

## AmeriSpec Inspection Services



**3299196 Nova Scotia Limited O/A AmeriSpec Inspection Services**  
**59 Prince Albert Road,**  
**Dartmouth Nova Scotia**  
**B2Y 1M1**

---

Doc #:	21046832	Inspector:	Glen Strang
Date:	2021-04-30		
Dwelling Address:	23 Anywhere Rd Residential Town		
Client Name:	Sally Homebuyer		
Client's Agent:	Joe Realtor	Real Estate Company:	Reator Plus

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference. FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snapshot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.



# TABLE OF CONTENTS

SECTION	PAGE
<a href="#">Cover Page.....</a>	<a href="#">1</a>
<a href="#">Table of Contents.....</a>	<a href="#">3</a>
<a href="#">Intro Page.....</a>	<a href="#">4</a>
<a href="#">1 Exterior.....</a>	<a href="#">5</a>
<a href="#">2 Roof.....</a>	<a href="#">8</a>
<a href="#">3 Garages / Carports.....</a>	<a href="#">9</a>
<a href="#">4 Basement.....</a>	<a href="#">10</a>
<a href="#">5 Plumbing.....</a>	<a href="#">11</a>
<a href="#">6 Electrical.....</a>	<a href="#">13</a>
<a href="#">7 Heating.....</a>	<a href="#">14</a>
<a href="#">8 Ventilation Equipment.....</a>	<a href="#">15</a>
<a href="#">9 Water Heater.....</a>	<a href="#">16</a>
<a href="#">10 Kitchen.....</a>	<a href="#">17</a>
<a href="#">11(A) Top Floor Bathroom.....</a>	<a href="#">19</a>
<a href="#">11(B) Primary Bathroom.....</a>	<a href="#">20</a>
<a href="#">12 Half Bathroom.....</a>	<a href="#">21</a>
<a href="#">13 Laundry Area.....</a>	<a href="#">22</a>
<a href="#">14 Entry Way / Halls / Stairs.....</a>	<a href="#">23</a>
<a href="#">15 Interior Rooms and Areas.....</a>	<a href="#">24</a>
<a href="#">16 3 Bedrooms Top Floor.....</a>	<a href="#">24</a>
<a href="#">17 Attic.....</a>	<a href="#">25</a>

## AmeriSpec Inspection Services

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

**SERVICEABLE:** The items inspected appeared to function normally at time of inspection.

**NOT PRESENT:** The item was not present at the time of inspection.

**NOT INSPECTED:** The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Inspected' will appear in the 'Summary Report'.

**NOT OPERATED:** The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Operated' will appear in the 'Summary Report'.

**COMMENT:** The item was inspected and found to be deficient in some respect or in the inspector's opinion maintenance needs to be performed. Items with the heading 'Comment' will not appear in the 'Summary Report'.

**REVIEW:** The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading 'Review' will appear in the 'Summary Report'.

**SAFETY:** A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential building standards. Items with the heading 'Safety' will appear in the 'Summary Report'.

Home was occupied at time of inspection. Efforts were made to inspect as much as possible; however due to the presence of personal items, areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.

## GENERAL CONDITIONS

In Attendance:	Buyers Agent
Occupancy:	The property is occupied
Property Information:	This is a single family home
Levels:	2 story structure
Estimated Age:	4
Weather Conditions:	Raining and cool, Heavy rain the day of/night prior to inspection

## AmeriSpec Inspection Services

## Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

Radon gas is a colourless, odorless, radioactive gas. It forms naturally from the decay (breaking down) of radioactive elements, such as uranium, which are found in different types of soil throughout the province. All clients are advised to have a radon test performed by a qualified radon measurement professional in order to help determine the levels of radon in the home. Exposure to radon gas is associated with the development of lung cancer.

---

**Driveway:**

Asphalt

**Trim:**

Vinyl, Metal

**Fences / Gates:**

Wood

**Exterior Faucets:**

Rear, Garage

**Deck:**

Wood

**Walkways:**

Wood, Asphalt

**Window & Frames:**

Vinyl frame, Single hung

**Electrical:**

GFCI protection present

**Lot / Grade Drainage:**

Sloped lot

**Stairs/Steps/Railings:**

Wood

**Siding:**

Vinyl siding

**Gutters / Downspouts:**

Aluminum

**Electric Meter(s) Location:**

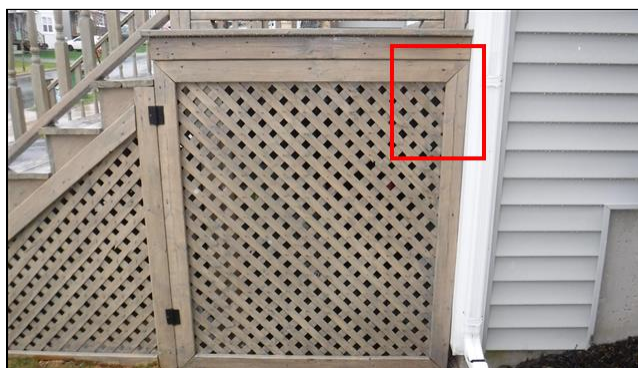
Left side

**Foundation / Structure Type:**

Poured concrete

---

Step #	Component	Comment
1.0	Driveway	Serviceable.
1.1	Walkways	<b>Review. Suggest consulting the vendor regarding how to open the access to the area under the front deck as the inspector could not open it at the time of inspection.</b>



1.1 Item 1(Picture)

## AmeriSpec Inspection Services

1.2 (1) Siding

**Review. Siding on this home is covered with vinyl. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration.**

1.2 (2) Siding

**Review. If there is a gap in or improperly installed flashing where a deck meets a house water penetration can occur. This condition can cause deterioration of the siding and potentially wooden framing and sheathing as moisture resides between the deck framing and siding. It appears that the flashing detail on this deck has been compromised. This condition has resulted in water penetration and damage/deterioration to the sheathing and potentially framing in this case. The siding will have to be removed in order to determine the extent of the damage/deterioration. The deck may have to be pulled away from the house in order to repair this condition. The client is advised to consult a qualified contractor for further review and a cost estimate of repairs needed.**



1.2 Item 1(Picture)



1.2 Item 2(Picture)



## AmeriSpec Inspection Services



1.2 Item 3(Picture)



1.2 Item 4(Picture)

- |         |                      |   |
|---------|----------------------|---|
| 1.3 (1) | Trim                 | <b>Serviceable. Trim on this home is covered with vinyl. The inspector is unable to view the condition of covered areas.</b>  |
| 1.3 (2) | Trim                 | <b>Serviceable. Trim on this home is covered with metal. The inspector is unable to view the condition of covered areas.</b>  |
| 1.4 (1) | Window & Frames      | <b>Comment. Double glazed window/doors are present in this home. Windows with insulated glass (commonly called thermopane or double glazed windows) can experience condensation between the panes of glass. This typically indicates that the insulating seal between the two panes has broken. Conditions such as temperature, humidity and lighting can limit the ability to review these windows visually. In addition these factors can change appearance of these windows from season to season and even from day to day making detection of broken seals very difficult under certain conditions. While this condition does slightly effect the energy efficiency of the window, the greater adverse effect is a potential reduction in visibility (i.e. the window can appear fogged or cloudy). In order to restore the visibility and energy efficiency if the window is breached, replacement of the glass seal or the entire window is required.</b> |
| 1.4 (2) | Window & Frames      | <b>Comment. There were no visible signs of condensation noted in any of the windows at the time of inspection.</b>  |
| 1.5     | Exterior Door(s)     | <b>Serviceable.</b>   |
| 1.6     | Gutters / Downspouts | <b>Serviceable.</b>   |

## AmeriSpec Inspection Services

1.7	Fences / Gates	<b>Serviceable.</b>
1.8	Electrical	<b>Comment. Ground fault interrupter provided for safety.</b>
1.9	Electric Meter(s)	<b>Serviceable.</b>
1.10	Exterior Faucets	<b>Serviceable.</b>
1.11	Bell / Chime	<b>Serviceable.</b>
1.12	Lot / Grade Drainage	<b>Comment. Regrading where needed over time is recommended to assure all water drains away from the home's foundation at all times.</b>
1.13 (1)	Foundation / Structure Type	<b>Comment. The inspector noted common settling cracks in the foundation. If these settling cracks ever seep water the client is advised to consult a qualified crack repair specialist. This is a condition common with almost all poured concrete foundations.</b>
1.13 (2)	Foundation / Structure Type	<b>Comment. There were no visible signs of water penetration into the lower levels of the house at the time of inspection.</b>
1.14	Deck	<b>Serviceable.</b>
1.15	Deck Support	<b>Comment. Poured concrete footings were noted.</b>
1.16	Stairs/Steps/Railings	<b>Serviceable.</b>
1.17 (1)	Exterior Comments	<b>Comment. Any seam on the exterior of the house at the windows, siding and doors requires a serviceable bead of caulking to prevent water penetration Caulking weathers and cracks over time and must be maintained. Suggest client(s) monitor this caulking and replace as necessary.</b>
1.17 (2)	Exterior Comments	<b>Comment. The client is advised that Amerispec makes no claims regarding the insurability of this house/property. Insurance companies differ concerning their requirements for granting insurance. The client is advised to consult the insurance industry immediately regarding obtaining insurance for this house/property.</b>

## Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.



## AmeriSpec Inspection Services

**Material/Type:**

Gable, Asphalt composition  
shingle

Step #	Component	Comment
2.0 (1)	Exposed Flashings	<b>Comment. Due to the nature of flashing installation, it is common for portions of the flashing on the roof to be concealed from view. Only the visible portions of the flashing can be inspected.</b>
2.0 (2)	Exposed Flashings	<b>Comment. Visible portions of the flashing looked good and appeared to be in serviceable condition at the time of inspection.</b>
2.1	Conditions	<b>Comment. Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition.</b>

## Garages / Carports

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade if one is not present. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

<b>Type:</b> Attached garage	<b>Exterior:</b> Same as house	<b>Roof Material/Type:</b> Same as house
<b>Roof Conditions:</b> Same as house	<b>Floor/Slab:</b> Concrete	<b>Garage Doors:</b> Roll-up panel
<b>Door Openers:</b> Safety reverse mechanism(Serviceable)	<b>Fume Door:</b> Self closer installed	<b>Exterior Door(s):</b> Metal/Metal Clad

Step #	Component	Comment
3.0	Exterior	<b>Comment. Garage is attached to house. See exterior section of the inspection report for further information.</b>
3.1	Roof Conditions	<b>Comment. See main roof conditions for further information.</b>

## AmeriSpec Inspection Services

3.2	Floor/Slab	<b>Serviceable.</b>
3.3	Garage Doors	<b>Serviceable. Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.</b>
3.4	Garage Door Hardware	<b>Comment. Safety springs installed as a safety feature.</b>
3.5	Door Openers	<b>Comment. This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. These devices be checked monthly for proper operation and safety.</b>
3.6	Fume Door	<b>Comment. Self closer installed as a safety feature.</b>
3.7	Exterior Door(s)	<b>Serviceable.</b>
3.8	Walls	<b>Serviceable.</b>
3.9	Fume Separation Wall/Ceiling	<b>Serviceable.</b>
3.10	Ceiling	<b>Serviceable.</b>
3.11	Electrical	<b>Serviceable.</b>

## Basement

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not sloped away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting. The client should be advised that pests in the form of rodents or insects may be present in a home and not apparent at the time of inspection.

Asbestos was used in many building materials in residential construction prior to 1980. It is not possible from a visual inspection to determine if asbestos is present in a given material. If a renovation or upgrade is to be performed where building materials are to be disturbed or removed, testing of materials is advised if concerned that asbestos may be present.

## AmeriSpec Inspection Services

---

<b>Floor:</b> Concrete	<b>Walls:</b> Unfinished, Drywall	<b>Joists:</b> Manufactured
<b>Insulation:</b> Fiberglass, Styrofoam		

---

Step #	Component	Comment
4.0	Floor	<b>Comment. Floor drain noted.</b>
4.1	Walls	<b>Serviceable.</b>
4.2	Joists	<b>Serviceable.</b>
4.3	Electrical	<b>Serviceable.</b>
4.4	Ventilation	<b>Comment. Any basement/crawlspace of a house should have a de-humidifier installed to deal with high humidity levels in the summer months. The client should consider the purchase of a de-humidifier.</b>
4.5	Insulation	<b>Serviceable.</b>
4.6	Vapor Barrier	<b>Comment. Visible portions of the vapor barrier looked good and appeared to be in serviceable condition at the time of inspection.</b>
4.7	Basement Comments	<b>Comment. There were no visible indications of any water seepage, active or passive, in the basement at the time of inspection.</b>

## Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply. All houses should have a main sewer lateral inspection performed. This type of inspection is performed using specialized camera equipment and conducted by a qualified technician. A camera scope of the main sewer line is beyond the scope of this home inspection.

---

<b>Supply Lines:</b> Copper	<b>Supply Line Shut Off Location:</b> Under the entry stairs	<b>Distribution Lines:</b> Pex
<b>Drain Waste Lines &amp; Vent Pipes:</b> ABS	<b>Waste Disposal System:</b> Municipal	<b>Water Supply System:</b> Municipal

---

Step #	Component	Comment
--------	-----------	---------

## AmeriSpec Inspection Services

5.0 Shut Off Valve **Comment. Located under the stairs**



5.0 Item 1(Picture)



5.0 Item 2(Picture)

5.1 Supply Lines **Serviceable.**

5.2 Distribution Lines **Comment. The client should be advised there are many different types and manufacturers of Pex (plastic) piping. Although Amerispec makes every attempt to remain current with regards to industry trends and potential product problems, the inspector can not be aware of all the varying types of piping and their corresponding fittings, acceptable installation practices and the potential problems or re-call/class actions law suits that may be associated with a certain type of pipe or fitting.**

5.3 Drain Waste Lines & Vent Pipes **Comment. The client is advised to have the main sewer lateral scoped by qualified technician in order to determine its condition. A camera scope by a qualified technician will determine the condition of the pipe and any potential repairs/upgrades that may be needed.**

5.4 Ejector Pump(s) **Comment. There was no ejector pump system visible.**

5.5 Sump Pump(s) **Comment. There was no sump pit/pump visible in this house at the time of inspection.**

5.6 Waste Disposal System **Comment. The waste disposal system appears to be connected to public sewer systems.**

5.7 Water Supply System **Comment. Water supply to the home is municipal service.**

## AmeriSpec Inspection Services

**Electrical**

Our electrical inspection meets the Canadian Association of Home Property Inspection (CAHPI) standards of Practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. As electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades. Clients purchasing homes that were built prior to 1950 should be advised that knob and tube wiring may have been used. This type of wiring is not always visible or accessible to the inspector as it is concealed. Knob and tube wiring is considered outdated and requires replacement if present.

---

<b>Main Electrical Panel Location:</b> Garage	<b>Equipment Grounding Present:</b> Yes	<b>Electrical Main Service:</b> Overhead Service
<b>Service Amperage:</b> 200 AMPS	<b>Panel Type:</b> Breakers	<b>Branch Wiring Type:</b> Copper

---

Step #	Component	Comment
6.0	Main Electrical Panel & Location	<b>Comment. Due to the configuration of the main electrical panel the main entrance conductors were not visible for inspection.</b>
6.1 (1)	Smoke Detectors	<b>Comment. Tested OK. Periodic testing is suggested to ensure proper working order.</b>
6.1 (2)	Smoke Detectors	<b>Comment. Carbon monoxide detector was present and tested.</b>

## AmeriSpec Inspection Services

## 6.2 Central Vacuum

**Comment. Central Vacuum system noted. The client is advised that only a cursory review of appliances is performed at a structural home inspection. The motor was checked and working on the day of inspection. Appliances are not dismantled for internal inspection. The client is advised to operate this unit at the final walk through inspection to ensure that it is still serviceable. Consultation with the vendor regarding any past problems with the appliance is also suggested.**



6.2 Item 1(Picture)

## Heating

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.** Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report. AmeriSpec is not responsible to comment on or determine the presence of underground storage tanks as our inspectors are not qualified to determine if an underground storage tank was present on the property or may still be present on the property. If a client is concerned with the potential presence of an underground storage tank, a qualified environmental agency should be consulted for further review of the house and surrounding property.

---

**Heating System Design Type/  
Brand:**

**Energy Source:**  
Electric

**Distribution / Ducting:**  
Electric baseboard

---

---

Electric radiant baseboard heat,  
Ductless Heat Pump(s)

---

Step #	Component	Comment
7.0 (1)	General Conditions	<b>Comment. The electric baseboard heating system was working well at the time of inspection. The client is advised to consult the vendor regarding past heating bills. Past heating bills will give an indication of the insulating capacity of the house.</b>
7.0 (2)	General Conditions	<b>Comment. The ductless heat pump unit(s) were tested and working at the time of inspection. A detailed review of the heating or cooling capacity is not performed during a general home inspection. Clients should be advised that these units are equipped with filters that have to be cleaned/serviced on a regular basis in order to prevent the risk of mildew/mold build up and potential resulting health concerns. A qualified specialist can be consulted regarding the proper servicing protocols with regards to these mechanical systems.</b>
7.1	Thermostat	<b>Serviceable.</b>
7.2	Distribution / Ducting	<b>Serviceable.</b>

## Ventilation Equipment

The installation of mechanical air make up systems was largely introduced in the 1990's in Nova Scotia. Where a house does not have a ventilation system, it may not have been apparent under previous living conditions that a ventilation system may be needed in a particular home. When occupant(s) or living conditions change in a home, the presence of a ventilation system where previously not required may become necessary. This condition would likely not be able to be determined during a visual home inspection. The installation of a ventilation system is generally considered a positive upgrade in any house and may be required in the future depending upon the occupants lifestyle(s).




---

### Ventilation Equipment Type:

HRV

---

Step #	Component	Comment
--------	-----------	---------



## AmeriSpec Inspection Services

8.0 HRV

**Comment. A heat recovery Ventilator was noted in the house. The client is advised that only a cursory review of appliances is performed as a structural home inspection. HRV systems may have multiple motors and other moving components. The client is advised to consult with the vendor regarding any instructions or warranties applicable. The client is also advised to operate this system at the final walk through inspection to ensure that it is still serviceable. If a more detailed inspection is required, consultation with a qualified HVAC technician is advised. The client should be advised that manufacturers recalls have occurred on various makes and models. It is beyond the scope of a home inspection to identify if a recall is in place on a given appliance. If concerned with the potential for a recall, the client is advised to perform research on this particular model.**

## Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.



## AmeriSpec Inspection Services

---

<b>Water Heater Design Type:</b> Electric	<b>Brand / Capacity:</b> 60 gallon/227 Liters
--	--

---

Step #	Component	Comment
9.0	Temperature / Pressure Relief Valve	<b>Comment.</b>
9.1	Water Heater Condition	<b>Comment. Hot water was noted at all tested plumbing fixtures indicating the electric water heater elements were functioning at the time of inspection. This water heater is dated 2018. Generally they have a life expectancy of 10 to 12 years.</b>
9.2	Overflow Pan / Drain Line	<b>Comment. Present</b>

## Kitchen

Appliance inspection is beyond the scope of the Canadian Association of Home Property Inspection (CAHPI) standards of Practice but, as a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before taking possession and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised that appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

---

<b>Floor:</b> Laminate	<b>Electrical:</b> GFCI protection present	<b>Dishwasher(s):</b> Serviceable
<b>Stove / Cook Top:</b> Electric(Serviceable)	<b>Ovens:</b> Electric(serviceable)	<b>Hood / Fan / Light:</b> Exterior vented

---

Step #	Component	Comment
10.0	Floor	<b>Serviceable.</b>
10.1	Walls	<b>Serviceable.</b>
10.2	Ceiling	<b>Serviceable.</b>
10.3	Doors	<b>Serviceable.</b>

## AmeriSpec Inspection Services

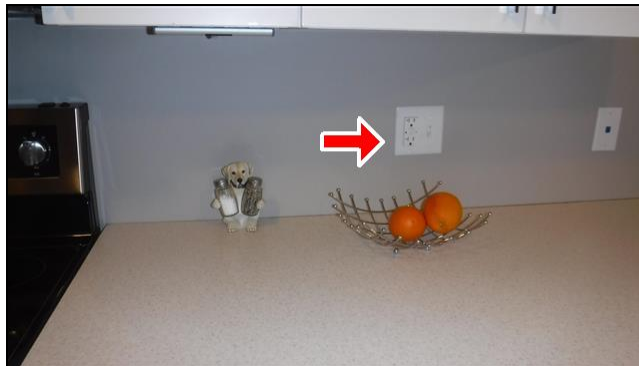
## 10.4 Electrical

**Review. Ground fault interrupter provided for safety.**

Redundant GFI outlet noted at the end of the breakfast bar. This circuit is protected by GFI outlet in another location to the right of the range.



10.4 Item 1(Picture)



10.4 Item 2(Picture)

10.5 Cabinets **Serviceable.**

10.6 Counter Tops **Serviceable.**

10.7 Sinks **Serviceable.**

10.8 Faucets **Serviceable.**

10.9 Traps / Drains / Supply **Serviceable.**

10.10 Dishwasher(s) **Comment. Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit at the pre-closing walk through inspection.**

10.11 Stove / Cook Top **Comment. The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failure. The client is advised to test**

## AmeriSpec Inspection Services

**the unit at the pre-closing walk-through inspection in order to ensure its serviceability**

- 10.12 Ovens **Comment. The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failures. Appliances should be tested at the pre-closing walk through inspection in order to ensure their serviceability.**
- 10.13 Hood / Fan / Light **Serviceable.**

## Top Floor Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

---

**Floor:**

Ceramic tile

**Windows:**

Same type as house exterior windows

**Electrical:**

GFCI protection

---

Step #	Component	Comment
11.0.A	Floor	<b>Serviceable.</b>
11.1.A	Walls	<b>Serviceable.</b>
11.2.A	Ceiling	<b>Serviceable.</b>
11.3.A	Doors	<b>Serviceable.</b>
11.4.A	Windows	<b>Comment. Same type/material as house exterior windows, please refer to the exterior window section of the inspection report for further information.</b>
11.5.A	Electrical	<b>Comment. Ground fault interrupter provided for safety.</b>

## AmeriSpec Inspection Services

11.6.A	Exhaust Fan	<b>Serviceable.</b>
11.7.A	Tub Surround	<b>Serviceable.</b>
11.8.A	Tub Faucet	<b>Serviceable.</b>
11.9.A	Shower Faucet	<b>Serviceable.</b>
11.10.A	Sinks	<b>Serviceable.</b>
11.11.A	Sink Faucets	<b>Serviceable.</b>
11.12.A	Traps / Drains / Supply	<b>Serviceable.</b>
11.13.A	Toilet	<b>Serviceable.</b>
11.14.A	Counter / Cabinets	<b>Serviceable.</b>

## Primary Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

---

**Floor:**

Ceramic tile

**Windows:**
Same type as house exterior  
windows
**Electrical:**

GFCI protection

---

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
11.0.B	Floor	<b>Serviceable.</b>
11.1.B	Walls	<b>Serviceable.</b>
11.2.B	Ceiling	<b>Serviceable.</b>
11.3.B	Doors	<b>Serviceable.</b>

## AmeriSpec Inspection Services

11.4.B	Windows	<b>Comment. Same type/material as house exterior windows, please refer to the exterior window section of the inspection report for further information.</b>
11.5.B	Electrical	<b>Comment. Ground fault interrupter provided for safety.</b>
11.6.B	Exhaust Fan	<b>Serviceable.</b>
11.7.B	Tub Surround	<b>Serviceable.</b>
11.8.B	Tub Faucet	<b>Serviceable.</b>
11.9.B	Shower Faucet	<b>Serviceable.</b>
11.10.B	Sinks	<b>Serviceable.</b>
11.11.B	Sink Faucets	<b>Serviceable.</b>
11.12.B	Traps / Drains / Supply	<b>Serviceable.</b>
11.13.B	Toilet	<b>Serviceable.</b>
11.14.B	Counter / Cabinets	<b>Serviceable.</b>

## Half Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

---

**Floor:**

Ceramic tile

**Electrical:**

GFCI protection present

---

Step #	Component	Comment
12.0	Floor	<b>Serviceable.</b>
12.1	Walls	<b>Serviceable.</b>

## AmeriSpec Inspection Services

12.2	Ceiling	<b>Serviceable.</b>
12.3	Doors	<b>Serviceable.</b>
12.4	Electrical	<b>Comment. Ground fault interrupter provided for safety.</b>
12.5	Exhaust Fan	<b>Comment. Air exchange or Heat Recovery Ventilator vent register noted.</b>
12.6	Sinks	<b>Serviceable.</b>
12.7	Sink Faucets	<b>Serviceable.</b>
12.8	Traps / Drains / Supply	<b>Serviceable.</b>
12.9	Toilet	<b>Serviceable.</b>
12.10	Counter / Cabinets	<b>Not Present.</b>

## Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest testing at the pre closing walkthrough inspection in order to ensure no failures have occurred. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.




---

**Floor:**

Ceramic tile

---

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
13.0	Floor	<b>Serviceable.</b>
13.1	Walls	<b>Serviceable.</b>
13.2	Ceiling	<b>Serviceable.</b>



## AmeriSpec Inspection Services

13.3	Doors	<b>Serviceable.</b>
13.4	Electrical	<b>Serviceable.</b>
13.5	Washer Hookups	<b>Serviceable.</b>
13.6	Dryer Hookups	<b>Serviceable.</b>
13.7	Laundry Area Comments	<b>Comment. The client is advised that all remaining appliances should be tested at the pre closing walkthrough inspection in order to ensure proper working condition.</b>

## Entry Way / Halls / Stairs

Our review of these areas is limited to visible and/or accessible areas. Applying a few suggestions to interior and exterior stairs can help to significantly reduce the risk of an accidental fall and injury. Graspable handrails mounted between 34 and 38 inches high are suggested for the full length of all stairs. Occupants may not be able to regain their balance with rails that are too big to grip or that are too close to the wall. Guardrails that are at least 36 inches high are advised for any open sides of stairways, raised floor areas, balconies and porches. Current child safety standards call for all openings in rail systems (such as at vertical balusters) to be small enough that a four-inch sphere cannot pass through. We suggest that when you take occupancy you make sure that all rails are secure, upgrade as needed, and check for slip and fall hazards such as loose or damaged floor coverings. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. This may be a good time to be sure you have functional smoke and carbon monoxide detectors in place.

---

**Floors:**

Wood, Ceramic tile, Laminate,  
Carpet

**Windows:**

Same type as house exterior  
windows

---

Step #	Component	Comment
14.0	Floors	<b>Serviceable.</b>
14.1	Walls	<b>Serviceable.</b>
14.2	Ceilings	<b>Serviceable.</b>
14.3	Doors	<b>Serviceable.</b>
14.4	Closet / Wardrobe	<b>Serviceable.</b>
14.5	Windows	<b>Comment. Same type/material as house exterior windows, please refer to exterior window section of the inspection report for further information.</b>
14.6	Electrical	<b>Serviceable.</b>
14.7	Stairs	<b>Serviceable.</b>

## AmeriSpec Inspection Services

**Interior Rooms and Areas**

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

---

<b>Floors:</b> Laminate	<b>Windows:</b> Same type as house exterior windows
----------------------------	--

---

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
15.0	Floors	<b>Serviceable.</b>
15.1	Walls	<b>Serviceable.</b>
15.2	Ceilings	<b>Serviceable.</b>
15.3	Doors	<b>Serviceable.</b>
15.4	Windows	<b>Comment. Same type/material as house exterior windows, please refer to the exterior section of the inspection report for further information.</b>
15.5	Electrical	<b>Serviceable.</b>

**3 Bedrooms Top Floor**

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

---

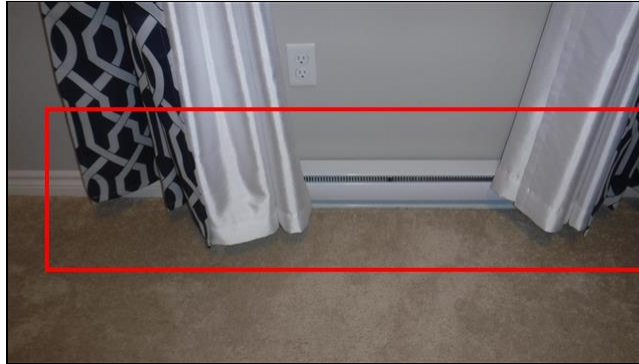
<b>Floors:</b> Carpet	<b>Windows:</b> Same type as house exterior windows
--------------------------	--

---

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
16.0	Floors	<b>Serviceable.</b>
16.1	Walls	<b>Serviceable.</b>

## AmeriSpec Inspection Services

- 16.2 Ceilings **Serviceable.**
- 16.3 Doors **Serviceable.**
- 16.4 Closet / Wardrobe **Serviceable.**
- 16.5 Windows **Comment. Same type/material as house exterior windows, please refer to exterior window section of the report for further information.**
- 16.6 Heat / Cooling Source **Review. The curtains were too close to the electric baseboard heater. This is a potential fire safety concern. The client is advised to remove the curtains or have them shortened.**



16.6 Item 1(Picture)

- 16.7 Electrical **Serviceable.**

## Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The presence of pests in the form of rodents and/or insects are often not visible to the inspector at the time of inspection. If concerned with the potential of the presence of pests, the client is advised to consult a qualified pest control specialist for further review. If Vermiculite insulation is readily visible, the inspector will report its presence. It is however beyond the scope of this home inspection to move insulation batts or disrupt blown-in insulation in order to inspect for the presence of Vermiculite insulation as disturbing this type of insulation poses a potential health risk to the inspector.

## AmeriSpec Inspection Services

**Access location:**

Master bedroom closet

**Framing:**

Trusses

**Sheathing:**

Waferboard/OSB

**Insulation:**

Blown-in insulation, Fiberglass

**Ventilation:**

Gable vents, Ridge vents, Soffit vents

Step #	Component	Comment
17.0	Framing	<b>Serviceable.</b>
17.1	Sheathing	<b>Serviceable.</b>
17.2	Evidence of Leaking	<b>Comment. At the time of inspection no evidence of any obvious active moisture, active leaks or moisture staining/damage was observed from the vantage point from which the attic was reviewed by the inspector at the time of inspection.</b>
17.3	Insulation	<b>Comment. The approximate thermal resistance value in this attic is: R40.</b>
17.4	Ventilation	<b>Serviceable.</b>
17.5	Electrical	<b>Comment. Due to insulation covered conditions, our inspection of the electrical components in the attic was very limited.</b>
17.6	HVAC / Ducting	<b>Serviceable.</b>