



Your Inspection Report

101 Paradise Drive
Valhalla, ON H0H 0H0

PREPARED FOR:
SAMPLE CONTRACT

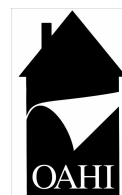
INSPECTION DATE:
Tuesday, September 21, 2010

PREPARED BY:
Paul Christensen



Final Say
7700 Carscadden Rd.
Orono, ON L0B 1M0

905-718-8070
www.finalsay.ca



The best home inspection experience available.



October 25, 2010

Dear Sample Contract,

RE: Report No. 1001
101 Paradise Drive
Valhalla, ON
H0H 0H0

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, which is included at the end of the report for your perusal, 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. We offer a full satisfaction guarantee, and will return your fee in full if you are not satisfied at any time.

Sincerely,

Paul Christensen
on behalf of
Final Say

Final Say
7700 Carscadden Rd.
Orono, ON L0B 1M0
905-718-8070
www.finalsay.ca

INSPECTION AGREEMENT

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PARTIES TO THE AGREEMENT

Company

Final Say
7700 Carscadden Rd.
Orono, ON L0B 1M0

Client

Sample Contract
100 Time to Move
Whistle Stop, ON

This is an agreement between Sample Contract and Final Say.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our national association. A copy of these Standards is available at [click here](#)

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report. Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection. If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not

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remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Inspector does not look for, or comment on, the past use of including chemical termite treatments in or around the property.

4. We are not responsible for, and do not comment on, the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

I have read, understood, and accepted the above Limitations and Conditions of this Home Inspection.

I, Sample Contract (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY

101 Paradise Drive, Valhalla, ON September 21, 2010

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SUMMARY

ROOFING

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Note: For the purpose of this report the building is considered to be facing **East**.

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

WALLS \ Brick, stone and concrete

Condition: • [Mortar deterioration](#)

Failure to repair masonry window sill extensions could lead to spalling of the bricks under window sills.

Implication(s): Chance of water entering house | Weakened structure | Chance of structural movement

Location: Various

Task: Repair

Time: Less than 1 year

Cost: \$800 - \$1,000

LANDSCAPING \ Walk and driveway

Condition: • [Uneven \(trip hazard\)](#)

Settlement of pavers has created a trip hazard, client has indicated that he will be completely changing pavers in front yard.

Implication(s): Physical injury

Location: Front First Floor

Task: Repair or replace

Time: Immediate

Cost: Not determined

Electrical

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Open splices](#)

Open splice on branch going to kitchen pot lights, unplug until repaired

Implication(s): Electric shock | Fire hazard

Location: North Attic

Task: Correct

Time: Immediate

Cost: \$100 - \$200

Condition: • [Double taps](#)

Wire for doorbell transformer needs to be corrected.

Implication(s): Fire hazard

Location: Southeast Basement

Task: Correct

Time: Immediate

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Cost: \$100 - \$200

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.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material:

- [Asphalt shingles](#)

I did not observe any evidence of shingle or flashing failure; there was no evidence of leakage in the attic.

Probability of leakage: • Low

Limitations

Inspection performed: • By walking on roof

Recommendations

General

1. • Minor granular loss as expected from asphalt singles

Location: Roof

Task: Inspect annually with binoculars for excessive granular loss, curling and missing tabs

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Description

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

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge:

• [Below grade](#)

Downspouts at front of house discharge to the city storm drains

• [Above grade](#)

Downspouts at rear of house discharge into concrete spillway.

Lot slope: • [Away from house](#)

Wall surfaces - wood:

• [Boards](#)

Wood boards around bedroom window over garage.

Wall surfaces - masonry:

• [Brick](#)

Pre-cast multi piece window sill extensions

Soffit and fascia: • [Metal](#)

Driveway: • Asphalt

Walkway: • Pavers

Porch: • Concrete • No performance issues were noted

Exterior steps: • Concrete

Fence: • Wood • No performance issues were noted.

Limitations

No or limited access to: • Area below steps, deck, porches

Upper floors inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Downspouts

2. Condition: • [Downspouts end too close to building](#)

Concrete spillways are too short

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

Location: Rear Exterior

Task: Improve

Time: Immediate

Cost: Minor

EXTERIOR

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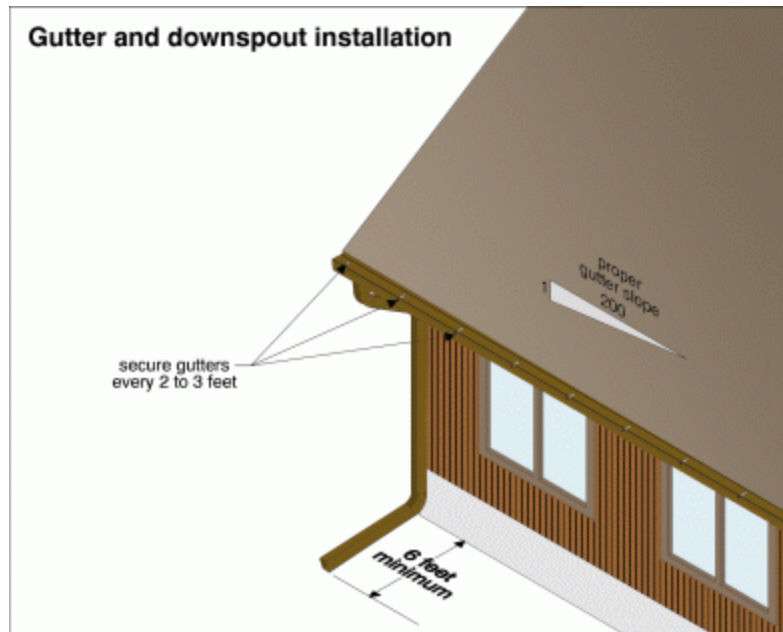
COOLING

INSULATION

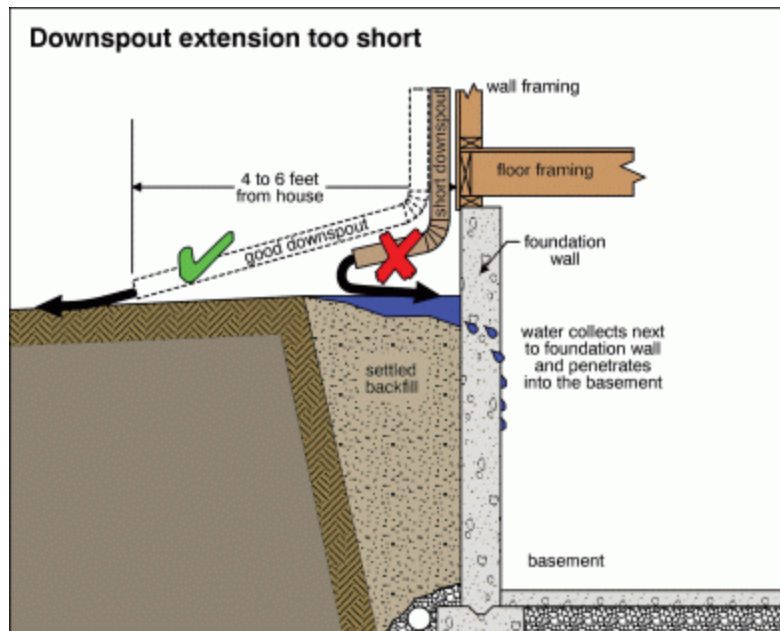
PLUMBING

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[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

WALLS \ Wood siding

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

The wood siding around this window will require ongoing maintenance.

Implication(s): Shortened life expectancy of material

Location: Front Second Floor Bedroom

Task: Provide

Time: Less than 1 year

Cost: Less than - \$300

WALLS \ Brick, stone and concrete

4. Condition: • [Mortar deterioration](#)

Failure to repair masonry window sill extensions could lead to spalling of the bricks under window sills.

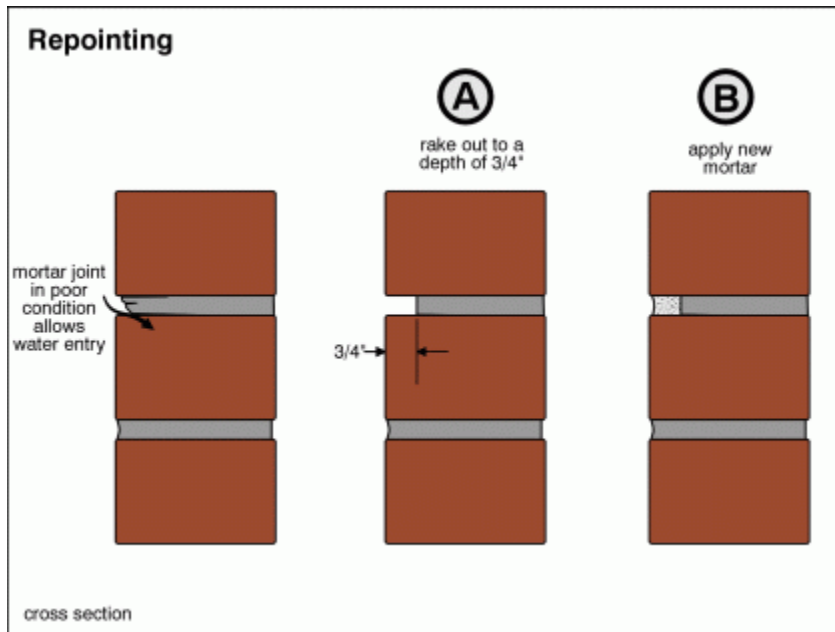
Implication(s): Chance of water entering house | Weakened structure | Chance of structural movement

Location: Various

Task: Repair

Time: Less than 1 year

Cost: \$800 - \$1,000



[Click on image to enlarge.](#)



1.

LANDSCAPING \ Walk and driveway

5. Condition: • [Uneven \(trip hazard\)](#)

Settlement of pavers has created a trip hazard, client has indicated that he will be completely changing pavers in front yard.

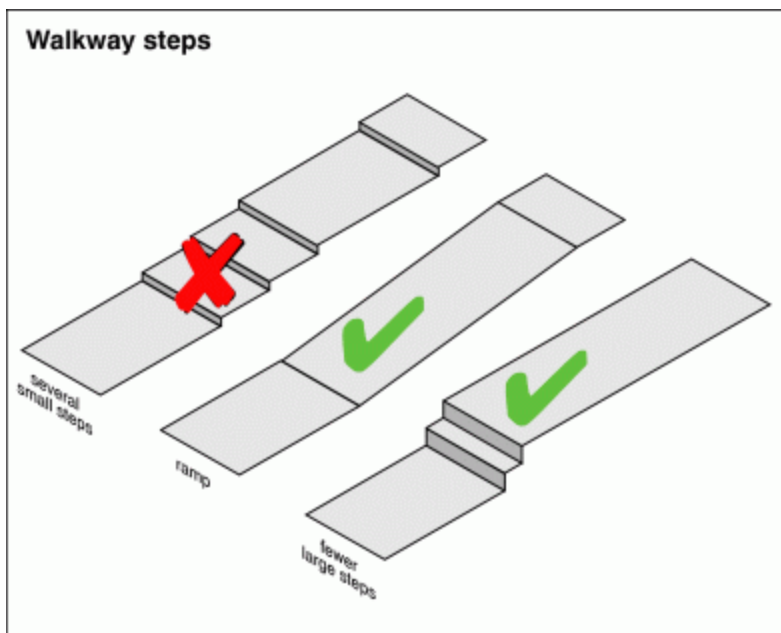
Implication(s): Physical injury

Location: Front First Floor

Task: Repair or replace

Time: Immediate

Cost: Not determined



[Click on image to enlarge.](#)



2.

EXTERIOR

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GARAGE \ Vehicle door operators

6. Condition: • Install a keyed release for the garage door opener. Implications: If electric garage door opener fails or there is a power failure, there is no way to gain access to garage.

Description

Configuration: • [Basement](#)

Foundation material:

- [Poured concrete](#)

No evidence of water stains or access moisture.

Floor construction: • [Joists](#) • Steel columns • Steel beams • Subfloor - OSB (Oriented Strand Board)

Exterior wall construction: • [Wood frame, brick veneer](#)

Roof and ceiling framing:

- [Trusses](#)
- [OSB \(Oriented Strand Board\) sheathing](#)

No evidence of water stains or access moisture.

Limitations

General: • No rain in the last five days.

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings

Attic/roof space:

- Entered but access was limited

This is a "T" shape gable roof and access to attic area over the master bedroom was blocked by the sheathing on the main roof; therefore could not determine if there was any insulation, ventilation or water penetration issues over the master bedroom

Percent of foundation not visible: • 50 %

Recommendations

General

7. • No access to attic over master bedroom

Implication(s): Implication(s): Can not check over master bedroom for ventilation, insulation or water penetration issues.

Location: West Attic Master Bedroom

Task: Provide

Time: Less than 1 year

Cost: Minor - \$200

FOUNDATIONS \ Foundation

8. Condition: • Typical minor cracks

Recommend that these be sealed before basement is finished.

Location: Various Basement

Task: Monitor for movement or leakage

Time: Ongoing

Description

Service entrance cable and location: • [Underground - not visible](#)

Service size: • Appears to be a 100 Amps service as determined by looking at main breakers.

Main disconnect/service box rating: • [125 Amps](#)

Main disconnect/service box type and location:

• [Breakers - basement](#)

Located in southeast corner.

System grounding material and type: • [Copper - water pipe](#)

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

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

• [GFCI - bathroom](#)

GFCI in main floor powder room protects receptacles in 2nd story bathrooms.

• [GFCI - kitchen](#)

Only the 20 amp receptacle within 1.5 m of the sink is GFCI protected.

• [AFCI - panel](#)

Smoke detectors: • [Present](#)

Limitations

Panel covers: • Disconnect covers are not removed by the home inspector

System ground: • Quality of ground not determined

Recommendations

DISTRIBUTION SYSTEM \ Wiring - installation

9. Condition: • [Open splices](#)

Open splice on branch going to kitchen pot lights, unplug until repaired

Implication(s): Electric shock | Fire hazard

Location: North Attic

Task: Correct

Time: Immediate

Cost: \$100 - \$200



3.

10. Condition: • [Double taps](#)

Wire for doorbell transformer needs to be corrected.

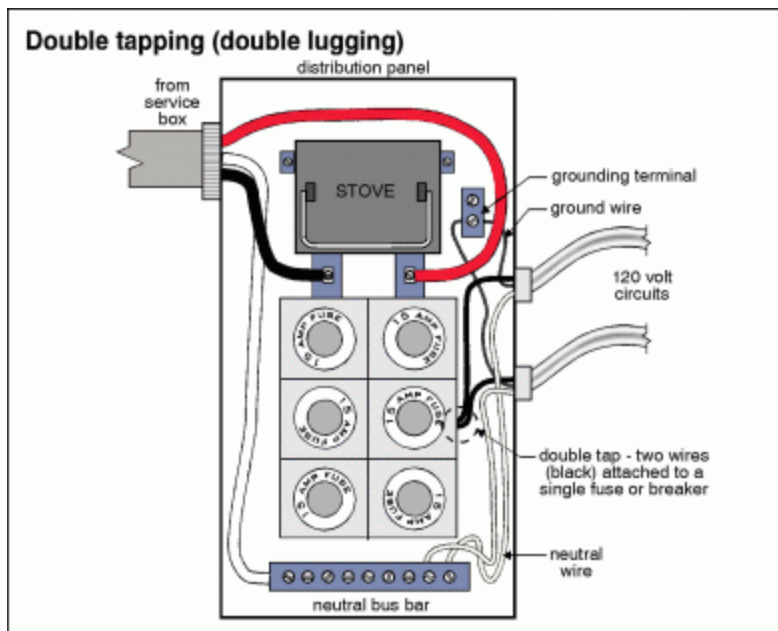
Implication(s): Fire hazard

Location: Southeast Basement

Task: Correct

Time: Immediate

Cost: \$100 - \$200



[Click on image to enlarge.](#)

Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

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

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [6 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Failure probability: • [Low](#)

Main fuel shut off at:

• Meter

Located outside at SE corner of house.

Supply temperature: • 125°

Return temperature: • 70°

Chimney/vent: • ABS plastic • Sidewall venting

Humidifiers: • Ensure that the humidifier bypass duct damper is OPEN when running the humidifier.

Humidifiers: • [Duct mounted bypass humidifer](#) • [Trickle/cascade type](#)

Limitations

Safety devices: • Not tested as part of a home inspection

Heat loss calculations: • Not done as part of a home inspection

Heat exchanger: • Not visible

Recommendations

RECOMMENDATIONS \ Overview

11. Condition: • Ensure that the humidifier bypass duct damper is OPEN when running the humidifier.

Implication: Poor humidifier performance if duct not opened.

GAS FURNACE \ Combustion air

12. Condition: • Extend furnace air intake to outside of structure.

Implication(s): Current setup uses heated air from house to supply combustion air to furnace that must be replaced with

Location: Basement

Task: Upgrade

Time: Discretionary

Cost: Less than - \$400

HEATING

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GAS FURNACE \ Mechanical air filter

13. Condition: • Change filter monthly during heating and cooling season; have furnace serviced annually.

Location: Basement

Task: Service

Time: Ongoing

GAS FURNACE \ Humidifier

14. Condition: • [Clogged pad, mesh or nozzle](#)

Implication(s): Equipment not operating properly

Location: Basement

Task: Clean

Time: Regular maintenance

COOLING & HEAT PUMP

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Description

Air conditioning type: • Ensure that the humidifier bypass duct damper is close when running the air-conditioner.

Air conditioning type: • [Air cooled](#)

Cooling capacity: • [20,000 BTU/hr](#)

Compressor approximate age: • 6 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [Low](#)

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Heat gain calculations: • Not done as part of a home inspection

Recommendations

AIR CONDITIONING \ Duct system

15. Condition: • Ensure that the humidifier bypass duct damper is close when running the air-conditioner.

Implication: Failure to close duct bypass damper will lead to poor air conditioning performance.

INSULATION AND VENTILATION

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Description

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

Attic/roof insulation amount/value: • [R-32](#)

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

Wall insulation material: • Not visible

Wall insulation amount/value: • Not determined

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

Foundation wall insulation amount/value: • [R-12](#)

Floor above porch/garage insulation material: • Not determined

Floor above porch/garage insulation amount/value: • Not determined

Air/vapor barrier: • [Plastic](#)

Limitations

Attic inspection performed: • By entering attic, but access was limited

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

ATTIC/ROOF \ Insulation

16. Condition: • No access to attic over master bedroom

Implication(s): Can not determine if there is any ventilation, insulation or moisture issues.

Location: Attic Master Bedroom

Task: Provide

Time: Less than 1 year

Cost: Less than - \$200

Description

Water supply source: • Public

Service piping into house:

• [Copper](#)

1 inch dia.

Supply piping in house: • [Copper](#)

Main water shut off valve at the:

• Basement

• Meter

Beside furnace; valve was operational

Water flow (pressure): • [Typical for neighborhood](#)

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

Water heater type: • [Induced draft](#) • Rental

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 6 years

Typical life expectancy: • 8 to 12 years

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

Floor drain location: • Near heating system

Limitations

Fixtures not tested/not in service: • Hot tub

Items excluded from a home inspection: • Water quality • Water heater relief valves are not tested

Recommendations

SUPPLY PLUMBING \ Shut off valve

17. Condition: • The main shut off valve should be operated annually.

WATER HEATER \ Tank

18. Condition: • Water should be drain from the bottom of the hot water tank to flush out any built-up material.

WATER HEATER \ Temperature/pressure relief valve

19. Condition: • The Temperature/pressure relief (TPR) valve should be checked/tested annually.

INTERIOR

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

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Sliders](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [French](#) • Garage door - metal

Laundry facilities: • Laundry tub • Vented to outside • 240-Volt outlet

Stairs and railings: • Inspected

Limitations

Not included as part of a home inspection: • Carbon monoxide detectors, security systems, central vacuum • Appliances • Perimeter drainage tile around foundation, if any

Basement leakage: • Cannot predict how often or how badly basement will leak

END OF REPORT

REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)