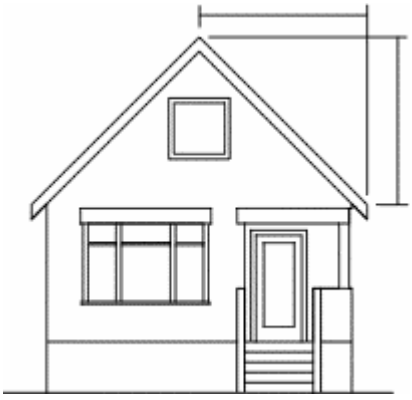
INTRODUCTION

HomeReport™

Your Detailed & Comprehensive Home Inspection Guide

Brought to you by:



Ottawa Valley Home Inspections Ltd.

www.ovhi.ca

THE BIG PICTURE

№ 44845

This page represents the overall condition of the property on the day of the inspection. This is where we bring to your attention significant short term items. NOTE : This page is NOT the full report. We would like to again bring to your attention that a home inspection is visual in nature. Items/areas that were not visible/accessible during the inspection are <u>beyond</u> the scope of comment for this type of inspection. <u>Please</u> read <u>all</u> of the report forms along with <u>any</u> appropriate sections.

ROOFING 1 2 3 4 5 6 7 8 9 10
Poor Typical Excellent

❑ Regular Maintenance ❑ Not Inspected

EXTERIOR 1 2 3 4 5 6 7 8 9 10
Poor Typical Excellent

❑ Regular Maintenance ❑ Not Inspected

STRUCTURE 1 2 3 4 5 6 7 8 9 10
Poor Typical Excellent

❑ Regular Maintenance ❑ Not Inspected

INTERIOR 1 2 3 4 5 6 7 8 9 10
Poor Typical Excellent

❑ Regular Maintenance ❑ Not Inspected

HEATING 1 2 3 4 5 6 7 8 9 10
Poor Typical Excellent

❑ Regular Maintenance ❑ Not Tested/Inspected

COOLING 1 2 3 4 5 6 7 8 9 10
Poor Typical Excellent

❑ Regular Maintenance ❑ Not Tested/Inspected

PLUMBING 1 2 3 4 5 6 7 8 9 10
Poor Typical Excellent

❑ Regular Maintenance ❑ Not Inspected

ELECTRICAL 1 2 3 4 5 6 7 8 9 10
Poor Typical Excellent

❑ Regular Maintenance ❑ Not Inspected

THE OVERALL RATING 1 2 3 4 5 6 7 8 9 10
Poor Typical Excellent

(This rating compares this house with those of a similar age or construction and/or neighbourhood.)

PLEASE READ ALL NOTES WITHIN!

<u>LOCATION/ORIENTATION</u> - For the purposes of this report:

The front of the house is considered to be facing:
N=north **S**=south **E**=east **W**=west

or

When facing the front door from the outside:
FR=front **LE**=left **RI**=right **BK**=back

Temperature: ____°C/°F **Weather:** sunny, dry, cloudy, windy, fog, light/moderate/heavy/no/recent, rain, snow

Style of Home: Detached/Link, Semi-Detached, Townhouse/Row, High-rise Condo **Stories:** 1, 1.5, 2, 2.5, 3, Multi-Level

STRUCTURE

№ 44845

DESCRIPTION

Roof Structure
- ❑ Trusses
- ❑ Rafters
- ❑ Wood
- ❑ Steel
- ❑ Other_____

Roof Sheathing
- ❑ Planks/Boards
- ❑ Plywood
- ❑ Waferboard
- ❑ Other

_____

Exterior Walls
- ❑ Wood Frame/Brick Veneer
- ❑ Wood Frame/Brick Front
- ❑ Wood Frame
- ❑ Solid Masonry
- ❑ Stone ❑ Other_____

Foundation
- ❑ Poured Concrete
- ❑ Block ❑ Brick
- ❑ Stone ❑ Wood
- ❑ Modified/Addition
- ❑ Other_____

Columns & Beams
- ❑ Steel ❑ Wood ❑ Block
- ❑ Concrete ❑ Brick
- ❑ Other _____

Floors
- ❑ Joists ❑ Trusses
- ❑ Plywood ❑ Concrete
- ❑ Waferboard ❑ Wood ❑ Steel

Restrictions
- ❑ Roof Structure/Sheathing (attic hatch - not found/none/too small/scaled, design, finishes, storage, viewed from hatch)
- ❑ Exterior Walls (finishes, greenery, obstructions, snow, storage)
- ❑ Foundation (_____% not visible) (finishes, greenery, obstructions, insulation, snow, storage) Crawlspace hatch-not found/none/too small/sealed
- ❑ Interior Columns/Beams (finishes, storage)
- ❑ Floor System (finishes) ❑ Other _____

INSPECTION FINDINGS

NOTES: ❑ System appears fine ❑ No suggestions at this time

_____

_____

_____

_____

_____

_____

WHEN	WHERE	ACTION		READ SECTION	
				1.0	**Roof Structure:** bowed, collar ties, cracked, damaged, deteriorated, modified/repaired, rot, twisted
				2.0	**Roof Sheathing:** damaged, delaminated, leak evidence, mildew, rot, soft
				3.0	**Exterior Walls:** bowed, bulging, cracked, leaning, modified/repaired, mortar, settlement, spalling
				4.0	**Foundation:** bowed, cracks typical/minor, damaged, deteriorated, leak evidence, modified/repaired, tree/roots
				5.0	**Columns:** damaged, deteriorated, not original, not plumb, rot, suspect
				6.0	**Beams:** damaged, deteriorated, end support, improperly secured, rot, sag, suspect
				7.0	**Floors:** anchors, braces missing, cracked, damaged, end support, joist hangers, modified/repaired, reverse crown, rot, sag, seams, suspect
				8.0	**Pest Evidence:** damage, droppings, pests visible, suspect, wood borers
				9.0	**Fire Separation:** damaged, fire evidence, incomplete, missing, modified

COOLING

№ 44845

DESCRIPTION

Failure Probability (next 5 years) ❑ Low ❑ Medium ❑ High

System Age _____ **(approx.)**
(Typical lifespan: 15 - 20 yrs.)

Date Source: ❑ Serial # ❑ Date Stamp ❑ Relay
❑ Inspector's Estimate ❑ Data Plate Illegible
❑ Other _____

Manufacturer: _____
Model Number: _____
Serial Number: _____
Capacity/Output: _____(TONS or 1000BTU/HR.)

Air Conditioning Type

- ❑ Combined with Central System
- ❑ Air Cooled
- ❑ Water Cooled
- ❑ Independent System
- ❑ Other_____

Location

- ❑ Exterior
- ❑ Roof
- ❑ Attic
- ❑ Basement
- ❑ Other_____

Heat Pump

- ❑ Combined with Central System
- ❑ Air Transfer ❑ Water Transfer
- ❑ Independent System
- ❑ Other_____

Auxiliary Heating

- ❑ Gas
- ❑ Oil
- ❑ Electric
- ❑ Other_____

Restrictions

- ❑ Too Cold/Winterized ❑ Furnace Running
- ❑ System Off/Inoperative ❑ Access/Storage
- ❑ Window Air Conditioners Not Tested
- ❑ Other_____

INSPECTION FINDINGS

An inspector cannot accurately predict cooling system failure.

NOTES: ❑ System appears fine ❑ No suggestions at this time
❑ **Test A/C in Warmer Temperature (+15 degrees Celsius)**
❑ **Replacement Candidate** _____

WHEN	WHERE	ACTION		READ SECTION	
				1.0	**AIR CONDITIONING:** inoperative, old, service, suspect
				1.1	**HEAT PUMP(S):** inoperative, old, service, suspect
				1.2	**Evaporator Section:** corrosion, dirty/plugged, drip pan, inoperative, old, suspect
				1.3	**Condenser Section:** clearance/air flow, coil damaged, corrosion, dirty/plugged, noisy, not level, oil stains, service, suspect
				1.4	**Condensate Drainage:** incomplete, leak, obstructed
				1.5	**Water Cooled System:** damaged, leak
				1.6	**Refrigerant Lines:** caulking, corrosion, damaged, insulation
				1.7	**Thermostat/Shut Off:** damaged, inoperative, obsolete, poor location, poorly secured
				2.0	**Ductwork/Registers:** damaged, flow, insulation, location, missing, seams, size, support

ELECTRICAL

№ 44845

DESCRIPTION

Meter At: Exterior_____ Basement_____ **Main Disconnect At:** Basement_____ Garage_____

Service Size (120/240 volts)
_____Amps. (Approx.)

Service Cable
❑ Underground ❑ Overhead
❑ Aluminum ❑ Copper
❑ Concealed ❑ Upgraded

Main Disconnect
_____Amps. (Approx.)
❑ Breakers ❑ Fuses
Grounded at:
❑ Water Pipe ❑ Other

Main Panel
_____Amps. (Approx.)
❑ Breakers ❑ Fuses
❑ Upgraded
❑ GFCI ❑ AFCI

Secondary/Sub Panel(s)
_____Amps. (Approx.)
Location_____
❑ Breakers ❑ Fuses
❑ GFCI

Distribution Wiring
❑ Copper ❑ Aluminum
❑ Original ❑ Upgraded
❑ Grounded ❑ Ungrounded
❑ Romex ❑ Knob & Tube
❑ Other _____

Plugs/Outlets
❑ Three Hole ❑ Two Hole
Amount: ❑ Upgraded
❑ Typical ❑ Minimum
GFCI At: ❑ Exterior
❑ Garage ❑ Bathroom
❑ Kitchen ❑ Other_____

Restrictions
❑ Concealed Wiring Not Inspected
❑ Main Disconnect Not Operated
❑ Smoke Detectors Not Tested
❑ Panel(s) Not Inspected - No Access/Sealed
❑ Power Off ❑ Power Off at _____
❑ System Ground Not Accessible
❑ Other _____

INSPECTION FINDINGS

SAFETY NOTE:
TEST/UPGRADE/INSTALL SMOKE DETECTORS UPON OCCUPANCY!

NOTES: ❑ System appears fine ❑ No suggestions at this time
❑ **Knob & Tube Wire, Aluminum Wire, 50/60 Amp. Service - Expect Possible Insurance Issue(s) Regarding Price/Availability**

WHEN	WHERE	ACTION		READ SECTION	
				1.0	**Service Cable:** burn evidence, caulking , clearance, damaged, insulation, mast loose, size, suspect, unsafe
				2.0	**Main Disconnect:** access, burn evidence, clearance, corrosion, cover, damaged, duct seal, ground wire, mounting, multi-tap, old, overfused, pest evidence, size, unsafe, wet/water
				2.1	**Main Panel:** access, AFCI defective, burn evidence, clearance, corrosion, cover, crowding, damaged, duct seal, mounting, multi-tap, old, overfused, pest evidence, size, unsafe, wet/water
				2.2	**Secondary/Sub Panel(s):** access, burn evidence, clearance, corrosion, cover, crowding, damaged, improper feed cable, mounting, multi-tap, old, overfused, pest evidence, size, unsafe, wet/water
				3.0	**Distribution Wiring:** aluminum, amateur work, burn evidence, clearance, damaged, inappropriate, insulation, knob & tube, loose, surface, unsafe, unterminated
				3.1	**Plugs/Outlets:** amateur work, burn evidence, covers, damaged, GFCI defective, GFCI recommended, inoperative, loose, missing, quantity, reverse polarity, ungrounded, unsafe
				3.2	**Switches:** amateur work, burn evidence, covers, damaged, inoperative, location, loose, missing, miswired, unsafe
				3.3	**Fixtures:** amateur work, burn evidence, covers, damaged, flickering, inoperative, location, loose, missing, miswired, quantity, unsafe
				3.4	**Junction Boxes:** amateur work, burn evidence, covers, crowded, damaged, location, loose, missing, mounting, unsafe
				3.5	**Smoke Detectors:** damaged, location, loose, missing, old/original

EXTERIOR

№ 44845

DESCRIPTION

Wall Finishes
- ❑ Brick ❑ Block
- ❑ Stone ❑ Wood
- ❑ Stucco/EIFS
- ❑ Aluminum Siding
- ❑ Vinyl Siding
- ❑ Shakes/Shingles
- ❑ Insulbrick

Driveway/Walkway
- ❑ Asphalt ❑ Concrete
- ❑ Interlock ❑ Gravel
- ❑ Other _____

Retaining Walls
- ❑ Wood ❑ Stone
- ❑ Concrete
- ❑ Masonry Block
- ❑ Other_____

Windows
- ❑ Wood ❑ Metal
- ❑ Vinyl ❑ Sliding
- ❑ Casement ❑ Awning
- ❑ Fixed ❑ Skylight
- ❑ Single/Double Hung
- ❑ Single Glazed
- ❑ Single And Storm
- ❑ Double Glazed
- ❑ Triple Glazed

Soffit/Fascia
- ❑ Aluminum
- ❑ Wood ❑ Vinyl

Doors
- ❑ Wood ❑ Metal
- ❑ Vinyl ❑ Sliding
- ❑ French ❑ Screen
- ❑ Garage-Vehicle
- ❑ Garage to House
- ❑ Garage to Yard

Lot Grading
- ❑ Flat ❑ Ravine
- ❑ Slopes To House
- ❑ Slopes From House
- ❑ Vulnerable Lot
- ❑ Other_____

Decks And Porches
- ❑ Front ❑ Side ❑ Back
- ❑ Second/Third Floor ❑ Roof

Restrictions
- ❑ Trees, Shrubs, Greenery
- ❑ Newer Finishes/Paints
- ❑ Access under Decks/ Porches
- ❑ Grading Hidden by Snow/ Storage
- ❑ Inaccessible Wall
- ❑ Garage - Locked/Full/Storage
- ❑ Driveway Not Inspected
- ❑ Other _____

Eavestroughs/Downspouts

❑ Aluminum ❑ Galvanized Steel ❑ Plastic ❑ Other _____

Downspouts Discharge: ❑ Above Grade ❑ Below Grade

INSPECTION FINDINGS

WHEN	WHERE	ACTION		READ SECTION	NOTES: ❑ System appears fine ❑ No suggestions at this time ❑ **Improve Grading - Now/ASAP - to defend basement from water** ❑ **Add/Upgrade Railings-Now-Safety at** _____
				1.0	**Eavestroughs:** clogged, damaged, deteriorated, leaks, loose, missing, paint, rust, slope
				2.0	**Downspouts:** clogged, damaged, discharge close to house, discharge to roof, loose, missing, paint, rust, quantity
				3.0	**Soffit/Fascia:** damaged, loose, missing, paint, rot
				4.0	**Wall Finishes:** brick contact, caulking, cracked, damaged, deteriorated, EIFS, greenery, loose, mortar, paint, spalling, weeping holes, wood/ground proximity
				5.0	**Windows (also see interior):** caulking, cracked, damaged, deteriorated, paint, screens, weather stripping, window wells/covers, wood/ground proximity
				6.0	**Doors:** caulking, cracked, damaged, fit, hardware, operation, paint, screens, weather stripping, wood/ground proximity
				7.0	**Decks & Porches:** damaged, deteriorated, lattice, leaning, paint, railings, steps, support, wood/ground proximity
				8.0	**Driveway/Walkway:** damaged, deteriorated, settlement, trip hazard
				9.0	**Retaining Wall(s):** damaged, deteriorated, leaning, weeping holes
				10.0	**Lot Grading:** caulking at driveway/walkway/patio, drainage, low lot/vulnerable, slope
				11.0	**Garage Door Opener:** adjust, auto reverse, inoperative
				12.0	**Garage:** automatic door closer, damaged, deteriorated, door damage, floor settlement/cracks, gas proofing, shelf, wood/ground proximity

HEATING

Nº 44845

DESCRIPTION

Meter/Filler at:_____ **Failure Probability (next 5 years)** ❑ Low ❑ Medium ❑ High

Fuel
❑ Gas ❑ Oil ❑ Wood
❑ Electric ❑ Other_____

Main Fuel Shut Off At:
❑ Gas Meter ❑ Fuel Tank
❑ Electrical Panel/Switch

System Type
❑ Forced Air ❑ Central
❑ Water/Steam ❑ Space
❑ Radiant ❑ Other _____

Efficiency
❑ Conventional
❑ Mid ❑ High

System Age _____ **(+/- yrs.) (Typical lifespan: 15-20 yrs.)**
Date Source: ❑ Serial Number ❑ Installation Sticker
❑ Air Handler/Fan ❑ Pressure Test Tag ❑ Other_____
Manufacturer: _____
Model Number: _____
Serial Number: _____
Capacity/Output: _____ (1000BTU/HR.)

Options
❑ Humidifier
❑ Electronic Air Filter
❑ Pleated/Premium Filter/Cleaner
❑ Heat Recovery Ventilator
❑ Other_____

Restrictions
❑ Heat Exchanger Restricted by Design ❑ A/C Running ❑ Fuel Off ❑ Storage
❑ _____ % Heat Exchanger Not Visible ❑ System Off/Inoperative
❑ Safeguards Not Tested ❑ System Valves Not Tested ❑ No Access
❑ Other_____ **Fuel Tank:** ❑ Restricted/Below Grade

INSPECTION FINDINGS

An inspector cannot accurately predict heating system failure.

NOTES: ❑ System appears fine ❑ No suggestions at this time
❑ **Older Oil Tank - Expect Possible Insurance/Delivery Issues**
❑ **Recommend Heating Insurance Plan (HIP/HIP+)**
❑ **Review Now/Before Closing, With Specialist, To Confirm Safety**
❑ **Replacement Candidate** _____
❑ Carbon Monoxide Detector Recommended - Digital Display, ULC & CSA

WHEN	WHERE	ACTION		READ SECTION	
				1.0	**Thermostat:** damaged, inoperative, obsolete, poor location, poorly secured
				1.1	**Controls/Safeguards:** adjust, covers, damaged, inoperative, leak, service
				2.0	**FURNACE:** clearance, damaged, drainage, heat exchanger, inoperative, old, rust, service, suspect
				2.1	**Filter:** access, damaged, dirty, inoperative, missing, service
				2.2	**Humidifier:** dirty, filter, float, humidistat, inoperative, leak, missing, service, tray, valve
				2.3	**Air Handler/Fan:** adjust, dirty, inoperative, loose, noisy
				2.4	**Ductwork/Registers:** damaged, flow, insulation, location, missing, seams, size, support
				3.0	**Oil Tank/Lines:** abandoned, in concrete, leak, old, rust, support, suspect, underground/concealed
				4.0	**BOILER:** clearance, corrosion, damaged, inoperative, leak, old, patched, service, suspect
				4.1	**Circulating Pump:** inoperative, leak, mounting, noisy
				4.2	**Expansion Tank:** access, leak, missing, waterlogged
				4.3	**Distribution/Rads:** cold, corrosion, damaged, leaks, location, missing, service, valve(s)
				5.0	**Air Intake For Combustion:** insufficient, restricted
				6.0	**Exhaust:** clearance, corrosion, dampers, obstructed, seams, slope
				7.0	**Electric Baseboard/Space:** covers missing, damaged, inoperative, location, rust, size
				8.0	**Gas Lines:** bonding, corrosion, damaged/pinched, support, suspect

INTERIOR

№ 44845

DESCRIPTION

Insulation
R-Value:_____
❑ Fiberglass
❑ Mineral Wool
❑ Cellulose
❑ _____

Ventilation
❑ Roof ❑ Ridge
❑ Soffit ❑ Gable
❑ Vent Fan
❑ Other_____

Ceilings & Walls
❑ Drywall/Plaster ❑ Paneling
❑ Stucco/Textured ❑ Wall Paper
❑ Wood ❑ Mirror ❑ Ceramic
❑ Tile ❑ Suspended ❑ Brick/Stone

Floors
❑ Carpet ❑ Ceramic
❑ Resilient ❑ Laminate
❑ Hardwood/Softwood
❑ Marble/Stone/Slate
❑ Other _____

Vapour Retarder
❑ Plastic/Poly
❑ Kraft Paper
❑ Not Visible
❑ _____

Stairs
❑ Main
❑ Basement
❑ Second
❑ Other

Doors
❑ Regular/Swinging
❑ Bifold
❑ Sliding/Pocket
❑ French
❑ Glass

Basement/Crawlspace
❑ Concrete ❑ Dirt Floor
❑ Raised Floor
❑ Walk-out
❑ Other _____

Fireplaces
❑ Masonry ❑ Stone
❑ Wood ❑ Insert
❑ Wood Stove ❑ Gas
❑ Rough-in ❑ Decorative

Restrictions
❑ Storage ❑ Furnishings ❑ Newer Paint/Finishes
❑ Attic Hatch - Not Found/None/Too Small/Sealed
❑ Access Denied To _____ By _____

Items Not Inspected
❑ CO Detector(s) ❑ Cable ❑ Appliances
❑ Security/Intercom ❑ Central Vac ❑ Telephone
❑ Chimney Interior(s) ❑ Other _____

INSPECTION FINDINGS

Basement Moisture Indicators: _____ ❑ Suggests relatively dry - today ❑ Monitor closely
❑ Suggests moderate moisture penetration ❑ Suggests isolated moisture penetration ❑ Suggests wet basement
❑ Confirms wet basement ❑ Improve exterior grading/downspout extensions ***PLEASE*** **READ SECTION 12.0**

An inspector cannot accurately predict future basement/crawlspace moisture penetration.

WHEN	WHERE	ACTION		READ SECTION	NOTES: ❑ System appears fine ❑ No Suggestions at this time ❑ **Add/Upgrade Railings-Now-Safety at** _____ ❑ **Clean/Review Fireplace/Chimney-Now-Safety**_____ **Safety: Test/Upgrade/Install Smoke Detectors Upon Occupancy!**
				1.0	**Insulation:** amount, asbestos, disturbed, missing, pest evidence, storage, uffi, uneven, unsafe?, wet
				1.1	**Vapour Retarder:** damaged, incomplete, location, missing, seal
				2.0	**Ventilation:** amount, blocked, duct, missing, shared duct, uneven
				3.0	**Ceilings/Walls:** cracked, damaged, deteriorated, not plumb, patched, sag, water marks/damage
				3.1	**Floors:** cracked/torn, damaged, deteriorated, sag/slope, seams, squeaks, trip hazard, water marks
				4.0	**Cabinets/Counters:** damaged, hardware, fit/operation, loose, mildew, missing, rot, water damage
				5.0	**Stairs:** damaged, design, deteriorated, headroom, railing loose/missing, steps uneven, steep, through basement floor
				6.0	**Fireplace(s):** clearance, damaged, damper stuck/missing, deteriorated, dirty, inoperative, mortar
				7.0	**Windows** (also see exterior): condensation, cracked, damaged, hardware, leak, screens, sticking
				8.0	**Doors:** damaged, double key entry, fit/operation, hardware
				9.0	**Exhaust Fans:** flow, inoperative, missing, noisy, obstructed, vent to exterior
				10.0	**Other:** central vac, CO detector(s), damaged, efflorescence, inoperative, leak evidence, location mildew/mustiness, peeling/bubbling paint, raised floor, water, window bars

PLUMBING

№ 44845

DESCRIPTION

Meter Pick-Up At:_____ **Main Shut Off At:** _____ **(Keep Clear Access)**

Main Water Supply
- ❑ Copper
- ❑ Concealed
- ❑ Galvanized Steel
- ❑ Lead
- ❑ Brass
- ❑ Plastic ❑ Upgraded
- ❑ Water Treatment
- ❑ Other_____

Distribution Piping
- ❑ Copper
- ❑ Galvanized Steel
- ❑ Plastic
- ❑ Brass
- ❑ Original
- ❑ Upgraded
- ❑ Other_____

Drainage System
- ❑ Plastic ❑ Copper ❑ Lead
- ❑ Cast Iron ❑ Galvanized Steel
- ❑ Washer Drain Pipe
- ❑ Trap Primer ❑ Floor Drain
- ❑ Drainage Pump ❑ Sump Pump
- ❑ Sewage Ejector Pump

Hosebibs
- ❑ Standard
- ❑ Frost Free
- ❑ With Inside Shut Off

Shut Off(s) At:
_____
_____

Water Pressure/Flow
- ❑ Above Average
- ❑ Typical
- ❑ Below Average
- ❑ Poor

Water Heater
- ❑ Gas ❑ Electric ❑ Oil

Water Heater Capacity:
_____ **Gallons/Litres**

Restrictions
- ❑ Concealed Piping Not Inspected ❑ Water Off
- ❑ Shut Offs Not Operated ❑ Water Heater Off
- ❑ Overflows Not Tested
- ❑ Water Treatment Not Inspected
- ❑ Septic System Not Inspected
- ❑ Well Not Inspected ❑ Other_____

INSPECTION FINDINGS

WHEN	WHERE	ACTION		READ SECTION	NOTES: ❑ System appears fine ❑ No suggestions at this time ❑ **Galvanized Steel Pipe/Cast Iron Pipe - Expect Possible Insurance Issue(s) Regarding Price/Availability**
				1.0	**Main Water Supply:** condensation, corrosion, damaged, flow, galvanized steel, lead, leak, old, pump, switch, tank
				1.1	**Main Shut Off:** access, condensation, corrosion, handle, leak, old
				1.2	**Distribution Piping:** condensation, corrosion, cross connection, damaged, dissimilar metal contact, flow, galvanized steel, hot/cold reversed, leak, old, support
				2.0	**Water Heater:** clearance, combustion air, damaged, discharge tube, inoperative, leak, old, rust, temperature setting, TPR valve, undersized?
				3.0	**Drainage System:** amateur work/repair, cover, damaged, floor drain missing/not found, flow, gases/odour, leak, not vented to outside, old, rust, slope, sump pump, support, traps
					FIXTURES
				4.0	**Sinks:** chipped, cracked, deteriorated, leak, loose, rust, seal, support
				4.1	**Toilets/Bidet:** bowl, condensation, damaged, flow, hardware, inoperative, leak, loose, running, seal, seat, tank
				4.2	**Tubs/Whirlpool(s):** caulking, chipped, damaged, GFCI, inoperative, leak, motor access, timer
				4.3	**Tubs/Showers:** caulking, chipped, damaged, door(s), grout, high maintenance, leak, seal, suspect, threshold, tiles, window
				4.4	**Taps/Faucets:** aerator, caulking/seal, damaged, drip, handles, hot/cold reversed, inoperative, leak, loose, missing, old, support
				4.5	**Laundry Tub:** concrete, cracked, damaged, drainage pump, leak, old, support
				4.6	**Hosebib(s):** damaged, inoperative, leak, no shut off, shut off not found

ROOFING

№ 44845

DESCRIPTION

Failure Probability (next 5 years) ❑ Low ❑ Medium ❑ High

ROOF	COVER	SLOPE	AGE (+/-)
MAIN			
SECOND			
GARAGE			
OTHER			
FLAT			

Chimneys
❑ Metal ❑ Masonry ❑ Stone

Skylights
❑ Glass ❑ Above roof line
❑ Plastic ❑ Flush to roof line
❑ Solar Tubes
❑ Other _____

Restrictions
❑ Walked On ❑ Ladder at Edge
❑ From Ground ❑ With Binoculars
❑ Chimney Interior(s) Not Inspected
❑ _____% Snow/frost/ice covered
❑ Flat Roof Not Visible/Inspected
❑ Inaccessible under deck
❑ Inaccessible/ Not Inspected
_____

Roof Cover Codes Explained:

A=Asphalt Shingle, **AR**=Asphalt Roll, **BTG**=Built Up Tar & Gravel, **BT**=Built Up Tar
CT=Clay/Concrete Tile **WS**=Wood Shingle/Shakes, **ERM**=Exposed Rubber Type Membrane, **M**=Metal

INSPECTION FINDINGS

An inspector cannot accurately predict roofing system failure.

NOTES: ❑ System appears fine ❑ No suggestions at this time
❑ **Review Roofing When Clear of Snow/Frost/Ice**
❑ **Ask Vendor for Roof Receipt - for Warranty Purposes**
❑ **Replacement Candidate** _____

WHEN	WHERE	ACTION		READ SECTION	
				1.0	**Main Sloped:** buckle/curl, cracked, damaged, design, granules, loose, missing, moss, old, patched, tar paper/drip edge, tree branches
				1.0	**Second:** buckle/curl, cracked, damaged, design, granules, loose, missing, moss, old, patched, tar paper/drip edge, tree branches
				1.0	**Garage(s):** buckle/curl, cracked, damaged, design, granules, loose, missing, moss, old, patched, tar paper/drip edge, tree branches
				1.0	**Other:** buckle/curl, cracked, damaged, design, granules, loose, missing, moss, old, patched, tar paper/drip edge, tree branches
				2.0	**Flat Roof:** blistered, cracked, damaged, design, granules, gravel missing, moss, old, ponding, patched, seams, tree branches, UV protection, vulnerable/unpredictable
				3.0	**FLASHINGS/PROTRUSIONS**
				3.1	**Ridge/Hip:** caulking, cracked, damaged, granules, loose, patched, vulnerable
				3.1	**Valley:** caulking, cracked, damaged, granules, loose, patched, vulnerable
				3.1	**Roof/Wall:** caulking, damaged, loose, patched, step/counter flashing, vulnerable
				3.2	**Parapet Wall:** caulking, damaged, loose, nails, quality, rust
				3.3	**Chimney(s):** cap, caulking, cracked, damaged, deteriorated, drip collar, flue/liner, height, mortar, nails, rain cap, rust, screen, spalling, step/counter flashing
				3.4	**Plumbing Stack(s):** caulking, collar, cracked, damaged, leaning, missing, nails
				3.5	**Electrical Mast:** caulking, missing, support
				3.6	**Vents:** caulking, damaged, loose, nails, noisy, quantity
				3.7	**Skylight(s):** caulking, cracked, damaged, deteriorated, flashing, leak