

INSPECTION REPORT



For the Property at:
123 ANY STREET
MY TOWN, AB T0A3A0

Prepared for: SAMPLE REPORT
Inspection Date: Tuesday, May 1, 2012
Prepared by: Jeff Odowichuk

Precision Home Inspection Services
9518 103rd St.
Morinville, AB T8R 1G1
780-267-8169
www.precisionhome.ca
jeff@precisionhome.ca

May 31, 2012

Dear Sample Report,

RE: Report No. 1003, v.0
123 Any Street
My Town, AB
T0A3A0

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Jeff Odowichuk
on behalf of
Precision Home Inspection Services

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SUMMARY

123 Any Street, My Town, AB May 1, 2012

Report No. 1003, v.0

www.precisionhome.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • [Missing](#)

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

Location: Southwest & Northeast

Task: Replace

Time: Immediately

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

Condition: • [Missing](#)

Decks that are more than 24 inches off the ground should be protected by guardrail.

Implication(s): Fall hazard

Location: Rear

Task: add

Time: immediately

Electrical

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • [Too close to ducts, pipe, chimneys, etc.](#)

Implication(s): Electric shock | Fire hazard

Location: Basement Furnace Room

Task: Repair

Time: Immediately

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Front

Task: Replace

Time: Immediate

Interior

STAIRS \ Handrails

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Basement Second Floor

Task: Improve

Time: Immediate

SUMMARY

123 Any Street, My Town, AB May 1, 2012

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This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

ROOFING

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SUMMARY

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Description

Sloped roofing material: • [Asphalt shingles](#)

Probability of leakage: • Low

Limitations

Inspection performed:

- From roof edge



1. From roof edge

EXTERIOR

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Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Away from house](#)

Wall surfaces : • [Vinyl siding](#)

Soffit and fascia: • [Aluminum](#)

Driveway: • Gravel

Deck: • Raised • Wood

Recommendations

ROOF DRAINAGE \ Downspouts

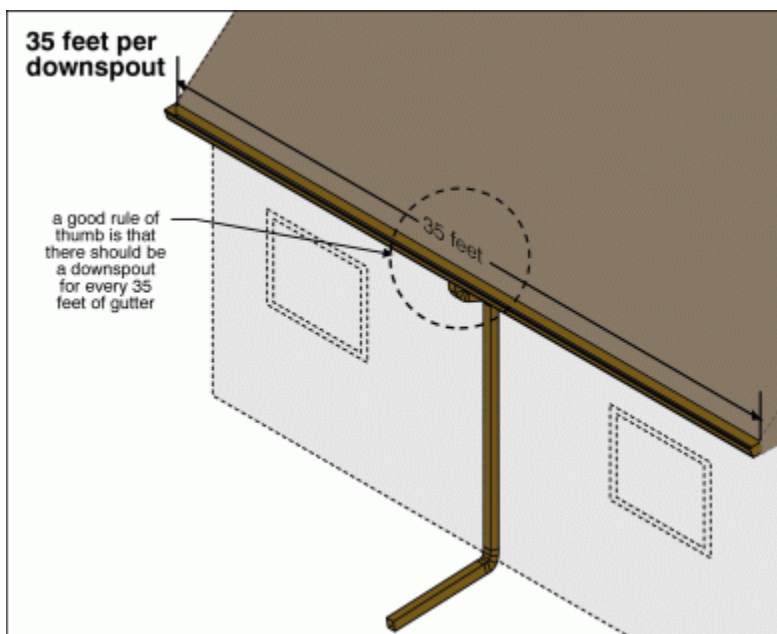
1. Condition: • [Missing](#)

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

Location: Southwest & Northeast

Task: Replace

Time: Immediately



[Click on image to enlarge.](#)

EXTERIOR

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2. Missing



3. Missing

EXTERIOR GLASS \ Window wells

2. Condition: • [Damage](#)

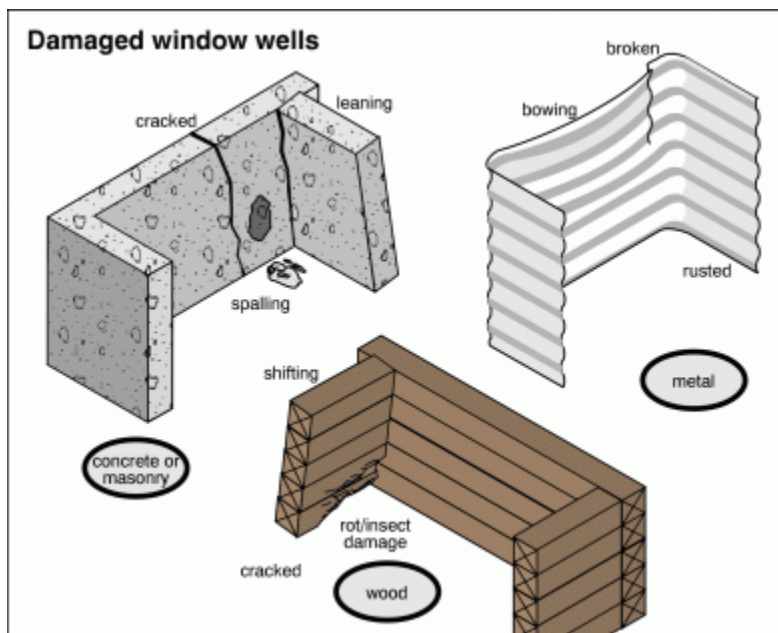
Window well has been pushed in, Recommend repair

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: West Exterior

Task: repair

Time: 6 months



[Click on image to enlarge.](#)

EXTERIOR

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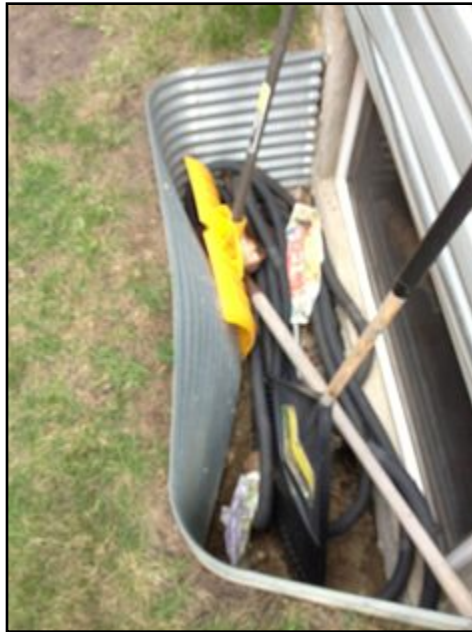
HEATING

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PLUMBING

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4. Damage

DOORS \ General

3. Condition: • [Air leaks](#)

Implication(s): Chance of damage to finishes and structure | Increased heating and cooling costs

Location: Front



5. Air leaks

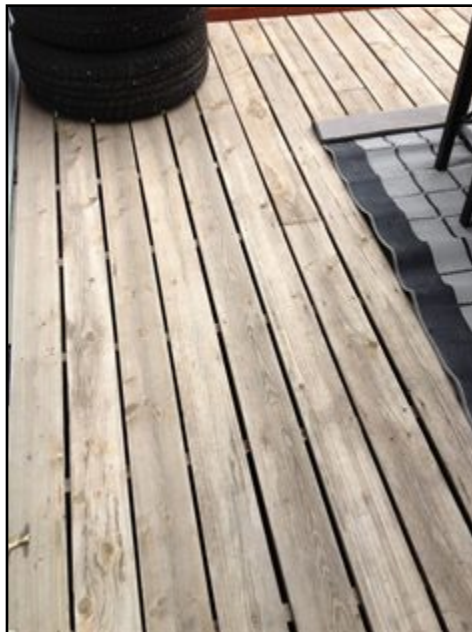
PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

4. Condition: • [Paint or stain needed](#)

Implication(s): Cosmetic defects | Shortened life expectancy of material

Task: Improve

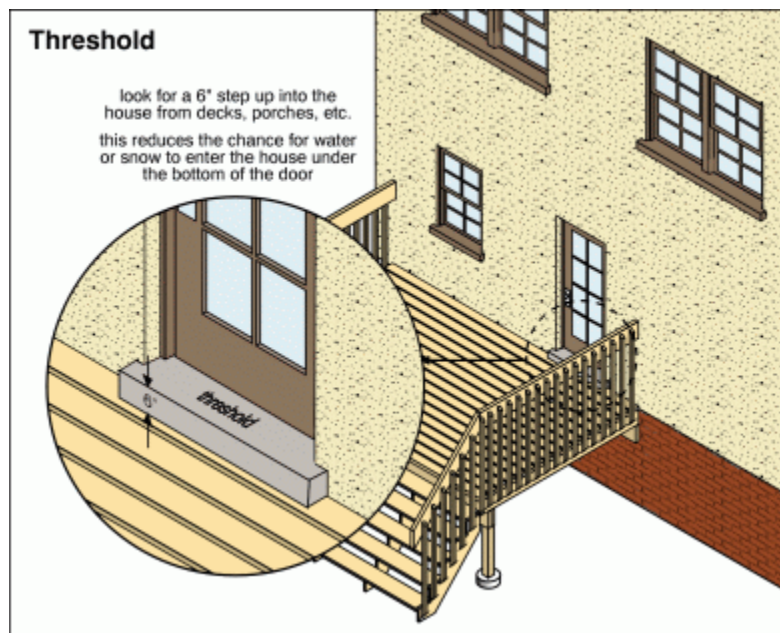
Time: Less than 1 year



6. Paint or stain needed

5. Condition: • [No step up into house](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration



[Click on image to enlarge.](#)

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

6. Condition: • [Missing](#)

Decks that are more than 24 inches off the ground should be protected by guardrail.

Implication(s): Fall hazard

Location: Rear

Task: add

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Time: immediately



7. Missing



8. Missing

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Built-up wood beams

Exterior wall construction:

• [Wood frame](#)



9. Wood frame

Roof and ceiling framing: • [Trusses](#)

Limitations

Attic/roof space:

• Inspected from access hatch



10. Inspected from access hatch

Description

Service entrance cable and location: • [Underground copper](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - ground rods](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - outside](#) • [AFCI - panel](#)

Smoke detectors: • [Present](#)

Recommendations

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

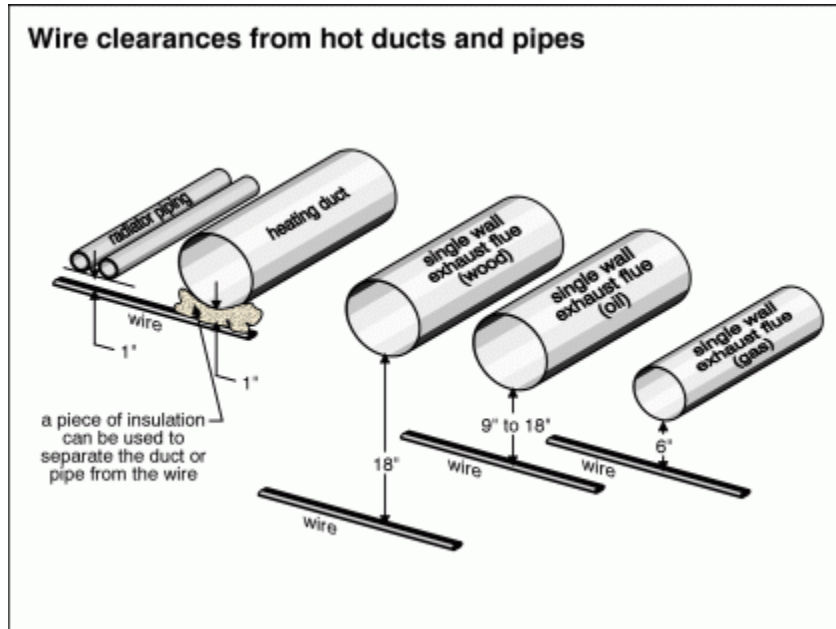
7. Condition: • [Too close to ducts, pipe, chimneys, etc.](#)

Implication(s): Electric shock | Fire hazard

Location: Basement Furnace Room

Task: Repair

Time: Immediately



[Click on image to enlarge.](#)



11. Too close to ducts, pipe, chimneys, etc.

DISTRIBUTION SYSTEM \ Cover plates

8. Condition: • [Missing](#)

Implication(s): Electric shock

Location: Front

Task: Replace

Time: Immediate



12. Missing

HEATING

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer: • Lennox

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [85,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [9 years](#)

Main fuel shut off at: • Meter • Basement

Chimney/vent: • [Metal](#)

Recommendations

GAS FURNACE \ Mechanical air filter

9. Condition: • [Dirty](#)

Implication(s): Increased heating costs | Reduced comfort

Task: Replace

Time: Immediate



13. Dirty

Description

Attic/roof insulation material: • [Cellulose](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Foundation wall insulation material: • [Glass fiber](#)

Air/vapor barrier: • [Plastic](#)

Limitations

Attic inspection performed: • From access hatch

Air/vapor barrier system:

- Continuity not verified

Insulation only visible in furnace room, Has vapor barrier. Balance of home has drywall coverings.



14. Continuity not verified

PLUMBING

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Description

Water supply source: • Public

Service piping into building: • [Plastic](#)

Supply piping in building: • CPVC (Chlorinated PolyVinylChloride)

Main water shut off valve at the: • Utility room

Water heater fuel/energy source: • [Gas](#)

Water heater type: • [Conventional](#)

Tank capacity: • 50 gallons

Water heater approximate age: • 9 years

Waste piping in building: • [ABS plastic](#)

Pumps:

• [Sump pump](#)

Recommend to have inspected by qualified technician on annual basis.

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#)

Glazing: • [Double](#)

Exterior doors - type/material: • [Sliding glass](#)

Recommendations

STAIRS \ Handrails

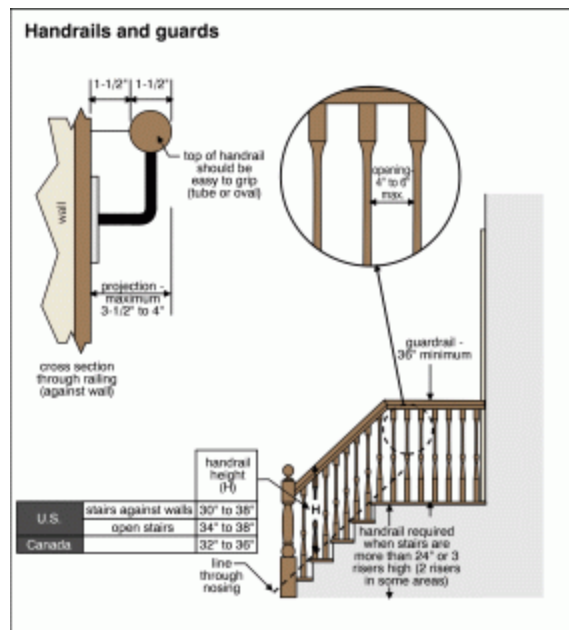
10. Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Basement Second Floor

Task: Improve

Time: Immediate



[Click on image to enlarge.](#)



15. Missing



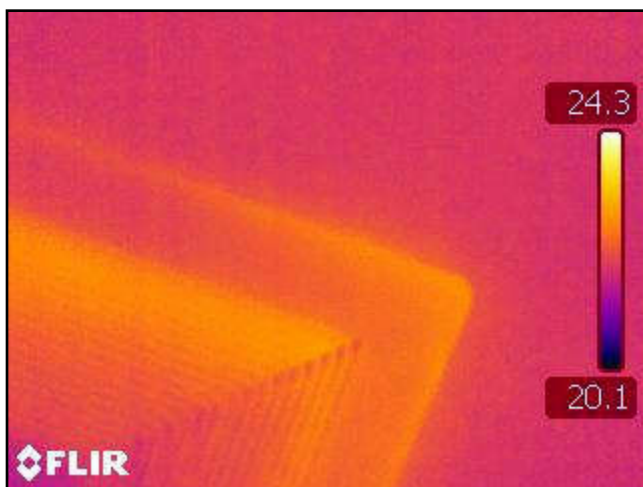
16. Missing

EXHAUST FANS \ Exhaust fan

11. Condition: • Stain noticed by exhaust fan, monitor to see if changes due to weather or area increases. No leaks found and attic duct is well insulated.

Location: Second Floor Bathroom

Task: Monitor



17.



18.

END OF REPORT

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

Click on any link to read about that system.

[1. Roofing, Flashings and Chimneys](#)

[2. Exterior](#)

[3. Structure](#)

[4. Electrical](#)

[5. Heating](#)

[6. Cooling/Heat Pumps](#)

[7. Insulation](#)

[8. Plumbing](#)

[9. Interior](#)

[10. Appliances](#)

[11. Life Cycles and Costs](#)

[12. Supplementary](#)

[Asbestos](#)

[Radon](#)

[Urea Formaldehyde Foam Insulation \(UFFI\)](#)

[Lead](#)

[Carbon Monoxide](#)

[Mold](#)

[Household Pests](#)

[Termites and Carpenter Ants](#)

[13. Home Set-up and Maintenance](#)

[14. More About Home Inspections](#)

[ASHI Standards of Practice](#)

[CAHPI Standards of Practice](#)