

# "Canada's leading Home Inspection Company"

Box 4480 Smithers B.C. V0J 2N0 250-847-3222 1-888-693-2647

Doc #: Sample Report Inspector: Terry Fulljames

Date: July 25, 2014

Dwelling Address: Terrace B.C.

Client Name: John Johnson



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#### MAJOR SYSTEMS

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to any subject removal.

This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product safety Commission) web site <a href="www.cpsc.gov">www.cpsc.gov</a> for free recall information regarding any system or component.

#### **DEFINITION OF TERMS**

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 item was inspected and appeared to function normally at the time of inspection.

**Not Present**: The item was not present at the time of inspection.

**<u>Not Inspected</u>**: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

**<u>Not Operated</u>**: The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

**Comment:** The item was inspected and found to be deficient in some respect or in the inspectors opinion maintenance needs to be performed.

**Review & Safety**: 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.



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Thank you for choosing AmeriSpec Home Inspection Services, as a top tier quality inspection company we are proud to offer you the best service and inspection product available today.

As with all general home inspections there are always visual limitations, we would like you to understand the scope and parameters of this comprehensive but limited service.

### What a home inspection is;

- A comprehensive visual review of *accessible* items
- ➤ A report identifying conditions of accessible portions of the home and systems
- A review of "as is" conditions or a snap shot of the home as it appears at the time of inspection
- A report and review addressing specific concerns of the client
- ➤ The inspection although comprehensive is not technically exhaustive
- > Occasionally professionals will be recommended for further investigation

### What a home inspection is not;

- ➤ A guarantee or warranty of any kind
- A review of items which are not visible for any reason whatsoever
- A report on marketability market value or suitability of the property
- Required to review floodplains or geology of the area
- Required to report on causes of current conditions
- Required to inspect or report on soil conditions or subterranean items
- Required to inspect specialty equipment such as security systems, fire alarms, or fire suppression

#### **Exclusions**;

It is at the discretion of the inspector to gain safe and reasonable access, items such as electrical panel covers, roofing materials, chimneys, Attic areas, crawlspace areas. Many things can inhibit access such as high snow levels, icy conditions, limited access hatches, poorly located hatches such as over stairwells etc.

Inspectors are not required to light pilot lights, turn on gas or water if the home has been winterized.

Inspectors do not report on "normal wear and tear" such as flooring Countertops siding etc. inspectors do not account for missing items such as finishes inside and out.

For a more detailed list of exclusions and limitations we recommend that you carefully review the inspection agreement provided with your report.



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#### **GENERAL INFORMATION**

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, as minor items are not typically discussed during a walk-through.

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. For future reference we recommend <a href="https://www.cmhc.ca">www.cmhc.ca</a> for booklets and pdf. files on a large variety of topics for home owners.

#### **FUTURE FAILURE**

Items in the home can and do experience failure without prior indications. This report is a snap shot 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.

#### Please note

The following report was constructed using voice recognition software even though the report was proofread for errors, the software can convert words unintentionally. If clarification on a specific word is required please do not hesitate to call me on my cell phone or my office. Terry Fulljames

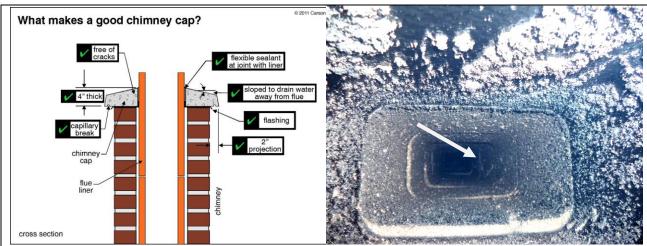
#### **Pictures and Illustrations**



The older hot tub on the deck appeared to be in reasonable condition with some minor dripping noted inside the pump compartment. Recommend monitoring this area for possible repairs. Suggest installing gutters around the perimeter of the deck to prevent weeping inside the workshop area under the deck. The visible wood components are showing some signs of ongoing moisture but did not appear to be deteriorated. Note the water stains on the block work.



This chimney is showing signs of moisture infiltration; moisture migration through the top of the chimney is causing the staining all the way to the base of the assembly Ideally the chimney requires a proper cap as noted in the illustration on the next page. Note that this chimney requires 2 inches clearance to combustibles some of the framing on the wall does not conform to this standard. Also, recommend installing a basement ceiling fire stop using sheet metal at the ceiling level to block off the chimney chase.



The right hand picture shows cracking of the clay liner, further down inside the chimney the buyer has completely broken away. From a wall deposits can accumulate between the liner and the block work creating a dangerous chimney fire situation. Recommend repairing this chimney by adding a stainless steel liner if the chimney is to be used. Consider consulting a qualified wood stove installation contractor for estimates.



The roof appeared to be in reasonable condition with some minor moss located on the back slope. The seller was made aware of the recessed area around the chimney mast that should be better sealed with roof patch. The seller was actively patching this area at the time of the inspection. There is a continuous venting material at the peak of the roof. The seller has had problems with roof ice suggest adding additional ventilation such as hooded roof vents near the peak of the roof.



The left picture shows the entry addition with metal on the edge with heat cables. This appears to be a provision to control roof ice. Vinyl siding pieces have been added in the key ways at the eves of the roof which appeared to be a provision to prevent dripping behind the gutters. It also appears that the drip edge flashing was installed and bent out of position to further prevent dripping.



This plumbing stack seen on the back slope above the electrical sub panel on the main floor has settled out of position. Ideally this item should be pushed out and secured into place before the unit settles causing leakage issues.



The attic appeared to be in reasonable condition in the visible areas. The attic was inspected from the hatch due to the small area. Fiberglass and cellulose insulation present approximately R32 insulation value. Engineered trusses were present and appeared to be in reasonable condition.



A provision to exhaust the bathroom fan to the exterior is visible and the left hand picture. Some minor staining at the eves possibly related to previous roof ice or condensation.



Both electrical panels appeared to be in reasonable condition shown here with the covers removed. Copper wiring present.

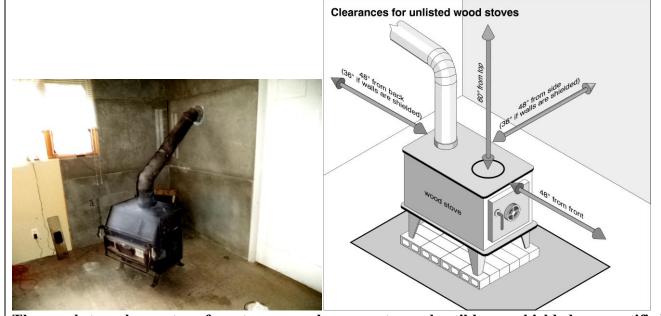
The main panel is fused at 200 amps and the sub panel 100 amps.



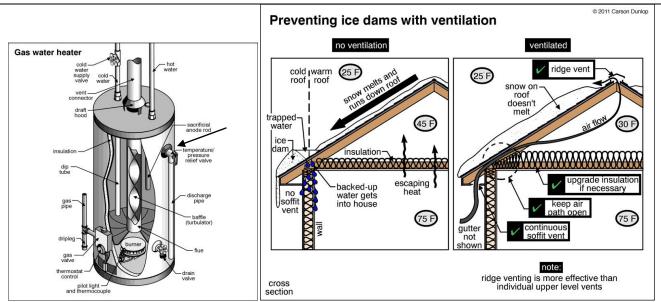
Pressure tank and cartridge filter appeared to be in reasonable condition the water pressure was 40 PSI. Note the sloped drain line which services the kitchen sink, seller indicated this was installed in this manner to facilitate better water flow. The right hand picture shows the power line going to the exterior well and the incoming water line in the concrete slab in the basement. Recommend better protecting the electrical cable and installing a proper hatch in this location.



The treated wood foundation appeared to be in reasonable condition, several areas were checked with a moisture meter all areas were dry the time of inspection. Note the vapor barrier extending out behind the drywall. Consider cutting back the insulation inside the wall assembly has drywall can still be removed as it is currently and finish. Insulation should terminate approximately 1 to 2 inches above the base plate to facilitate minor moisture seepage. Insulation can retain moisture. Typically the vapor barrier is also cut back approximately 1 inch off the concrete floor.



The wood stove does not conform to proper clearances to combustibles; unshielded non-certified stoves require 48 inches to combustible wall assemblies. Shielding is required or updating the stove with a new unit.



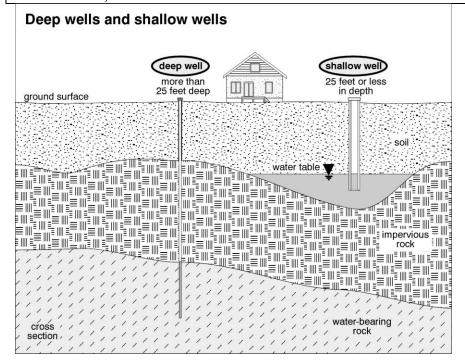
Recommend installing a discharge pipe for added safety around the hot water tank. The right hand illustration shows proper ventilation which offsets roof ice.



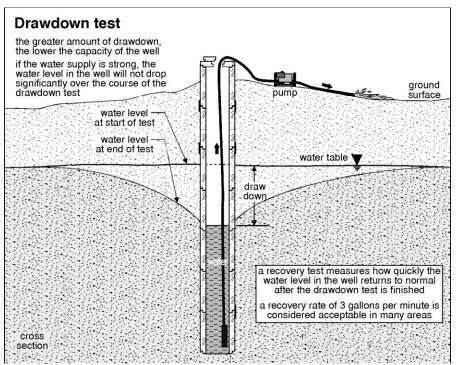
The drilled cased well is located in the driveway area the seller indicated that the well is approximately 98 feet deep with about 40 feet of water. There have been no water shortages during the ownership of the home as per the seller.



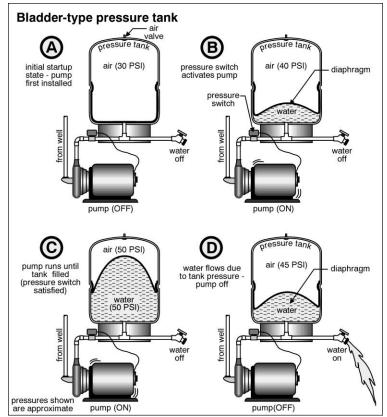
A septic tank and field are located in the backyard the septic tank hatch is approximately 12 feet off the corner the building as per the seller. The septic tank was serviced and 2008 and November 11, 2013. The seller indicated that this was a concrete tank.



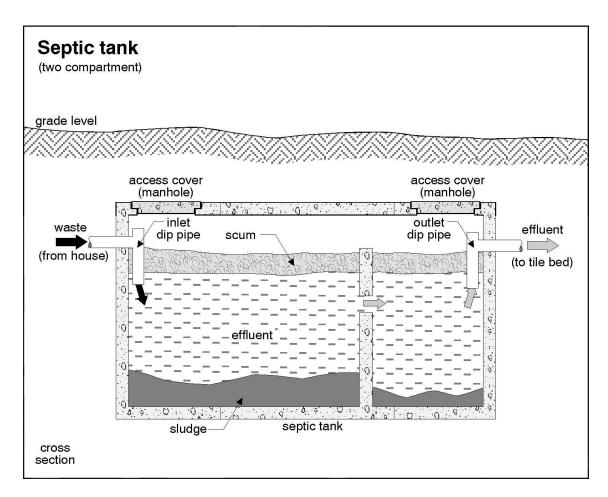
The picture shows the difference between deep and shallow wells. Bacterial protection is always recommended for all shallow wells.



Although rarely done it is possible to test the water quantity of the well.



The above diagram is provided for your reference regarding setup and normal operating pressures.



Consider consulting with septic Service Company regarding the interior of the septic tank condition. It is important to know if solids have filled the tank and migrated into the field which can be very costly as than the septic field may need costly repairs or replacement.

The above diagram indicates an ideal septic tank. Note the baffle and dip pipes.

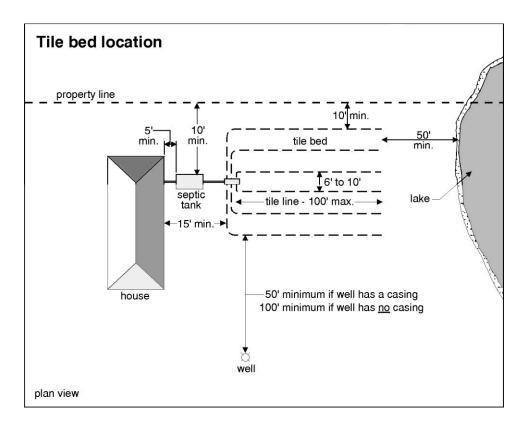
It is always recommended to have the septic tank on the property serviced so it can be inspected by the septic company to verify type, size and presents of attached dip pipes.

(it may be necessary to accompany the septic company representative during the service work.)

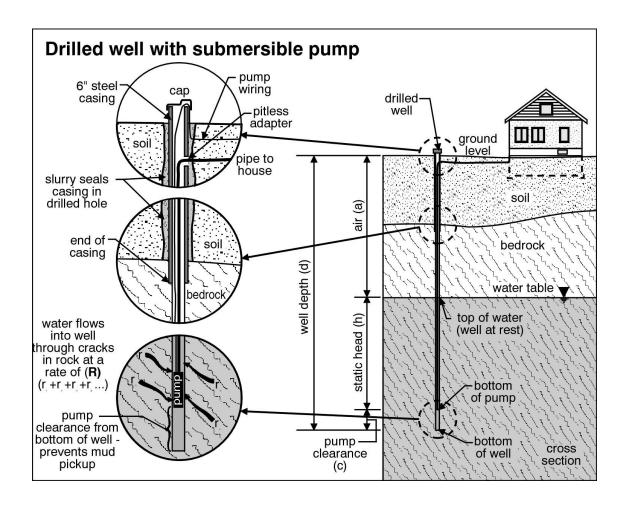
Note that water softeners can cause significant damage to concrete tanks.

Fiberglass tanks are known to deteriorate and require replacement.

See the tank pumping schedule provided with this report.



The above diagram is provided as a reference and refers to typical setbacks for septic items. These clearances were not verified, consider consulting the seller for more information regarding the location of the septic field and the septic tank. The actual distance between the well and the septic tank was not measured.



This illustration shows the typical configuration of a drilled cased of well.

### **GENERAL CONDITIONS**

1001	In Attendance	Seller.
1002	Occupancy	The property is occupied. This is a limited review of many areas in this home. The home was occupied at time of inspection. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.
1003	Estimated Age	Suggest that the original building was manufactured in the seventies and was set up on the side in the year 2000 as per the date of the furnace and hot water tank.
1004	Weather Conditions	Weather was partly cloudy and approximately 25 degrees at time of inspection.

### **Please Note**

This inspection report is considered confidential information and is not to be given to the seller.

### **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.

This inspection of the exposed foundation/structure is not a 'Code Compliance' inspection nor are 'Manufacturer's Specifications' for installation/repairs a part of this inspection.

Code compliance/manufacturer's specifications or any product/component or item should be verified through the local building authorities, the company who manufactured the product or item, or with seller prior to closing.

Step #	Component	Comments
1201	Driveway &walkways	Serviceable. Gravel
1202	Lot / Grade Drainage	Serviceable. Maintaining 6 feet of positive drainage all the way around the home helps insure a dry basement. See diagram for more information. See picture comments regarding moisture in the shop area under the deck.
1203	Fences / Gates	Not present.
1204	Foundation / Type	Serviceable where visible; Pressure-treated wood foundations have their own unique set of problems. Soil pressure and water filtration can be an issue so great care must be taken at the time of construction to ensure trouble-free conditions for the foundation. This foundation was not showing any signs of settling soil pressure or moisture issues at the time inspection. Several areas were checked with a moisture meter. See pictures for comments.
1205	Stairs / Steps	Serviceable.
1206	Decks / entry platforms	Serviceable. Recommend adding gutters for the large deck. Note that there is some deterioration of the concrete pad at the back the building at the base the stairs. Ideally the concrete work will have to be replaced due to the appearance.
1208	Gutters / Downspouts	Serviceable. The downspouts exit into an underground drainage system. The termination point for each of the downspouts was not found and inspected.
1209	Exterior Door(s)	Serviceable.

## Exterior continued

1210	Window & Frames	Review. Thermopane windows were observed in the home. The inspector is unable to determine if all double-glazed insulated windows in this property are completely intact and without any compromised seals. Conditions indicating a broken seal are not always visible or present at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review windows for broken seals. There are approximately four pieces of glass that require replacement in this home. Two of these units have cracks in the glass. Each of these windows as seen on the front of the building. Consider having a qualified glass company review the glass seals or cost replacement.
1211	Exterior Wall Cladding & Trim	Serviceable; vinyl siding in good condition.  The inspector is unable to see the condition of the plywood and materials underneath the siding. Recommend sealing all penetrations with caulking to prevent moisture infiltration and reduce heat loss.
1212	Bell / Chime	Not present.
1213	Electrical	Serviceable. Ground fault interrupter provided for safety.
1214	Mast/Overhead Cable	Serviceable.
1215	Electric Meter(s)	Serviceable.
1216	Gas Meter(s)	Serviceable, recommend installing a barrier such as a steel post or large rock to prevent accidental impact from a vehicle.
1220	Exterior Faucets	Turned off for the winter located near the deck.

### Roof

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection. If such a review is desired, client should contact a qualified licensed roofing contractor.

Step #	Component	Comments
1301	Material/Type	The roofing product appears to be 25 year Asphalt composition shingles.
1302	Conditions	Serviceable where visible; the roof appeared to be in good condition at the time of inspection there were not any worn areas, missing sections or visible damage.  See pictures for comments.
1303	Roof Flashings	Serviceable where visible; the exposed flashings appear to be in serviceable condition in the visible areas.  See pictures regarding the plumbing stack and the electrical mast.
1304	Skylights	Not present.
1305	Chimney	There are several issues with the masonry chimney, see pictures for information.

### Attic

Water stains around roof penetrations such as chimneys, plumbing, vents, and heating vents are very common. It is difficult to determine if these stains are active. If an attic is well insulated the inspector will have a difficult time reviewing joists or trusses. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. Our report measures insulation materials by thickness. Generally, the greater the thickness the more resistance to heat loss, approximately R-3 per inch of thickness.

Step #	Component	Comments
1501	Inspection method	The attic was inspected from the hatch due to limited access.
1502	Framing	Serviceable where visible. Trusses.
1503	Sheathing	Serviceable where visible. Plywood.
1504	Evidence of Leaking	Serviceable where visible. After looking closely for evidence of stains, no significant stains were visible at the time of inspection.
1505	Insulation	Serviceable where visible. Cellulose blow in and Batt insulation; Fiberglass. Approximately R32, consider upgrading to R- 44 due to reduce heating costs.
1506	Ventilation	Consider upgrading. See illustrations provided, recommend upgrading ventilation at the top of the roof. Proper ventilation includes equal cool air in the bottom and warm air out the top of the roof.
1507	Electrical	Serviceable where visible: Limited review due to insulation coverage and access.
1508	Chimneys	Serviceable where visible.
1509	Attic Comments	The bathroom fan exhaust out the front soffit.

### **Interior Rooms**

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. All accessible areas are checked as noted in report.

Step #	Component	Comments
2001	Ceilings, Walls, Floors	Interior finishes. Most flooring, walls and ceilings have some wear, it is not the intent of this inspection to comment on the state of these items.
2002	Interior Doors	Serviceable.
2003	Windows	Serviceable where visible; the windows were not tested for functionality. See exterior windows regarding seals and cracks.
2004	Heat / Cooling Source	Serviceable; where visible.
2005	Electrical	Serviceable. Each of the bedrooms appeared to have switched receptacles.
2006	Fireplace / Stoves	See pictures regarding comments about the wood stove.
2104	Washer Hookups	Serviceable.
2105	Dryer Hookups	Serviceable.

### Kitchen

The kitchen inspection is a combination of visual and functional. Appliances are operated, if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. Note: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

Step #	Component	Comments
2201	Cabinets	Serviceable. Limited review due to personal items.
2202	Sinks	Serviceable.
2203	Faucets	Serviceable.
2204	Traps / Drains /	Serviceable.
2205	Supply Disposals	Not Present.
2206	Dishwasher	Not Present.
2207	Stove / Cook	Serviceable.
2208	Top Built in oven(s)	Not Present.
2209	Hood / Fan / Light	Serviceable. The range fan appears to venting back into the room and is considered to be recirculating, recommend exhausting this unit to the exterior if required.
2210	Microwave	Not Present.
2211	Kitchen Comments	The refrigerator for this property was not tested or inspected. Suggest verifying operation of this appliance prior to any subject removal if it is included in the sale.

## Bathroom(s)

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.

Step #	Component	Comments
2301	Sinks	Serviceable.
2302	Sink Faucets	Serviceable.
2303	Traps / Drains / Supply	Serviceable.
2304	Counter / Cabinets	Serviceable.
2305	Toilet(s)	Serviceable.
2306	Shower Base	Serviceable.
2307	Tub / Shower Faucet	Serviceable.
2308	Tub / Shower	Serviceable.
	Surround	Keeping the shower stall well sealed with silicone, will prevent moisture damage.
2309	Tub / Shower	Not present.
	Door	
2310	Electrical	Serviceable. Two plugs tested.
2311	Heat / Cooling Source	Serviceable.
2312	Tub/Whirlpool	Serviceable; the jet tub was tested using the wall timer or tub mounted air switch. Some jet tubs trap bathwater in the lines and pump for extended periods of time. Recommend sanitizing the Tub before use. This may include filling the tub with extremely hot water and adding at least one half cup of bleach. Circulate the Tub for extended period of time with the pump on. Rinse the Tub before use.
2313	Exhaust Fan	Serviceable.

## **Electrical**

Our review of the electrical system is limited to that which is visible and accessible at the time of inspection. 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.

Step #	Component	Comments
2501	Electrical Main Service	Serviceable. Service entrance is overhead.
2502	Main Electrical Panel	Serviceable. Overload protection provided by breakers.
2503	Main Service Conductors	Not inspected. Main conductor inspections are at the discretion of the inspector. Proper procedure includes turning off the main breaker, this was not done for this particular inspection.
2504	Wiring Method	Serviceable. Loomex copper branch wiring.
2505	Smoke Detectors	Serviceable. On the top floor.
2506	Service Amperage and Voltage	Serviceable. Main breaker rating is approximately 200 amps.
2507	Service Grounds	Not Inspected. The Grounding for the electrical system was not located, it is common with systems for electrical grounds to be connected to metal plumbing and / or poured into place with concrete footings.
2508	Sub-Panel Comments	Serviceable. Better labeling recommended.
2509	Electrical Comments	Many of the electrical outlets throughout the home were tested for proper grounding and reverse polarity. All items tested appeared to be in reasonable condition.

## Heating

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition, if in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. A HEATING CONTRACTOR MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.

Step #	Component	Comments
2601	Energy Source	Natural gas forced air furnace. Manufactured in 2000
2602	Exhaust Venting	Serviceable. ABS consider installing in intake pipe on top of the furnace. Consult a qualified heating contractor for more information.
2603	Humidifier	Not Present.
2604	Thermostat	Serviceable.
2605	Burner Chambers	Not inspected. Close systems cannot be inspected due to access on high-efficiency furnaces.
2606	Air Filters	Serviceable.
2607	Distribution / Ducting	Serviceable where visible.
2609	Heating Comments	According to label the furnace is approximately 92% efficient with 100,000 BTUs Average size homes typically require 60,000 to 120,000 BTUs.
		Consider installing a makeup air vent which is connected to the cold air return particularly if humidity issues are present in the windows or if moving a large family and the home.

### **Water Heater**

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. In some cases the water heater is covered with an insulated blanket, when this is noted client is informed that the review of the water heater is limited. Since a TPR valve is operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity.

Step #	Component	Comments
2801	Water Heater Type	Electric. According to label the hot water tank was manufactured in 2000. Typically hot water tanks expected life cycle is 15 years. Water quality has a significant bearing on the life of the hot water tank. It is not unusual to see tanks older than 20 years in our area.
2802	Capacity	Water heater capacity is approximately 33 gallons.
2803	Temperature / Pressure Release Valve	<b>Upgrades recommended</b> ; recommend extending the temperature pressure relief valve line to the floor or drain. Relief valves can unexpectedly discharge large volumes of hot water when the hot water tank thermostat fails. See illustration for more information.
2804	Supply Lines	Serviceable; Copper
2805	Overflow Pan / Drain Line	Not Present.

### **Basement**

Water seepage and moisture penetration are common problems in basements or crawlspaces is usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the basement or crawlspace cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the owner. NOTE: The presence of a sump pump can suggest water has or may enter the basement. Most causes of moisture or water penetration at the foundation can be corrected by improving the drainage at the exterior. Prolonged or heavy rains may occasionally bring seepage. Moisture in a crawlspace can promote wood decay, therefore crawlspaces should be adequately ventilated and vents should be left open during the non-heating season. In dirt crawlspace areas ground cover sheets consisting heavy plastic is needed to help reduce humidity in the home and crawlspace area.

Step #	Component	Comments
2901	Stairs	Serviceable.
2902	Exterior Door(s)	Serviceable.
2903	Joists	Serviceable. Where visible.
2904	Beams	Serviceable. Where visible.
2905	Support Posts / Columns	Serviceable. Where visible.
2906	Insulation	Serviceable. Where visible. See pictures for comments on this topic.
2907	PWF Foundation	All visible components appeared to be in reasonable condition.

## **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 is tested (when possible) for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible.

Step #	Component	Comments
3201	Supply Lines	Serviceable where visible: Copper. Staining on water supply lines is very common and is typically an indication of previous weeping. These items are not commented upon unless active leaking is present.
3202	Drain Waste Lines & Vent Pipes	Serviceable where visible: ABS. Limited review due to finishes See pictures for comments.
3203	Sump Pump(s)	Not present. The sump pump if present was not located; recommend consulting with sellers for more information regarding the possible presents of a hidden pump. If a sump pump is not installed in the home it is a strong indication that the house perimeter drainage is in place.
3204	Waste Disposal System	Inspecting a septic tank requires that the tank be empty. This is why a septic Service Company is recommended to verify the condition of the tank. If the septic tank has been service within the past two years consider contacting the septic tank serviced company for more information about the tank and system. See diagrams and CMHC information included with this report. Waste disposal system appears to be private on-site waste disposal, verified by MLS listing sheet. Septic tanks, leach fields, and other private sewage systems are outside the scope of this report and are not inspected. We recommend review by a qualified professional to assess the functionality and condition of this system, prior to close. Suggest that the pump out schedule has at least two years safety margin built in.

3205 Water Supply System

See pictures regarding the location and description of the well as provided by the seller.

The reliability of the volume of water is typically dependent upon seasonal groundwater quantities, which can vary from year to year. The track record is the most important information available.

It is highly recommend consulting the seller about any previous water shortages.

Recommend having the well water tested for bacteria and hardness. Recommend installing a 3 Micron water filter for the entire house.

Also consider installing a carbon water filter, which help reduce the smell and improve the taste of well water.

For drinking water purposes a water distiller or reverse osmosis system could be installed.

Due to the inaccessible nature of this system, only the above ground equipment can be reviewed. Sub-surface or concealed components are not within the scope of this inspection. If a detailed review of this system or water quality testing is desired, qualified personnel should be consulted prior to closing to perform these tests.

## **Septic Tank Pump out Frequency**

#### When should my septic tank be pumped out and cleaned?

A typical septic tank installed in Ontario will have 2 compartments. The first compartment has the inlet pipe and baffle. The baffle is important because it slows the sewage down so it won't rush straight through the tank. The first compartment is the largest so the majority of solids can either sink or float. The reason the tank is so large is to allow sufficient time for proper settling of the solids so they don't enter the absorption field.

The second compartment is designed to only have effluent in it with very little solids. Here the outlet baffle excepts effluent from the middle of the tank where the least amount of suspended solids will be.

If the tank is working properly there should be very little solids in the second compartment.

#### So when should it be pumped?

A common rule of thumb is that the septic tank should be pumped out when the scum and sludge layers equal or are greater then 1/3 the liquid height. So if the tank water level is 3 feet high and there is 3 inches of scum on the top and 9 inches of sludge at the bottom, it should be pumped out.

Below is a table that can be used as a guide:

Table I. Septic Tank Pumping Frequency in Years													
	Household size - Number of Occupants												
	1	2	3	4	5	6	7	8	9	10			
Tank-Gallons (Liters)	Septic Tank Pumping Frequency in Years												
500 (1892) small older tanks	5.8	2.6	1.5	1.0	0.7	0.4	0.3	0.2	0.1				
750 (2650) round tanks	9.1	4.2	2.6	1.8	1.3	1.0	0.7	0.6	0.4	0.3			
900 (3406) Standard size	11.0	5.2	3.3	2.3	1.7	1.3	1.0	0.8	0.7	0.5			
1000 (3785)	12.4	5.9	3.7	2.6	2.0	1.5	1.2	1.0	0.8	0.7			
1250 (4731)	15.6	7.5	4.8	3.4	2.6	2.0	1.7	1.4	1.2	1.0			
1500 (5678) New plastic loaf shape tank	18.9	9.1	5.9	4.2	3.3	2.6	2.1	1.8	1.5	1.3			
1750 (6625)	22.1	10.7	6.9	5.0	3.9	3.1	2.6	2.2	1.9	1.6			
2000 (7570)	25.4	12.4	8.0	5.9	4.5	3.7	3.1	2.6	2.2	2.0			
2250 (8517)	28.6	14.0	9.1	6.7	5.2	4.2	3.5	3.0	2.6	2.3			
2500 (9463)	30.9	15.6	10.2	7.5	5.9	4.8	4.0	3.5	3.0	2.6			