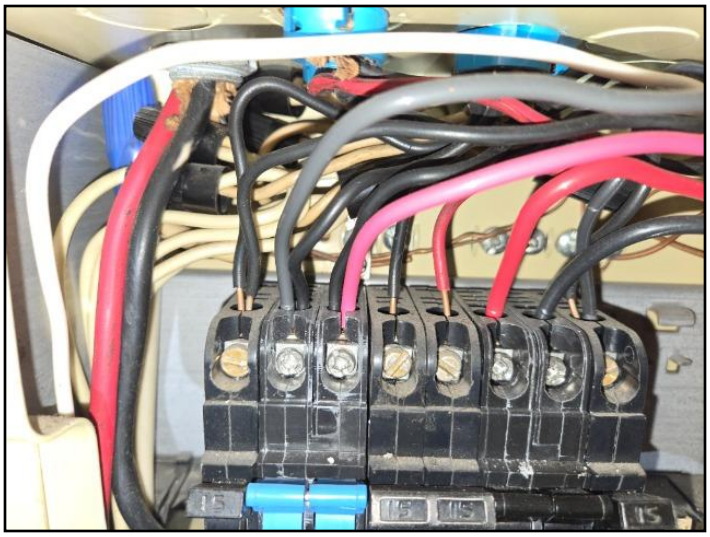
Exposed openings



Exposed openings

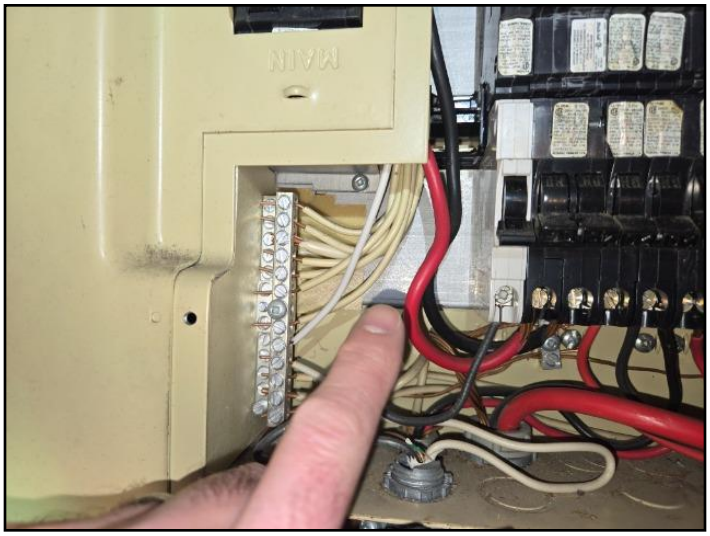


Exposed openings



Multiple circuits were double-tapped

Wires crossing bust bar



Wires crossing bust bar

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

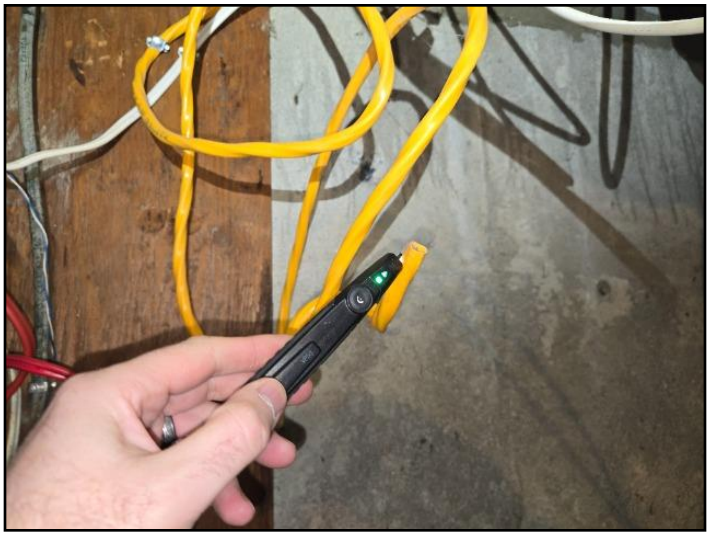
12. Condition: • Open splices

In the basement and the staircase leading from the basement to the ground level, exposed energized electrical wires were observed. These wires were not properly secured, protected, or enclosed, presenting an immediate safety hazard for occupants. Contact with energized wires can result in electric shock, burns, or serious injury.

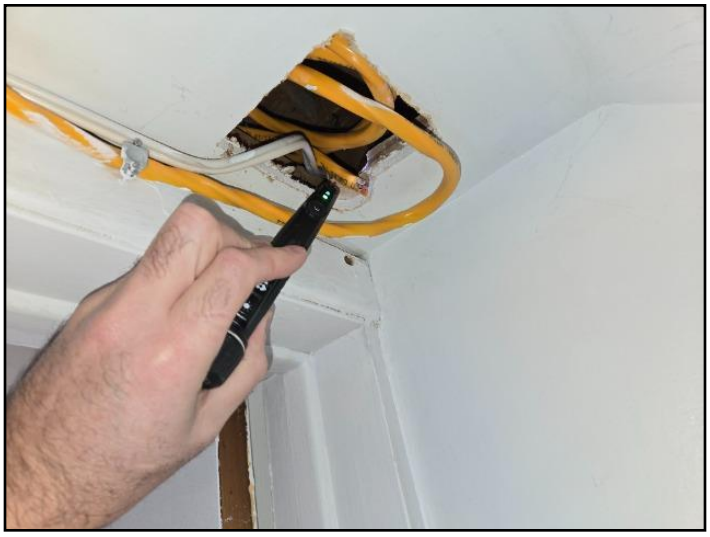
It is strongly recommended that a licensed electrician evaluate and correct the exposed wiring as soon as possible. The wires should be properly routed, secured, and enclosed in appropriate conduit or junction boxes to meet current electrical code and safety standards.

Failure to address exposed energized wires creates a significant risk of electrical shock or fire. Immediate remediation is critical to ensure the safety of occupants and compliance with applicable electrical codes.

Implication(s): Electric shock | Fire hazard
Location: Basement
Task: Improve
Time: Immediate



Open splices



Open splices

DISTRIBUTION SYSTEM \ Outlets (receptacles)

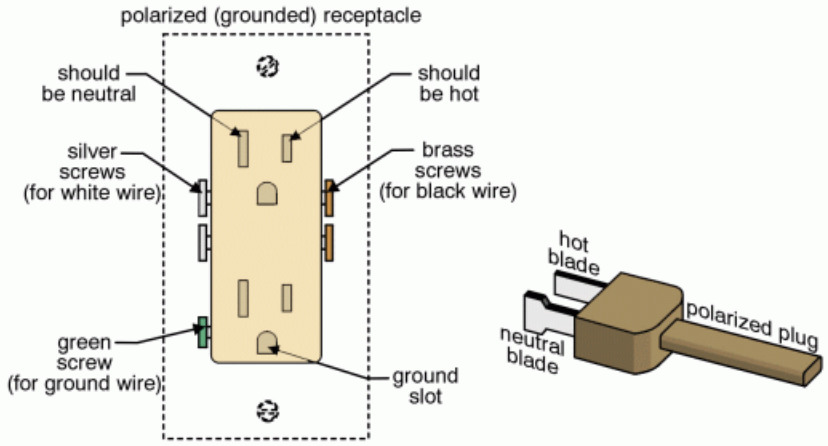
13. Condition: • Reversed polarity

Reverse polarity was observed at an electrical outlet within the fourth-level bedroom. This condition indicates that the hot and neutral conductors are improperly connected, which can create a potential safety hazard.

It is recommended that a licensed electrician evaluate and correct the wiring at the affected outlet to ensure proper polarity. Proper wiring is essential to reduce the risk of electrical shock and to ensure the safe operation of connected devices.

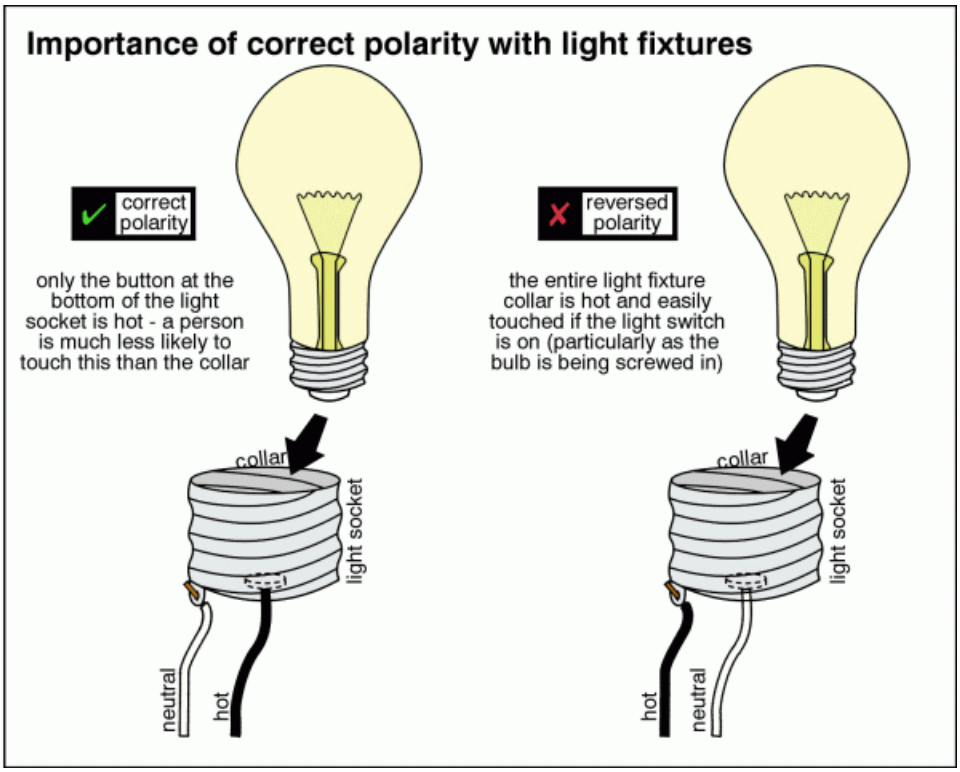
Implication(s): Electric shock
Location: Fourth Level Bedroom
Task: Repair
Time: Immediate

Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

Importance of correct polarity with light fixtures



Reversed polarity

Reversed polarity

14. Condition: • Loose

The dryer outlet receptacle in the basement was observed to be loose and hanging behind the dryer. The associated wiring is also not properly secured, leaving the installation exposed to movement or damage.

It is recommended that a licensed electrician properly secure the dryer receptacle and associated wiring in accordance with current electrical codes. Ensuring that the receptacle is firmly mounted and the wires are correctly supported will reduce the risk of electrical hazards, including shock, arcing, or fire.

Failure to address this condition may result in electrical faults, potential fire hazards, or damage to the appliance. Properly securing the outlet and wiring is important for the safety of occupants and the long-term reliability of the electrical system.

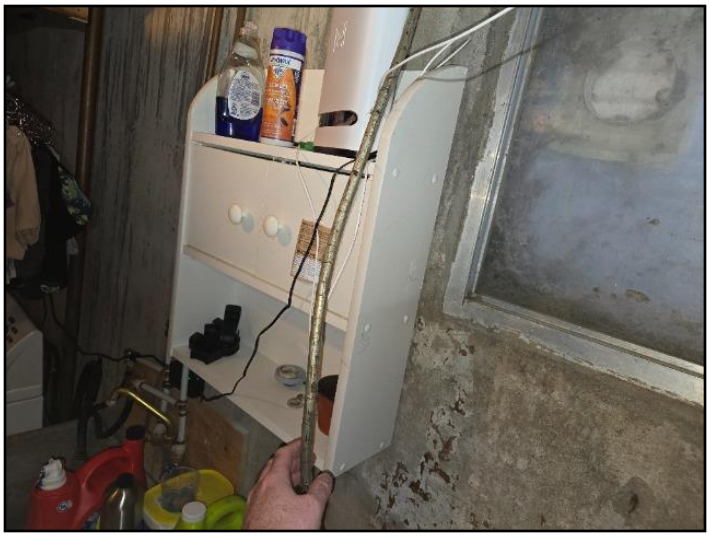
Implication(s): Electric shock | Fire hazard

Location: Basement Laundry Area

Task: Improve

Time: Immediate

Loose



Loose

15. Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)

Within the powder room, the electrical outlet adjacent to the sink is not a Ground Fault Circuit Interrupter (GFCI) protected outlet. Similarly, in the kitchen, the outlet adjacent to the kitchen sink is also not GFCI protected. These outlets are in wet or damp locations, where the risk of electric shock is higher if a fault occurs.

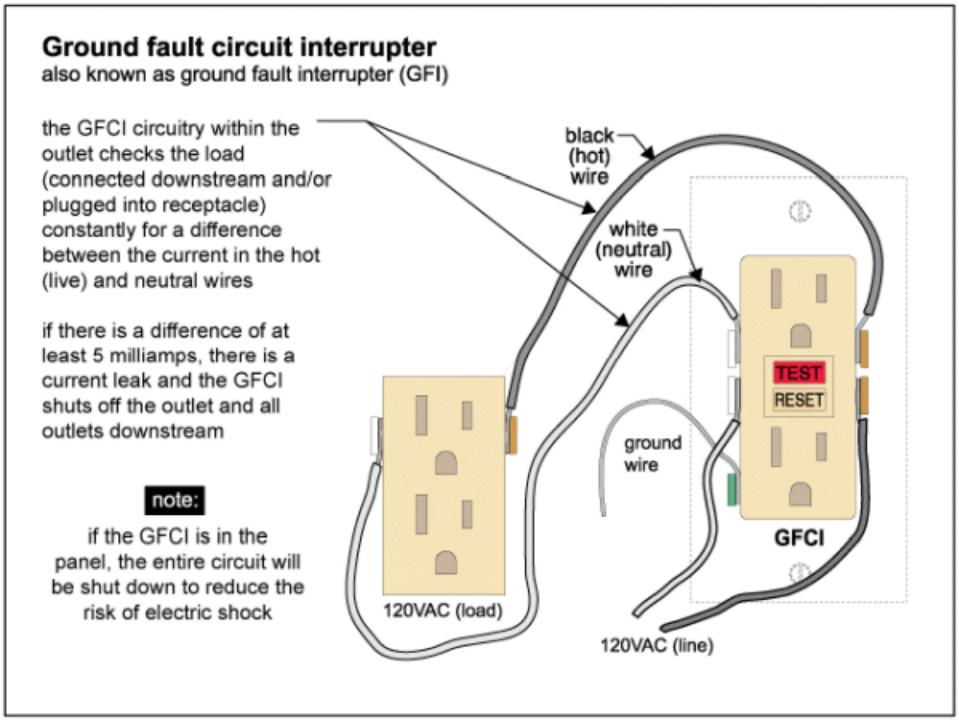
It is recommended that a licensed electrician upgrade both outlets to GFCI-protected receptacles in accordance with current electrical codes. GFCI outlets are designed to quickly shut off power in the event of a ground fault, significantly reducing the risk of electrical shock.

Implication(s): Electric shock

Location: Various

Task: Provide

Time: Immediate



No GFCI/GFI (Ground Fault Circuit...

No GFCI/GFI (Ground Fault Circuit...

No GFCI/GFI (Ground Fault Circuit...

No GFCI/GFI (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Lights

16. Condition: • Conventional lights in wet areas

A recessed LED light fixture is installed within the shower area; however, it does not indicate a wet-location rating. Fixtures in areas subject to direct water exposure are required to be rated for wet locations. Additionally, the foam gasket on the back of the trim appears to be missing or not intact. This gasket is intended to provide an airtight seal at the ceiling plane to prevent moisture and steam from entering the ceiling or attic space.

It is recommended that the fixture rating be verified, and if it is not rated for wet locations, it should be replaced with a properly rated fixture suitable for use in shower environments. Additionally, the trim should be equipped with an intact gasket to ensure a proper seal against the ceiling. Addressing these issues will help prevent moisture intrusion, reduce the risk of premature fixture failure, and protect the surrounding building components from potential condensation-related damage.

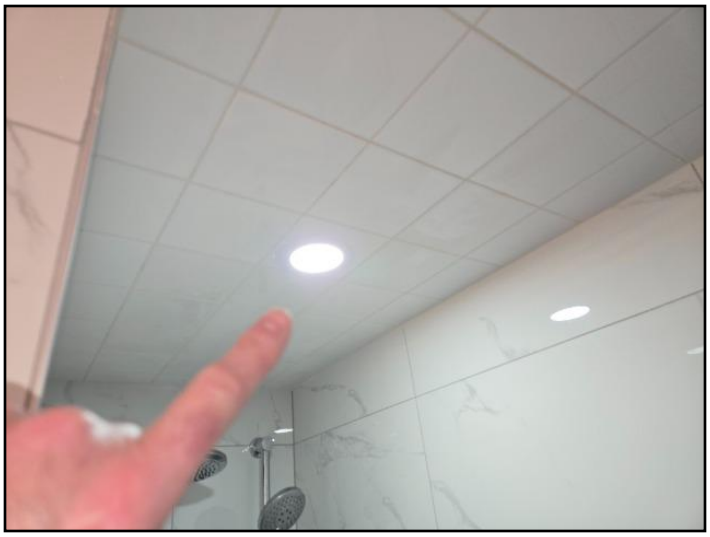
Implication(s): Electric shock | Fire hazard

Location: Bathroom

Task: Replace

Time: Immediate

Conventional lights in wet areas



Conventional lights in wet areas

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

17. Condition: • Missing

Smoke detectors were missing at multiple locations throughout the property. Smoke detection is a critical life safety system designed to provide early warning in the event of fire.

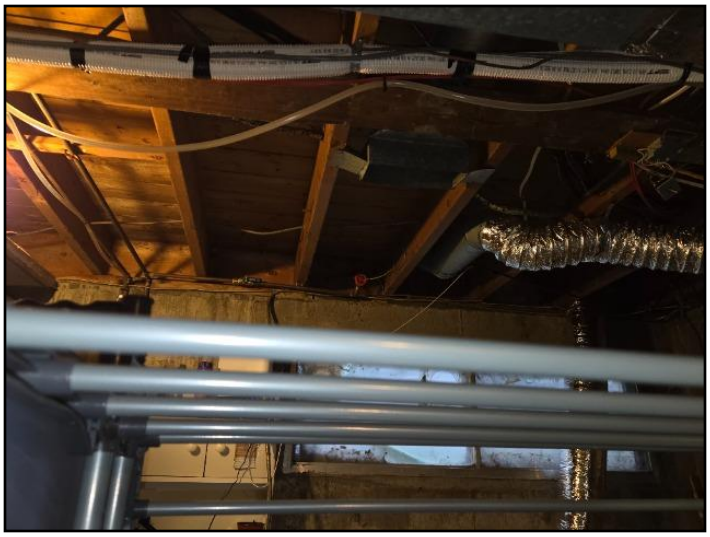
It is recommended that smoke detectors be installed in accordance with Quebec building code requirements. To ensure compliance with current Quebec building code requirements, it is recommended that a licensed contractor or electrician be engaged to assess the property, determine all necessary locations for smoke detectors, and properly install and test the units. This professional engagement ensures that all detectors are positioned correctly, fully operational, and in accordance with regulatory standards.

Implication(s): Safety issue

Location: Various

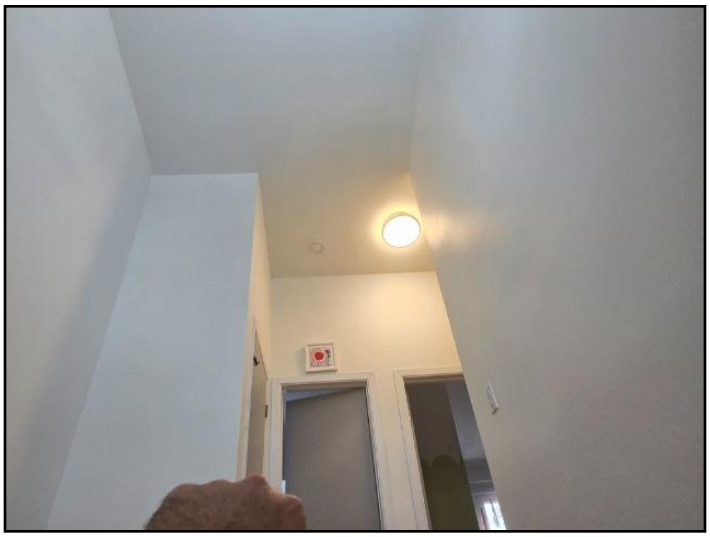
Task: Provide

Time: Immediate

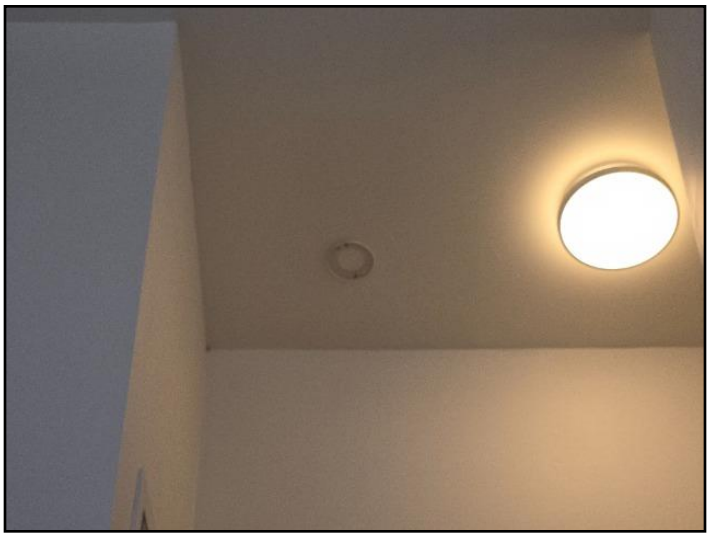


Missing

Missing



Missing



Missing

General Information

General: • The electrical system in a residential property functions as a distribution network that delivers power from the utility provider to various points of use throughout the home. Electricity is transmitted from the generating station through a series of transformers and switches until it reaches the service entrance of the property.

At the home, power is received through a main service line and directed into a central distribution panel, commonly referred to as the breaker panel or fuse box. From there, electricity is routed across multiple dedicated circuits. Each circuit is protected by a circuit breaker (or fuse) and is designed to carry electrical current to specific areas or appliances within the house. The current flows out through the hot (live) wire and returns via the neutral wire, completing the electrical circuit.

This system allows for organized and controlled distribution of power, supporting everything from lighting and outlets to major appliances and mechanical systems. Proper operation depends on the integrity of the wiring, the correct sizing of breakers or fuses, and the overall condition of the system components.

Routine maintenance and professional assessment are essential for ensuring the system remains safe, functional, and compliant with current electrical codes. Any deficiencies, outdated components, or signs of overloading should be addressed by a licensed electrician.

Service entrance cable and location: • Overhead

Service size: • 100 Amps (240 Volts)

Main disconnect/service box type and location: • Breakers - basement

System grounding material and type: • Copper - water pipe

Electrical panel manufacturers: • FPE Stab-Lok

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom and exterior • No AFCI

Inspection Methods & Limitations

General: • CAHPI Standards of Practice

As outlined in the inspection contract, this is a visual inspection only, conducted in accordance with the CAHPI Standards of Practice. A comprehensive evaluation of the entire electrical system is beyond the scope of a standard home inspection.

We are unable to inspect electrical components that are concealed behind walls, ceilings, floors, or other interior and exterior finishes. Only a representative sample of accessible electrical devices such as outlets, switches, and light fixtures was examined. Devices or systems that were not readily operable or accessible at the time of inspection were excluded from assessment.

Remote control devices were not tested unless they served as the only means of operation for essential equipment. Low-voltage systems, including but not limited to alarm systems, communication wiring, home automation systems, telephone and TV cable wiring, timers, smoke detectors, carbon monoxide detectors, and other ancillary components not part of the primary electrical distribution system, are excluded from the inspection unless specifically included in this report.

We do not conduct measurements of amperage, voltage, or impedance as part of this inspection. Inaccessible or concealed components should be considered uninspected, and further evaluation may be warranted if concerns arise.

For a full description of the scope, limitations, and exclusions, please refer to the inspection contract and the applicable CAHPI Standards of Practice.

Inspection limited/prevented by: • Restricted access • Storage • Insulation • Electrical behind wall coverings can not be assessed

Panel covers: • Disconnect covers are not removed by the building inspector

System ground: • Quality of ground not determined

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

Not included as part of a building inspection: • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Amperage, voltage, and impedance measurements

Findings & Recommendations

FURNACE \ Ducts, registers and grilles

18. Condition: • Disconnected ducts

Several sections of ductwork in the basement were observed to be improperly connected to the vertical duct stacks. Some ducts were loose, with gaps or openings present. These deficiencies can allow conditioned air to escape, resulting in reduced airflow to intended areas, uneven heating or cooling, and overall inefficiency of the HVAC system. Additionally, air leakage can lead to pressure imbalances within the duct system and potential introduction of dust or contaminants into the airflow.

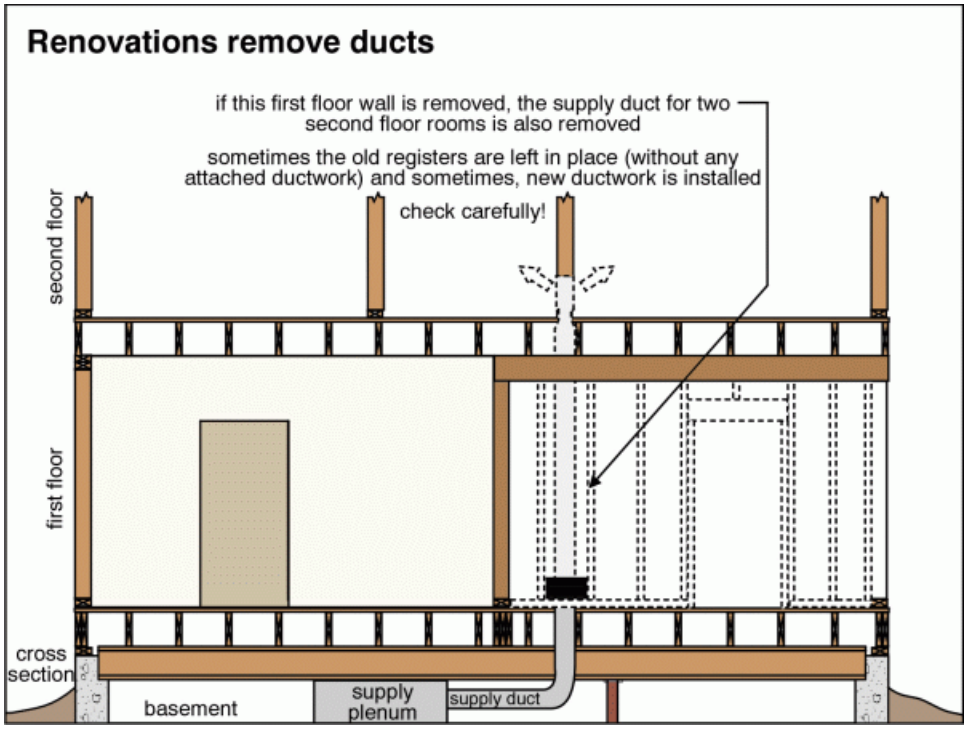
It is recommended that a licensed HVAC contractor inspect the ductwork and ensure all connections to vertical stacks are properly sealed and secured. All gaps and openings should be closed using appropriate materials (metal duct connectors, mastic, or UL-listed duct tape), and ducts should be adequately supported to maintain alignment and airflow. Correcting these deficiencies will improve system efficiency, comfort, and indoor air quality.

Implication(s): Increased heating costs | Reduced comfort

Location: Various Basement

Task: Improve

Time: As soon as practical



Disconnected ducts

Disconnected ducts

19. Condition: • Suspected asbestos-containing material (ACM)
White, paper-like material was observed on the metal ducting in the basement. This material is suspected to be asbestos-containing material (ACM), likely duct tape or paper wrap commonly used on HVAC systems from the 1930s through the early 1980s. The material appears frayed or torn in some areas, which increases the potential for fibers to be released into the air if disturbed.

To confirm its composition, a sample should be collected and analyzed by a licensed asbestos inspector or certified laboratory. If the material tests positive for asbestos, a licensed professional should provide guidance on appropriate remediation options.
Location: Basement
Task: Recommended further review by a qualified professional to determine the next course of action
Time: Prior to closing (Before completing the purchase)

Suspected asbestos-containing material (ACM)

General Information

General: • The purpose of heating systems in North American climates is straightforward: to provide sufficient warmth throughout the colder months. However, the effectiveness of a heating system is influenced by multiple factors and is not always immediately apparent. An ideal heating system is designed to deliver adequate heat even on the coldest days, operates efficiently, is safe, and remains cost-effective both to install and operate. In practice, no single system perfectly balances all these qualities, as compromises are often made-frequently with upfront cost driving the decision.

At its core, a heating system must generate heat and distribute it effectively to various parts of the building. Heat can be produced using a variety of fuel sources, including fossil fuels such as natural gas and oil, electricity, or wood. Emerging technologies, such as heat pumps and solar heating, work by capturing and redistributing existing heat rather than generating it directly.

Choosing the appropriate heating system depends on factors such as fuel availability and cost, the efficiency with which heat is delivered and utilized, and the durability and maintenance requirements of the equipment.

Routine maintenance and professional servicing are essential to ensure a heating system's reliability, efficiency, and safety. It is strongly recommended that heating systems receive annual inspections and servicing by qualified technicians or contractors.

Heating system type: • Furnace • Heat pump

Fuel/energy source: • Electricity

Furnace manufacturer: • Mitsubishi Electric
Model number: EH08-SVZ-M *Serial number:* G2102098

Heat distribution: • Ducts and registers

Approximate capacity: • 8 kW (approximately 27,300 BTU/h) of heating.

Approximate age:
• 4 years
2022

Typical life expectancy: • Electric Furnace (20 to 30 years)

Main fuel shut off at: • Panel

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

Location of the thermostat for the heating system: • Hallway

Inspection Methods & Limitations

General: • CAHPI Standards of Practice
This inspection of the heating system is visual and non-invasive, conducted in accordance with the CAHPI Standards of Practice. We do not disassemble equipment or perform specialized tests such as combustion analysis, heat output measurements, or safety device evaluations.

Components that are concealed, inaccessible, or disconnected at the time of inspection are excluded from the assessment. Fuel storage tanks and supply lines, as well as venting and flue systems, are inspected only as visually

accessible and without pressure or leak testing.

The inspection does not include evaluation of the heating system's operation under load, thermostat calibration, or programming.

Routine servicing and a detailed evaluation by a licensed heating contractor are strongly recommended to ensure safe and efficient performance.

Please refer to the inspection agreement and the CAHPI Standards of Practice for a complete explanation of the scope, limitations, and exclusions of this inspection.

Not included as part of a building inspection: • Heat loss calculations

Findings & Recommendations

HEAT PUMP \ General notes

20. Condition: • Regular Maintenance Tips:

1. Clean or Replace Filters:
Inspect filters monthly and clean or replace them every 1-3 months depending on use. Clogged filters reduce efficiency and airflow.

2. Check Outdoor Unit:
Keep the outdoor condenser unit free of debris, leaves, snow, and ice. Maintain at least 2 feet of clearance around it. Remove snow accumulation in winter promptly to avoid freezing issues.

3. Inspect Airflow:
Ensure supply and return vents inside the home are unobstructed.
Check for uneven heating/cooling in different rooms, which may indicate duct or system issues.

4. Clean Coils Annually:
Both indoor and outdoor coils should be cleaned at least once a year to maintain efficiency. A licensed HVAC technician can do this safely.

5. Check Refrigerant and Lines:
A professional should inspect refrigerant levels and connections annually to prevent system strain or damage.

6. Monitor Noise and Operation:
Unusual noises, vibrations, or cycling may indicate a problem. Schedule service promptly if these occur.

7. Schedule Professional Inspection:
Have a licensed HVAC technician perform a thorough inspection and service at least once per year. This includes checking electrical connections, lubricating moving parts, and verifying system efficiency.

Why It Matters: Proper maintenance extends the lifespan of the heat pump, keeps energy costs down, ensures consistent comfort, and reduces the risk of costly repairs.
Time: Ongoing/Regular maintenance

Heat Pump Outdoor Unit

Data Tag

HEAT PUMP \ Condensate drain line

21. Condition: • Improper discharge point

The condensate drain line from the Mitsubishi HVAC unit terminates below the flood-level rim of the laundry sink. This placement creates a potential cross-connection hazard, where contaminated water from the sink could be siphoned back into the condensate line in the event the sink overflows or becomes clogged. Such a condition increases the risk of bacterial or mold contamination within the HVAC system.

It is recommended to re-route the condensate line to maintain an air gap above the sink's flood-level rim. Plumbing codes generally require a minimum vertical separation of 1 inch (or twice the pipe diameter) between the end of the drain line and the top edge of the sink. Proper termination of the condensate line will prevent potential backflow and reduce the risk of contamination in the HVAC system.

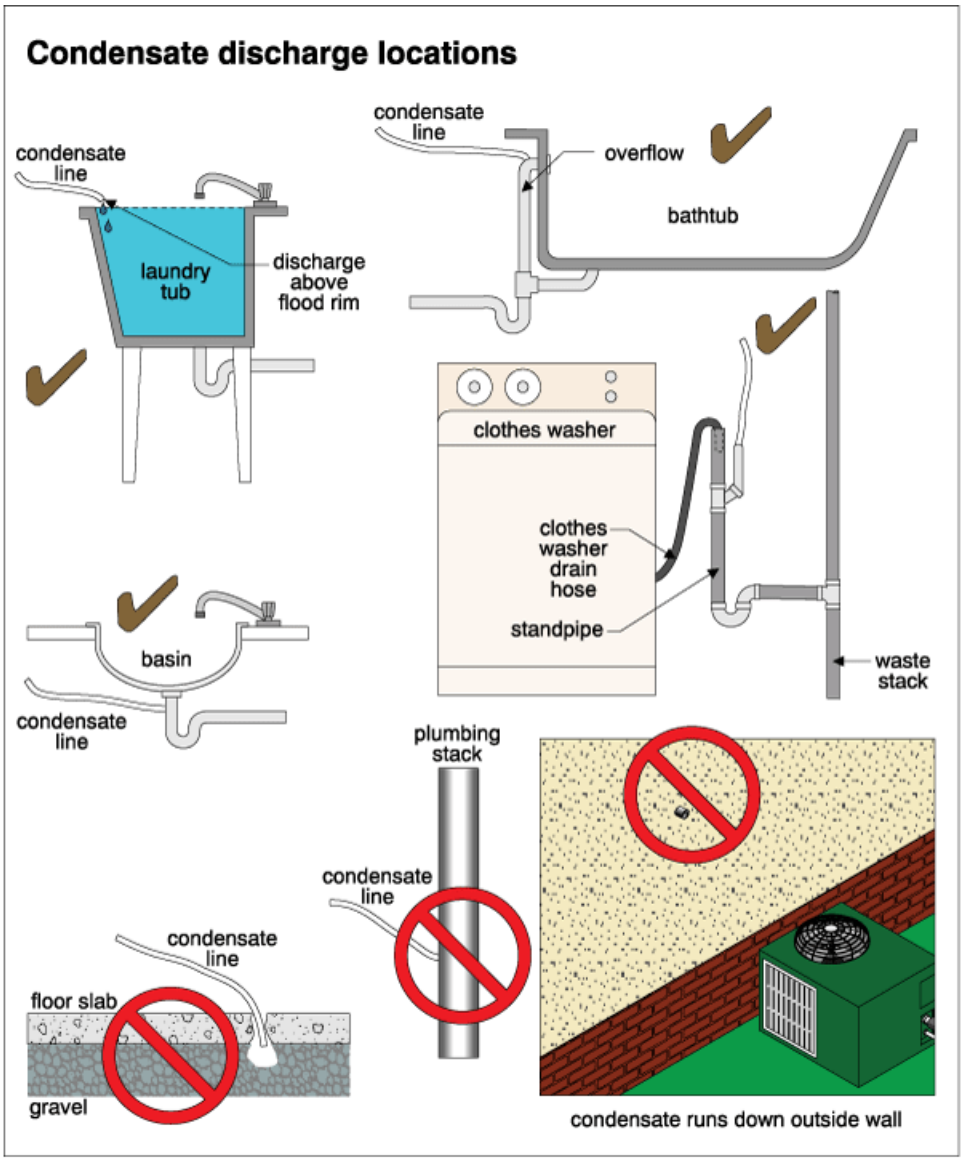
Failure to maintain the proper air gap may allow greywater from the sink to enter the condensate system, potentially leading to bacterial growth, mold development, and compromised indoor air quality. Prompt correction is recommended to ensure the HVAC system operates safely and hygienically.

Implication(s): Chance of water damage to structure, finishes and contents | Damage to equipment | Contaminants may enter building air

Location: Basement Laundry Area

Task: Improve

Time: Immediate


Condensate discharge locations
condensate line
laundry tub
discharge above flood rim
condensate line
overflow
bathtub
clothes washer
clothes washer drain hose
standpipe
waste stack
basin
condensate line
plumbing stack
condensate line
condensate line
floor slab
gravel
condensate runs down outside wall

Improper discharge point

General Information

General: • Heat pumps are versatile mechanical systems that provide both heating and cooling by transferring heat between the interior of a building and the outside environment. In heating mode, a heat pump extracts warmth from the outdoor air-even at low temperatures-and transfers it indoors. In cooling mode, it reverses the process, removing heat from inside the home and releasing it outside.

Heat pumps are valued for their energy efficiency, as they move heat rather than generate it through combustion. They can use electricity more effectively than traditional electric heaters, making them a popular choice in moderate climates. There are several types of heat pumps, including air-source, ground-source (geothermal), and water-source systems, each with its own installation requirements and performance characteristics.

Proper maintenance is essential for reliable operation and long service life. This includes regular inspections of components such as filters, coils, and refrigerant levels, typically conducted by a qualified HVAC professional. While heat pumps are generally efficient and cost-effective, their performance can be affected by extreme cold temperatures and improper installation.

Heat pump type: • Air source • Central • Electric

Manufacturer:

• Mitsubishi
Model number: SUZ-KA30NAH2 *Serial number:* 17P00050

Compressor type: • Electric

Compressor approximate age:

• 5 years
July 2021

Typical life expectancy: • 12 to15 years

Inspection Methods & Limitations

General: • CAHPI Standards of Practice

This inspection of the heat pump is visual and non-invasive, conducted in accordance with the CAHPI Standards of Practice. Functional testing may be limited or unavailable if the system has been shut down or if outdoor temperatures are outside the manufacturer's recommended operating range. As such, we cannot evaluate the heat pump's performance under all conditions.

We do not inspect internal components such as compressors, refrigerant levels, or electrical connections beyond what is visible and accessible. Assessing refrigerant charge, airflow volume, and system efficiency requires specialized equipment and is beyond the scope of this inspection.

Routine maintenance and servicing by a qualified HVAC technician are recommended to ensure proper operation and longevity of the heat pump system.

Please refer to the inspection contract and CAHPI Standards of Practice for a detailed explanation of the scope and limitations of this inspection

Inspection limited/prevented by: • Low outdoor temperature • Cooling systems are not operated when the outdoor temperature is below 60°F • Cannot verify proper operation of air filter

Heat pump only tested in: • Heating mode

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil

Findings & Recommendations

ATTIC/ROOF \ Insulation

22. Condition: • Gaps or voids

At the main entrance (enclosed vestibule/entry bump-out), no direct access was available to visually confirm insulation levels within the enclosed roof cavity. Thermal imaging identified anomalies consistent with potential missing, displaced, or compressed insulation in this area. These conditions may reduce thermal performance and increase the potential for condensation within the assembly. Moisture meter readings taken from accessible interior surfaces at the time of inspection did not indicate elevated moisture levels.

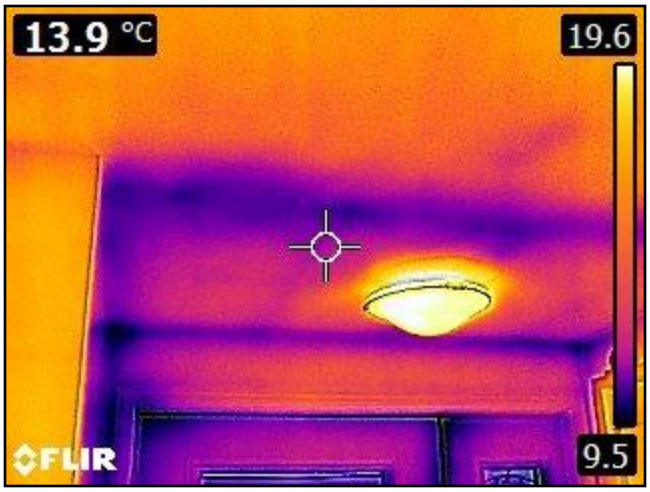
It is recommended that a qualified contractor further evaluate the assembly to confirm insulation levels and overall construction. Insulation should be installed or corrected as necessary to ensure adequate thermal resistance and continuity. In addition, proper ventilation within this assembly should be verified to help reduce the potential for condensation buildup. Addressing these conditions will improve energy efficiency and help protect building components from moisture-related deterioration.

Implication(s): Increased heating and cooling costs | Reduced comfort

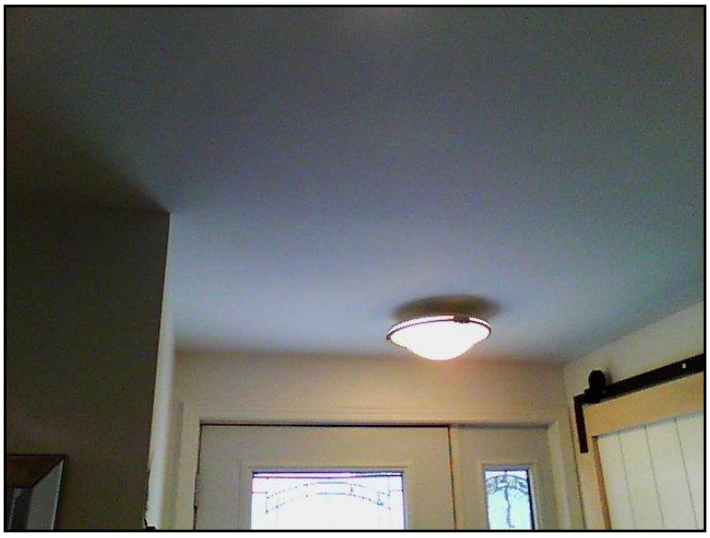
Location: Main Level

Task: Further evaluation Provide

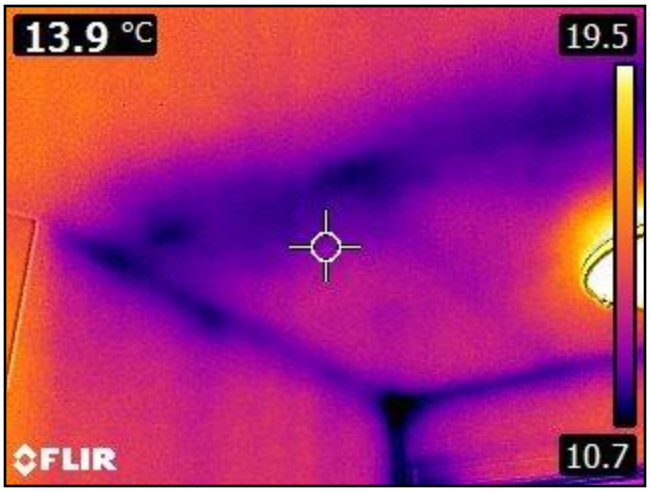
Time: As needed



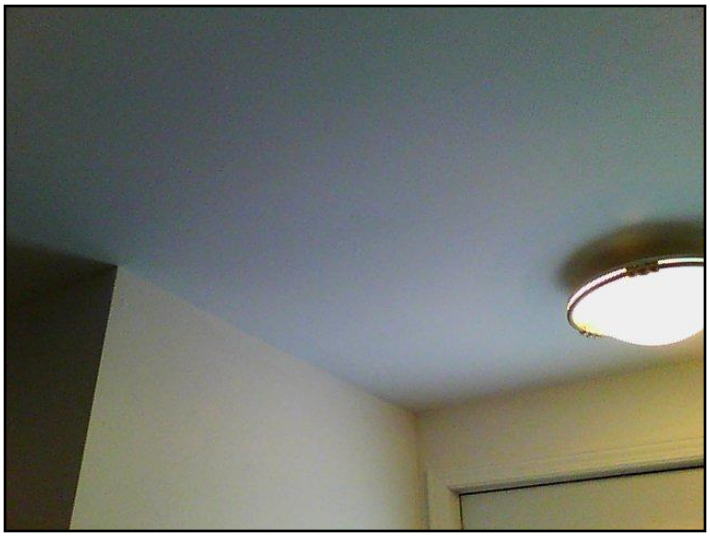
Gaps or voids



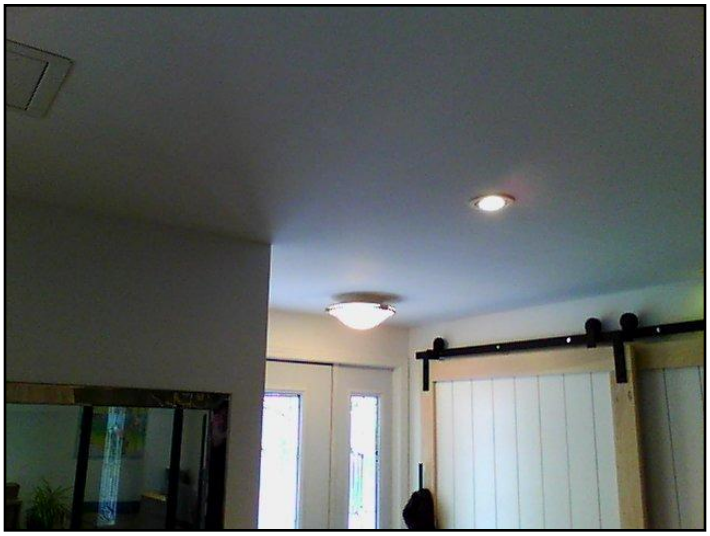
Gaps or voids



Gaps or voids


Gaps or voids

Gaps or voids


Gaps or voids

FOUNDATION | CRAWLSPACE \ Interior insulation

23. Condition: • Missing at rim joist

Within the basement, missing insulation and vapor barrier were observed in the rim joist cavities. Additionally, on the ground level, above the window on the left side, there appears to be displaced or missing insulation in the wall cavity. These deficiencies can reduce thermal efficiency, increase heating and cooling costs, and potentially allow for moisture accumulation, which may contribute to condensation or mold growth.

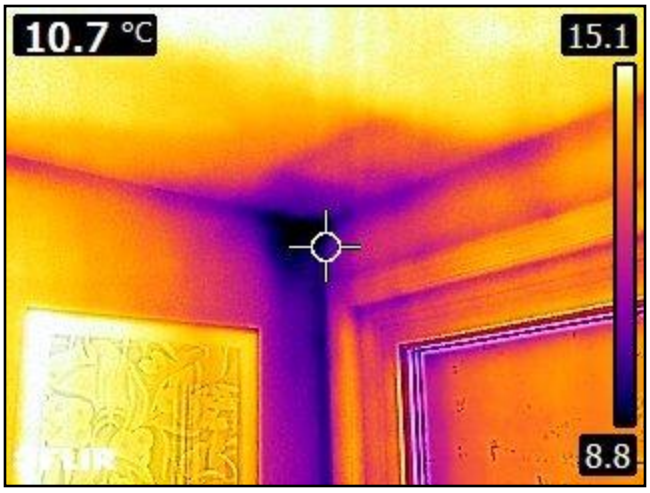
It is recommended that a qualified contractor evaluate the affected areas to determine the extent of missing or displaced insulation and vapor barrier. Proper insulation and vapor barrier should be installed to meet current building standards and to ensure effective thermal performance and moisture control. Specific attention should be given to maintaining continuous insulation and sealing the vapor barrier where it is missing or displaced.

Implication(s): Increased heating costs

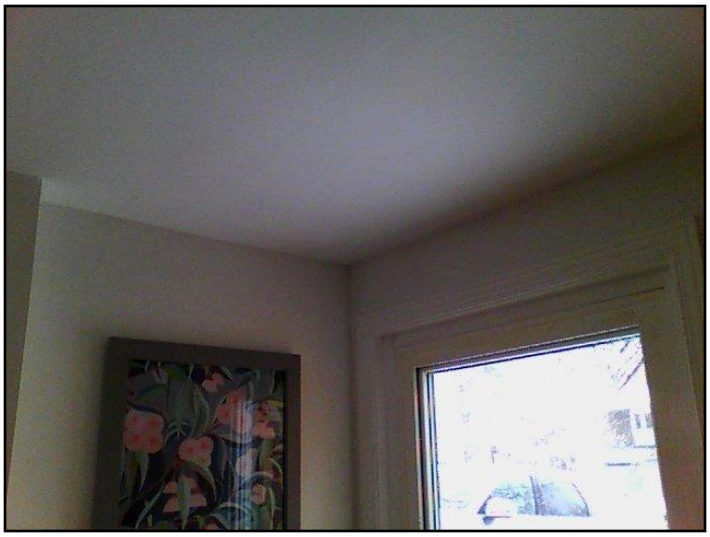
Location: Various Basement/Main Level

Task: Provide

Time: As needed



Missing at rim joist



Missing at rim joist

Missing at rim joist

Missing at rim joist

General Information

General: • As part of a home inspection, we observe and report on the presence or absence of insulation, vapour barriers, and ventilation systems, where these components are visible and accessible-typically in unfinished areas such as attics, basements, and crawl spaces. These elements play an important role in the home's energy efficiency, moisture control, and overall comfort.

We also assess and document the presence and condition of mechanical ventilation systems, including bathroom and kitchen exhaust fans, laundry venting, and whole-house systems such as Heat Recovery Ventilators (HRVs) or attic fans, where applicable.

In older homes, it is not uncommon to find insulation that is insufficient or outdated, missing vapour barriers, poor air sealing, or limited ventilation in key areas. Such conditions can contribute to moisture buildup, energy inefficiency, and reduced indoor air quality.

Where upgrades are warranted, improving insulation, sealing air leaks, repairing or installing vapour barriers, and ensuring proper ventilation can significantly improve thermal and acoustic comfort, reduce heating and cooling costs, and help protect the home's structural elements from moisture-related issues.

Attic/roof insulation material (Only determined where visible): • The condition of this component was not determined due to a lack of visual access during the inspection.

Attic/roof air/vapor barrier (Only determined where visible): • The condition of this component was not determined due to a lack of visual access during the inspection.

Wall insulation material (Only determined where visible): • The condition of this component was not determined due to a lack of visual access during the inspection.

Wall air/vapor barrier (Only determined where visible): • The condition of this component was not determined due to a lack of visual access during the inspection.

Foundation/Crawlspace wall insulation material (Only determined where visible): • None

Foundation/Crawlspace wall air/vapor barrier (Only determined where visible): • None found

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

Inspection Methods & Limitations

General: • CAPHI National Standards of Practice

In accordance with the CAPHI National Standards of Practice, the inspection of insulation and vapour barriers is limited to areas that are visible and accessible within unfinished spaces. At this property, wall, floor, and ceiling coverings restricted access and prevented a comprehensive inspection of the insulation and vapour barrier systems. As these components were concealed in most finished areas, a complete evaluation could not be conducted.

This inspection is visual in nature and non-destructive. No intrusive measures were taken to expose concealed components. Therefore, the review of insulation and vapour barriers was confined to what was observable at the time of the inspection.

Please refer to the pre-inspection contract and CAPHI National Standards of Practice for a more detailed explanation of the scope and limitations associated with this inspection.

Inspection limited/prevented by lack of access to: • Attic • Wall space • Walls, which were spot checked only

Attic inspection performed: • No access was found to enter the attic area.

Roof ventilation system performance: • Not evaluated

Not included as part of a building inspection: • Insulation cannot be disturbed

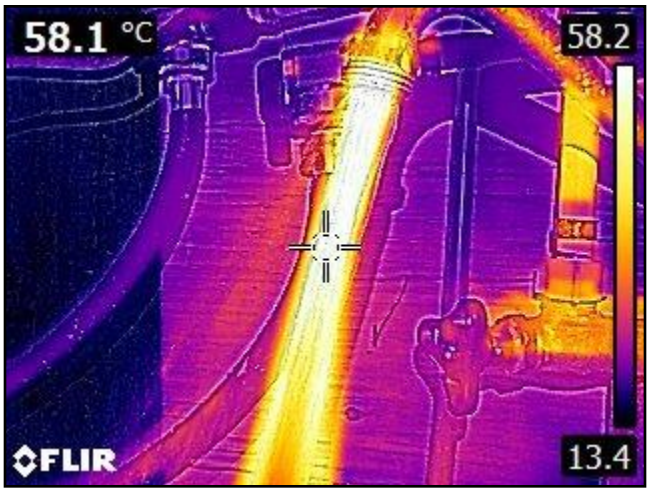
Findings & Recommendations

WATER HEATER \ General notes

24. Condition: • Water too hot
Hot water at the taps was tested using a thermal camera and measured at 58.1°C (136.6°F).

To reduce the risk of scalding, the hot water heater should be set to a maximum temperature of 49-50°C (120°F), which is the recommended safe domestic temperature for general household use. Setting the water heater within this range provides safe hot water for occupants while still maintaining adequate water for domestic tasks.

Water temperatures above 50°C (120°F) significantly increase the risk of scald injuries, especially for children, elderly individuals, or persons with mobility limitations. Adjusting the water heater to the recommended temperature ensures safety while maintaining efficient operation of the system.
Implication(s): Scalding
Location: Basement
Task: Improve
Time: Before first use



Water too hot


Water too hot

WATER HEATER \ Life expectancy

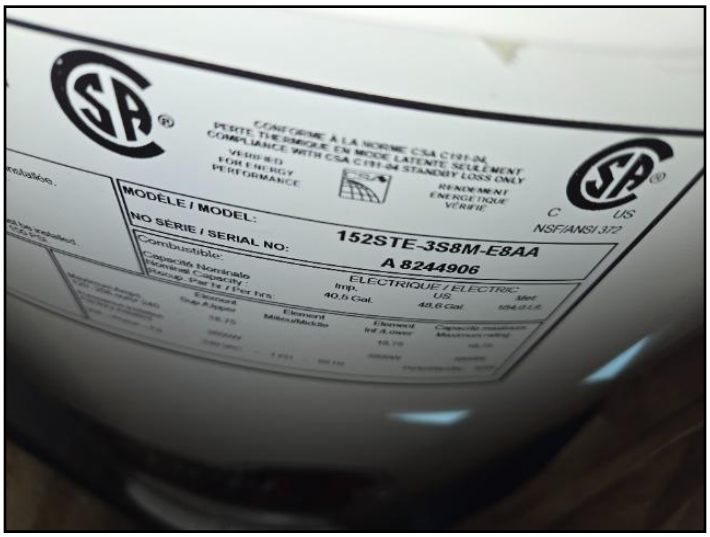
25. Condition: • Near end of life expectancy
The water heater was manufactured in December 2017, making it approximately 8 years old. At the time of inspection, it appeared to be in serviceable condition with no visible leaks, corrosion, or signs of deterioration.

Water heaters typically have a service life of 10-12 years, depending on usage, water quality, and maintenance. It is recommended to monitor for signs of leakage, rust, or unusual noises and perform routine maintenance, including flushing the tank annually to remove sediment buildup. Planning for replacement within the next 4 years is prudent to ensure continuous hot water service and avoid unexpected failure.

Failure to monitor or maintain the water heater may lead to reduced efficiency, leaks, or sudden failure, potentially causing water damage to surrounding areas. Regular inspection and maintenance extend the unit's lifespan and ensure

safe operation.
Implication(s): No hot water
Location: Basement
Task: Replace
Time: Less than 3 years

Near end of life expectancy

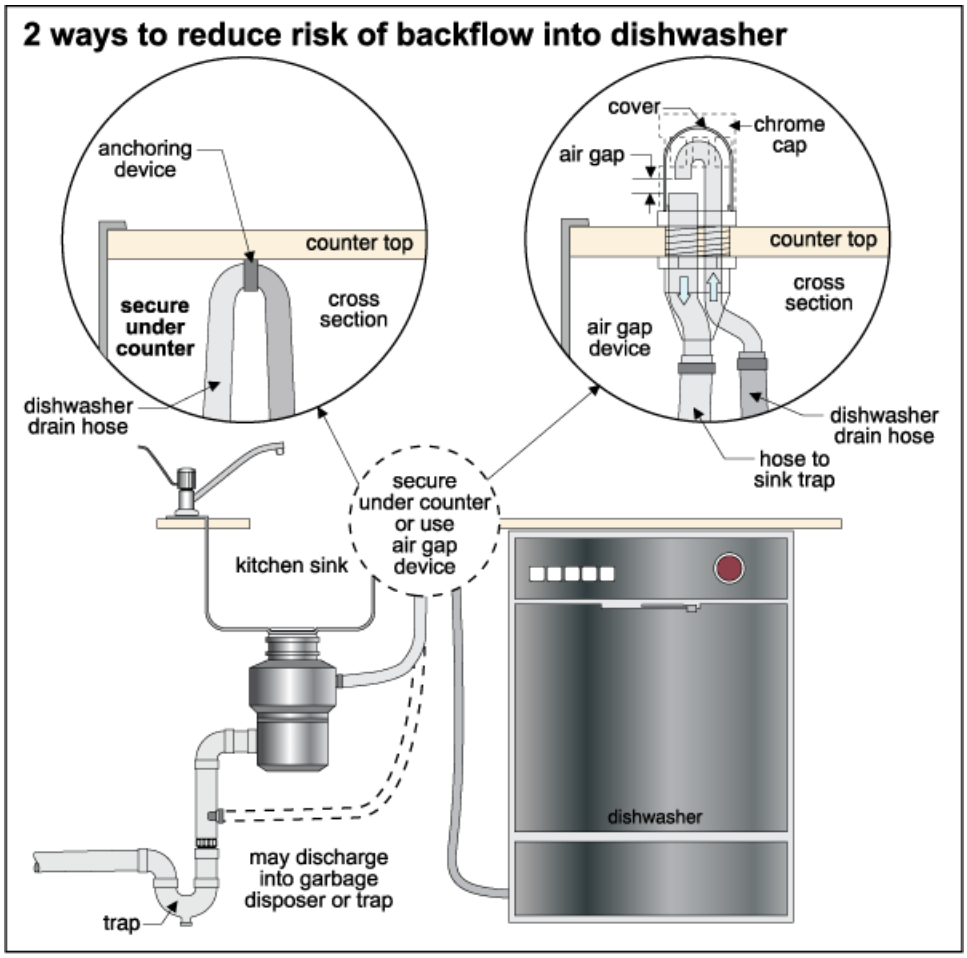


Near end of life expectancy

WASTE PLUMBING \ Drain piping - performance

26. Condition: • Dishwasher drain connections
The drainage system under the kitchen sink appears to be improperly installed. The dishwasher drain discharges downstream of the P-trap, which creates a risk for backflow of sewer gases into the dishwasher. Additionally, the piping exhibits insufficient slope in some sections, which may impede proper drainage and increase the likelihood of water backup. These deficiencies can compromise the effectiveness of the plumbing system and create potential health and safety concerns due to exposure to sewer gases or stagnant wastewater.

It is recommended that a licensed plumber evaluate and correct the kitchen sink drainage system. The dishwasher drain should be connected upstream of the P-trap or installed with an air gap in compliance with plumbing codes to prevent backflow and the intrusion of sewer gases. The drain piping should also be reconfigured to ensure proper slope toward the main drain line, allowing efficient water flow and reducing the risk of backups. Proper installation will ensure safe and effective operation of the kitchen plumbing system.
Implication(s): Chance of water damage to structure, finishes and contents
Location: Kitchen
Task: Improve
Time: Immediate



Insufficient slope

Dishwasher drain connections

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

27. Condition: • Not frost free

At the front and rear of the property, exterior faucets (hose bibs) were observed that are not frost-free. Non-frost-free faucets terminate within the exterior wall, exposing the connected piping to freezing temperatures during winter months. When water in these pipes freezes, it can expand, potentially causing the faucet or interior supply line to crack or burst. This may lead to water damage within the wall assembly, increased repair costs, and disruption of the water supply. Although the faucets have internal shut-off valves, this alone does not fully prevent the risk of freeze damage.

It is recommended that the property owner either replace the existing exterior faucets with frost-free (freeze-resistant) models or implement proper winterization procedures, such as shutting off the water supply and draining the lines each fall. This work should be completed before the first winter season to prevent freeze-related damage. A licensed plumber can provide guidance on suitable replacement options or winterization methods appropriate for the property's location and climate.
Implication(s): Chance of water damage to structure, finishes and contents
Location: Front Rear Exterior Wall
Task: Replace
Time: Less than 1 year


Not frost free


Not frost free

FIXTURES AND FAUCETS \ Faucet
28. Condition: • Loose
Within the shower stall, the handheld shower connection bar to the tile is loose. A loose mounting can reduce functionality, may cause damage to the tile or wall, and presents a potential safety hazard if it detaches during use.

It is recommended that a qualified contractor or plumber resecure the handheld shower bar to the tile wall. Proper attachment will ensure safe operation, prevent damage
Implication(s): Equipment failure
Location: Bathroom
Task: Improve
Time: Less than 1 year

Loose

Loose

FIXTURES AND FAUCETS \ Toilet

29. Condition: • Sealant

The toilet in the powder room is sealed to the tile floor with a bead of sealant. This creates a watertight joint at the base of the toilet, preventing surface water and debris from entering the gap between the fixture and the finished floor. While this is a common practice for sanitation and moisture protection, it can conceal early signs of a failed wax seal if a leak occurs.

It is recommended to maintain the sealant in good condition and inspect it periodically for cracks or deterioration. For early leak detection, some professionals recommend leaving a small gap at the rear of the toilet unsealed. A qualified plumber should ensure the toilet and wax ring are properly installed before sealing and verify that the bead of sealant is applied correctly to protect the floor while allowing for visual monitoring of potential leaks.
Location: Second Level Powder Room
Task: Monitor
Time: Ongoing

Sealant

General Information

General: • The plumbing system is designed to deliver clean water from a municipal supply or private well to the home, direct a portion of that water to the water heater, and distribute both hot and cold water to fixtures throughout the residence for drinking, cooking, and sanitation. Once used, the wastewater is conveyed away through a drainage system connected to either a public sewer or a private septic system.

It is critical that this entire process functions without leaks or failures. Any breach in the plumbing system can result in damage to interior finishes, deterioration of structural components, or, in more serious cases, contamination of potable water with wastewater.

As part of a home inspection, the plumbing review includes a visual assessment of the accessible supply and drainage systems, fixtures, tub and shower enclosures, water heaters, and any fuel distribution or storage systems associated with water heating. Proper maintenance of the water heater is essential to ensuring safe and efficient operation. It is recommended that homeowners have this equipment professionally inspected and serviced on an annual basis by a qualified technician or licensed contractor.

Supply piping in building: • Copper

Main water shut off valve at the: • Front of the basement • Near water heater

Water flow and pressure: • Functional

Water heater type: • Conventional • Tank

Water heater fuel/energy source: • Electric

Water heater manufacturer:

• Giant

Model number: 152STE-3S8M-E8AA *Serial number:* A8244906

Water heater approximate age:

• 9 years

2021 Dec

Water heater typical life expectancy: • 8 to 12 years

Hot water temperature (Generally accepted safe temp. is 120° F) (48.8°C): • ~ 58.1°C

Waste and vent piping in building: • ABS plastic • Copper

Floor drain location: • Not visible

Backwater valve: • None noted

Inspection Methods & Limitations

General: • CAPHI National Standards of Practice
In accordance with the CAPHI National Standards of Practice, this plumbing inspection is limited to a non-invasive visual assessment of readily accessible components. Many elements of the plumbing system, including supply and drainpipes, are located within walls, floors, ceilings, or underground, and are therefore concealed from view. As such, no evaluation or commentary is provided on components that are not visible at the time of inspection, such as the main underground sewer lateral or piping concealed within finished building assemblies.

This inspection does not include pressure testing, flow rate analysis, or the use of specialized equipment such as sewer cameras or leak detection tools.

Please refer to the pre-inspection contract and CAPHI documentation for a more detailed explanation of the scope and limitations associated with this inspection.

Inspection limited/prevented by: • Storage in basement

Fixtures not tested/not in service: • Outdoor faucet (hose bibs/bibbs) shut off for winter • Main water shut off valve

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Main sewer line (lateral sewer line), The underground and hidden plumbing/sewer lines go beyond the scope of a general home inspection and are not inspected, no comments can be made. Additional information can be obtained by getting a sewer scope inspection.

Findings & Recommendations

WALLS \ Plaster or drywall

30. Condition: • Cracked

Minor drywall cracking was observed at the bottom corner of the stairwell window and at the staircase landing. These cracks appear to be cosmetic and typical of normal settling or minor movement within the building structure.

It is recommended that these areas be patched, sanded, and repainted as part of routine maintenance. While the cracks are minor, monitoring for any progression over time is advised to ensure that no underlying structural issues develop.

Location: Various

Task: Repair

Time: As needed

Cracked

Cracked

Cracked

WINDOWS \ General notes

31. Condition: • Old

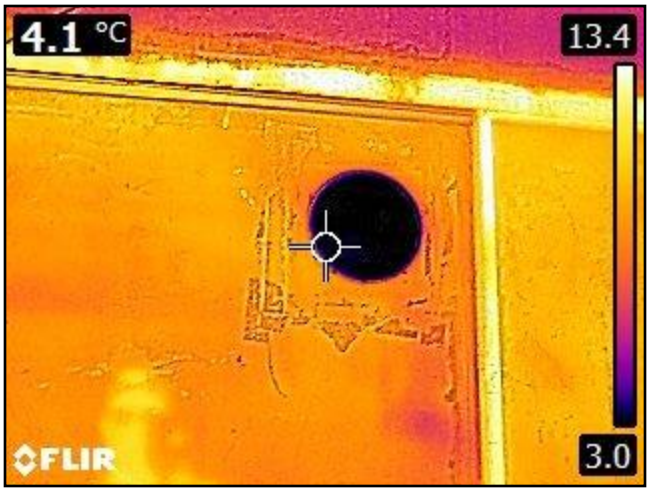
The window at the rear of the basement is a single-pane sliding glass unit, consisting of one panel on the interior and one on the exterior. Deterioration and penetrations were observed within the glazing, allowing cold air infiltration at this location. The window appears to be aged and is not performing effectively as part of the building envelope.

It is recommended that the window be replaced with a modern, energy-efficient unit (e.g., double-glazed) to improve thermal performance and prevent air infiltration. Replacement will enhance comfort, reduce energy loss, and improve the overall integrity of the building envelope.

Location: Basement

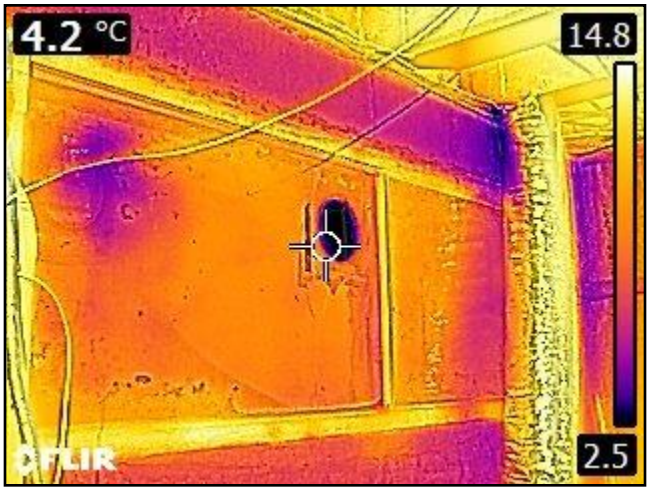
Task: Repair

Time: Less than 1 year



Old

Old



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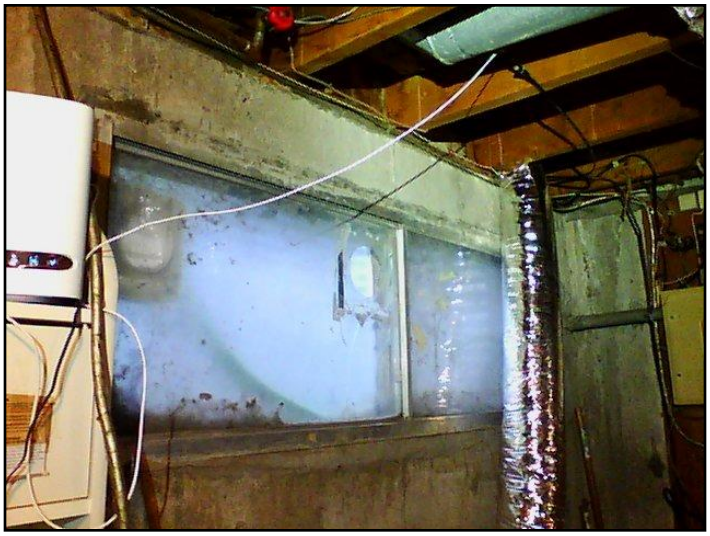


Old

DOORS \ Doors and frames

32. Condition: • Weatherstripping missing or ineffective

The weatherstripping at the front door is missing or damaged. This compromises the building envelope by allowing air infiltration and drafts, which can reduce occupant comfort and allow moisture or dust to enter the interior.

It is recommended that the door weatherstripping be replaced or repaired to restore a proper seal. Correct installation will improve the integrity of the building envelope, prevent drafts, and reduce the potential for moisture ingress.

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Front

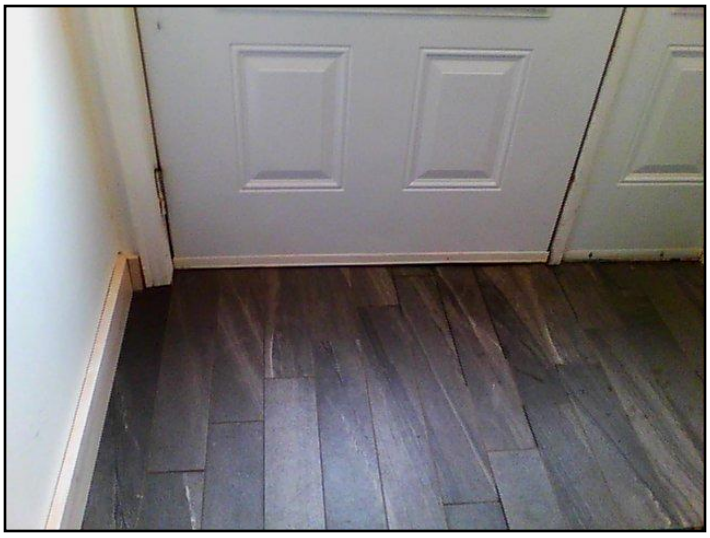
Task: Replace

Time: When possible

Weatherstripping ineffective

Weatherstripping ineffective

Weatherstripping ineffective



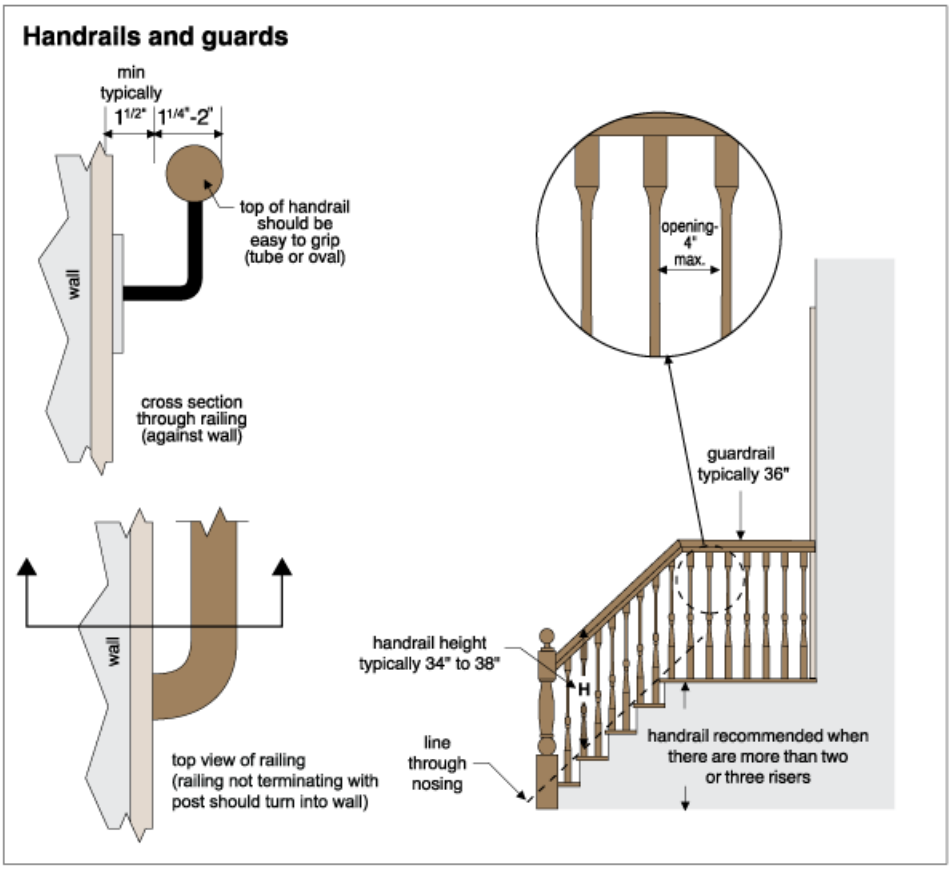
Weatherstripping ineffective

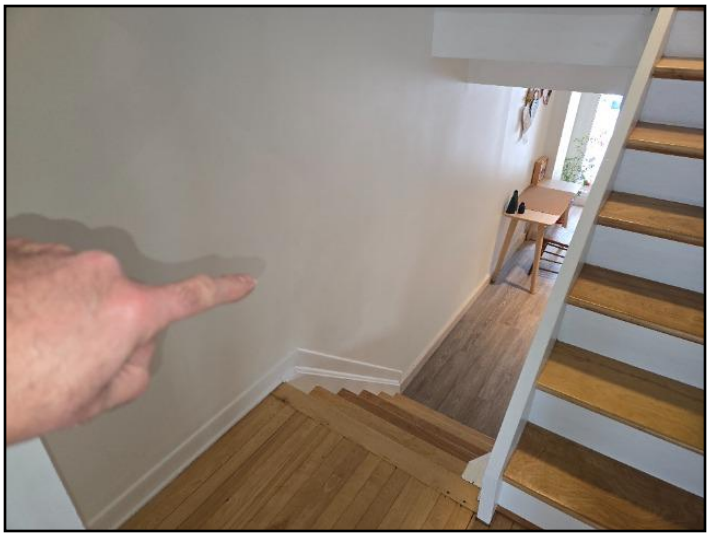
STAIRS \ Handrails and guards

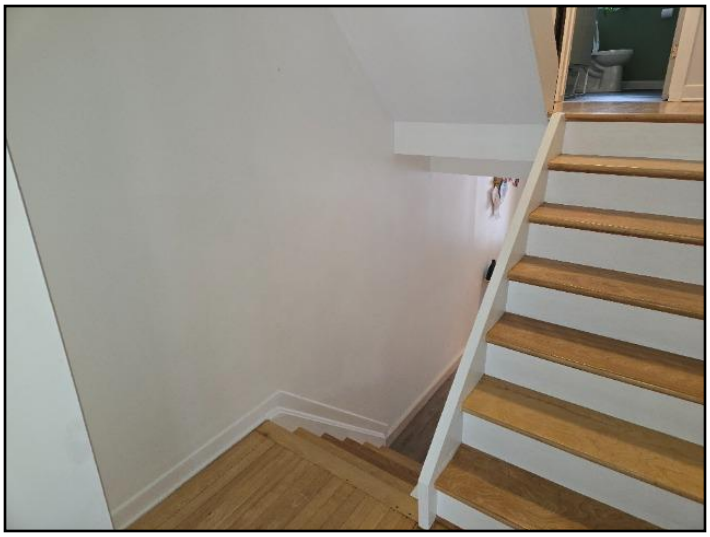
33. Condition: • Missing

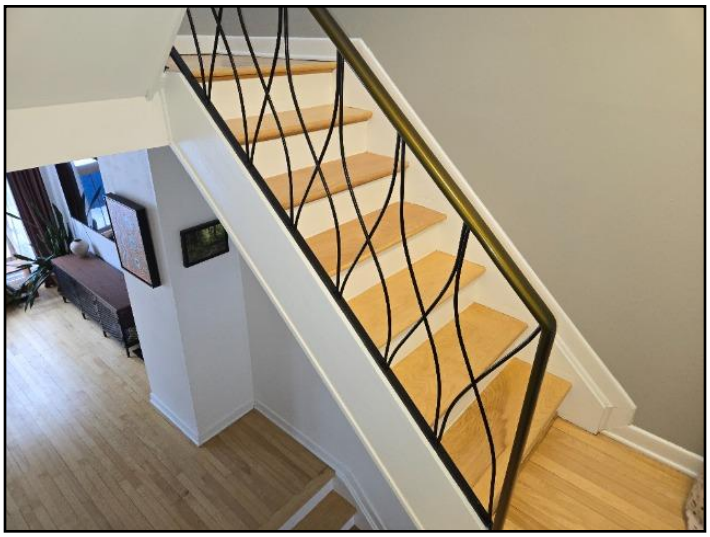
The staircase leading to the first level does not have a handrail installed. Additionally, from the first to the second level, guardrails are missing entirely. For the upper staircases from the second to the third and fourth levels, guardrails are present; however, the balusters are spaced wider than the recommended maximum opening of 100mm (4in), which does not comply with modern building safety standards. These conditions present fall hazards, particularly for children or other occupants, and compromise overall stairway safety.

It is strongly recommended that a qualified contractor install a handrail and guardrails where missing. For the upper staircases, the balusters should be modified or replaced to reduce spacing to meet the maximum code requirement of 100mm (4in). All work should comply with applicable building codes to ensure safe stairway access and prevent fall hazards.
Implication(s): Fall hazard
Location: Staircase
Task: Improve
Time: Immediate




Handrail Missing


Guardrail Missing


Balusters openings


Balusters openings

EXHAUST FANS \ General notes

34. Condition: • Missing

In the powder room on the second level, no mechanical exhaust fan was installed. Ventilation is currently provided by an operable window. While the window can provide some air exchange, it may not be sufficient to remove moisture efficiently, especially during colder months when the window is less likely to be opened.

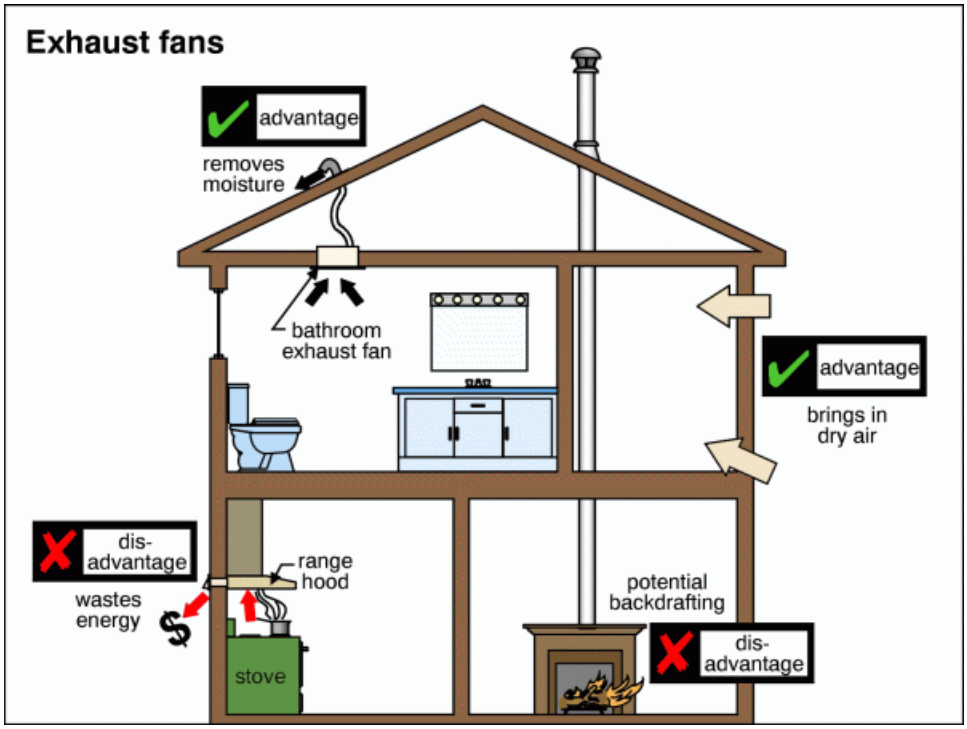
It is recommended that a qualified contractor or licensed electrician install a dedicated exhaust fan vented to the exterior to ensure proper ventilation. Mechanical ventilation helps prevent moisture accumulation, reduces the risk of mold or mildew growth, and protects finishes and building materials. The operable window can continue to supplement ventilation but should not be relied upon as the primary means.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Second Level Powder Room

Task: Provide

Time: As needed



Missing

EXHAUST FANS \ Duct

35. Condition: • Poor connection

The kitchen exhaust ductwork along the ceiling is loose, producing vibration and rattling when the fan is operating. Several duct joints are not properly sealed, and penetrations through the building envelope lack insulation and sealing. The duct also appears to be insufficiently sloped toward the exterior, which could allow condensation to accumulate within the duct or building envelope.

It is recommended that a licensed HVAC contractor secure the ductwork to eliminate vibration, properly seal all joints, insulate and seal any penetrations through the building envelope, and verify that the duct has adequate slope to the exterior to allow proper drainage of potential condensation.
Implication(s): Chance of condensation damage to finishes and/or structure
Location: Kitchen
Task: Improve
Time: Less than 1 year


Poor connection


Poor connection


Poor connection

Poor connection

Poor connection

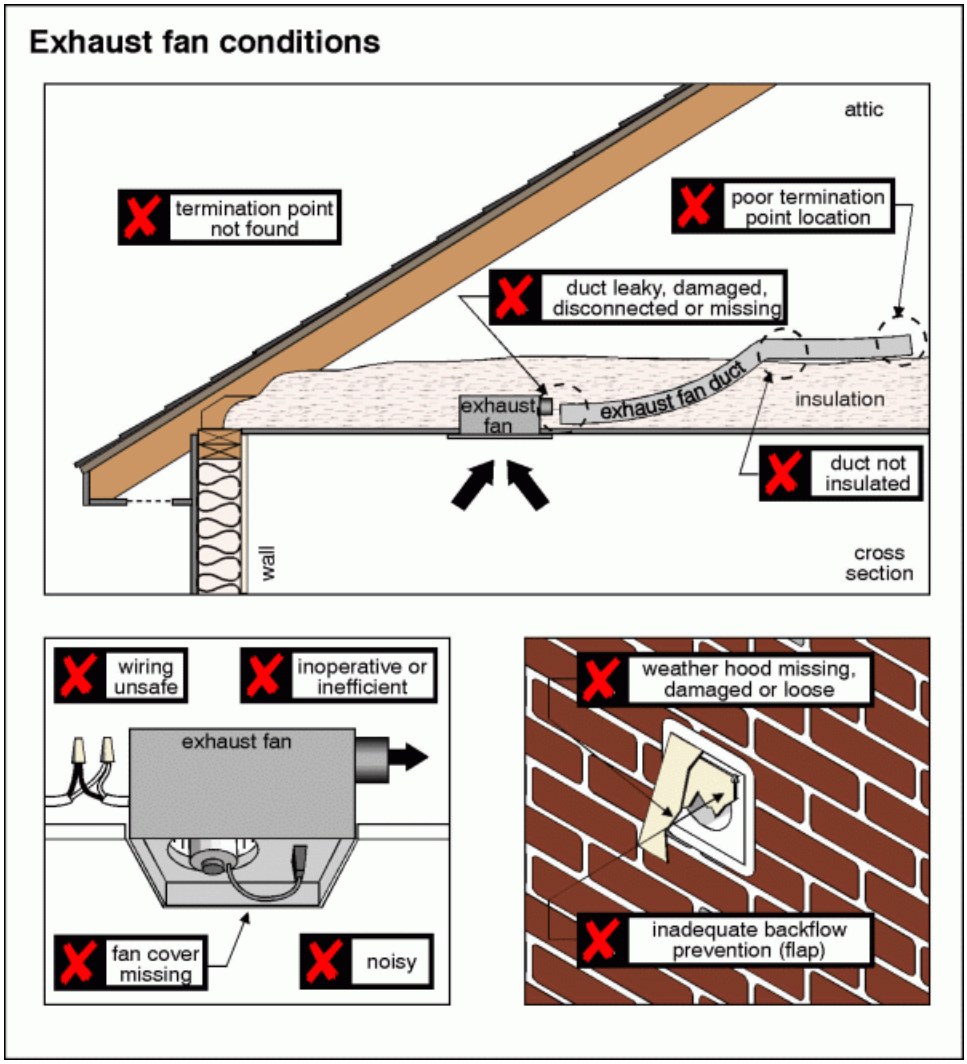
EXHAUST FANS \ Kitchen range exhaust system (range hood)

36. Condition: • Vent termination (hood) damaged, defective or inoperative

At the exterior of the second-floor level, a plastic vent termination was observed serving the kitchen exhaust. This type of material is not typically recommended for kitchen exhaust applications due to the potential for heat, grease accumulation, and long-term durability concerns.

It is recommended that the kitchen exhaust vent termination be upgraded to a metal (preferably aluminum or galvanized steel) exterior vent hood equipped with a backdraft damper, in accordance with generally accepted practices and applicable standards. Kitchen exhaust systems discharge warm, moisture- and grease-laden air, which can accelerate deterioration of plastic components and reduce performance over time. A qualified contractor should evaluate and replace the existing vent as needed to ensure proper operation, durability, and compliance with current building standards.

Implication(s): Equipment ineffective
Location: Front Exterior Wall
Task: Replace
Time: Less than 1 year



Improper Plastic Vent Termination

Improper Plastic Vent Termination

APPLIANCES \ Washing machine

37. Condition: • Standpipe missing

The washing machine drain standpipe was not observed at the laundry area. A properly installed standpipe provides a designated vertical pipe for the washing machine to discharge wastewater safely. The absence of a standpipe can result in improper drainage, potential water backup, and increased risk of water damage.

It is recommended that a licensed plumber install a proper washing machine standpipe that complies with local plumbing codes. The standpipe should include an appropriate P-trap and be vented as required to ensure safe and effective drainage.

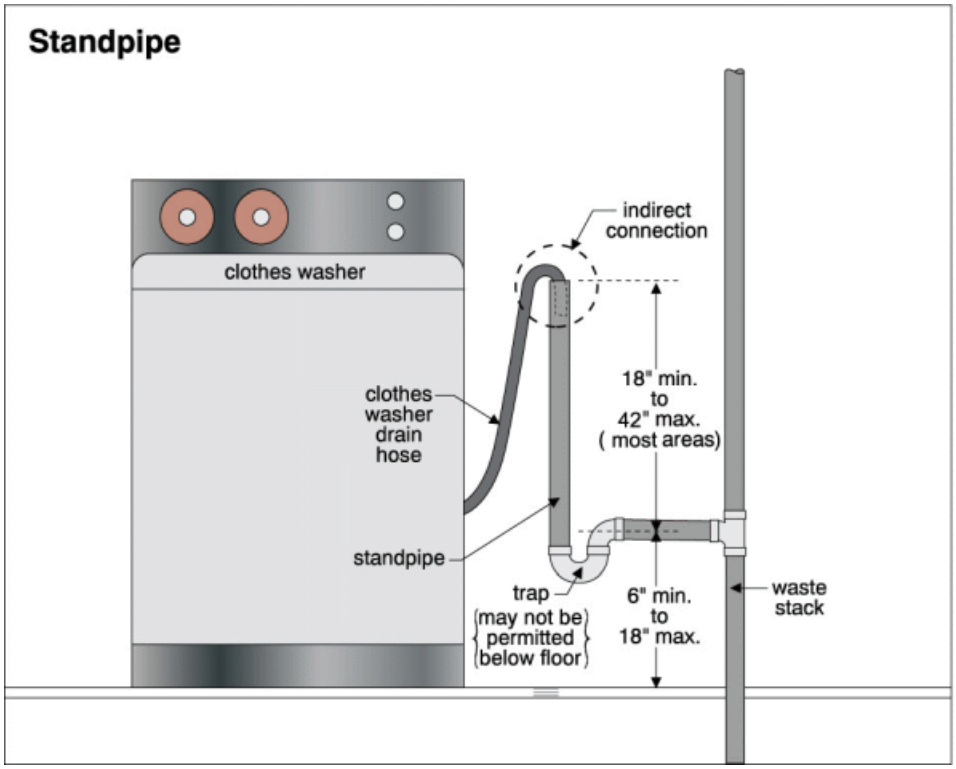
Failure to provide a proper standpipe can lead to wastewater overflow, water damage to surrounding areas, and potential plumbing code non-compliance. Installing a correctly sized and positioned standpipe ensures safe operation of the washing machine and reduces the risk of property damage.

Implication(s): Reduced operability

Location: Basement Laundry Area

Task: Provide

Time: Less than 2 years



Standpipe missing

General Information

General: • The interior inspection is conducted to evaluate the functional condition of the property's interior components. The focus is on assessing each element's ability to perform its intended function, rather than on cosmetic or decorative aspects. The inspection includes a thorough examination for indicators of potential defects or safety concerns, such as cracks exceeding one inch in walls, sagging floors or ceilings, proper operation of cabinets, doors, and windows, and the stability of guardrails and staircases. This process ensures that the interior systems meet expected performance standards and safety requirements.

Major floor finishes: • Hardwood • Laminate • Ceramic • Concrete • Vinyl

Major wall and ceiling finishes: • Gypsum board

Windows: • Sliders • Casement • Vinyl

Glazing: • Double

Exterior doors - type/material: • Hinged • Sliding glass • Vinyl-clad

Doors: • Inspected

Party wall: • The condition of this component was not determined due to a lack of visual access during the inspection.

Inspection Methods & Limitations

General: • CAPHI National Standards of Practice
Although most interior components are typically visible and accessible, there are important limitations to this inspection. Interiors often undergo frequent changes through remodeling, decorating, and renovations. These modifications, including finishes such as carpeting, wallpaper, and furniture, can obscure the true condition of walls, ceilings, and floors, limiting the inspector's ability to perform a complete visual assessment of the underlying surfaces.

This inspection follows the CAPHI National Standards of Practice and is restricted to a non-invasive visual review of accessible areas. It does not involve removal of finishes or destructive testing.

For a comprehensive explanation of the inspection scope and limitations, please refer to the pre-inspection contract and CAPHI documentation.

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets and cabinets / cupboards

Restricted access to: • Basement • Closets and cabinets / cupboards

Not included as part of a building inspection: • Cosmetic issues • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Underground components (e.g., oil tanks, septic fields, underground drainage systems)

Appliances: • Appliances are not inspected as part of a building inspection

General Information

Type of inspection: • Thermal imaging • Pre-Purchase

Weather: • Snow • It was snowing at the time of the inspection. • There was snow on the ground. • There was snow on the roof.

Approximate temperature: • -4°

Attendees: • Buyer • Seller

Access to home provided by: • Seller

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

Approximate inspection Start time: • The inspection started at 1:00 p.m.

Approximate inspection End time: • The inspection ended at 3:30 p.m.

Approximate age of home: • 60 years

Approximate date of construction: • 1966

Approximate size of home: • 1500 ft.² to 2000 ft.²

Building type: • Town home

Number of stories above grade: • 3

Number of bedrooms: • 3

Number of bathrooms: • 1.5

Below grade area: • Basement • Slab-on-grade

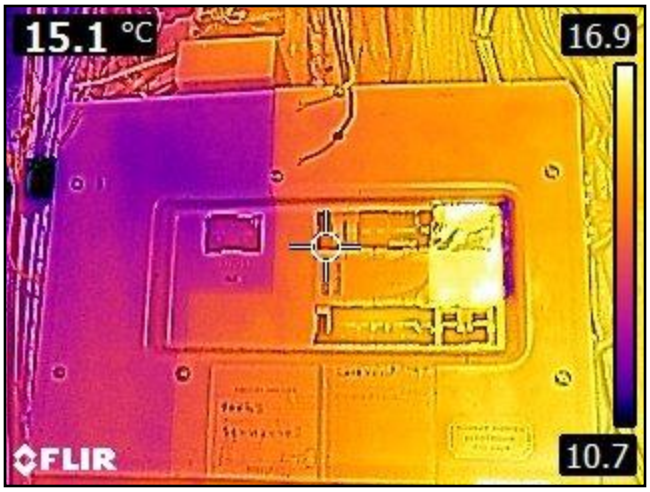
Hydro / Gas meter / Water meter: • City

General Information

General:

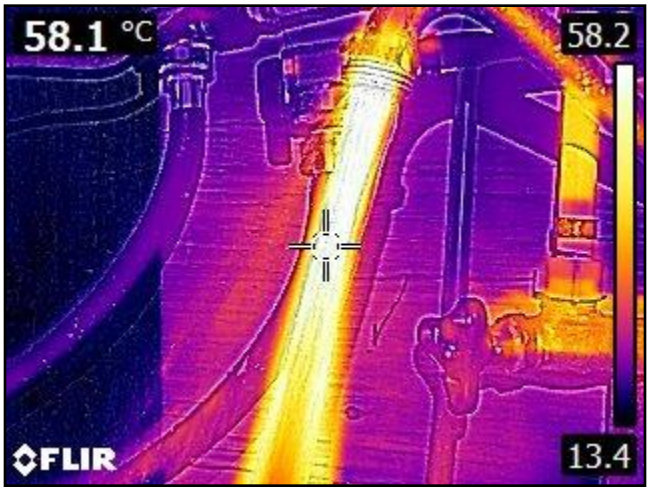
• Thermal imaging provides a valuable view of conditions in your home that are not visible to the naked eye. Using an infrared camera, you can identify issues such as missing insulation, water leaks, air infiltration, stud locations, electrical hotspots, and more. It is important to note that infrared cameras do not allow you to see through walls; rather, they measure surface temperatures, producing a visual map of temperature variations. Warmer areas typically appear in red or yellow tones, while cooler areas appear in blue or purple tones.

Please note that the additional photos included are provided for reference only. They do not indicate the presence of any defects or issues and are included as a courtesy. Any defects detected using the thermal camera would have been identified and documented in the report.



Thermal imaging

Thermal imaging



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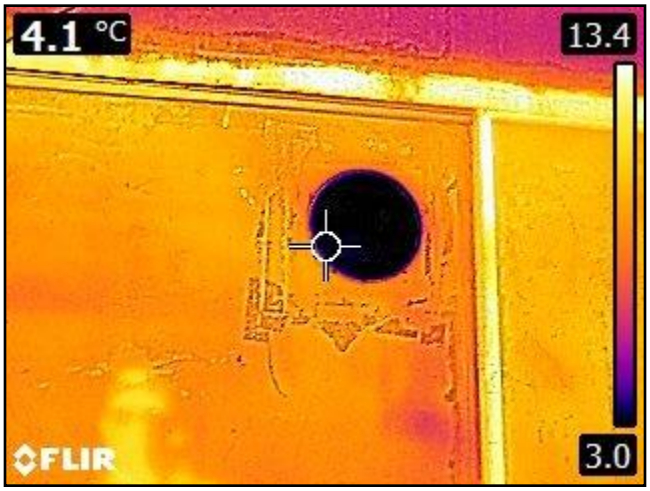

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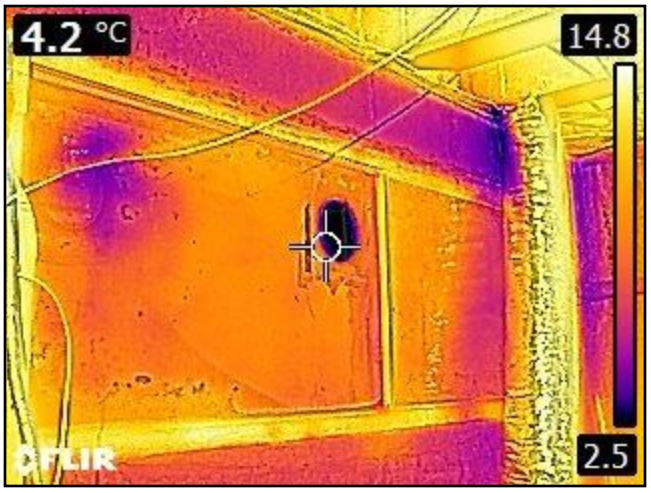

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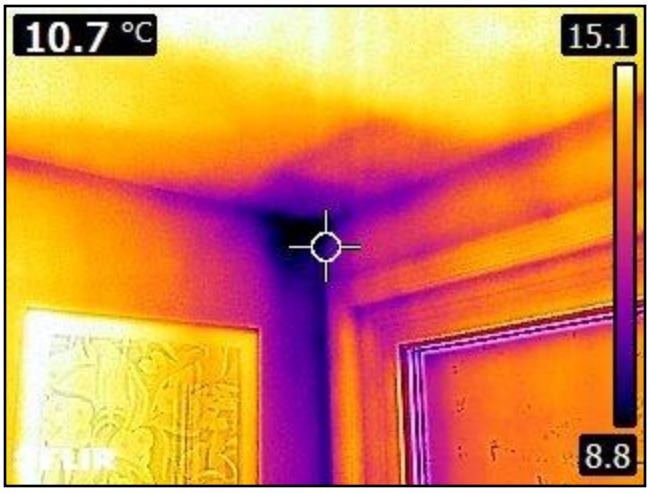

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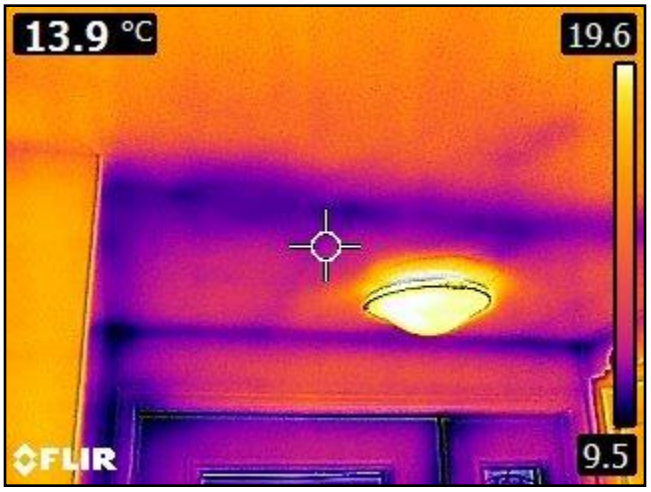

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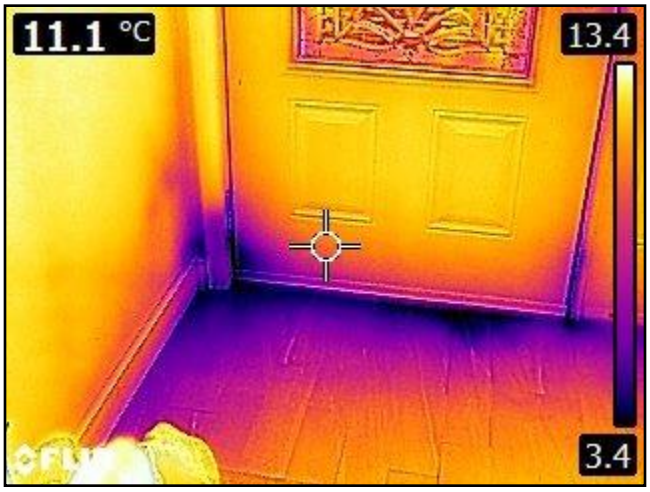

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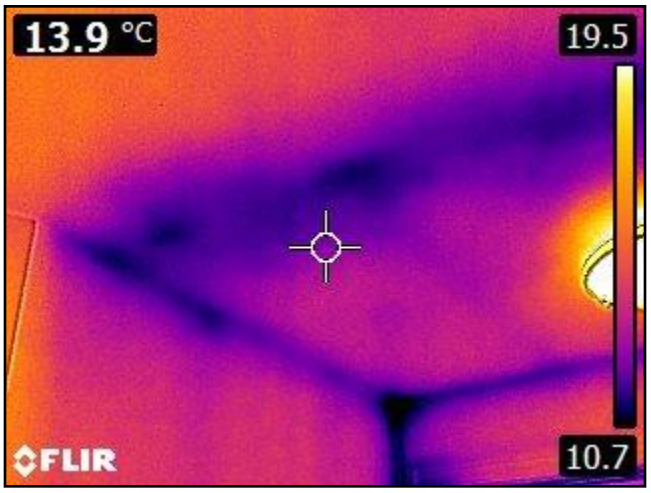

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Thermal imaging

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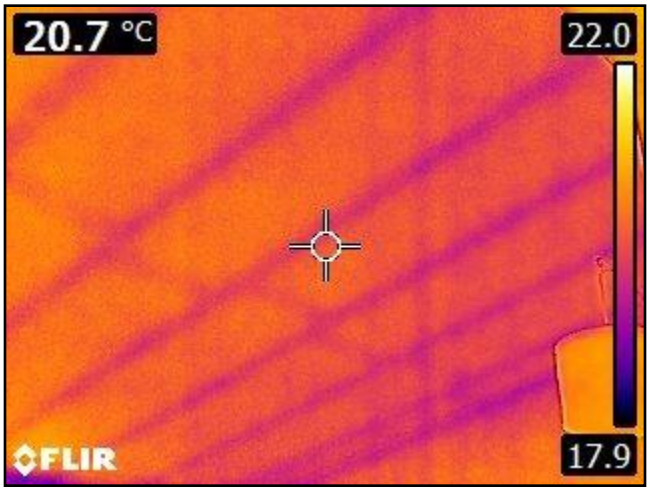

Thermal imaging

General Information

Home Reference e-book: • Your free Home Reference Book is included under the REFERENCE tab in this report.

IMPORTANT ADVICE FOR LOOKING AFTER YOUR HOME: • The Home Set-Up and Maintenance chapter in the Home Reference Book provides essential guidance on the initial tasks to complete when moving in, along with recommendations for ongoing maintenance activities. Following these guidelines is crucial to ensuring the proper care and long-term durability of your home.

Few components within a home are entirely maintenance-free. Although routine upkeep requires time and expense, it is far more cost-effective than addressing unexpected failures that often necessitate immediate repairs. Preventive maintenance helps avoid costly breakdowns, extends the lifespan of key systems, and can even reduce energy consumption.

For those who find regular maintenance challenging, hiring a qualified handyman to conduct periodic inspections and perform minor repairs is a practical alternative. Preventive inspections are ideally conducted twice a year-typically in spring and fall-though some systems may require more or less frequent attention.

Taking a systematic approach to home care allows for effective monitoring and timely intervention, helping to prevent and resolve common issues. The following guidance applies broadly to all homes to support proactive maintenance and safeguard your investment.

END OF REPORT

Canadian Association of Home & Property Inspectors

2023 National Standards of Practice

The National Standards of Practice are for home and property inspectors to follow in the performance of their inspections. They are the most widely accepted Canadian home and property inspection Standards in use and address all the home's major systems and components as listed in this Standard. The National Standards of Practice and Code of Ethics are recognized by many related professionals as the definitive standards for professional performance in the industry.

These National Standards of Practice are being published to inform the public on the nature and scope of visual building inspections performed by home and property inspectors who are members of the Canadian Association of Home & Property Inspectors (CAHPI).

The purpose of the National Standards of Practice is to provide minimum requirements for home and property inspectors regarding both the inspection itself and the inspection report, and to define certain terms relating to the performance of home or property inspections to ensure consistent interpretation.

These standards take into account that a visual inspection of a building does not constitute an evaluation or a verification of compliance with building codes, standards or regulations governing the construction industry or the health and safety industry, or standards and regulations governing insurability.

INDEX

Any terms not defined in the glossary of this standard will use industry standard terms.

Glossary Note: Italicized words are defined in the Glossary.

1. INTRODUCTION

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

2. PURPOSE AND SCOPE

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

These National Standards of Practice apply to inspections of part or all of a building for the following building types:

- single-family dwelling, detached, semi-detached or row house
- multi-unit residential building
- residential building held in divided or undivided co-ownership
- residential building occupied in part for a residential occupancy and in part for a commercial occupancy, as long as the latter use does not exceed 40% of the building's total area, excluding the basement.

2.2 THE INSPECTOR SHALL:

A. inspect:

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

B. report:

1. on those installed *systems* and *components* that, in the professional opinion or judgement of the *inspector*, have a *significant deficiency*, or are near the end of their *service lives*.
2. the implication for the *system* or *component* that has a *significant deficiency or* is near the end of its *service life*.
3. the inspector's recommendations to correct, repair, or refer for further evaluation of the reported deficiency by a qualified specialist.
4. on any *systems* and *components* designated for inspection in these National Standards of Practice which were known to be present at the time of the *Home or Property Inspection* but were not inspected and a reason they were not inspected.

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

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

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

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 GENERAL LIMITATIONS:

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

1. are not *technically exhaustive*.
2. will not identify concealed conditions or latent defects.

3.2 GENERAL EXCLUSIONS:

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

B. *Inspectors* are NOT required to determine:
1. condition of *systems* or *components* which are not *readily accessible*.
2. remaining *service life* of any *system* or *component*.
3. strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
4. causes of any condition or deficiency.
5. methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of *systems* and *components*.
7. suitability of the property for any use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. market value of the property or its marketability.
10. advisability of the purchase of the property.
11. presence of potentially hazardous plants, animals or insects including, but not limited to wood destroying organisms, diseases or organisms harmful to humans.
12. presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. effectiveness of any *system installed* or methods utilized to control or remove suspected hazardous substances.
14. operating costs of *systems* or *components*.
15. acoustical properties of any *system* or *component*.
16. design adequacy with regards to location of the home or property, or the elements to which it is exposed.

C. *Inspectors* are NOT required to offer or perform:
1. any act or service contrary to law, statute or regulation.
2. *engineering, architectural* and technical services.
3. work in any trade or any professional service other than *home or property inspection*.
4. warranties or guarantees of any kind.

D. *Inspectors* are NOT required to operate:
1. any *system* or *component* which is *shut down* or otherwise inoperable.
2. any *system* or *component* which does not respond to *normal operating controls*.
3. shut-off valves.

E. *Inspectors* are NOT required to enter:
1. any area which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. spaces which are not *readily accessible*.

F. *Inspectors* are NOT required to *inspect*:
1. underground items including, but not limited to, storage tanks or other indications of their presence, whether abandoned or active.
2. *systems* or *components* which are not *installed*.
3. *decorative* items.
4. *systems* or *components* located in areas that are not *readily accessible* in accordance with these National Standards of Practice.
5. detached buildings.
6. common elements or common areas in multi-unit housing, such as condominium/strata properties, or cooperative housing when inspecting individual units, including the roof and building envelope.
7. test and/or operate any fire alarm system, burglar alarm system, automatic sprinkler system or other fire protection equipment, electronic or automated installations, telephone, intercom, cable/ internet systems and any lifting equipment, elevator, freight elevator, wheelchair lift, climbing chair, escalator or others;
8. pools, *spas* and their associated safety devices.

G. *Inspectors* are NOT required to:
1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. *dismantle* any *system* or *component*.

4. STRUCTURAL SYSTEMS

4.1 THE INSPECTOR SHALL:

A. inspect:
1. *structural components* including visible foundation and framing.

B. report:
1. methods used to *inspect* the *crawl space.*
2. methods used to *inspect* the attics.

5. EXTERIOR SYSTEMS

5.1 THE INSPECTOR SHALL:

A. inspect:
1. exterior wall coverings, flashing and trim.
2. all exterior doors.
3. decks, balconies, stairs, porches, and their associated guards and handrails.
4. eaves, soffits, and fascia where visible from the ground level.
5. grading, and surface drainage.
6. walkways, patios, and driveways.
7. retaining walls and fences.
8. attached garages or carports including garage doors and garage door operators.

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

5.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:
1. screening, shutters, awnings, and similar accessories.
2. geological, geotechnical, or hydrological conditions.
3. *recreational facilities.*
4. detached garages and outbuildings except as required by local authority with jurisdiction.
5. mechanical lifts.
6. seawalls, breakwaters, dikes, and docks.
7. erosion control and earth stabilization measures.

6. ROOF SYSTEMS

6.1 THE INSPECTOR SHALL:

A. inspect:
1. roof coverings.
2. *roof drainage systems.*
3. flashings.
4. skylights, chimneys, and roof penetrations.

B. describe:
1. roof coverings.

C. report:
1. methods used to inspect the roofs.

6.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:
1. antennae and satellite dishes.
2. interiors of flues or chimneys.
3. other *installed* items attached to but not related to the roof systems.

7. PLUMBING SYSTEMS

7.1 THE INSPECTOR SHALL:

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

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

7.2 THE INSPECTOR IS NOT REQUIRED TO:

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

B. determine:
1. whether water supply and waste disposal *systems* are public or private.
2. the quantity or quality of the water supply.

C. operate:
1. safety valves or shut-off valves.

8. ELECTRICAL SYSTEMS

8.1 THE INSPECTOR SHALL:

A. inspect:
1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and sub panels.

6. distribution conductors.
7. overcurrent protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters (GFCI).
10. arc fault circuit interrupters (AFCI).
11. smoke alarms.
12. carbon monoxide alarms.

8.2 THE INSPECTOR IS NOT REQUIRED TO:

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

B. measure:
1. amperage, voltage, or impedance.

C. operate or test:
1. smoke alarms.
2. carbon monoxide alarms.

9. HEATING SYSTEMS

9.1 THE INSPECTOR SHALL:

A. inspect:
1. *installed* heating equipment.
2. vent systems, flues, and chimneys.
3. fuel storage and distribution *systems*.

9.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:
1. interiors of flues or chimneys.
2. heat exchangers.
3. auxiliary equipment.
4. solar heating *systems*.

B. determine:
1. system adequacy or distribution balance.

10. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

10.1 THE INSPECTOR SHALL:

A. inspect:
1. fireplace and solid fuel burning system components.
2. vent systems and chimneys.

B. describe:
1. fireplaces and solid fuel burning appliances.

10.2 THE INSPECTOR IS NOT REQUIRED TO:

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

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

11. AIR CONDITIONING SYSTEMS

11.1 THE INSPECTOR SHALL:

A. inspect
1. permanently *installed* air conditioning equipment.

11.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect
1. portable air conditioners.

B. determine:
1. system adequacy or distribution balance.

12. INTERIOR SYSTEMS

12.1 THE INSPECTOR SHALL:

A. inspect:
1. walls, ceilings, and floors.
2. stairs, guards and handrails.
3. a *representative number* of countertops and *installed* cabinets.
4. a *representative number* of doors and windows.
5. gas proofing of walls, doors and ceilings separating the habitable spaces and the garage.
6. fire separations.

12.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:
1. *decorative* finishes.
2. window treatments.
3. central vacuum *systems*.
4. *household appliances*.
5. *recreational facilities*.

13. INSULATION AND VAPOUR RETARDERS

13.1 THE INSPECTOR SHALL:

A. inspect:
1. insulation and *vapour retarders*.

B. describe:
1. type of insulation materials and *vapour retarders* in unfinished spaces.

13.2 THE INSPECTOR IS NOT REQUIRED TO:

A. disturb:
1. insulation.
2. *vapour retarders*

14. MECHANICAL AND NATURAL VENTILATION SYSTEMS

14.1 THE INSPECTOR SHALL:

A. inspect:

1. ventilation of attics and foundation areas.
2. *mechanical ventilation systems.*
3. the ventilation systems in areas where moisture is generated such as kitchens, bathrooms, laundry rooms.

14.2 THE INSPECTOR IS NOT REQUIRED TO:

B. determine:

1. indoor air quality.
2. system adequacy or distribution balance.

GLOSSARY

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

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

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

Automatic Safety Controls
Devices designed and installed to protect *systems* and *components* from unsafe conditions.

Component
A part of a *system.*

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

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

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

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

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

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

Functionality
The purpose that something is designed or expected to fulfill.

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

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

Household Appliances
Kitchen, laundry, and similar appliances, whether *installed* or freestanding.

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

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

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

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

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

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

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

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

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

Report
To communicate in writing.

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

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

Sample
A representative portion selected for inspection.

Service Life/Lives
The period during which something continues to function fully as intended.

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

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

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

Spa
Residential recreational or therapeutic device.

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

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

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

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

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

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

Visually Accessible
Able to be viewed by reaching or entering.

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

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

(JANUARY 25, 2023 VER.G)

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.