

**1. Roofing • Sloped roofing**

Condition: Asphalt shingles • Missing, loose or torn

Location: Shop roof

Task: Repair by a qualified contractor,

**2. Structure • Foundations**

Condition: General notes • Foundation parging missing

Location: Throughout exterior house foundation wall

Task: Provide by a qualified Contractor

**3. Structure • Foundations**

Condition: General notes • Wood foundation

Location: Through out basement Foundation

Task: Monitor the condition, if concerned get an expert opinion from a qualified contractor

The home has been found to have a wood foundation. This type of foundation will not last as long and is less durable than a concrete foundation. It is also susceptible to wood decay and rot if there is inadequate drainage around the home. This will require regular maintenance, Mmintaining surface water drainage away from the home,

**4. Electrical • Service box, grounding and panel**

Condition: Distribution fuses/breakers • Recalled (FPE Stab-Lok) Breakers have been found in the home. In 1996 -1997 there was a recall of Federal Pioneer Electric (FPE Stab-Lok) NC015 breakers manufactured between Aug 1, 1996 and June 11, 1997. The recall notice stated that In some circumstances these breakers may fail to trip during an electrical fault or overload condition.

Location: House Electrical Panel

Task: Replace by a qualified contractor,

Recommend replacing 13 breakers

**5. Heating • Furnace**

Condition: Life expectancy • Near end of life expectancy

Location: Shop Furnace

Task: Get an expert opinion from a qualified and licensed contractor,

**6. Heating • Furnace**

Condition: Life expectancy • Near end of life expectancy

Location: Crawl space Furnace

Task: Get an expert opinion from a qualified and licensed contractor,

**7. Plumbing • Observations**

Condition: Inspector Remarks • Comments

The supply water the house and the shop are both fed from the (2) 350 gallon cistern tanks in the crawl space of the house. The well on site is not in use. In the past the well was connected to the shop and to the house with a pump in the shop, pressure tanks in the shop and pressure tanks in the house and a filter system in the house. There is no well water treatment system.

The on site waste water system for the house is a gravity fed line to a septic tank. There is no septic field, the pump in the septic tank pumps the effluent to a surface discharge approximately 200 feet NE of the house. The shop waste water termination pint could not be located.

**8. Plumbing • Supply plumbing**

Condition: Water supply pump • Short cycling

Location: Crawlspace cistern pump

Task: Get an expert opinion from a qualified Contractor

The supply water cistern pump was short cycling causing surging water pressure in the home. Possible pressure switch or pressure tank problems.

**9. Plumbing • Water heater**

Condition: Life expectancy • Near end of life expectancy

Location: Shop

Task: Get an expert opinion from a qualified contractor

**10. Plumbing • Water heater**

Condition: Life expectancy • Near end of life expectancy

Location: Crawl space House

Task: Get an expert opinion from a qualified contractor

**11. Plumbing • Private sewage disposal system**

Condition: Observations • Hole/leak in septic tank dividing wall

Location: Exterior septic tank

Task: Repair / replace by a qualified contractor,

It was reported by the septic pump out company that there is a hole/leak in septic tank dividing wall.

**12. Plumbing • Private sewage disposal system**

Condition: Observations • No septic tile bed - Surface septic discharge

Location: Exterior NE of home

Task: Provide by a qualified contractor

**13. Roofing • Sloped roofing**

Condition: Metal • Patched

Location: House roof

Task: Monitor the condition

**14. Roofing • Sloped roof flashings**

Condition: Drip edge flashings • Missing drip edge flashing

Location: House South addition

Task: Provide by a qualified contractor

**15. Exterior • Observations**

Condition: Inspectors Remarks • Comments

Location: Various

Task: Repair by a qualified contractor,

**16. Exterior • Roof drainage**

Condition: Gutters • No gutters or down spouts

Location: West Roof house and shop roof

Task: Provide new by a qualified contractor,

**17. Electrical • Service box, grounding and panel**

Condition: System grounding • Bonding (for Gas Piping) - missing

Location: Crawlspace

Task: Provide new by a qualified contractor

**18. Electrical • Service box, grounding and panel**

Condition: System grounding • Bonding (for cold water line) missing

Location: Crawlspace

Task: Provide new by a qualified contractor

Recommend having an electrician check the electrical system grounding of the home, to verify that it is grounded and bonded properly.

**19. Electrical • Service box, grounding and panel**

Condition: System grounding • Main system ground connection not located in service compartment

Location: House Electrical panel

Task: Improve by qualified contractor

**20. Electrical • Distribution system**

Condition: Outlets (receptacles) • Test faulty on GFCI (Ground Fault Circuit Interrupter)

Location: Master En-suite bathroom

Task: Replace by a qualified contractor

**21. Electrical • Distribution system**

Condition: Smoke / Carbon monoxide detectors • The age and battery life of the Smoke Detectors could not be determined. They may be near the end of life expectancy. It is recommended that new combination Smoke / Carbon Monoxide Detectors be installed prior to occupying the home.

Location: Throughout Interior

Task: Replace by a qualified contractor

**22. Electrical • Comments**

Condition: Additional • No AFCI (Arc Fault Circuit Interrupters) general information

No Arc Fault Circuit Interrupters have been found in the home. AFCI's are a new electrical safety technology that protects the home against fires. They open the electrical circuit when they detect electric arcing that can be caused by loose, damaged, old or deteriorated wiring. Upgrading your electrical panel to include additional arc fault protection is recommended.

**23. Heating • Gas furnace**

Condition: Gas meter • Pressure regulator vent clearance

Location: Exterior house gas line

Task: Improve by a qualified contractor

**24. Insulation and Ventilation • Observations**

Condition: Inspector Remarks • Comments

Location: South Attic

Task: Improve by qualified contractor

**25. Insulation and Ventilation • Attic/roof**

Condition: Air/vapor barrier • Missing

Location: Throughout attic

Task: Improve by qualified contractor

No poly vapor barrier could be found in the attic

**26. Plumbing • Observations**

Condition: Inspector Remarks • Comments

Location: Various

Task: Repair by a qualified contractor,

**27. Plumbing • Private sewage disposal system**

Condition: Observations • Risk of freezing

Location: Exterior septic discharge line  
Task: Improve by qualified contractor  
Recommend heat trace on septic surface discharge line

**28. Interior • Windows**

Condition: Glass (glazing) • Cracked  
Location: East family room  
Task: Repair by a qualified contractor,

**29. Interior • Exhaust fans**

Condition: Kitchen range exhaust system (range hood) • Inoperative  
Location: Main Floor Kitchen  
Task: Replace by a qualified contractor,

**30. Interior • Exhaust fans**

Condition: Kitchen range exhaust system (range hood) • Range hood not vented to exterior  
Location: Kitchen cook top  
Task: Provide new by a qualified contractor

**31. Interior • Crawlspace**

Condition: Wet crawlspace - evidence • Stains  
Location: Crawl space  
Task: Monitor the condition  
It was reported by the seller that the cistern was overfilled at one time leading to some water in the crawl space.

**32. Interior • Appliances**

Condition: Waste disposal • Noisy  
Location: Main Floor Kitchen  
Task: Repair by a qualified contractor,

**33. Site Info • RADON**

Condition: Radon Testing • Once you own the home, it is recommended that a long term 3-12 month Radon test be preformed

Location: Throughout the home

Task: Have your homes Radon Levels tested by Hat Property Inspections - Radon Measurement Professional

What is Radon? Why Test for Radon?

Radon is a naturally occurring radioactive gas that is formed by the breakdown of uranium in soil, rock, and water. It cannot be detected by the senses. You cannot see it, smell it, or taste it. However, it can be detected easily with radon measurement devices.

When radon enters an enclosed space, such as a home, it can accumulate to high concentrations and become a health concern. Radon can enter a home any place it finds an opening where the house contacts the soil: cracks in foundations and floor slabs, gaps around service pipes, floor drains, and sumps.

Radon levels in homes can vary significantly over time and from season to season. Levels are higher during winter months when houses are sealed up. A long-term measurement period, 3 to 12 months, is required to give an accurate indication of the annual average radon concentration in a home. During this type of measurement there are no requirements for the occupants to change their lifestyle once the measurement devices have been put in place.

Every home needs to be tested for Radon. In fact, 7% of homes in Canada have high Radon levels and Radon is the 2nd leading cause of lung cancer after smoking contributing to 16% of lung cancers. The only way to accurately know how much Radon is in your home is to have it measured and interpreted by a Radon Measurement Professional which Health

Canada refers to.

While the health risk from Radon exposure below the Canadian Guideline is small, there is no safe level of Radon. It is the choice of each homeowner to decide what level of Radon exposure they are willing to accept. Health Canada recommends remedial action if the average Radon testing results are greater than 200 Bq/m<sup>3</sup> during a minimum 90-day test in the heating season.

### **34. Summary B • General**

Condition: Information • VALUE ADDED REPORT FEATURES

#### **ADDITIONAL INFORMATION**

Some items in your inspection report contain a link to additional information about that specific item. Simply click on the **UNDERLINED BLUE LETTERED WORDING** throughout the report to open up printable supplemental information.

#### **HOME REFERENCE LIBRARY**

The printable 460 page HOME REFERENCE LIBRARY e book is located at the end of the report, simply click on the colored arrows to access valuable information about each of the homes systems, and the home set-up & maintenance program to help you operate and maintain your home effectively. The Home Reference Library e book is in addition to the links attached to specific items in the report.

#### **ACTION LIST CREATION TOOL**

To help you with your purchase decision there is a link in the body of the report delivery Email to the ACTION LIST CREATION TOOL. This is a 2nd version of the Inspection report that only contains the conditions and deficiencies with none of the home system descriptions.

It is an interactive tool that you and your Real Estate Professional can use to list each of the conditions and deficiencies that you would like the seller to address. Simply click the link in the body of the Email and you will be taken to a separate page where all the information and pictures of every condition and deficiency in the report are listed. The link is unique to your inspection report and completely interactive.

Here you can quickly draft your list:

- Select items to add to the list, edit the text - add, remove or edit anything
- Select actions and add \$ cost amounts to each
- Preview any time and publish to PDF when finished and send to the seller.

You can also use the action list once you own the home, as an interactive home upgrade project list, to keep track of any repairs or improvements required. The action list creation tool is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete INSPECTION REPORT document.

#### **HomeBINDER SUBSCRIPTION**

As part of my service, you will receive a FREE PREMIUM LIFETIME SUBSCRIPTION to HomeBINDER. This convenient private and secure cloud based application helps you maintain and manage your largest investment.

HomeBinder will help you with;

- Home Maintenance Reminder Email Alerts.
  - Automated Recall Alerts for all your Major Appliances, Furnace & Water Heater.
  - Document & Photo Storage - your Home Inspection is automatically stored here and you can create a home inventory for fire or theft and store all your home-related documents in one place.
  - Home Renovation Project Management Tools to plan & track projects.
- And Much More!

**THERMAL IMAGING DISCLAIMER**

The Thermal Imaging Technology used by Hat Property Inspections during your home inspection is for the purpose of enhancing the visual inspection only. I am not a certified thermal / infrared thermography technician, and the home inspection report does not include a thermal imaging report.

Any thermal imaging photos that are included in the report are done so as a courtesy and are for your general information purposes only. Thermal Imaging is totally reliant on temperature differences, it can not detect water leakage, damage to concealed components, or problems with insulation & construction components. Thermal Imaging is not x-ray vision.

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