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BLUENOSE INSPECTIONS HOME INSPECTION REPORT

1234 Main st.
Halifax, NS B3K2Y5

Buyer Name
07/28/2022 9:00AM

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Inspection / Report limitations This inspection report is to inform you of the current condition as observed at the time of inspection. As general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However, some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement. It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense. It is not possible to detect every concern during a general visual inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk-through of the property before the close. This inspection does not include testing for radon, mold, termites and other wood-destroying organisms, pests and rodents, or other hazardous materials unless specifically requested.
We are always interested in advancing the quality of our service and our report. We welcome and value your input. We adhere to a high standard of professionalism and treat everyone with the utmost courtesy and respect. We are proud of our service and trust you will be happy with the quality of our inspection and report. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you.

SUMMARY

ITEMS INSPECTED

MAINTENANCE ITEM

COMMENTS AND OBSERVATIONS

This report is the exclusive property of Bluenose Inspections Inc. and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of the inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the home inspector's standards of practice. The report is not intended for third party dissemination. This report shall not be forwarded to any other person, company, or legal entity without inspection company express written approval.

Bluenose Inspections Inc., copyrights this report, which is protected by copyright law. Inspection / Report limitations This inspection report is to inform you of the current condition as observed at the time of inspection. As general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However, some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement. It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense. It is not possible to detect every concern during a general visual inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk-through of the property before the close. This inspection does not include testing for radon, mold, termites and other wood-destroying organisms, pests and rodents, or other hazardous materials unless specifically requested.

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8.5.1 Interior Systems - Counters and Cabinets (representative number): Counters and Cabinets

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9.2.1 Built-In Kitchen Appliances - Ranges/Ovens/Cooktops: The Oven and Range are Functioning Correctly

1: ONSITE WEATHER CONDITIONS DURING THE INSPECTION.

		IN	NI	NP	RR
1.1	Weather conditions	X			

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair/Replace

Information

Weather conditions

Weather conditions: Sunny

2: STRUCTURAL SYSTEMS

		IN	NI	NP	RR
2.1	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			X
2.2	Roof Structure and Attic	X			X

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair/Replace

Information

Foundation
Poured concrete

Wall Structure
Wood

Attic info
Attic hatch

Method used to observe Crawlspace
No crawlspace

Ceiling Structure
Not visible

Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.): Type
Vertical crack(s)

Floor Structure
Wood joists

Method used to observe attic
From entry

Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.): Type

Foundation wall















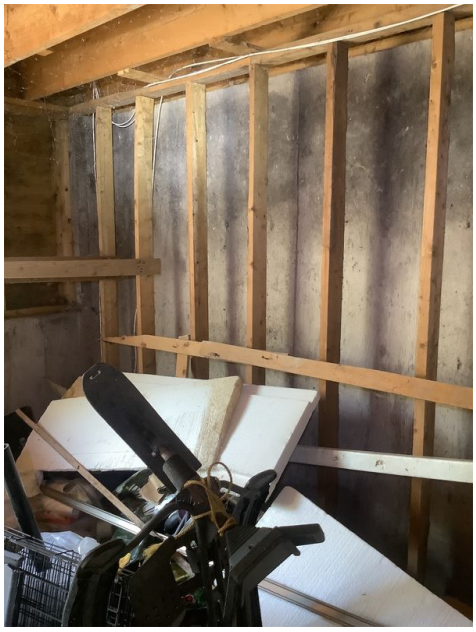
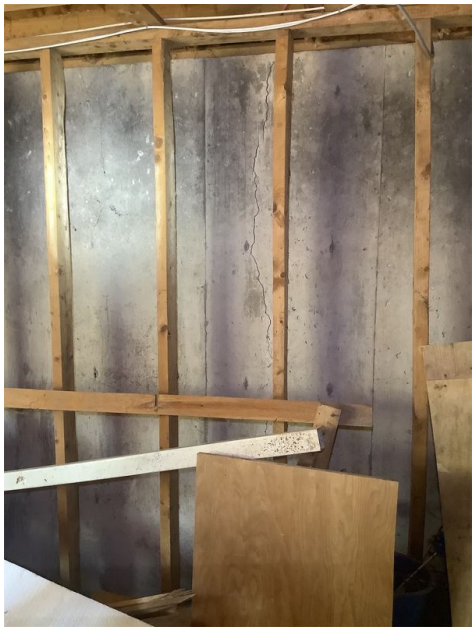


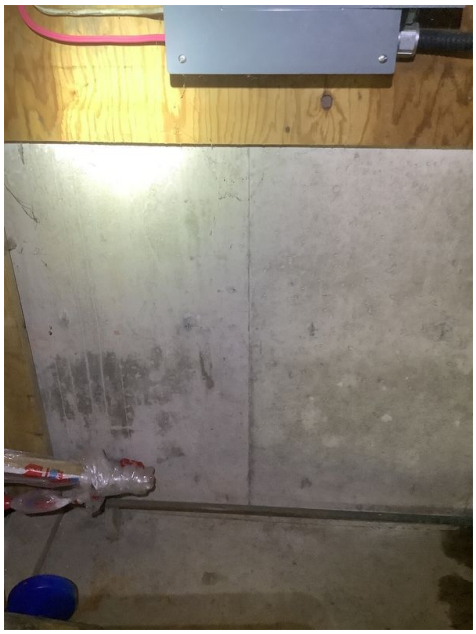


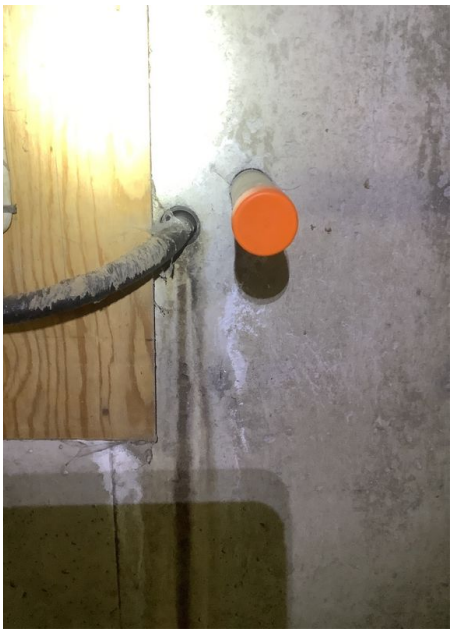






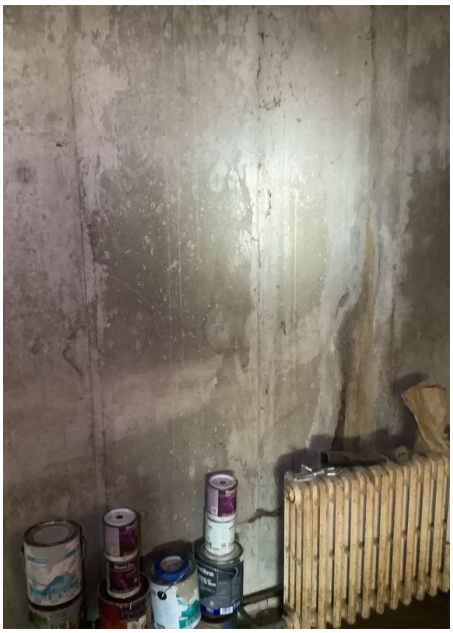







MICHELIN

MICHELIN

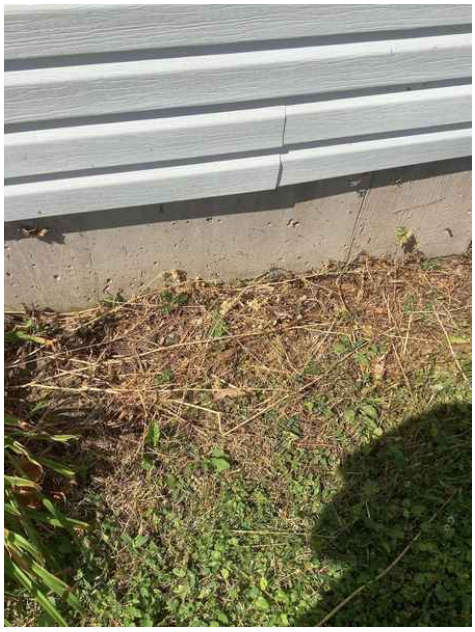













Suspected unprofessional repair

Roof Structure and Attic: Type

Plywood sheathing, Attic Hatch













Limitations

General

SCOPE AND LIMITATION OF THIS INSPECTION.

SCOPE AND LIMITATIONS OF THIS INSPECTION

Be advised that this inspection is confined to visual and accessible areas only.

This inspection does not include any information or advice on future repairs, or renovations or information permit requirements and approvals from any municipal or provincial authority.

The Inspector shall not inspect any area of the property considered dangerous or hazardous to their safety and health.

The purpose of the inspection is to give the client an overview of the general condition of various systems in the property.

This inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects .

Some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues.

Be advised that inspectors are not engineers/plumbers/electrician/HVAC technicians and can only render a visual report on the functional conditions of the visual components at time of inspection.

Be advised that warranties and guarantees are not given on any inspected components or systems or appliances. This includes any issues with any sewer back up or water entry from any roof or basement or window.

The inspector's report is limited to the day and time of inspection and cannot be liable for future unforeseen malfunctions of any components.

Please be advised that Bluenose Inspections Inc. will test and evaluate the HVAC and heating systems , which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers.

Although some safety issues may be addressed in this inspection, this inspection is not a safety or code inspection. This inspection may not reveal all deficiencies but is intended to help reduce some of the risk involved in purchasing a property. It is not possible to detect every concern during a general visual inspection and Bluenose Inspections strongly recommends consultation and review by a plumber, electrician and HVAC technician prior to owning the home.

Bluenose Inspections accepts no responsibility or liability for any omission in its inspection or the report related to defects or irregularities which are not reasonably visible at the time of the inspection, which are below ground or which are concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring); which required the moving/removing of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil). Bluenose Inspections Inc. does not inspect septic tanks, drain fields or perform termite inspections.

Bluenose Inspections does not move owner/occupied items for the purposes of the inspection;

We do not inspect items that are not reasonably and safely available to carry out a visual inspection.

This may include roofs, subfloor areas and ceiling cavities and high, constricted or dangerous areas for which inspection is not permitted by Occupational Safety and Health regulations.

In addition, the customer accepts that Bluenose Inspections may not detect some defects because: the defect may only occur intermittently or the defect has been deliberately concealed.

The client agrees and understands that the maximum liability incurred by the Inspector/The Company for errors and omissions in the inspection shall be limited to the inspection fee.

The client agrees that if a dispute between the client and company results from this inspection, arbitration will be required to be performed. If the dispute cannot be resolved through arbitration and if the client initiates a lawsuit against the company, then the client shall be responsible for all court costs and attorney fees.

The client has employed this inspection company to perform a visual inspection of all accessible areas and components at the time of inspection. The client was present, or had the opportunity to be present,

and accompanied the inspector during the inspection and does not hold the inspection company and/or inspector liable for future malfunctions or replacements needed of structural systems or components of the property inspected.

Comments and recommendations for repair or maintenance.

2.1.1 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments and Observations

WHITE EFFLORESCENCE

The inspector noted evidence of white efflorescence and old water staining during inspection. Further evaluation is recommended.

White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

Recommendation

Contact a qualified professional.




2.1.2 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments and Observations

CONCRETE SPALLING

Concrete spalling typically begins when the steel reinforcing embedded within the concrete member rusts. Contrary to popular belief, concrete is porous. Rusting of the embedded steel reinforcing occurs when that reinforcing bar is exposed to water and air; without both of these elements, the steel bar does not rust. When exposed to both of those elements, a chemical reaction takes place wherein iron oxide (rust) is produced. The production of iron oxide includes a volumetric expansion of the bar by up to 6 times the original volume, and that increase in volume imposes significant expansive forces upon the surrounding concrete. These expansive forces can cause the concrete to delaminate or to crack, spall, and break off.

Delamination and spalling of a concrete member are both undesirable conditions; they can reduce the cross sectional area of the concrete member and decrease its ability to safely carry imposed loads. An additional consideration is that both delamination and spalling offer increased access of air and water to the reinforcing steel within that member; thus creating a cycle of corrosion and increased access of the corrosive elements exacerbating the process with each subsequent cycle.

Beyond the obvious aesthetic issues, a reduction in the cross sectional area due to spalling and delamination is synonymous with a weakened concrete section. Additionally, delamination and spalling require increased maintenance, subsequent higher maintenance costs, and can result in a decreased service life of the concrete member(s).

The inspector recommends further evaluation of this issue by a foundation repair professional.

Recommendation

Contact a foundation contractor.

2.1.3 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments and Observations

EXPOSED WOOD IN A POURED FOUNDATION WALL

During construction of the home, the builder would have set up the forms to pour the foundation, they placed pieces of wood between the inside and outside forms .

These were to hold the forms apart until the concrete was poured, and ideally would have been removed as the concrete went in. These didn't get removed. . One possible solution would be to seal with hydraulic cement. This would be completed by a professional contractor.

Further evaluation is recommended.

Recommendation

Contact a foundation contractor.




2.1.4 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments and Observations

PREVIOUS FOUNDATION REPAIR OBSERVED.

The foundation of this home, is shown with a previous repair.

The inspector noted evidence of old water intrusion from the exterior to the interior during the inspection. Bluenose Inspections cannot confirm that this repair that is made, is professional and will not require any future maintenance or repair and recommends further evaluation by a professional contractor.

Further evaluation/repair is recommended.

Recommendation

Contact a foundation contractor.

2.1.5 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments and Observations

VERTICAL CRACK IN THE FOUNDATION WALL

Several vertical cracks were observed in the foundation wall during the inspection.

A vertical foundation crack is a crack that goes straight up and down or slightly diagonal, within 30 degrees of vertical. Vertical cracks are of the least concern and are commonly seen in almost all houses. In fact, it is very rare in this area to have a concrete foundation that does not have one or two vertical cracks. They occur because concrete is very strong under compression but cracks easily under tension. Most houses will see one, two, or even three vertical cracks form within the first couple of years after construction. These cracks are not a real structural concern, but they can allow seepage of water through the foundation wall during heavy rains. Again, this is normal and commonly seen.

There were no signs of active water intrusion to the inside wall of the home during the inspection however it is recommended to contact a professional foundation repair company for further evaluation and repair if required.

Recommendation

Contact a foundation contractor.


2.1.6 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Maintenance Item

BASEMENT WATER PROOFING INFORMATION AND MAINTENANCE TIPS

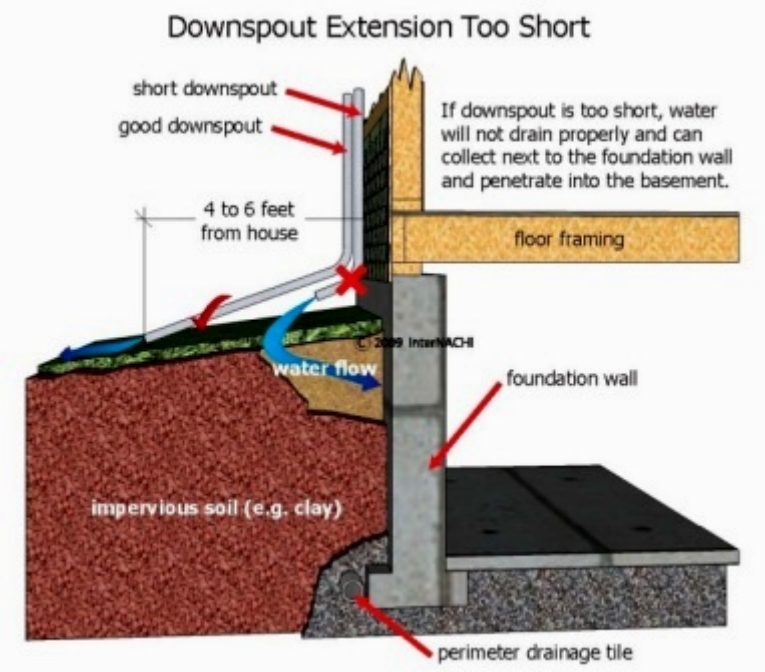
Basements are typically the area of a structure most at risk for water damage because they are located below grade and surrounded by soil. Soil releases water it has absorbed during rain or when snow melts, and the water can end up in the basement through leaks or cracks. Water can even migrate through solid concrete walls via capillary action, which is a phenomenon whereby liquid spontaneously rises in a narrow space, such as a thin tube, or via porous materials. Wet basements can cause problems that include peeling paint, toxic mold contamination, building rot, foundation collapse, and termite damage. Even interior air quality can be affected if naturally occurring gasses released by the soil are being transmitted into the basement.

Properly waterproofing a basement will lessen the risk of damage caused by moisture or water. Homeowners will want to be aware of what they can do to keep their basements dry and safe from damage. Bluenose Inspections, believes that you may benefit from being aware of these basic strategies for preventing leaks and floods.

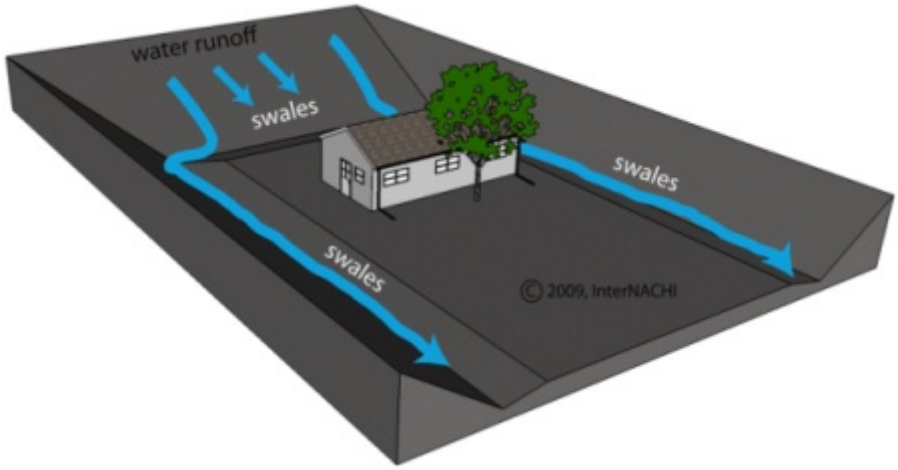
-Prevent water entry by diverting it away from the foundation.

Preventing water from entering the basement by ensuring it is diverted away from the foundation is of primary concern. Poor roof drainage and surface runoff due to gutter defects and improper site grading may be the most common causes of wet basements. Addressing these issues will go a long way toward ensuring that water does not penetrate the basement.

Here are some measures to divert water away from the foundation:



1)Install and maintain gutters and downspouts so that they route all rainwater and snow melt far enough away from the foundation of the building to ensure that pooling does not occur near the walls of the structure. At least 10 feet from the building is best, and at the point where water leaves the downspout, it should be able to flow freely away from the foundation instead of back toward it, and should not be collecting in pools.
2)The finish grade should be sloped away from the building for 10 to 15 feet. Low spots that may lead to water pooling should be evened out to prevent the possibility of standing water near the foundation.
3)Shallow ditches called swales should be used in conditions where one or more sides of the building face an upward slope. A swale should slope away from the building for 10 to 15 feet, at which point it can empty into another swale that directs water around to the downhill-side of the building, leading it away from the foundation.



-Repair all cracks and holes.

If leaks or seepage is occurring in the basement's interior, water and moisture are most likely entering through small cracks or holes. The cracks or holes could be the result of several things. Poor workmanship during the original build may be making itself apparent in the form of cracks or holes. Water pressure from the outside may be building up, forcing water through walls. The house may have settled, causing cracks in the floor or walls. Repairing all cracks and small holes will help prevent leaks and floods.

Recommendation
Contact a qualified professional.

2.1.7 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments and Observations

SUSPECTED ACTIVE WATER

The inspector noted evidence of active water entry coming through the electrical service conduit wall penetration in the basement during inspection. Further evaluation/repair is recommended.

Recommendation
Contact a qualified professional.




2.2.1 Roof Structure and Attic

Comments and Observations

R- VALUE EXPLAINED. - FOR YOUR INFORMATION

As energy efficiency has become an increasing concern among builders and homeowners, the attributes and performance of building materials and components are being scrutinized more closely. In order to maximize levels of efficiency by examining the details of how each individual component of a house performs on its own and as part of a dynamic system, very specific properties are measured and taken into account. This can be especially helpful when trying to select the best building materials for a given application. R-value is the measurement used when quantifying a specific material's level of thermal resistance, which is the inverse of U-value, which measures thermal conductance. R-value is often the standard consideration when discussing the effectiveness of insulation.

How Does R-Value Relate to Insulation?

Heating and cooling costs account for 50% to 70% of energy used in an average Canadian home.

Inadequate insulation can account for a lot of wasted energy, so it is important to be sure that insulation installed is doing its job properly. The function of insulation is to provide resistance to the flow of heat, and R-value is the measure of exactly this attribute for a given material. A higher R-value equates to higher resistance to heat flow and greater effectiveness in insulating. An insulation material's R-value, in conjunction with how and where it is installed, will determine its overall thermal resistance and effectiveness.

Adding the R-values of each layer of material contained in one building component, such as a wall or ceiling with multiple layers of insulation, will help determine the thermal resistance of the whole component. The way the insulation is installed, as well as other factors, will also affect its thermal resistance.

2.2.2 Roof Structure and Attic

Comments and Observations

ATTIC SPACE

The attic space is shown during the inspection

The attic space was shown to be in good condition. The insulation appears to be blown-in cellulose and approximately R40 with no signs of disturbance or moisture content.

The inspector noted evidence of damage/old water staining around the plumbing vent stack.

This could be from current or past water entry and should be evaluated further to determine the cost and scope of the required repair prior to owning the home.

Further evaluation/repair is recommended.

The attic was found to be cool and dry during the inspection.

Recommendation

Contact a qualified professional.

2.2.3 Roof Structure and Attic

Comments and Observations

BLACK STAINS ON ATTIC SHEATHING

Almost all attics in homes more than 5 years old will have some moisture stains on either the sheathing or the framing. In a reasonably well-insulated and vented attic, stains may appear due to condensation. This happens due to trapped damp air, often in the late fall or early winter. When this humid, relatively warm air cannot escape the attic space before the temperature drops, condensation can occur on the coldest surfaces in the attic. Those often are the underside of the roof. When this phenomenon occurs, the sheathing or framing may become slightly wet on the surface. If the temperature drops below the freezing point, often at night after the sun goes down, this moisture will freeze.

Looking up into an attic in the days or weeks after the first few sub-zero days will often reveal a layer of white frost in some areas. This frost will normally melt on warmer winter sunny days, but may reoccur at night when the surface temperature of the roof drops. Also, a heavy layer of snow on the surface of the roof will insulate the sheathing and may keep the frost from melting, altogether. If the frost does melt, it will further wet the wood in the attic, staining it. Small stains may only be this surface moisture bleeding out minerals or dirt from the wood and are often brownish in colour. These stains may turn darker in colour over the years, as the frost/melt cycle reoccurs. In many cases the continued wetting of the sheathing will cause it to rot, but that may take several years or decades, depending on the attic ventilation.

Further Evaluation may be required and is recommended.

Recommendation

Contact a qualified professional.

3: ROOF SYSTEMS

		IN	NI	NP	RR
3.1	Roof Coverings	X			X
3.2	Roof Drainage Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair/Replace

Information

Roof Covering
Asphalt/Fiberglass

Method(s) used to inspect roof(s)
Drone

Sky Light(s)
None

Chimney (exterior)
Metal Flue Pipe

Roof Coverings: Type
Roof shingles

Roof Systems

The home inspector is NOT required to inspect antennae and satellite dishes, interiors of flues or chimneys, and other installed items attached to but not related to the roof system(s).

Limitations

General

SCOPE AND LIMITATION OF THIS INSPECTION.

SCOPE AND LIMITATIONS OF THIS INSPECTION

Be advised that this inspection is confined to visual and accessible areas only.

This inspection does not include any information or advice on future repairs, or renovations or information permit requirements and approvals from any municipal or provincial authority.

The Inspector shall not inspect any area of the property considered dangerous or hazardous to their safety and health.

The purpose of the inspection is to give the client an overview of the general condition of various systems in the property.

This inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects .

Some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues.

Be advised that inspectors are not engineers/plumbers/electrician/HVAC technicians and can only render a visual report on the functional conditions of the visual components at time of inspection.

Be advised that warranties and guarantees are not given on any inspected components or systems or appliances. This includes any issues with any sewer back up or water entry from any roof or basement or window.

The inspector's report is limited to the day and time of inspection and cannot be liable for future unforeseen malfunctions of any components.

Please be advised that Bluenose Inspections Inc. will test and evaluate the HVAC and heating systems , which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers.

Although some safety issues may be addressed in this inspection, this inspection is not a safety or code inspection. This inspection may not reveal all deficiencies but is intended to help reduce some of the risk involved in purchasing a property. It is not possible to detect every concern during a general visual inspection and Bluenose Inspections strongly recommends consultation and review by a plumber, electrician and HVAC technician prior to owning the home.

Bluenose Inspections accepts no responsibility or liability for any omission in its inspection or the report related to defects or irregularities which are not reasonably visible at the time of the inspection, which are below ground or which are concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring); which required the moving/removing of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil). Bluenose Inspections Inc. does not inspect septic tanks, drain fields or perform termite inspections.

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The client has employed this inspection company to perform a visual inspection of all accessible areas and components at the time of inspection. The client was present, or had the opportunity to be present,

and accompanied the inspector during the inspection and does not hold the inspection company and/or inspector liable for future malfunctions or replacements needed of structural systems or components of the property inspected.

Roof Drainage Systems

NOT RAINING DURING THE INSPECTION

Cannot determine if there are any leaks, due to the onsite conditions during the inspection.

Comments and recommendations for repair or maintenance.

3.1.1 Roof Coverings

Comments and Observations

ROOF SHINGLES WILL REQUIRE MAINTENANCE OR REPAIR

The shingles over the back portion of the home are shown past their expected life cycle and should be replaced.

There were signs of granule loss, curling shingles, and vegetation growth on the shingle surface and in general poor condition.

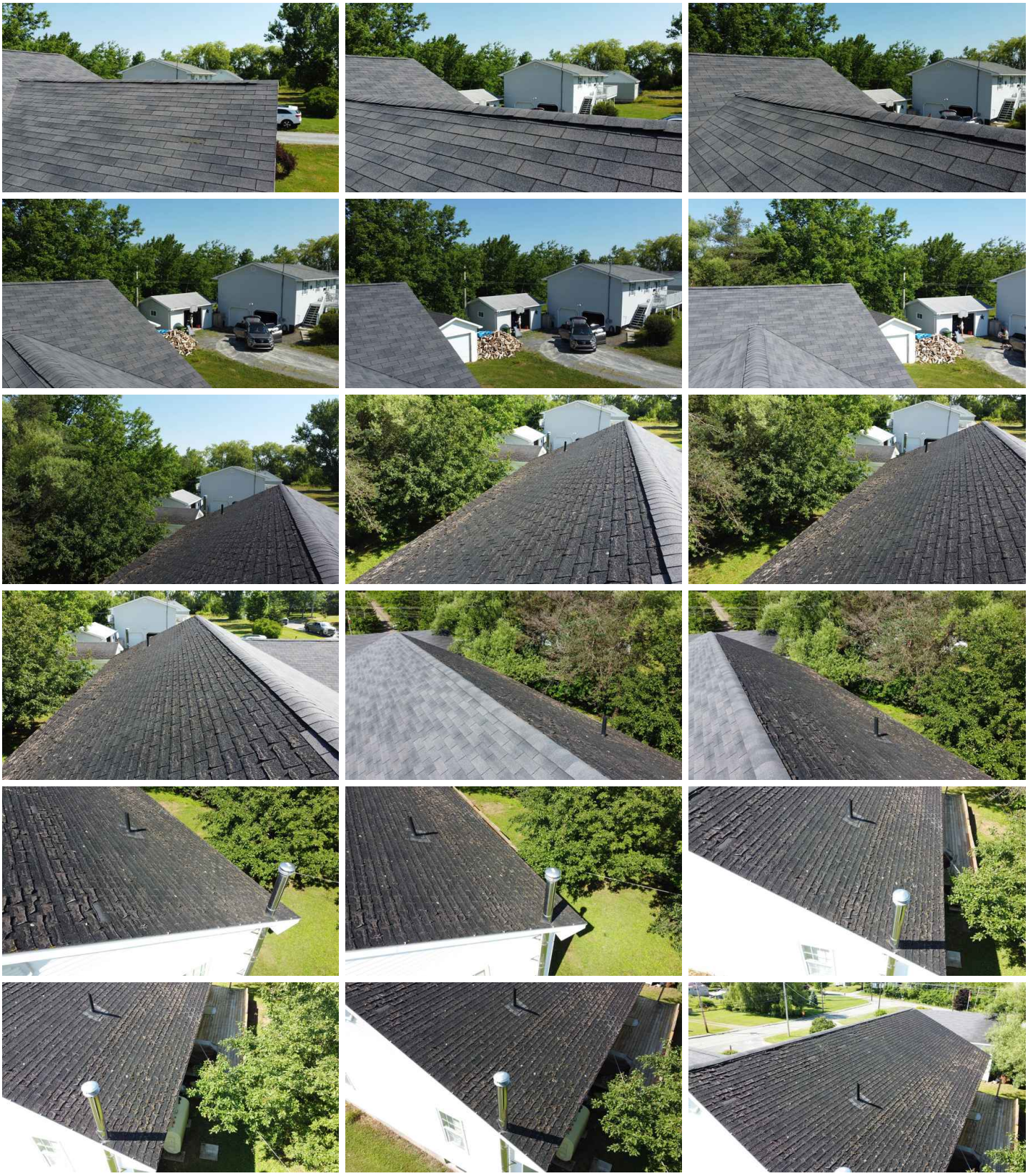
This is a maintenance issue and a quote for the repair/replacement should be confirmed by a qualified professional roofer prior to owning the home.

The shingles over the front portion (street facing) of the home appear to be mid way through their maintenance cycle with no evidence of damaged, curled or missing shingles.

Further evaluation is recommended.

Recommendation

Contact a qualified roofing professional.



3.2.1 Roof Drainage Systems

Comments and Observations

NO ROOF DRAINAGE SYSTEM IS INSTALLED

There is no gutters or downspouts installed on this home.

Recommendation

Contact a qualified gutter contractor

3.2.2 Roof Drainage Systems

Comments and Observations

ROOF DRAINAGE SYSTEM - FOR YOUR INFORMATION

Cleaning your gutters will help:

1. Prevent water damage. When gutters and downspouts are blocked with leaves and debris, rainwater may not drain properly. As water overflows from gutters, it can cause water damage on both the interior and exterior of your home.
2. Protect your roof. Clogged gutters give rainwater nowhere to run. When water continues to flood over, it can leave rotten or a leaky roof in its wake.
3. Keep pests from causing trouble. Gutters clogged with leaves can make desirable homes for rodents, birds, and insects. The last thing you want is a pest infestation in your home!
4. Reduce the risk of a cracked foundation. When water is blocked from traveling away from your home, it can pool around the foundation of your house. This water can crack your foundation when it expands and freezes in the winter months.
5. Save you money. Gutter and downspout cleaning can help prevent unexpected and expensive projects down the road. Taking preventive measures now can help minimize the likelihood of having to repair or replace your roof.

3.2.3 Roof Drainage Systems

Comments and Observations

NO EVIDENCE OF DOWNSPOUTS

The inspector noted that there was no evidence of installed downspouts for the home. Gutters and drain lines/downspouts are needed or erosion or water intrusion can occur.

Recommendation

Contact a qualified gutter contractor

4: EXTERIOR SYSTEMS

		IN	NI	NP	RR
4.1	Wall covering(s) Flashing and Trim	X			X
4.2	Doors (Exterior)	X			X
4.3	Attached or Adjacent Decks, Balconies, Steps, Porches, Patio/Cover and Applicable Railings	X			X
4.4	Eaves, Soffits and Fascias	X			
4.5	Vegetation, touching or growing near the home.	X			X
4.6	Exterior Stairs or Retaining Walls.	X			X
4.7	Windows (from exterior side)	X			X

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair/Replace

Information

Attached or Adjacent Decks, Balconies, Steps, Porches, Patio/Cover and Applicable Railings: Type
Rear of Home

Attached or Adjacent Decks, Balconies, Steps, Porches, Patio/Cover and Applicable Railings: Type
Front Step

Exterior Stairs or Retaining Walls.: Type
Wood timber wall

Windows (from exterior side): Type
Vinyl Windows, Aluminum Sliders

Windows (from exterior side): Window Wells
One

Wall covering(s) Flashing and Trim: Type

Vinyl siding





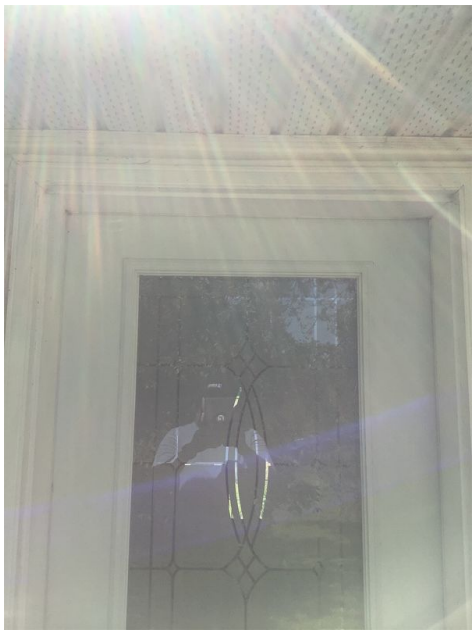




Doors (Exterior): Type

Main entry door, Rear of home

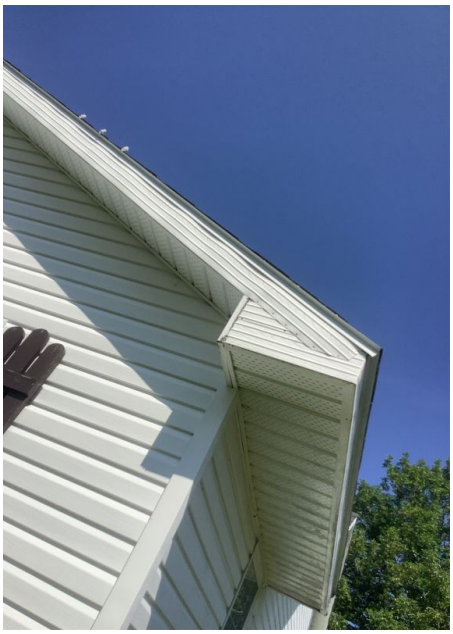







Eaves, Soffits and Fascias: Type

Metal Wrapped Fascia and Eaves, with Vinyl Soffit







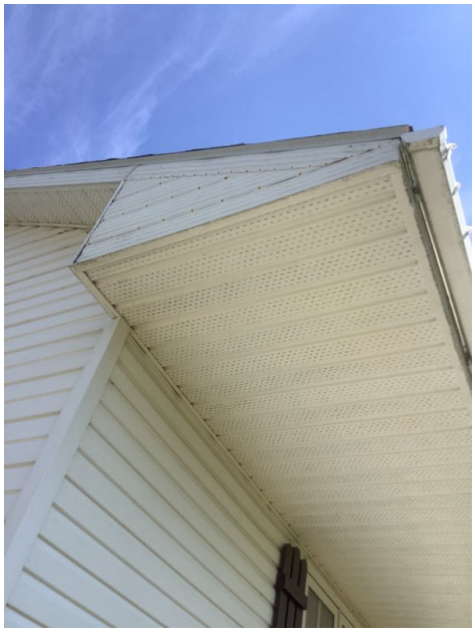




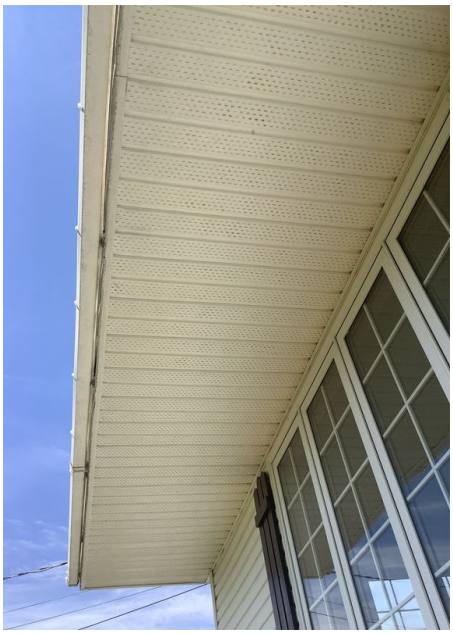










Limitations

Windows (from exterior side)

SCOPE AND LIMITATION OF THIS INSPECTION.

SCOPE AND LIMITATIONS OF THIS INSPECTION

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Comments and recommendations for repair or maintenance.

4.1.1 Wall covering(s) Flashing and Trim

Comments and Observations

SIDING GROUND CONTACT

Siding in contact with the ground.

Because the siding is in contact with the ground it is possible for framing to have deteriorated.

We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible.

Further evaluation/repair is recommended.

Recommendation

Contact a qualified siding specialist.

4.1.2 Wall covering(s) Flashing and Trim

Comments and Observations

EXTERIOR SHOWN IN GOOD CONDITION.

With the exception of the noted areas, The siding is shown in good condition with only minor stains and damage

There were no signs of major damage or loose or missing sections of siding during the inspection.

The inspector is NOT required to provide any engineering service or architectural service, offer an opinion as to the adequacy of any structural system or component. inspect screening, shutters, awnings, and similar seasonal accessories, fences, geological, geotechnical or hydrological conditions, recreational facilities, detached garages and outbuildings, seawalls, break-walls, dykes and docks, erosion control and earth stabilization measures.

4.1.3 Wall covering(s) Flashing and Trim

Comments and Observations

VINYL SIDING - FOR YOUR INFORMATION

Homeowners, remodeling contractors and builders often choose vinyl siding as an alternative to wood and aluminum because it is attractive, durable, easy to maintain and cost-effective. Vinyl siding is often textured to resemble wood or stone in a variety of colors.

Although it is a very popular and well-regarded product, homeowners may want to be aware of some of the downsides of using vinyl siding if they are thinking about remodeling or building a new home.

Pros and Cons

Vinyl siding can provide advantages over other exterior cladding materials, but there are also some concerns to be aware of. Here are some pros and cons related to its specific attributes and characteristics.

Advantages:

- Vinyl siding is very durable.
- It will last a long time when properly maintained.
- It will not fade.
- It will not rust.
- It does not dent easily.
- Vinyl siding provides a supplemental rain screen.
- It is designated as a water-resistant barrier. Properly installed vinyl siding is designed to let the material underneath it breathe.
- As long as the siding has been properly installed, maintenance is very simple, limited mostly to spray-washing once a year or whenever necessary.

Disadvantages:

- In extreme weather conditions, vinyl siding is as susceptible to damage as any other siding.
  - In severe cold, vinyl siding can become brittle and more susceptible to cracking if something impacts it.
  - Extreme heat can also cause vinyl to melt or distort. There have been cases reported of extremely hot reflections from nearby windows causing warping and melting.
- Vinyl siding is not a form of insulation. It is simply an exterior cladding, but some salespeople misrepresent this fact with claims that new siding will aid energy efficiency. This is only applicable for siding that includes special insulating inserts or backings, but not to the vinyl siding itself.
- Vinyl siding is not a watertight covering.
- If a fire occurs, vinyl siding will melt or burn and may release toxic chemicals, making the situation more dangerous for occupants. Some groups believe PVC itself can have a negative impact on health and there is much debate about these claims.
- Problems can occur if incorrect installation is allowing water to become trapped behind the siding, which would need to be addressed before water damage becomes an issue.

In general, proper installation is the main concern with this type of exterior cladding. When correctly installed and maintained, vinyl siding is attractive and durable, and can last for many years.

4.1.4 Wall covering(s) Flashing and Trim Comments and Observations

POTENTIAL HORNETS NEST

The inspector noted a small hole in the exterior wall during inspection. There was evidence of hornets entering and exiting through the hole in the wall as shown in the video.

The inspector suspects a potential hornets nest located in the wall assembly.

Further evaluation/repair by a qualified pest control company is recommended.

Recommendation

Contact a qualified pest control specialist.

4.2.1 Doors (Exterior)

Comments and Observations

EXTERIOR DOORS AND FRAMES WILL REQUIRE MAINTENANCE/REPAIR

The exterior doors are shown to open and close as expected during the inspection

The rear patio door frame is shown to be rotted/soft/weather worn and will require a repair/replacement

The front door frame is shown with potential rot in the corners as shown.

Further evaluation and repair/replacement/maintenance is required.

The inspector also cautions that this is a visual only inspection and there could be water damage, that is not readily accessible behind each door frame and is not seen.

Further evaluation and repair is recommended.

Recommendation

Contact a qualified door repair/installation contractor.

4.3.1 Attached or Adjacent Decks, Balconies, Steps, Porches, Patio/Cover and Applicable Railings

Comments and Observations

FRONT STEP IS A SIMPLE STRUCTURE

The front step is shown to be very simple structure. It is a small square concrete slab.

There were no signs of major damage during the inspection.

4.3.2 Attached or Adjacent Decks, Balconies, Steps, Porches, Patio/Cover and Applicable Railings

Comments and Observations

THE REAR WOOD DECK

The deck is not constructed to a modern standard but there are no signs of major damage or rot.

The ledger board does not show any visible flashing between the board and the house wall.

The forward weight of the deck is transfer to two single ply deck beams, that are resting on vertical supports footed to cement pier blocks.

The inspector noted no evidence on an installed guardrail around the perimeter of the deck.

The inspector also noted no evidence of an installed handrail to either sets of stairs to the rear deck.

A graspable handrail should be installed on all staircases with three of more stairs, that extends from the top to the bottom stair to prevent any slip and fall and personal injury incidents.

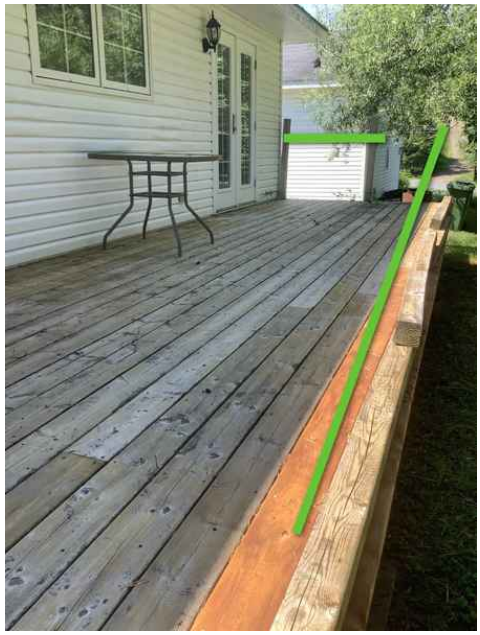
In the National Building Code, handrails must be “graspable”. In keeping with the prescriptive nature of the NBC, that is not defined. The NBC notes Graspable portion of a handrail should allow a person to comfortably grab hold by allowing their fingers and thumb to curl under part of the handrail . . . Or have a recess that is sufficiently wide and deep to accommodate a person’s fingers.

Further evaluation/repair is recommended.

Recommendation

Contact a qualified professional.

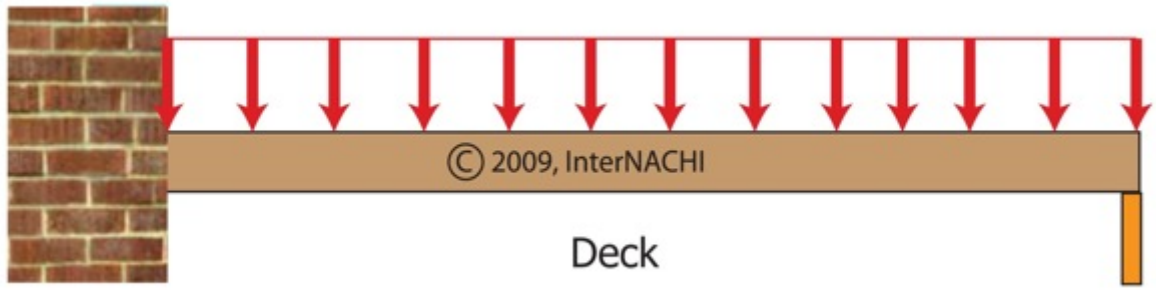




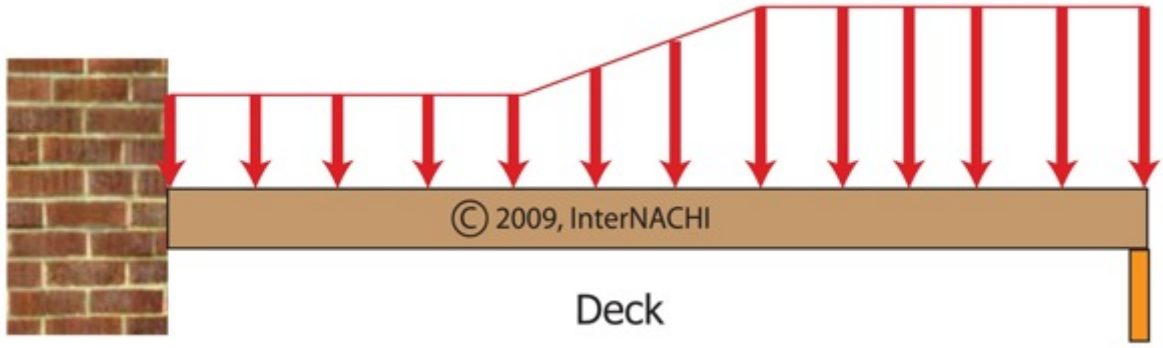
4.3.3 Attached or Adjacent Decks, Balconies, Steps, Porches, Patio/Cover and Applicable Railings

Comments and Observations

WOOD DECK CONSTRUCTION - FOR YOUR INFORMATION



The image above depicts an evenly distributed deck load. Building codes require decks to be designed to carry a uniformly distributed load over the entire deck. If evenly distributed, half of the load is carried by the deck-to-house connection, and the other half is carried by the posts.

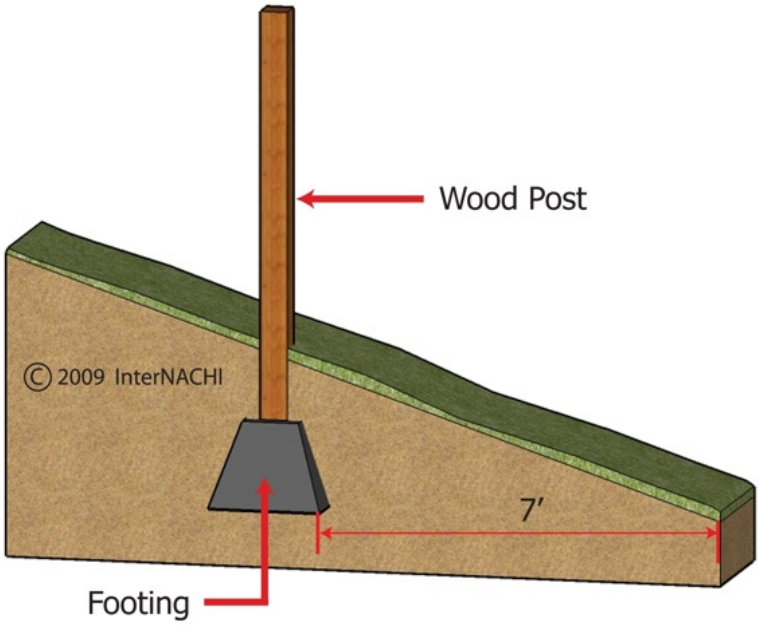


The image above depicts a typical deck load distribution. People tend to gather near the railings of a deck, and so more load is likely carried by the posts.

Hot tubs filled with water and people are heavy and can weigh a couple of tons. Most decks are designed for loads of 40 to 60 pounds per square foot. Hot tubs require framing that can support over 100 pounds per square foot.

Footings and Posts:

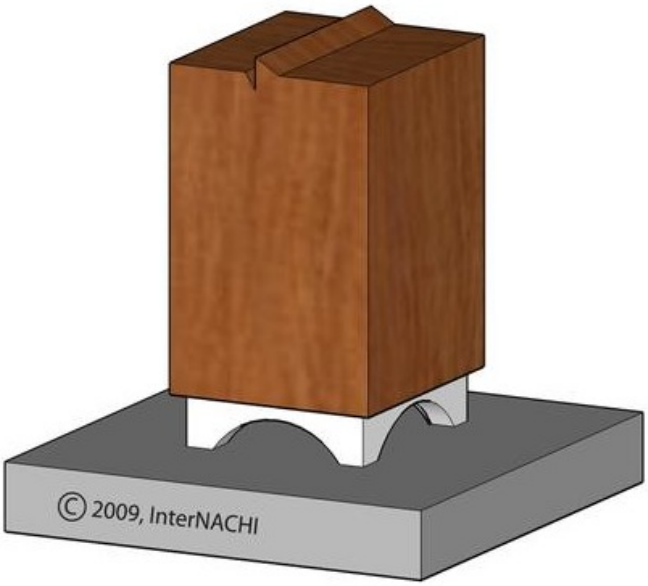
Required footing depths vary based on local building codes. The depth is normally below the frost line, or 12 inches (where frost lines are not applicable).



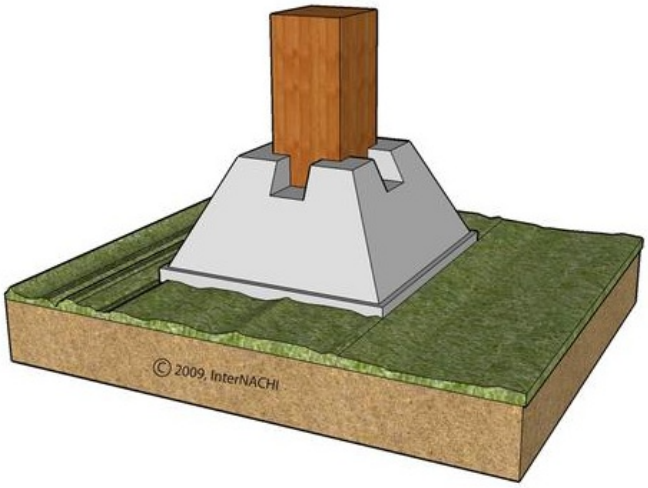
The above image depicts the 7-Foot Rule. On steep properties, the slope of the ground around the footing could affect the footing's stability. The 7-Foot Rule states that there should be a least 7 feet between the bottom of a footing and daylight.

Posts in contact with soil should be pressure-treated and oriented so the cut end is above grade.

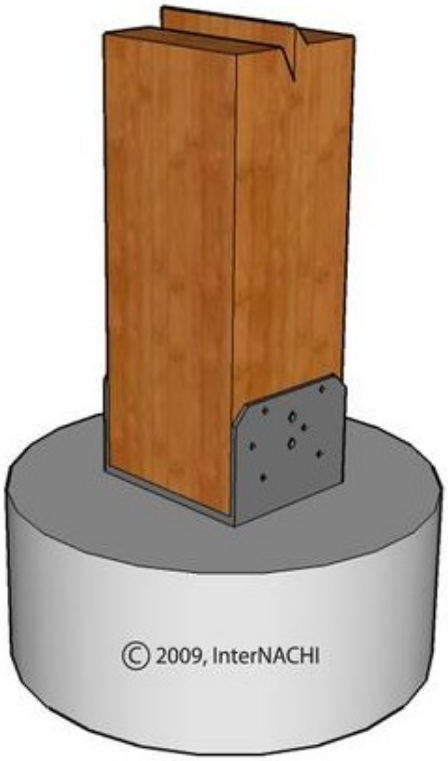
The image above depicts a free-standing deck (not attached to the home or building). A footing near a home must be on undisturbed soil. Some codes consider soil to be "undisturbed" if it hasn't been disturbed in more than five years. It may be difficult to find undisturbed soil near the foundation of a new home.



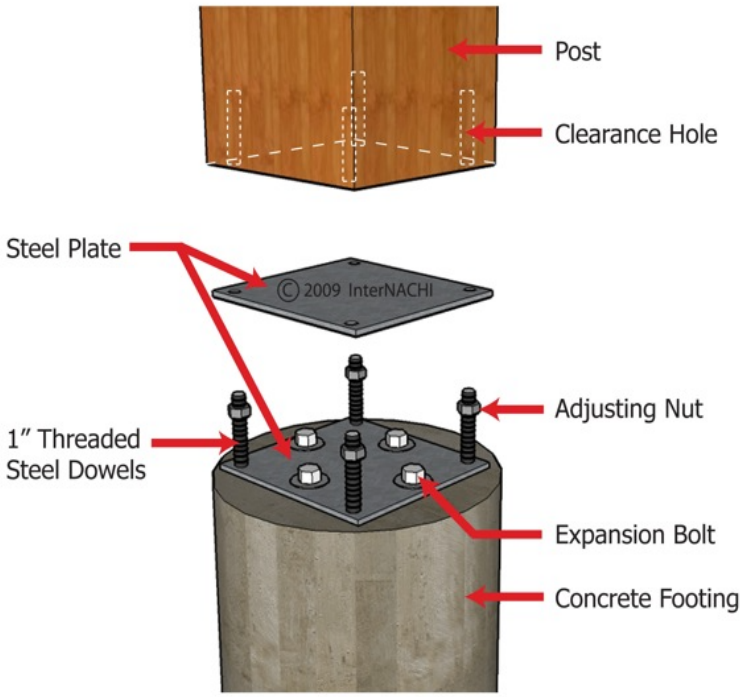
The image above depicts a post base that is not attached to its footing. Posts should be connected to their footings so that the posts don't lift or slip off.



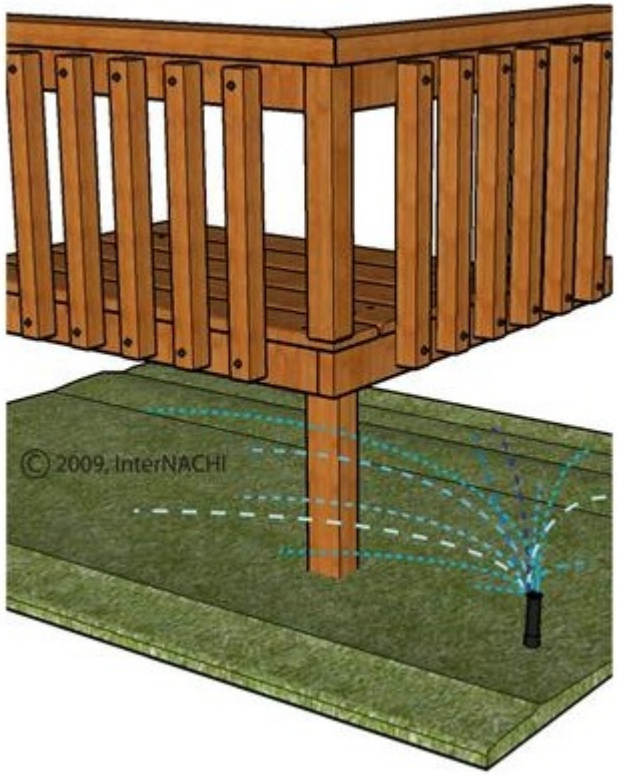
The image above depicts a pre-cast concrete pier. Posts can lift out of pre-cast concrete piers, and piers can slide. Posts should be connected to their footings so that the posts don't lift or slip off.



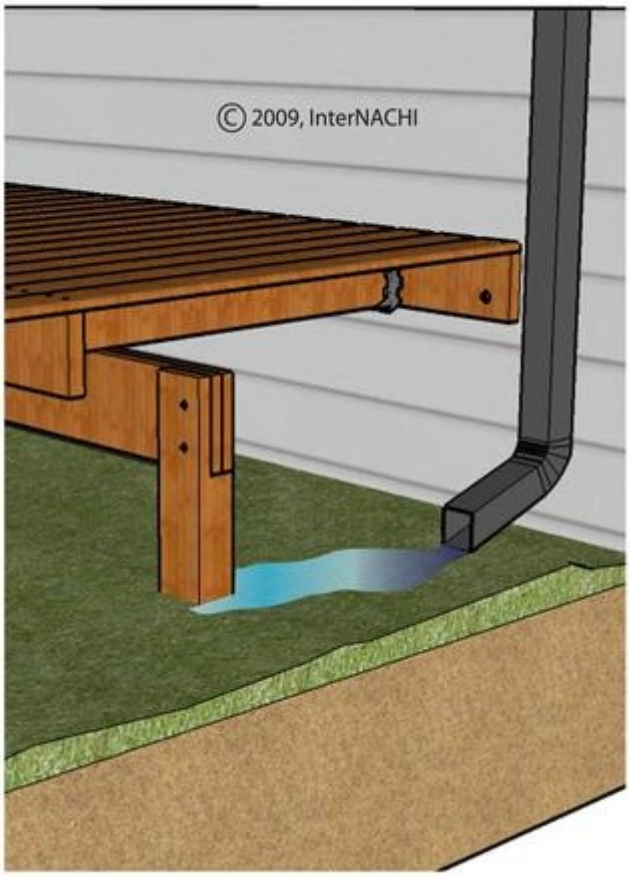
The image above depicts a proper post-to-footing connection. Posts should be connected to their footings so that the posts don't lift or slip off their footings.



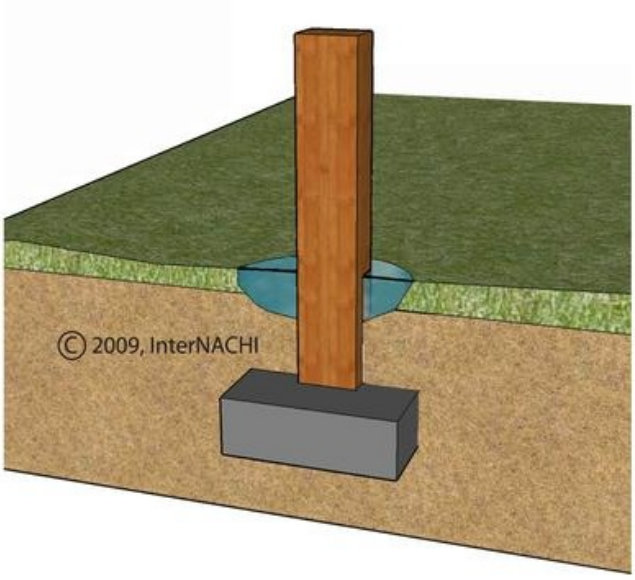
The image above depicts an adjustable post-to-footing connection. Posts should be connected to their footings so that the posts don't lift or slip off their footings.



The above image depicts a lawn sprinkler keeping a deck post wet. Lawn sprinkler systems that regularly keep the deck wet contribute to decay.



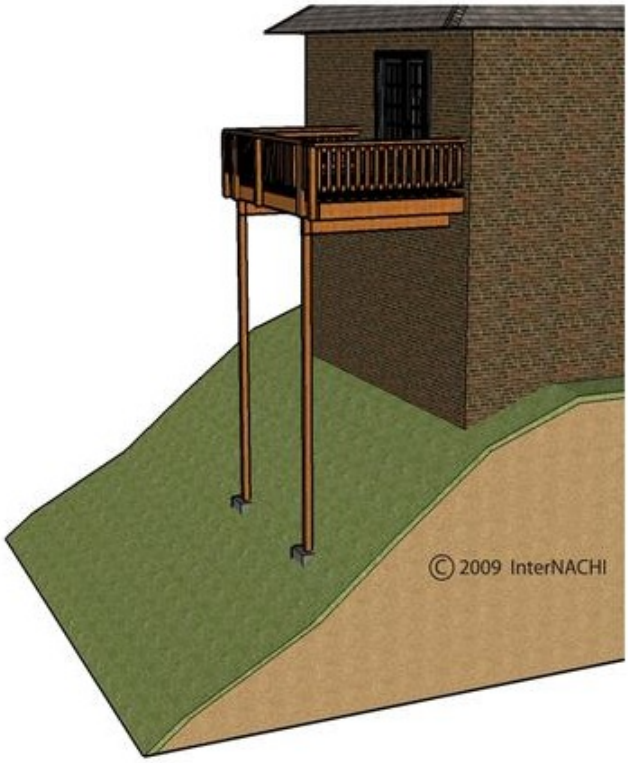
The image above depicts a downspout contributing to post decay. Downspouts should not discharge near deck posts.



The image above depicts the indentation left over from the footing hole, causing a puddle. Puddles contribute to post decay.

Wood can decay and degrade over time with exposure to the elements. Decay is a problem that worsens with time. Members within the deck frame that have decayed may no longer be able to perform the function for which they were installed.

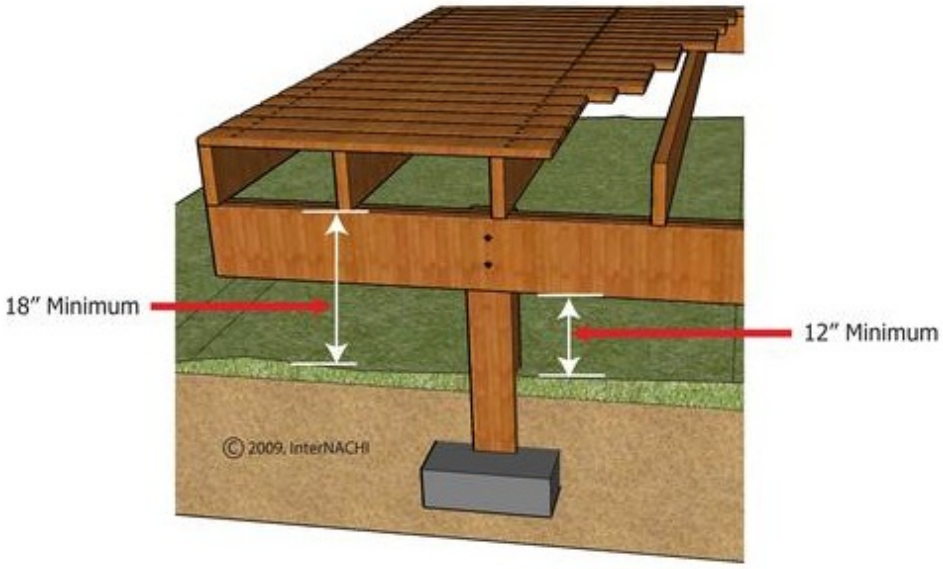
Although deck inspections are visual-only inspections, inspectors may want to dig down around posts and perform pick tests just below grade level to look for decay.



The image above depicts a high deck being supported with 4"x 4" posts. Tall 4"x 4" posts twist under load and 4"x 4" posts, even when treated, decay below grade too quickly. In all but the lowest of decks, deck posts should be at least 6"x 6", and be no higher than 12 feet; 14 feet is acceptable if cross-bracing is used.

Often, the bottoms of the stringer boards for deck stairs have been found to rest on soil, concrete block or rock, as opposed to resting on posts installed below the frost line. Posts set on soil are subject to rot due to moisture. Posts that are set in unsound footings may cause movement and make the deck above unstable.

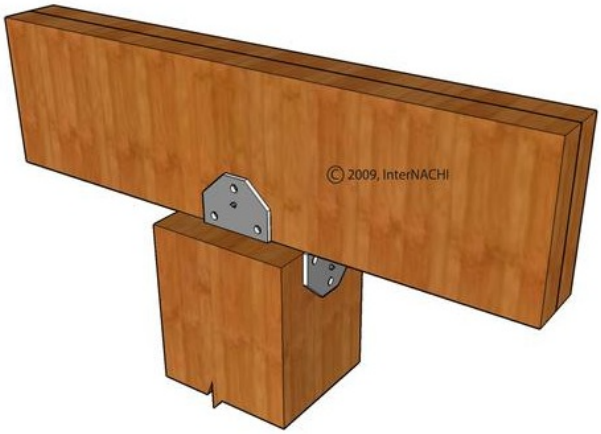
Girders and Beams:



The image above depicts the minimum distance of untreated support members from grade. Untreated joists should be at least 18 inches away from the ground. Girders should be 12 inches away from the ground. However, in many situations, exceptions are made where the elevation of the home does not provide for these minimum distances and the climate is very dry.

The image above depicts a girder improperly relying on the sheer strength of lag bolts. Girders should bear directly on posts.

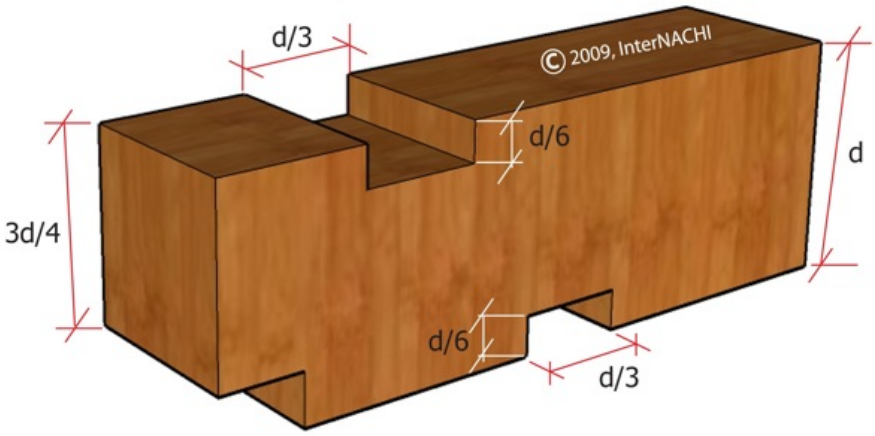
The image above depicts a girder properly resting on a notched post. Girders should bear directly on posts.



The image above depicts a girder properly resting on a post. Girders should bear directly on posts.

Girders supporting joist should not be supported by deck ledgers or band joists.

The image above depicts a butt joint improperly located within a girder span. Butt joints in a girder span are generally not permitted unless specially engineered. Butt joints typically must be located above posts.



The image above depicts notches in a supporting beam. Notches must be less than one-quarter the depth of the member. On the tension and compression faces, the notch depth must be less than one-sixth of the member's depth, and the notch length must be less than one-third of the member's depth. Notches are not permitted in the middle third of spans, or on the tension face of members that are greater than 3½ inches thick.

The image above depicts a level being used to check for beam sag. Even with a carpenter's level, it can be difficult to see beam sag from the front.

The image above depicts beam sag being eyed-up. Often it is easier to detect beam sag by eye than with a level by looking along the bottom edge of the beam.

Ledger Connection:

The most common cause of deck collapse is when a ledgers pulls away from the band joists of homes and buildings.

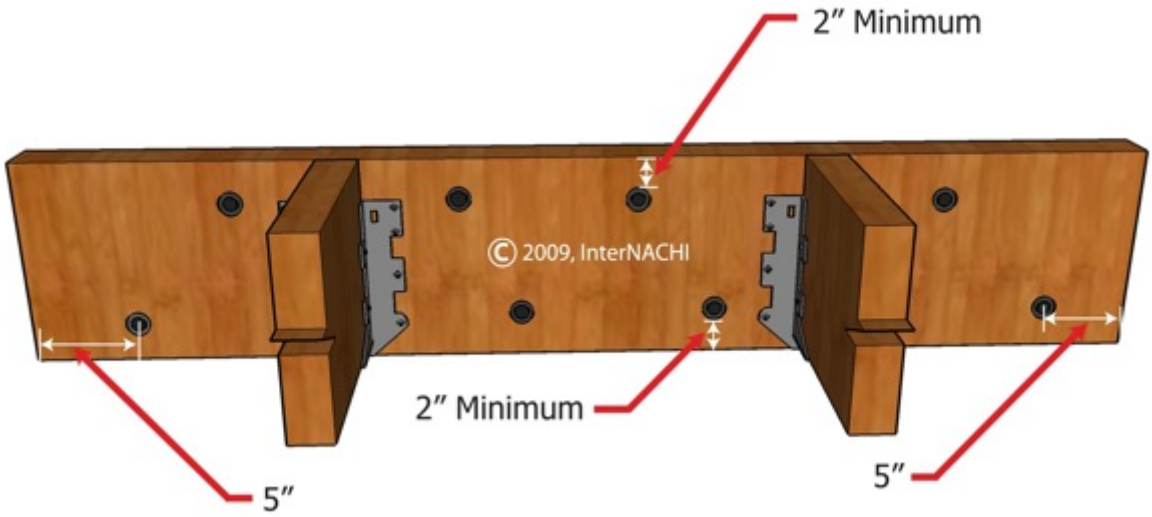
The two most common ways to correctly attach a ledger to a structure are with lag screws or through-bolts. The installation of through-bolts requires access to the back-side of the rim joist which, in some cases, is not possible without significant removal of drywall within the structure.

Most building codes state that, where positive connections to the primary building structure cannot be verified during inspection, decks shall be self-supporting (free-standing).

Determining the exact required spacing for the ledger fasteners is based on many factors, including:

- joist length;
- type of fastener;
- diameter of fastener;
- sheathing thickness;
- use of stacked washers;
- type of wood species;
- moisture content;
- band joist integrity; and
- deck loads...

...and so is beyond the scope of a visual inspection. However, the spacing of ledger fasteners is primarily determined by the length of the joists

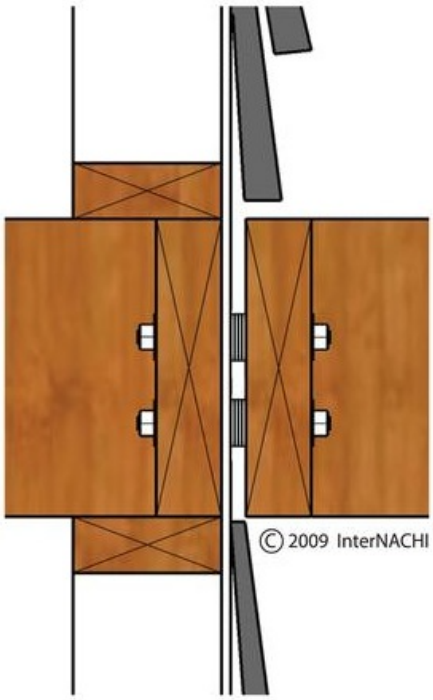


The image above shows the minimum distance of fasteners to the edges and ends of a ledger board. Lag screws or bolts should be staggered vertically, placed at least 2 inches from the bottom or top, and 5 inches from the ends of the ledger board. Some codes permit the lag screws or bolts to be as close as 2 inches from the ends of the ledger board; however, avoiding the very ends of the ledger boards minimizes splitting from load stress.

Through-bolts should be a minimum of ½-inch in diameter, and have washers at the bolt head and nut. Lag screws should also be a minimum of ½-inch in diameter and have washers. Expansion and adhesive anchors should also have washers.

Deck ledgers should be of at least 2'x 8' pressure-treated wood.

Ledger Board and Band Joist Contact:



The image above depicts washers being used as spacers between the ledger board and band joist, which is incorrect.

In some cases, the ledger board and band joist are intentionally kept separated by a stack of washers on the lag screw or bolts to allow water to run between the two boards. In other cases, there is insulation between the two boards. Even worse is when the siding or exterior finish system was not removed prior to the installation of the ledger board. Situations like this, where the ledger board and band joist are not in direct contact, significantly reduce the strength of the ledger connection to the structure

The image above depicts a ledger board and band joist sandwiching the structural sheathing (correct).

All through-bolts should have washers at the bolt head and nut.

The image above depicts a hold-down tension device. The 2007 IRC Supplement requires hold-down tension devices at no less than two locations per deck.

Codes in some areas outright forbid attaching a ledger board to an open-web floor truss.

The image above depicts a ledger board attached to a concrete wall. Caulking rather than flashing is used.

The image above depicts a ledger board attached to hollow masonry. When the ledger is attached to a hollow masonry wall, the cell should be grouted.

The image above depicts a ledger board improperly supported brick veneer. Ledger boards should not be supported by stone or brick veneer.

Ledger boards should not be attached directly (surface-mounted) to stucco or EIFS, either. Stucco and EIFS have to be cut back so that ledger boards can be attached directly to band joists; however, cut-back stucco and EIFS are difficult to flash and weather-proof.

Ledger board flashing.

The image above depicts both over and under ledger board flashing. The ledger board should always be flashed even when the home or building has a protective roof overhang.

Aluminum flashing is commonly available but should not be used. Contact with pressure-treated wood or galvinized fasteners can lead to rapid corrosion of aluminum.

The image above depicts a deck ledger attached to an overhang. Decks should not be attached to overhangs.

The image above depicts proper framing around chimneys or bay windows that are up to 6 feet wide. Framing around chimneys or bay windows that are more than 6 feet wide requires additional posts.

The image above depicts a cantilevered deck. Joists should be cantilevered no more than one-quarter of the joist spam and three times the joist width (nominal depth). Both conditions must be true.

Maximum cantilever.

The image above depicts a joist cantilever in the front of the deck and girder cantilevers on both sides of deck posts. Joists should be cantilevered no more than one-quarter the joist length and three times the joist width (nominal depth). Girders can be cantilevered over their posts no more than on-quarter the girder length.

There are three ways a joist can be attached to a ledger:

The first is by resting the joist on a ledger strip. The image above depicts a joist properly resting on a 2"x 2" ledger strip.

Joist notched over ledger strip.

The second is by notching over a ledger strip. The image above depicts a notched joist properly resting a 2"x 2" ledger strip.

The third is by hanging the joists with joist hangers. The image above depicts joists properly attached to a ledger by way of metal joist hangers.

The image above depicts a joist cut too short. Joists may rest on 2"x 2" ledgers like the one above (or in joist hangers), but joists must be cut long enough to reach the ledger or band joist that is supporting them.

The image above depicts joists that are not fully resting in their joist hangers. Joists should be fully resting in their joist hangers.

Bracing:

The image above depicts a deck with post-to-joist diagonal bracing. Decks greater than 6 feet above grade should have diagonal bracing from posts to girder, and from posts to joists.

The image above depicts a deck with post-to-girder diagonal bracing. Decks greater than 6 feet above grade should have diagonal bracing from posts to girder, and from posts to joists.

Free-standing decks (not supported by the home or building) should have diagonal bracing on all sides.

The image above depicts underside diagonal bracing of a deck. Decks greater than 6 feet above grade that do not have diagonal decking should have diagonal bracing across the bottoms of the joists to keep the deck square. A deck that is not held square could permit the outer posts to lean to the right or left, parallel to the ledger board, and thus twist the ledger away from the home or building.

Cracks:

As wood ages, it is common for cracks to develop. Large cracks (longer than the depth of the member) or excessive cracking overall can weaken deck framing. Toe-nailed connections are always at risk for splitting. Splitting of lumber near connections should be noted by the inspector.

Connectors and Fasteners:

The inspector should note missing connectors or fasteners. All lag screws and bolts should have washers.

The image above depicts a "hammer test." Depending on how the deck was built, vital connections may have degraded over time due to various factors. Issues such as wobbly railings, loose stairs, and ledgers that appear to be pulling away from the adjacent structure are all causes for concern. The tightness of fasteners should be checked. If it is not possible to reach both sides of a bolt, it may be struck with a hammer. The ring will sound hollow with vibration if the fastener is loose. The ring will sound solid if the connection is tight. The hammer test is subjective, so the inspector should hammer-test bolts that can be confirmed as tight or loose, and compare the sounds of the rings to develop a control.

Corrosion of Connectors and Fasteners:

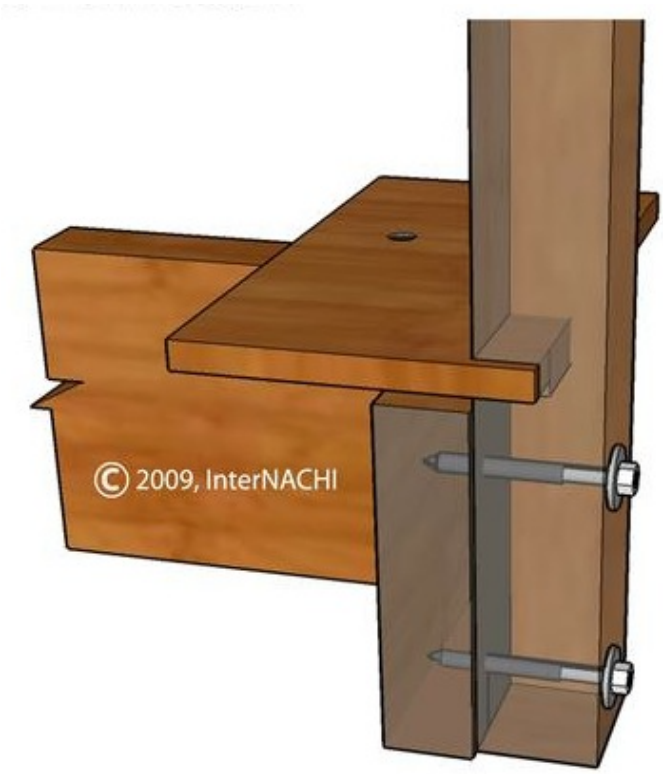
All screws, bolts and nails should be hot-dipped galvanized, stainless steel, silicon bronze, copper, zinc-coated or corrosion-resistant. Metal connectors and fasteners can corrode over time, especially if a product with insufficient corrosion-resistance was originally installed. Corrosion of a fastener affects both the fastener and the wood. As the fastener corrodes, it causes the wood around it to deteriorate. As the fastener becomes smaller, the void around it becomes larger. Inspectors normally do not remove fasteners to check their quality or size, but if the inspector removes a fastener, s/he should make sure that removal doesn't result in a safety issue. Fasteners removed should be from areas that have the greatest exposure to weather. Some inspectors carry new fasteners to replace ones they remove at the inspection.

Posts and Rails:

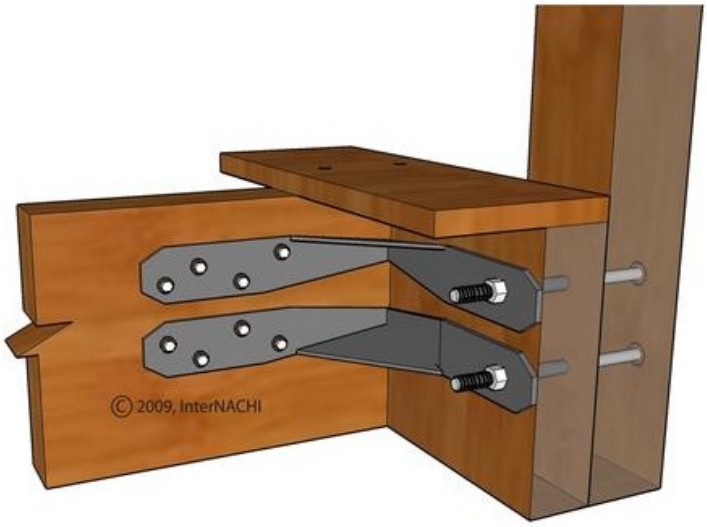
Missing posts.

The image above shows a guardrail supported solely by balusters. Guardrails should be supported by posts every 6 feet.

The image above depicts a notched-deck guardrail post attachment. This common notched-type of attachment is permitted by most codes, but could become unsafe, especially as the deck ages. Because of leverage, a 200-pound force pushing the deck's guardrail outward causes a 1,700-pound force at the upper bolt attaching the post. It is difficult to attach deck guardrail posts in a manner that is strong enough without using deck guardrail post brackets.



The image above depicts a notched-deck guardrail post attachment. This notched-around-decking type of attachment is permitted by most codes, but could become unsafe, especially as the deck ages. Because of leverage, a 200-pound force pushing the deck's guardrail outward causes a 1,700-pound force at the upper bolt attaching the post. It is difficult to attach deck guardrail posts in a manner that is strong enough without using deck guardrail post brackets.



The image above depicts a deck guardrail post properly attached with brackets. Because of leverage, a 200-pound force pushing the deck's guardrail outward causes a 1,700-pound force at the upper bolt attaching the post. It is difficult to attach deck guardrail posts in a manner that is strong enough without using deck guardrail post brackets.

The image above depicts a post and balusters cut level and not shedding water. The end-grain of vertical posts and balusters should not be cut level.

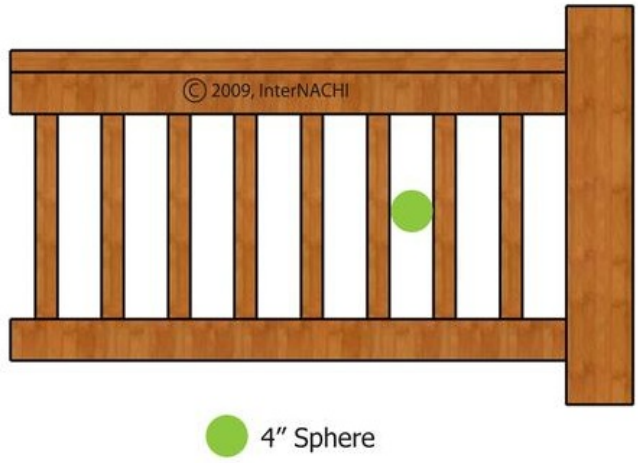
The image above depicts a post and balusters properly cut at angles to shed water. The end-grain of vertical posts and balusters should be cut at an angle.

Missing Guardrails:

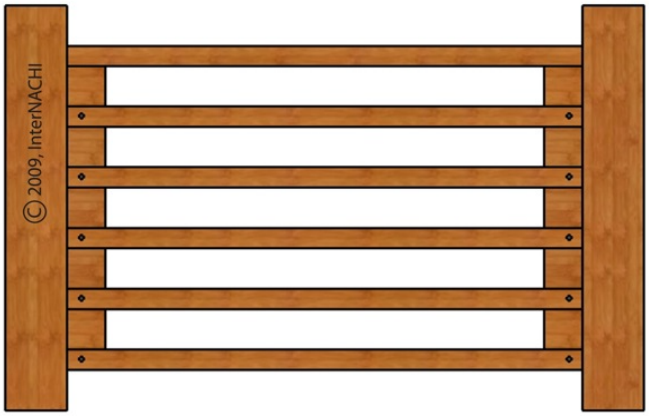
Decks that are greater than 12 inches above adjacent areas should have guardrails around the edges. Some codes require guardrails only around the edges of decks 30 inches or higher.

Improper Guardrail Height:

Most residential codes require the top of the guardrail to be at least 36 inches from the deck surface. Most commercial code height is 42 inches.

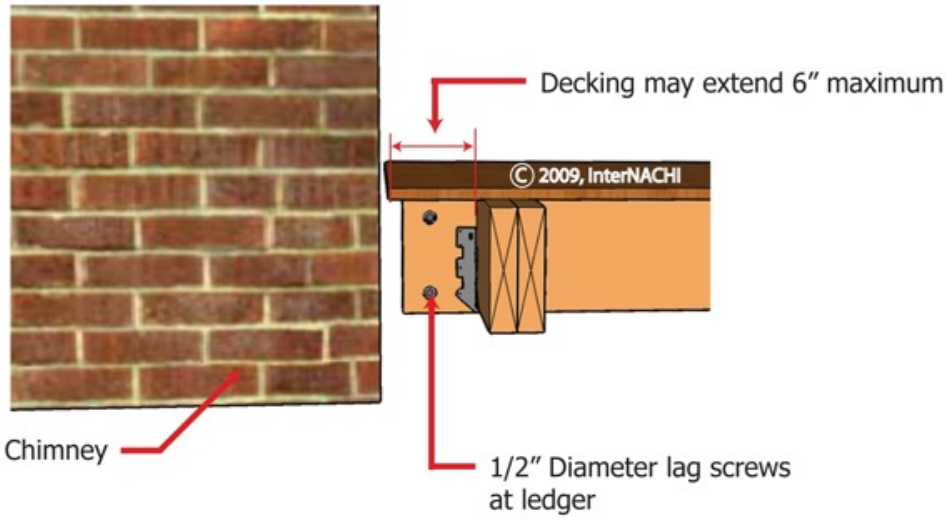


The image above depicts child-unsafe guardrail infill. Infill should not permit a 4-inch sphere to pass through.



The image above depicts horizontal balustrades. Ladder-type guardrail infill on high decks is prohibited by some local codes because they are easy for children to climb over.

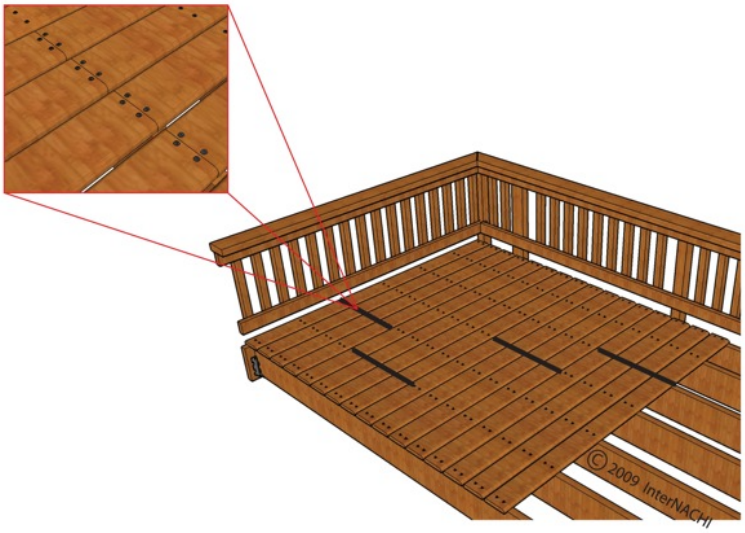
Decking:



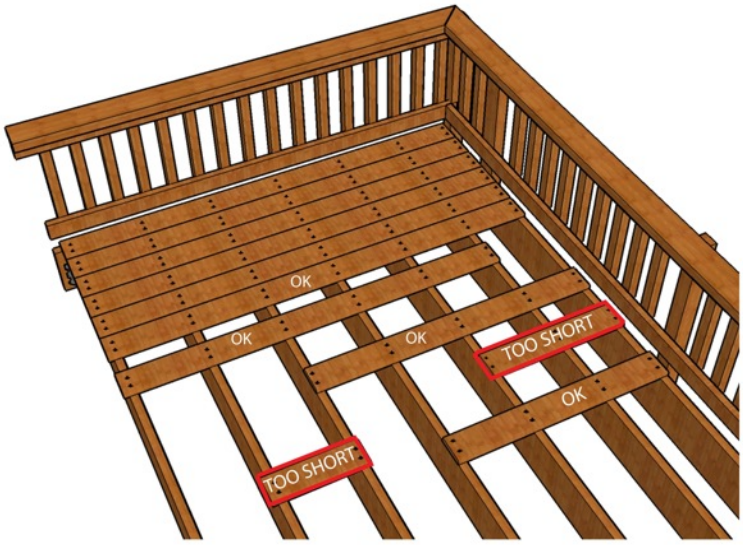
The image above depicts deck framing near a chimney or bay window. The ends of decking boards near the chimney or bay window can extend unsupported up to 6 inches.

The above image depicts decking that is laid too tight. Decking should have 1/8-inch gaps between boards so that puddles don't form.

The above image depicts decking that is properly spaced. Decking should have 1/8-inch gaps between boards so that puddles don't form.



The image above depicts decking that isn't staggered properly. Decking should be staggered so that butt joints don't land on the same joist side by side.



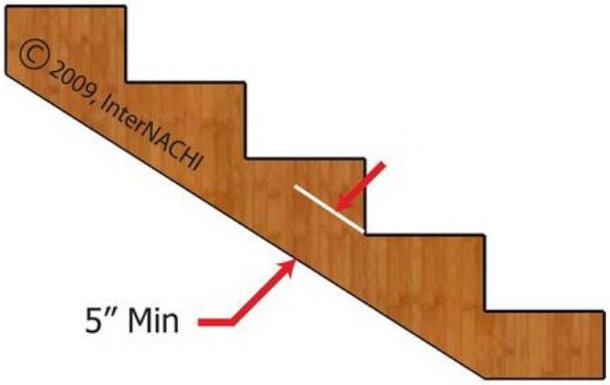
The image above depicts decking lengths. Some are too short. Each segment of decking should bear on a minimum of four joists.

Decking should be attached to the floor joists and rim joist, especially in high-wind areas.

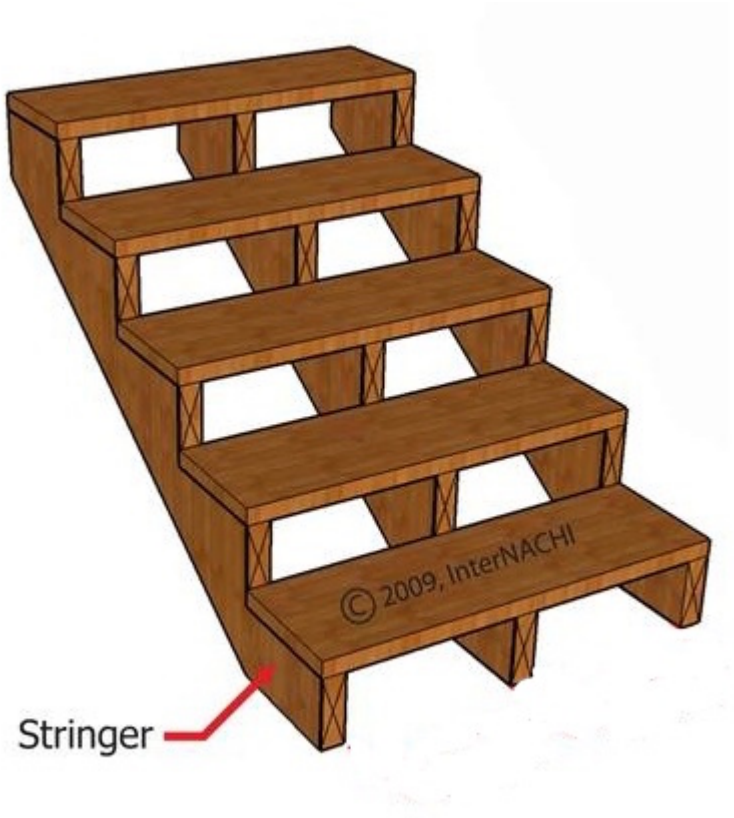
Decking Nail Pull-Out:

Inspectors should look for splitting in decking and nail pull-out. Aside from the structural issue, nails that have pulled out or screws that are not driven into the decking fully can cause injury to bare feet.

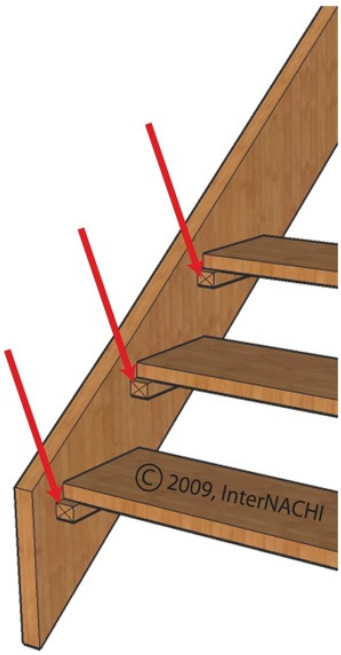
Stairs:



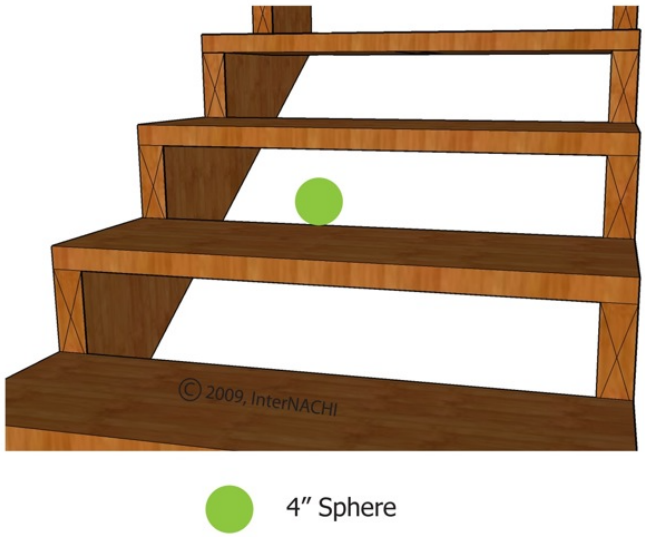
The image above depicts a deck stair stringer. Stair stringers shall be made of 2"x 12" lumber at a minimum, and no less than 5 inches wide at any point.



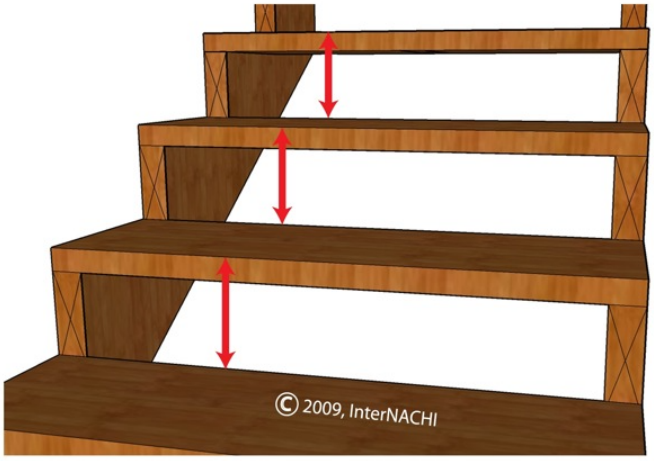
The image above depicts deck stair stringers. Stringers should be no more than 16 inches apart for wood treads, 12 inches for plastic composite.



The image above depicts ledger strips properly located under stair treads. Where solid stringers are used, stair treads should be supported with ledger strips (as depicted), mortised, or supported with metal brackets.



The image above depicts a set of stairs with open risers. Most deck stairs have open risers and are not safe for children. Risers may be open but should not allow the passage of a 4-inch diameter sphere.



The image above depicts stair riser height. To minimize tripping, the maximum variation amongst riser heights (difference between the tallest and shortest risers) should be no more than 3/8-inch.

The bottom step of a stairway leading up to a deck is typically at a different height than the rest of the steps. This can present a trip hazard.

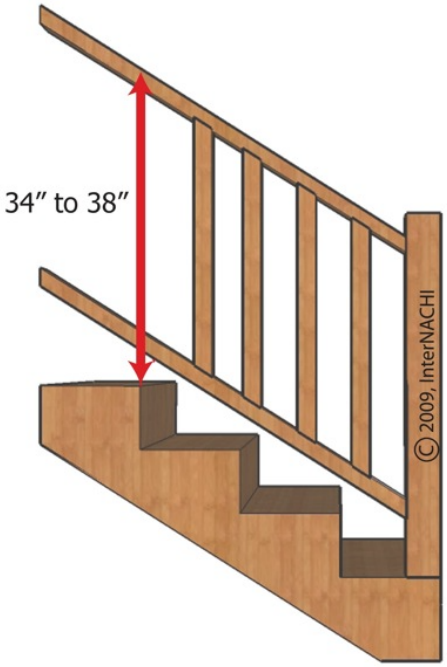
Steps with open risers can present a tripping hazard if a user catches his foot by stepping too far into the tread. To mitigate this hazard, the risers can be closed or the treads can be made deeper.

Deck Lighting:

Decks rarely have light sources that cover the entire stairways. Any unlit stairway is a safety issue.

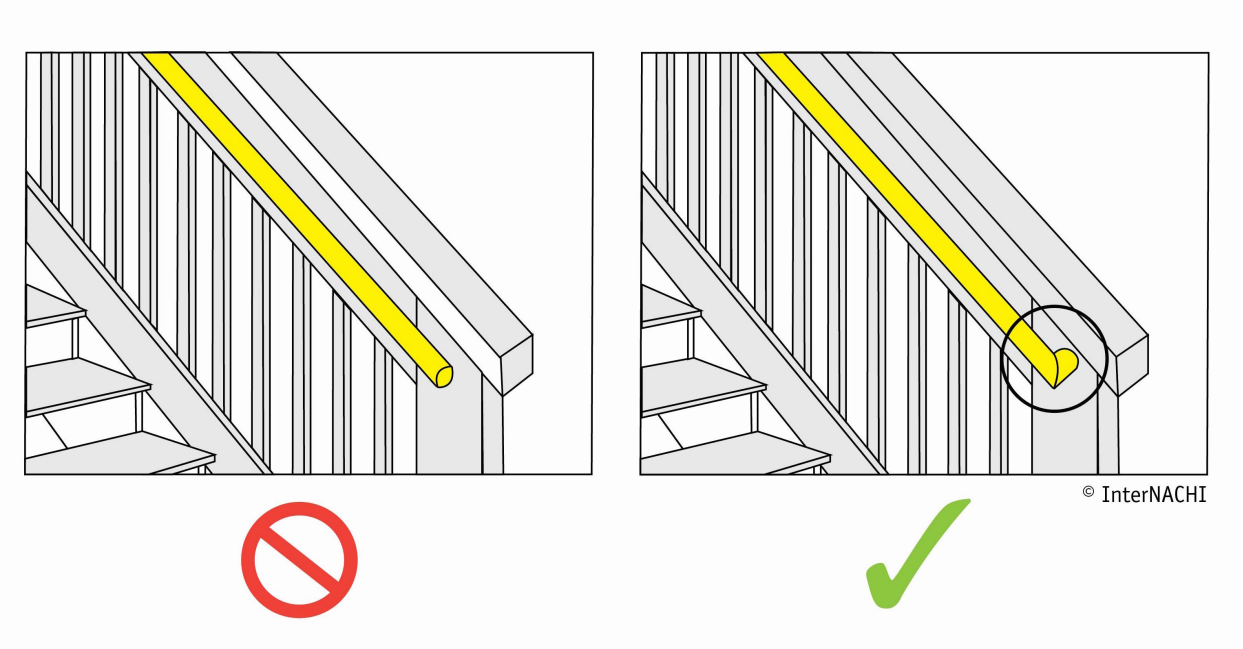
Stair Handrails:

Stairs with four or more risers should have a handrail on at least one side. According to the International Standards of Practice for Inspecting Commercial Properties, ramps longer than 6 feet should have handrails on both sides.



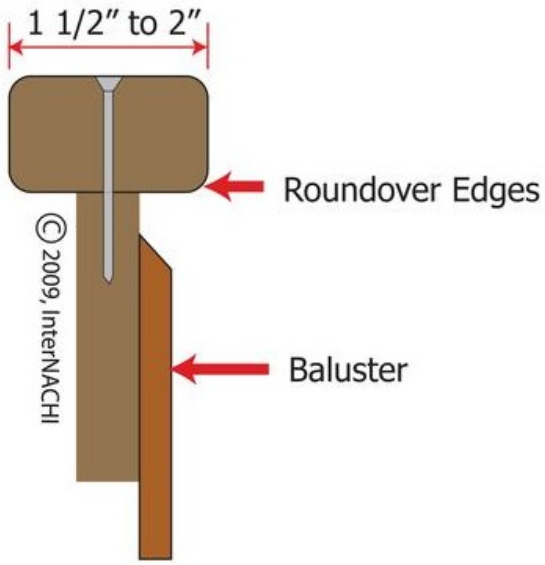
The image above depicts proper stair handrail height. Handrail height should be between 34 and 38 inches measured vertically from the sloped plane adjoining the tread nosing.

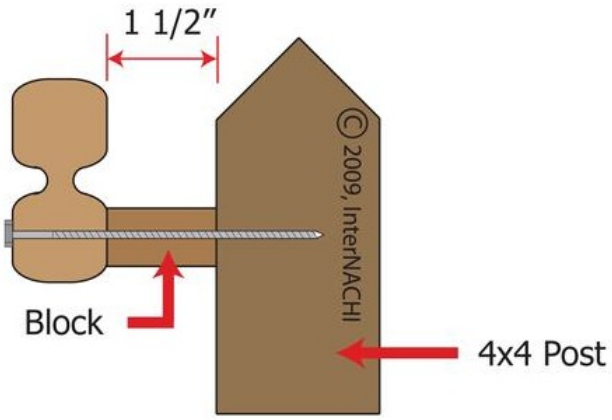
The image above depicts a stair handrail that is not graspable. Many deck handrails improperly consist of 2"x 6" lumber or decking. Handrails should be graspable, continuous and smooth.

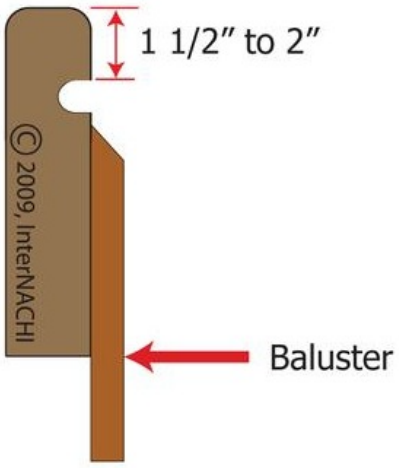


The images above show that handrail ends should be returned or terminate in newel posts.

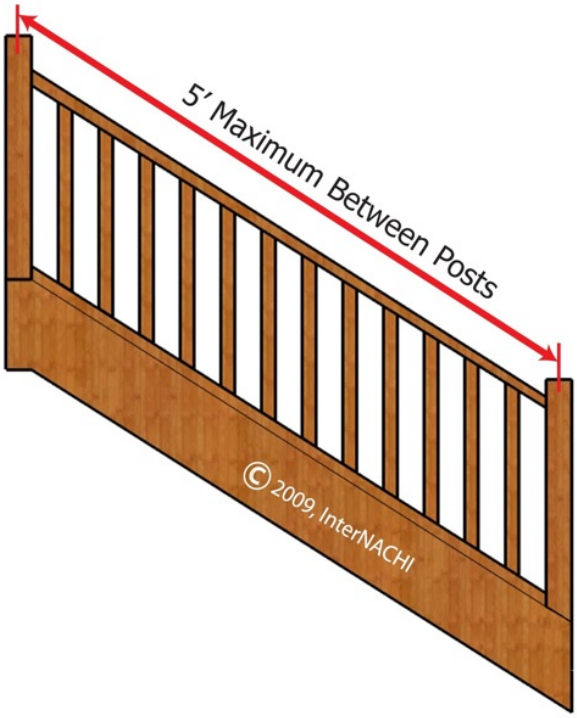
The next three images depict graspable handrails:



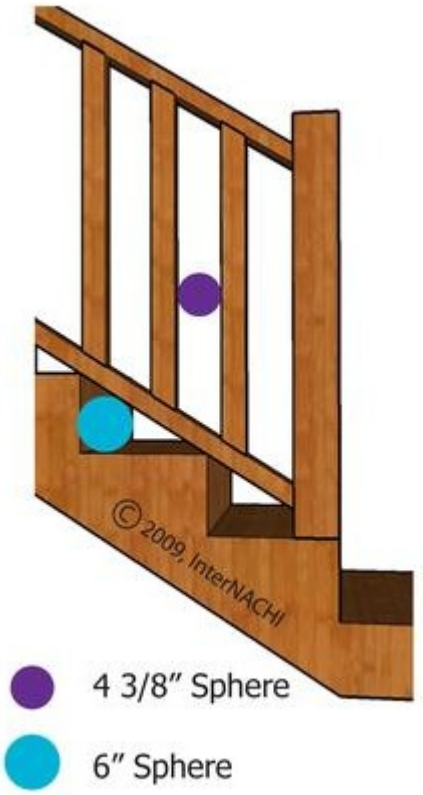




The three images directly above depict graspable handrails. Many deck handrails improperly consist of 2"x 6" lumber or decking. Handrails should be graspable, continuous and smooth.



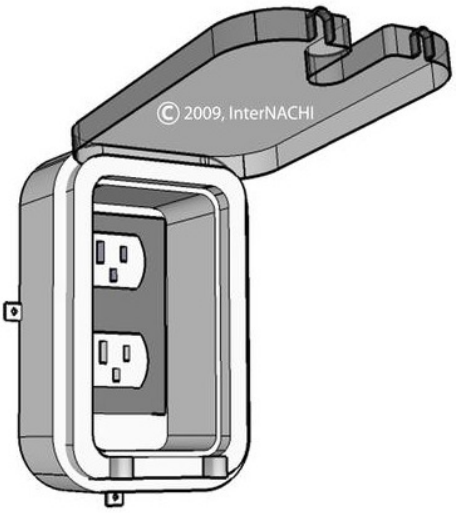
The image above depicts the minimum distance between stair handrail posts. Stair handrails should have posts at least every 5 feet.



The image above depicts permitted spacing at stairs. Larger spacing presents a child-safety issue.

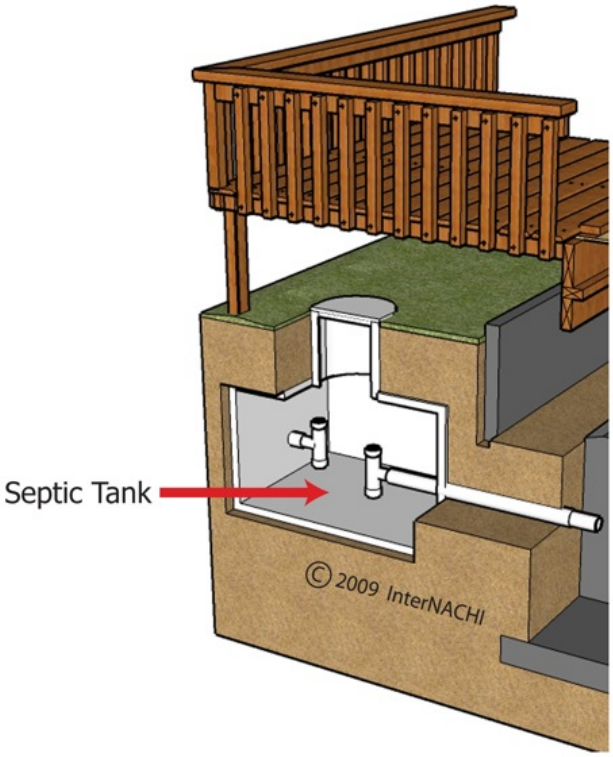
Electrical Receptacle:

The image above depicts a deck with an electrical receptacle, but the receptacle does not have a weatherproof cover. As of 2008, the National Electric Code requires at least one receptacle outlet on decks that are 20 square foot or larger.



The image above depicts a weatherproof receptacle cover. The deck receptacle should have a weatherproof cover.

Deck Location:



The image above depicts a deck located above a septic tank access. Decks should not be located where they might obstruct septic tank accesses, underground fuel storage tanks, well heads, or buried power lines.

The image above depicts a deck obstructing a basement bedroom's emergency egress window. Egress openings under decks and porches are acceptable, provided the escape path is at least 36 inches (914 mm) in height, and the path of egress is not obstructed by infill or lattice.

4.4.1 Eaves, Soffits and Fascias

Comments and Observations

EAVES, FASCIA & SOFFIT

The eaves soffit and fascia are shown in good condition

There were no signs of missing sections or rot during the inspection

4.5.1 Vegetation, touching or growing near the home.

Comments and Observations

REMOVE

The shrubs/vines/trees that are in contact with the home should be trimmed back.

They should be removed or trimmed back so that they are not touching any part of the home.

Recommendation

Contact a qualified landscaping contractor



4.6.1 Exterior Stairs or Retaining Walls.

Comments and Observations

RETAINING WALL AND THE ON SITE DRAINAGE

The retaining wall located in front of the front entry door is shown to be leaning forward. This will require a repair.

The inspector recommends further evaluation by a professional landscaper.

Recommendation

Contact a qualified landscaping contractor



4.7.1 Windows (from exterior side)

Comments and Observations

A MIX OF EXTERIOR WINDOWS

There is a mix of vinyl windows and older slider windows (basement windows).

The inspector recommends that all of the slider windows be replaced as they are past their expected life cycle.

With the exception of the noted broken vinyl window and damaged thermal seal windows, The vinyl windows are shown with no signs of cracks or damage.

Recommendation

Contact a qualified window repair/installation contractor.









4.7.2 Windows (from exterior side)

Comments and Observations

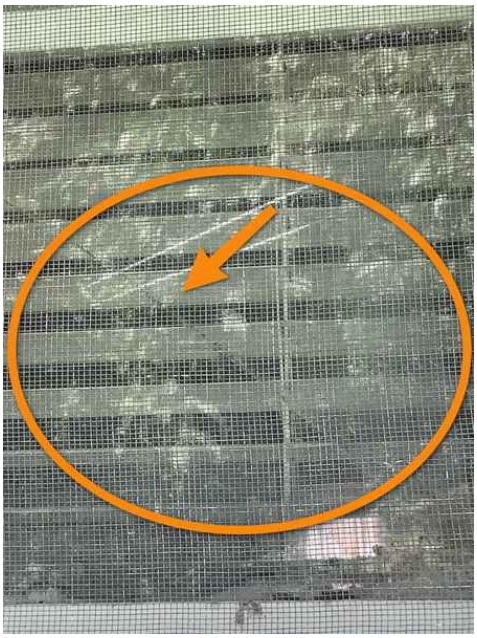
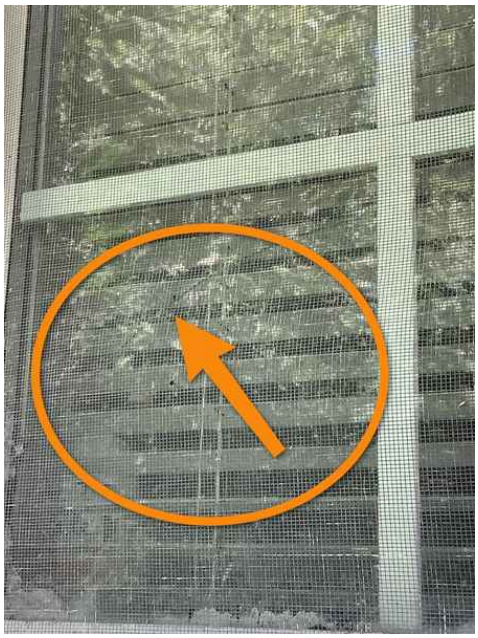
BROKEN WINDOW

The inspector suspects a broken window during the inspection as shown. The interior of the window was inaccessible to the inspector during the inspection

Further evaluation/repair is recommended.

Recommendation

Contact a qualified window repair/installation contractor.


4.7.3 Windows (from exterior side)

Comments and Observations

DAMAGED THERMAL SEAL

These noted exterior windows are shown with moisture/condensation can be seen on the panes of several exterior windows during the inspection.

Condensation is the accumulation of liquid water on relatively cold surfaces.

Almost all air contains water vapor, the gas phase of water composed of tiny water droplets. The molecules in warm air are far apart from one another and allow the containment of a relatively large quantity of water vapor. As air cools, its molecules get closer together and squeeze the tiny vapor droplets closer together, as well. A critical temperature, known as the dew point, exists where these water droplets will be forced so close together that they merge into visible liquid in a process called condensation.

Double-pane windows have a layer of gas (usually argon or air) trapped between two panes of glass that acts as insulation to reduce heat loss through the window. Other types of gas used in this space have various effects on heat gain or loss through the window. Some windows also have a thin film installed between panes that separates the space between the panes into two spaces, further reducing heat loss and heat gain through the window. If multiple-pane windows appear misty or foggy, it means that the seal protecting the window assembly has failed.

There were no signs of leaks or damage to the interior of the home from the windows, during the inspection, however a broken seal can reduce the "R" value (insulation value) of the window and is less energy efficient

It would be recommended to contact a professional window repair / replacement company to quote the cost and scope of the required repair prior to owning the home.

Recommendation

Contact a qualified window repair/installation contractor.







4.7.4 Windows (from exterior side)

WINDOW WELLS

Comments and Observations

A window well is semi-circular excavation that surrounds a basement window. It is typically constructed from a solid barrier made from corrugated galvanized metal, masonry, plastic or pressure-treated wood.

Window wells are usually installed for the following purposes:

- emergency egress. If the window serves a living area -- as opposed to an unfinished basement with exposed utilities (see our article on Non-Conforming Bedrooms) -- emergency escape at a minimum of two locations is required. Window wells allow windows to be used by escaping occupants and emergency crews attempting to enter the house;
- to prevent moisture damage to basement windows that are at or below grade. The window wells keep the soil away from openings in the foundation walls while still allowing proper grading and drainage away from the house; and
- to allow sunlight into a below-grade room that would otherwise require artificial lighting.

Window Well Covers

Window wells are often covered to prevent injuries and falls, as well as to discourage small children,pets and wild animals from entering the wells and becoming injured and trapped.

Regarding their strength and operability, the 2007 edition of the International Code Council (ICC), Section 3.4, states that window well covers shall support “a minimum live load of 40 pounds per square foot. The cover shall be operable from within the window well without the use of tools or special knowledge, and shall require no more than 30 pounds of force to fully open.” These requirements ensure that an average-size adult would be able to pass through the window well safely during an emergency evacuation.

Covers also prevent the accumulation of twigs, grass, mulch and blowing snow that would obscure sunlight and complicate emergency escape through the well. Covers may be locked from the inside to prevent unwanted intrusion. However, locks and fasteners must be fully functional to be certain that the cover can be easily lifted from the inside.

Window well covers, however, can block sunlight, ventilation and emergency egress, especially if they become covered in snow and ice. It is the homeowner’s responsibility to make sure that the cover is cleared of snow and has not been frozen shut from ice. No items, such as garden hoses, potted plants or tools, should be placed on top of window well covers. Note that covers that are locked from the inside to prevent unlawful entry will be inaccessible to fire crews and first responders.

Additional safety concerns include the following:

- size. According to the 2006 edition of the International Residential Code (IRC), Section R310:

  The minimum horizontal area of the window well shall be 9 square feet, with a minimum horizontal projection and width of 36 inches.

Even if the well seems large enough for members of a particular household, it might be a tight fit for a fully equipped firefighter;

- structural damage to the barrier. Hydrostatic pressure and freeze-thaw cycles can exert a great deal of pressure on window wells and, over time, cause masonry to bend or crack. Check for:
  - spalling, bowing, cracking or leaning in concrete;
  - cracking or bowing in plastic;
  - rust, bowing or rupture in metal; and
  - insect damage or cracks in wood.
- improper drainage. Waterlogged window wells can easily leak through a window into the basement, especially following a heavy rain. Water intrusion can cause a variety of undesirable conditions, such as mold growth, wood decay, corrosion and insect damage. Check for a lack of sufficient cleaning and maintenance both in the window well and elsewhere. Homeowners should first make sure that gutters and downspouts are clear of debris, which can force water to overflow from the gutters and collect in the window well and other low areas. Dirt and debris should also be collected from the well. A qualified professional may be required to correct structural sources of drainage issues, such as soil erosion, insufficient or settled drainage stone, or the pulling away from the foundation of the barrier; and
- lack of a ladder. The 2006 IRC, Section 310.2, states:

Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.

In summary, window wells are installed to allow emergency egress and to protect windows from damp soil, but improper installation and maintenance can lead to moisture damage and safety hazards, especially in an emergency. Additionally, window well covers can be installed over window well openings to eliminate the risk of children, animals, and pedestrians from falling into the window well excavation.

These may require further evaluation and regular maintenance .

Recommendation

Contact a qualified window repair/installation contractor.

5: PLUMBING SYSTEM

		IN	NI	NP	RR
5.1	Plumbing Water Supply, Distribution System(s) Fixtures and Faucets	X			X
5.2	Plumbing Drain, Waste and Vent Systems	X			X
5.3	Water Heating Equipment and associated Venting Systems	X			
5.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	X			
5.5	Main Water Shut-off Device (Describe location)	X			X
5.6	Sewer Lateral Video Inspection	X			

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair/Replace

Information

Water Source
Public

Plumbing Water Supply (into home)
Not visible

Plumbing Water Distribution (inside home)
Copper, PEX

Plumbing Waste
ABS

Water Heater Power Source
None (Boiler only)

Water Heater Location
No Water heater

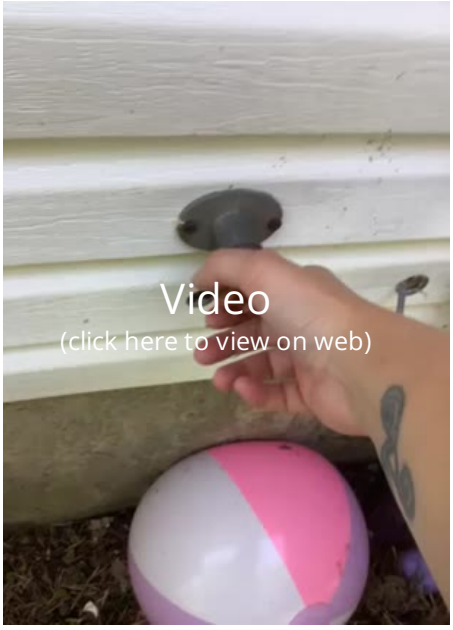
Plumbing Water Supply, Distribution System(s) Fixtures and Faucets: Type
PEX, Copper

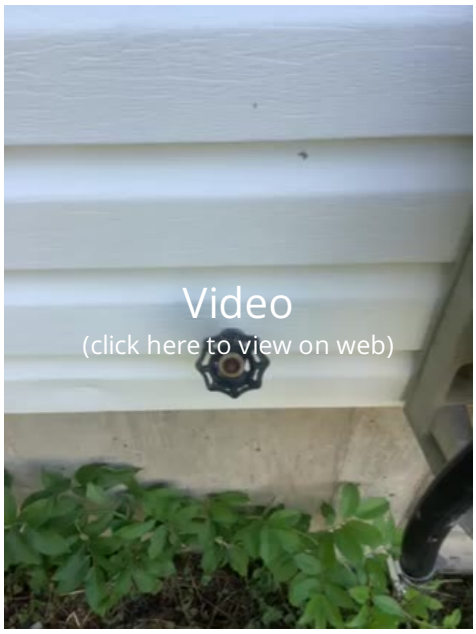
Water Heating Equipment and associated Venting Systems: Type
Boiler Supplied Domestic Hot Water

Main Water Shut-off Device (Describe location): Type
Lever, Rusted

Sewer Lateral Video Inspection: Sewer Lateral Video Inspection

Plumbing Water Supply, Distribution System(s) Fixtures and Faucets: Type
Exterior Water Faucet, Functions





Plumbing Drain, Waste and Vent Systems: Type

Acrylonitrile Butadiene Styrene (ABS)

Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks): Type
Double Bottom Metal Oil Tank, Exterior

Limitations

General

EXCLUSIONS

The inspector is NOT required to inspect clothes washing machine connections, wells, well pumps, or water storage related equipment, water conditioning systems, solar water heating systems, fire and lawn sprinkler systems, private waste disposal systems, determine whether water supply and waste disposal systems are public or private, the quantity or quality of the water supply, operate safety valves or shut-off valves.

General

SCOPE AND LIMITATION OF THIS INSPECTION.

SCOPE AND LIMITATIONS OF THIS INSPECTION

Be advised that this inspection is confined to visual and accessible areas only.

This inspection does not include any information or advice on future repairs, or renovations or information permit requirements and approvals from any municipal or provincial authority.

The Inspector shall not inspect any area of the property considered dangerous or hazardous to their safety and health.

The purpose of the inspection is to give the client an overview of the general condition of various systems in the property.

This inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects .

Some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues.

Be advised that inspectors are not engineers/plumbers/electrician/HVAC technicians and can only render a visual report on the functional conditions of the visual components at time of inspection.

Be advised that warranties and guarantees are not given on any inspected components or systems or appliances. This includes any issues with any sewer back up or water entry from any roof or basement or window.

The inspector's report is limited to the day and time of inspection and cannot be liable for future unforeseen malfunctions of any components.

Please be advised that Bluenose Inspections Inc. will test and evaluate the HVAC and heating systems , which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers.

Although some safety issues may be addressed in this inspection, this inspection is not a safety or code inspection. This inspection may not reveal all deficiencies but is intended to help reduce some of the risk involved in purchasing a property. It is not possible to detect every concern during a general visual inspection and Bluenose Inspections strongly recommends consultation and review by a plumber, electrician and HVAC technician prior to owning the home.

Bluenose Inspections accepts no responsibility or liability for any omission in its inspection or the report related to defects or irregularities which are not reasonably visible at the time of the inspection, which are below ground or which are concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring); which required the moving/removing of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil). Bluenose Inspections Inc. does not inspect septic tanks, drain fields or perform termite inspections.

Bluenose Inspections does not move owner/occupied items for the purposes of the inspection;

We do not inspect items that are not reasonably and safely available to carry out a visual inspection.

This may include roofs, subfloor areas and ceiling cavities and high, constricted or dangerous areas for which inspection is not permitted by Occupational Safety and Health regulations.

In addition, the customer accepts that Bluenose Inspections may not detect some defects because: the defect may only occur intermittently or the defect has been deliberately concealed.

The client agrees and understands that the maximum liability incurred by the Inspector/The Company for errors and omissions in the inspection shall be limited to the inspection fee.

The client agrees that if a dispute between the client and company results from this inspection, arbitration will be required to be performed. If the dispute cannot be resolved through arbitration and if the client initiates a lawsuit against the company, then the client shall be responsible for all court costs and attorney fees.

The client has employed this inspection company to perform a visual inspection of all accessible areas and components at the time of inspection. The client was present, or had the opportunity to be present,

and accompanied the inspector during the inspection and does not hold the inspection company and/or inspector liable for future malfunctions or replacements needed of structural systems or components of the property inspected.

Comments and recommendations for repair or maintenance.

5.1.1 Plumbing Water Supply, Distribution System(s) Fixtures and Faucets

Comments and Observations

COPPER PIPES

The copper pipes are shown to be corroded/oxidized and although they are not leaking during the inspection this is a potential sign that future maintenance or repair will be required.

The inspector recommends a plumber evaluate this further and quote a cost of repair.

Recommendation

Contact a qualified plumbing contractor.










5.1.2 Plumbing Water Supply, Distribution System(s) Fixtures and Faucets

Comments and Observations

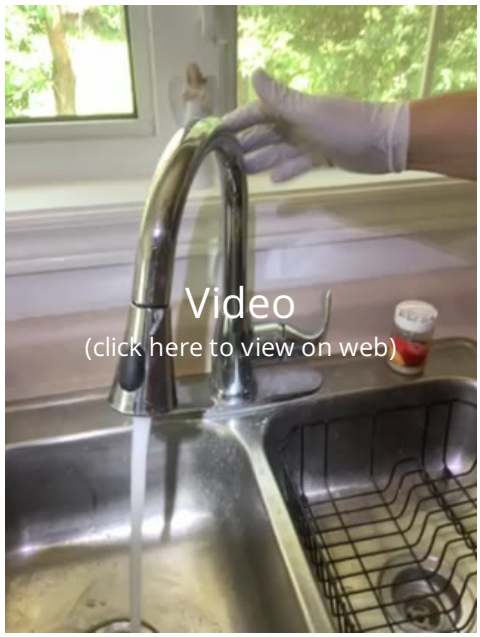
LOOSE FAUCET

The inspector noted that the kitchen faucet appears to be loosely installed.

Further evaluation/repair is recommended.

Recommendation

Contact a qualified plumbing contractor.



5.1.3 Plumbing Water Supply, Distribution System(s) Fixtures and Faucets

Comments and Observations

WASHER AND DRYER

The washer and dryer were tested simply for function (turned on / off)

The inspector cannot predict the life cycle of appliances and offers no Warranty on any of the appliances in the home.

5.1.4 Plumbing Water Supply, Distribution System(s) Fixtures and Faucets

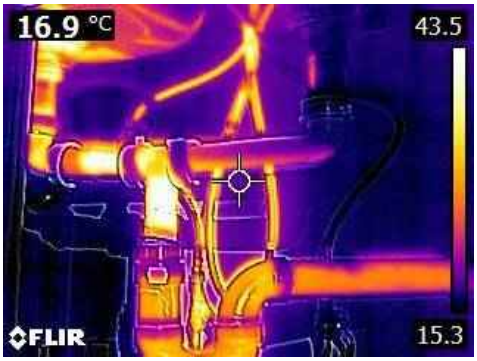
Comments and Observations

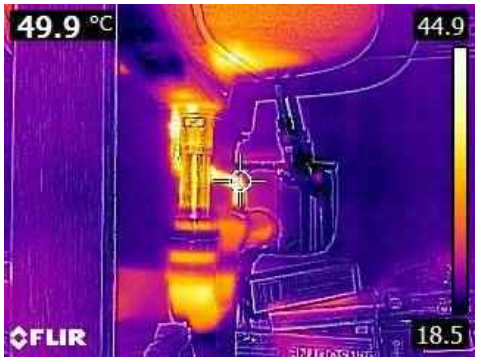
FUNCTIONAL FLOW AND DRAINAGE ARE OBSERVED.

The water supply was found to be in good condition with no signs of leaks or damage.
The inspector ran each faucet for approx. 5 minutes and found no signs of any leaks or damage from under any of the sinks or drains in the home during the inspection.

Bluenose Inspections Inc., cannot predict future conditions and offers no warranty on any of the drain systems in the home.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.





5.2.1 Plumbing Drain, Waste and Vent Systems

Comments and Observations

SAGGING WASTE PIPE

The inspector noted evidence of a sagging drain pipe during inspection.

There was no active leaks around the affected pipe during inspection, however this will likely impact correct function. Further evaluation/repair is recommended.

Recommendation

Contact a qualified plumbing contractor.

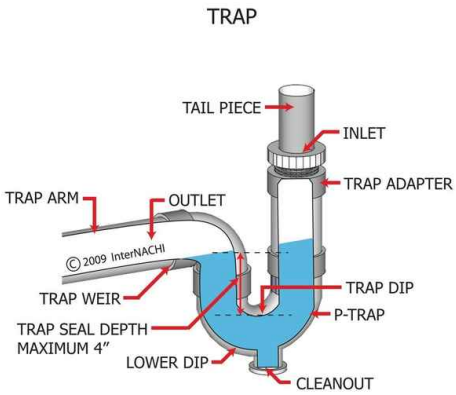
5.2.2 Plumbing Drain, Waste and Vent Systems

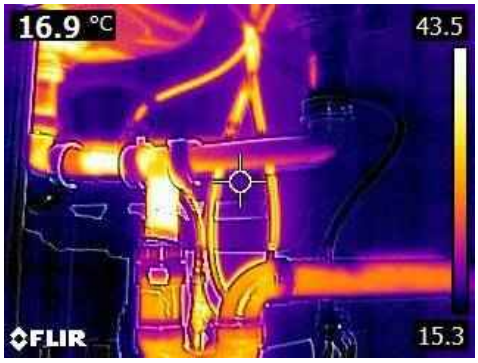
Comments and Observations

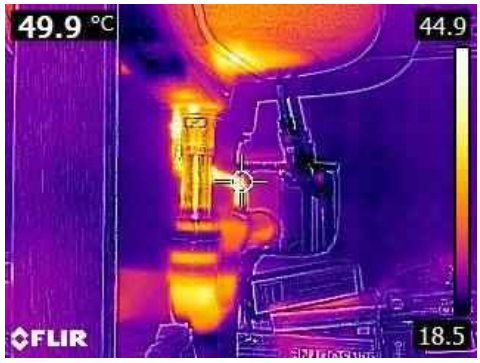
FUNCTIONAL DRAINAGE WITH MAIN STACK OBSERVED

ABS main stack shown with ABS waste drains shown to be installed as well.

The ABS is shown to provide functional drainage and there were no signs leaks or damage during the inspection.







5.2.3 Plumbing Drain, Waste and Vent Systems

Comments and Observations

IN FLOOR DRAINS

The inspector noted evidence of a clogged floor drain, shown stuffed with household items, and another floor drain with floor level standing water.

Further evaluation/repair is recommended.

Recommendation

Contact a qualified plumbing contractor.

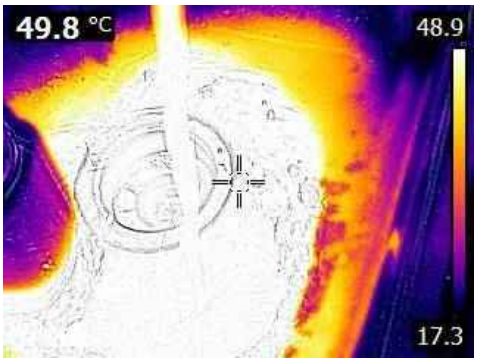
5.3.1 Water Heating Equipment and associated Venting Systems

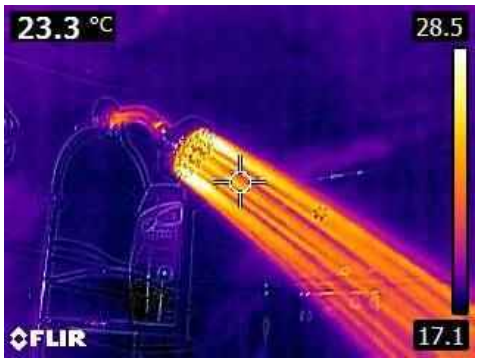
Comments and Observations

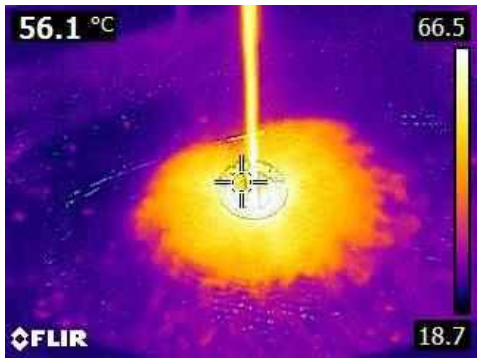
BOILER SUPPLIED DOMESTIC HOT WATER

The oil fired circulating boiler in the home provides the hot water.

The oil fired circulating boiler is confirmed to return hot water as expected during the inspection.







5.3.2 Water Heating Equipment and associated Venting Systems

Comments and Observations

CANADIAN HOT WATER INFORMATION

The Canadian Safety Council states that :

In most Canadian homes, hot water heaters are set at 60 C (140°F). For many years that temperature has been the standard.

However, water at 60 C can cause third-degree burns in most adults in six seconds. Third-degree burns are the most serious kind; they damage all layers of the skin.

As a way to prevent scalds, injury prevention advocates have lobbied to have settings on domestic hot water tanks reduced to 49 C from the accepted 60 C standard. A few jurisdictions outside Canada mandate the 49 C setting, and have seen a decrease in scalding injuries.

In homes with small children or elderly occupants, it may be appropriate to turn down the temperature of the hot water tank.

For those who feel compelled to do so, the Canada Safety Council recommends a temperature no lower than 54 C.

Be sure to check your local building and plumbing codes before doing so, as some regions may have minimum requirements in excess of 54 C.

If you are unsure how to make the adjustment, hire a qualified professional such as a plumber to do the job.

5.4.1 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments and Observations

METAL OIL TANK

The metal oil tank is shown to be manufactured in 2019

The shell thickness is shown to be 2.3 mm

There were no signs of leaks or damage during the inspection.

5.5.1 Main Water Shut-off Device (Describe location)

Comments and Observations

WATER MAIN IS SHOWN CORRODED/DAMAGED

The water meter/main in the home is shown with corrosion and during the inspection

There was no visible signs of leaks, however, the inspector recommends further evaluation by a professional plumber.

Recommendation

Contact a qualified plumbing contractor.

5.6.1 Sewer Lateral Video Inspection

Comments and Observations

SEWER LATERAL INSPECTION VIDEO

The inspector performed a sewer lateral inspection and the video has been sent to you thru email.

The inspection found no signs of damage or sags in the sewer lateral during the inspection and observed proper function

6: ELECTRICAL SYSTEM

		IN	NI	NP	RR
6.1	Service Entrance Conductors, Service Drop, Cables and Raceways	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
6.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			X
6.4	Smoke Detectors	X			X

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair/Replace

Information

Panel capacity
100 AMP

Panel Type
Circuit breakers

Electric Panel Manufacturer
SQUARE D

Wiring Methods
Not Visible

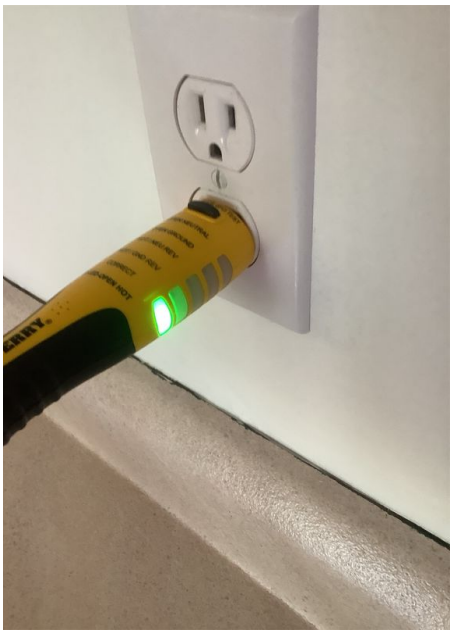
Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Type
Main panel

Electrical Service Conductors
Overhead service

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Type

Functional Electrical Receptacles



Smoke Detectors: Expired Smoke Detector



Limitations

General

SCOPE AND LIMITATION OF THIS INSPECTION.

SCOPE AND LIMITATIONS OF THIS INSPECTION

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and accompanied the inspector during the inspection and does not hold the inspection company and/or inspector liable for future malfunctions or replacements needed of structural systems or components of the property inspected.

Comments and recommendations for repair or maintenance.

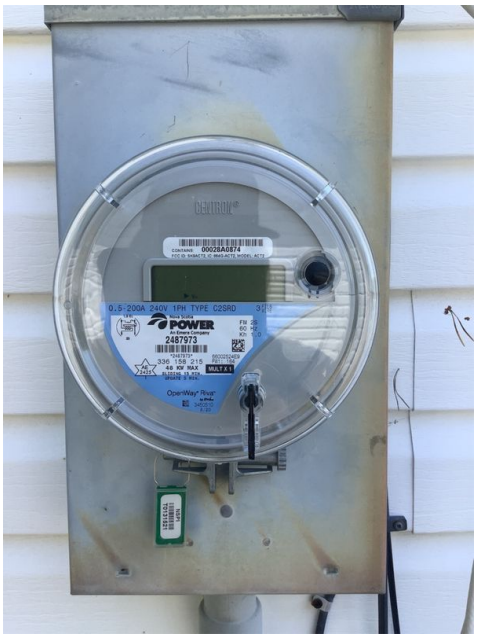
6.1.1 Service Entrance Conductors, Service Drop, Cables and Raceways

Comments and Observations

SERVICE ENTRANCE.

200 AMP Overhead electrical service entrance shown

The mast and weather cap are shown in good condition and securely attached to the house wall during the inspection as expected.



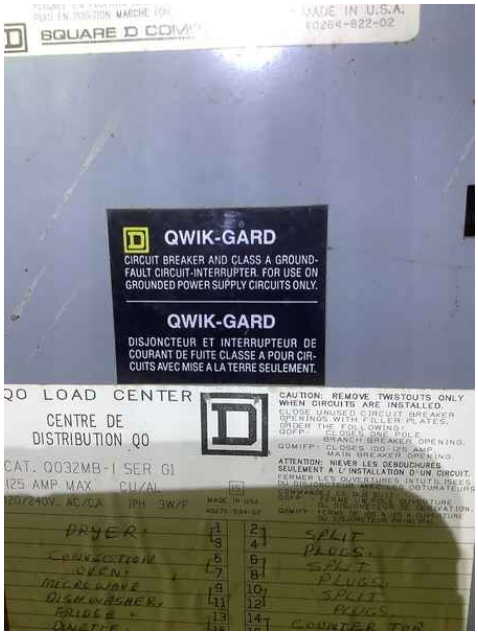
6.2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments and Observations

ELECTRICAL PANEL

100 AMP Labeled Circuit panel shown in good condition with no signs of corrosion or damage

No signs of aluminum wiring or double-tap during the inspection.



6.3.1 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments and Observations

NON FUNCTIONAL RECEPTACLES

The receptacle on the exterior were found to not function as expected during the inspection

The inspector notes that all receptacles were turned on at the panel and the inspector recommends further evaluation and repair as required by a professional electrician.

Recommendation

Contact a qualified electrical contractor.

6.3.2 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments and Observations

SHOCK HAZARD

All junction boxes/receptacles/switches are required to have a faceplate installed to prevent any chance of electrical shocks.

Recommendation

Contact a qualified electrical contractor.



6.3.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments and Observations

PROPER OPERATION CONFIRMED.

The electrical receptacles are tested and shown to operate as expected during the inspection

A representative number of receptacles were tested during the inspection.

6.3.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments and Observations

WIRING

Uncapped and overhead electrical wires shown

All disconnected wiring should be installed in a junction box or properly capped as per good electrical practice

The inspector recommends contacting a professional electrician for further evaluation and to quote the cost and scope of the required repair prior to owning the home.

Recommendation

Contact a qualified electrical contractor.

6.3.5 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments and Observations

ELECTRICAL OVERHEAD LIGHTS AND FIXTURES AND RECEPTACLES

The home inspector has checked each over head light and light receptacle/fixture in the home.

The inspector notes that there is always the possibility that a light bulb can stop working at any time or that a light has ceased to function.

The home inspector strongly recommends re-checking each and every over head light and light receptacle on your final walk thru as conditions may have changed in the home.

Recommendation

Recommended DIY Project

6.3.6 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments and Observations

CEILING FAN

Common Fan Defects

- The fan falls. A ceiling fan that breaks free from its ceiling mount can be deadly. Fans must be supported by an electrical junction box listed for that use, according to the National Electric Code, and a fan brace box will need to be installed. While a particular junction box might support a fully assembled fan, during operation, it will exert additional forces (notably, torsion) that can cause the support to fail. Homeowners often overlook this distinction by carelessly replacing light fixtures with ceiling fans without upgrading the junction box, which should clearly state whether it's rated to hold a ceiling fan.
- The fan wobbles. This is a common and distracting defect that is usually caused when fan blades are misaligned from one another. Specific problems stem from minute differences in the size or weight of individual blades, warping, bent blade irons, or blades or blade irons that are not screwed in tightly enough. The ceiling mount may also be loose. Wobbling is not caused by the ceiling or the particular way that the fan was mounted. Wobbling will not cause the fan to fall, and there have been no such reports. Wobbling can, however, cause light fixture covers or shades to loosen and potentially fall. These items should be securely attached, with all screws tightly set in place. An easy way to tell if the blades are not on the same plane is to hold a yardstick or ruler against the ceiling and measure the distance that the tip of each blade is from the ceiling by manually pushing the blades. A homeowner can carefully bend the misaligned blade back into place. Blades can also be corrected in this way if measurement reveals that they are not equidistant from one another.
- There is inadequate floor-to-ceiling blade clearance. No part of the fan blades of a residential ceiling fan (usually having four or more blades) should be closer than 7 feet from the floor in order to prevent inadvertent contact with the blades. Downward air movement is maximized when the fan blades are around 8 or 9 feet from the floor. For high ceilings, the fan may be hung to a desired height. Low-profile fan models are available for ceilings that are lower than 8 feet from the floor. Also, fan blades should be at least 18 inches from walls. For commercial ceiling fans (usually having three blades), no part of the fan blades should be closer than 10 feet from the floor in order to prevent inadvertent contact with the blades. Underwriters Laboratories UL 507 Section 70.2.1 says:

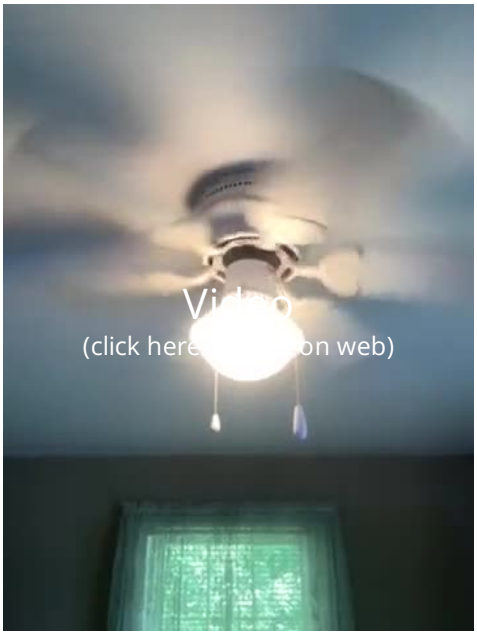
"The blades of a ceiling-suspended fan shall be located at least 3.05 m (10 feet) above the floor when the fan is installed as intended."

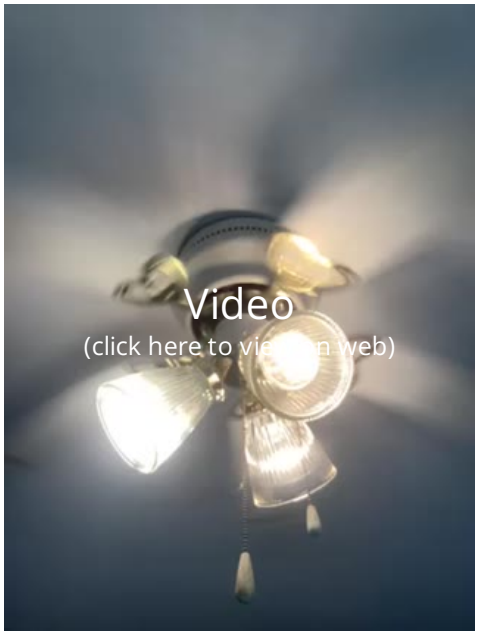
Underwriters Laboratories makes exceptions if the fan blade edges are thick and the fan is turning slowly.

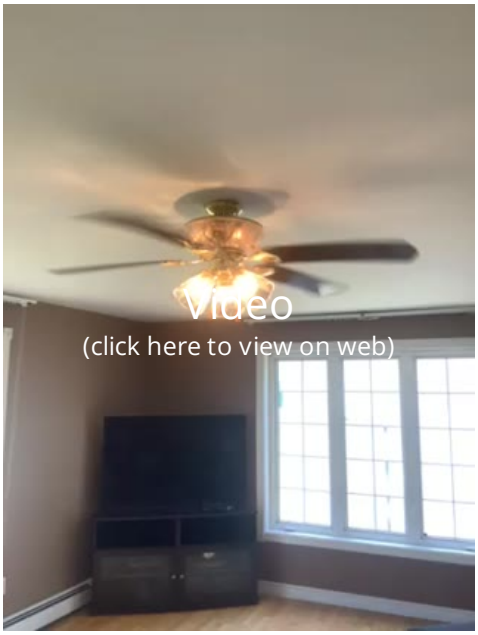
- Blades are turning in the wrong direction. In the winter months, the leading edge of the fan's blades should be lower than the trailing edge in order to produce a gentle updraft, which forces warm air near the ceiling down into the occupied space below. In the summer, the leading edge of the fan's blades should be higher as the fan spins counter-clockwise to cool occupants with a wind-chill effect. On most models, the fan direction can be reversed with an electric switch located on the outside of the metal housing, but the same effect can be achieved on other models by unscrewing and remounting the fan blades.
- An indoor fan is not designed for exterior use. Ordinary indoor ceiling fans are unsafe to use outdoors or in humid environments, such as bathrooms. They will wear out quickly. Fans that are rated "damp" are safe for humid environments, but they, too, should never be used where they might come into contact with liquid water. Only fans that are rated "wet" are safe for such use, as they incorporate features such as all-weather, UV-resistant blades, sealed motors, rust-resistant housing, and stainless steel hardware.

In summary, properly installed and maintained ceiling fans can inexpensively cool or warm building occupants.

As shown your ceiling fan is shown to function as expected during the inspection.







6.4.1 Smoke Detectors

Comments and Observations

REPLACE ALL SMOKE DETECTORS IN THE HOME

The smoke detectors are expired in the home and the inspector recommends replacing all of them with new

You should then check them often to ensure proper operation.

Recommendation

Contact a qualified professional.

7: HEATING SYSTEMS

		IN	NI	NP	RR
7.1	Heating Equipment	X			X
7.2	Presence of Installed Heating/Cooling Source in Each Room	X			X
7.3	Normal Operating Controls	X			X

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair/Replace

Information

Energy Source
Oil, Electric

Exhaust Venting Methods
Induced Draft

Number of Heat Systems (excluding wood)
Two

Heating Equipment: Type
Circulating Boiler, Heat Pump Installed on a Pad

Heating Equipment: Type
Oil-fired boiler

Heating Equipment: Type
Wall Mounted Heat Diffuser

Heat Type
Circulating boiler, Mini Split Heat Pump

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report

Normal Operating Controls: Type
Thermostat

Limitations

General

SCOPE AND LIMITATION OF THIS INSPECTION.

SCOPE AND LIMITATIONS OF THIS INSPECTION

Be advised that this inspection is confined to visual and accessible areas only.

This inspection does not include any information or advice on future repairs, or renovations or information permit requirements and approvals from any municipal or provincial authority.

The Inspector shall not inspect any area of the property considered dangerous or hazardous to their safety and health.

The purpose of the inspection is to give the client an overview of the general condition of various systems in the property.

This inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects .

Some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues.

Be advised that inspectors are not engineers/plumbers/electrician/HVAC technicians and can only render a visual report on the functional conditions of the visual components at time of inspection.

Be advised that warranties and guarantees are not given on any inspected components or systems or appliances. This includes any issues with any sewer back up or water entry from any roof or basement or window.

The inspector's report is limited to the day and time of inspection and cannot be liable for future unforeseen malfunctions of any components.

Please be advised that Bluenose Inspections Inc. will test and evaluate the HVAC and heating systems , which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers.

Although some safety issues may be addressed in this inspection, this inspection is not a safety or code inspection. This inspection may not reveal all deficiencies but is intended to help reduce some of the risk involved in purchasing a property. It is not possible to detect every concern during a general visual inspection and Bluenose Inspections strongly recommends consultation and review by a plumber, electrician and HVAC technician prior to owning the home.

Bluenose Inspections accepts no responsibility or liability for any omission in its inspection or the report related to defects or irregularities which are not reasonably visible at the time of the inspection, which are below ground or which are concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring); which required the moving/removing of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil). Bluenose Inspections Inc. does not inspect septic tanks, drain fields or perform termite inspections.

Bluenose Inspections does not move owner/occupied items for the purposes of the inspection;

We do not inspect items that are not reasonably and safely available to carry out a visual inspection.

This may include roofs, subfloor areas and ceiling cavities and high, constricted or dangerous areas for which inspection is not permitted by Occupational Safety and Health regulations.

In addition, the customer accepts that Bluenose Inspections may not detect some defects because: the defect may only occur intermittently or the defect has been deliberately concealed.

The client agrees and understands that the maximum liability incurred by the Inspector/The Company for errors and omissions in the inspection shall be limited to the inspection fee.

The client agrees that if a dispute between the client and company results from this inspection, arbitration will be required to be performed. If the dispute cannot be resolved through arbitration and if the client initiates a lawsuit against the company, then the client shall be responsible for all court costs and attorney fees.

The client has employed this inspection company to perform a visual inspection of all accessible areas and components at the time of inspection. The client was present, or had the opportunity to be present,

and accompanied the inspector during the inspection and does not hold the inspection company and/or inspector liable for future malfunctions or replacements needed of structural systems or components of the property inspected.

Normal Operating Controls

SCOPE AND LIMITATION OF THIS INSPECTION.

According to InterNACHI's Standards of Practice, inspectors are not required to verify, inspect or determine thermostat calibration, heat anticipation, automatic setbacks, timers, programs or clocks.

Comments and recommendations for repair or maintenance.

7.1.1 Heating Equipment

Comments and Observations

HEAT PUMPS AND THE DEFROST CYCLE - FOR YOUR INFORMATION

How it Operates

When a heat pump is operating in the heating mode or heat cycle, the outdoor air is relatively cool and the outdoor coil acts as an evaporator. Under certain conditions of temperature and relative humidity, frost might form on the surface of the outdoor coil. The layer of frost will interfere with the operation of the heat pump by making the pump work harder and, therefore, inefficiently. The frost must be removed. A heat pump has a cycle called a defrost cycle, which removes the frost from the outdoor coil.

A heat pump unit will defrost regularly when frost conditions occur. The defrost cycle should be long enough to melt the ice, and short enough to be energy-efficient.

In the defrost cycle, the heat pump is automatically operated in reverse, for a moment, in the cooling cycle. This action temporarily warms up the outdoor coil and melts the frost from the coil. In this defrost cycle, the outdoor fan is prevented from turning on when the heat pump switches over, and the temperature rise of the outdoor coil is accelerated and increased.

The heat pump will operate in the defrost cycle until the outdoor coil temperature reaches around 57° F. The time it takes to melt and remove accumulated frost from an outdoor coil will vary, depending on the amount of frost and the internal timing device of the system.

Interior Heating Element

During this defrost cycle with older heat pumps, the indoor unit might be operating with the fan blowing cool air. To prevent cool air from being produced and distributed inside the house, an electric heating element can be installed and engaged at the same time as the defrost cycle. In defrost mode, this heating element will automatically turn on, or the interior blower fan will turn off. The heating component is wired up to the second stage of a two-stage thermostat.

The Typical Cycle

The components that make up the defrost cycle system includes a thermostat, timer and a relay. There is a special thermostat or sensor of the defrost cycle system, often referred to as the frost thermostat. It is located on the bottom of the outdoor coil where it can detect the temperature of the coil.

When the outdoor coil temperature drops to around 32° F, the thermostat closes the circuit and makes the system respond. This causes an internal timer to start. Many heat pumps have a generic timer that energizes the defrost relays at certain intervals of time. Some generic timers will energize the defrost cycle every 30, 60 and 90 minutes.

The defrost relays turn on the compressor, switch the reversing valve of the heat pump, turn on the interior electric heating element, and stop the fan at the outdoor coil from spinning. The unit is now in the defrost cycle.

The unit remains in the defrost cycle (or cooling cycle) until the thermostat on the bottom of the outdoor coil senses that the outdoor coil temperature has reached about 57° F. At that temperature, the outdoor coil should be free of frost. The frost thermostat opens the circuit, stops the timer, then the defrost cycle stops, the internal heater turns off, the valve reverses, and the unit returns to the heating cycle. A typical defrost cycle might run from 30 seconds to a few minutes. The defrost cycles should repeat regularly at timed intervals.

In summary, certain conditions can force a heat pump into a defrost cycle (or cooling cycle) where the fan in the outdoor coil is stopped, the indoor fan is stopped or electric heat is turned on, the frost melts and is removed from the outdoor coils. When the frost thermostat is satisfied or a certain pre-set time period elapses, the outdoor fan comes back on, and the heat pump goes back into the heating cycle.

One problem of many older heat pump systems is that the unit will operate in the defrost cycle regardless of whether ice is present. On these systems, if it’s cold outside, the defrost cycle might turn on when it is not needed.

If the defrost cycle is not functioning properly, the outdoor coil will appear like a big block of ice, making the unit non-functional. Damage could result if the heat pump operates without a functional, normal-operating defrost cycle.

Causes of Frost

There are many reasons why an inspector might find frost and ice stuck on an outdoor coil of a heat pump that is not properly defrosting.

The cause of the frost and ice problem may include:

- a bad reversing valve;
- a damaged outdoor coil;
- a wiring problem;
- a bad thermostat;
- a leak in the refrigerant;
- a dirty outdoor coil covered with grass, dirt, debris and/or pet hair;
- a fan that won't turn on;
- a fan installed backwards with the blades running in the wrong direction;
- a motor operating in the incorrect direction; and/or
- a replacement fan motor spinning at a very low rpm.

Diagnosing apparent problems with the defrost cycle of a heat pump is beyond the scope of a home inspection and these issues would need to be evaluated further by a professional contractor.

The heat pumps were found to operated properly during the inspection. This is included for your information only.

7.1.2 Heating Equipment

HEATING SYSTEM

Comments and Observations

The oil fired circulating boiler was confirmed to operate as expected during the inspection, however was found in poor condition, and likely past its life cycle and may not have been professionally installed.

The required clearance to any combustible surface as per Selkirk (the manufacture of the chimney) is 2 inches.

The (exterior) chimney does not achieve the required 2 inch clearance when it passes through the soffit as shown.

Also the Selkirk chimney is found in poor condition with corrosion and a suspected hole in the chimney.

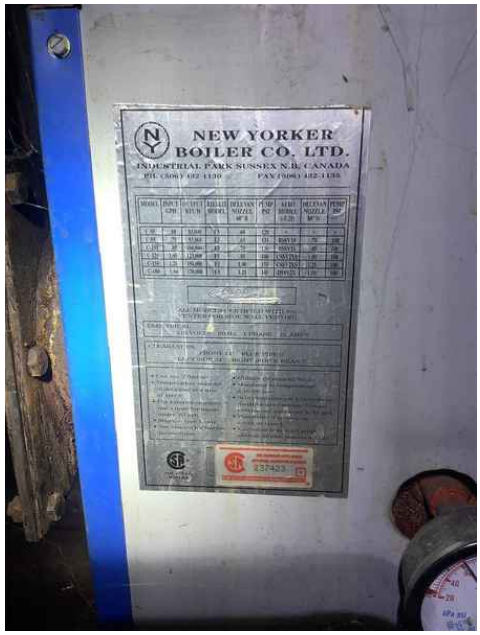
It is recommended to contact a professional HVAC company to service the appliance and chimney, and comment about the operational efficiency as well as identify any potential deferred maintenance items prior to owning the home.

This appliance should be cleaned and serviced each year as per good practice to ensure a long life cycle of the appliance and to ensure that it functions at peak performance.

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report

Recommendation

Contact a qualified heating and cooling contractor


NEW YORKER
BOILER CO. LTD.
INDUSTRIAL PARK SUSSEX N.B. CANADA


UP
HAUT
2050360
BELKIRK

7.1.3 Heating Equipment

Comments and Observations

INSTALLED HEAT PUMP SYSTEM

The heat pump heating system is shown on the exterior with one compressor.

The refrigerate used is shown to be R410A as per current environmental standards.

The conduit entrance to the house wall is shown to be installed in a speedy channel as per good practice.

There were no signs of damage during the inspection.

The inspector suspects that the condensate line runs through inside of the home and appears to not be professionally installed. Further evaluation is recommended.

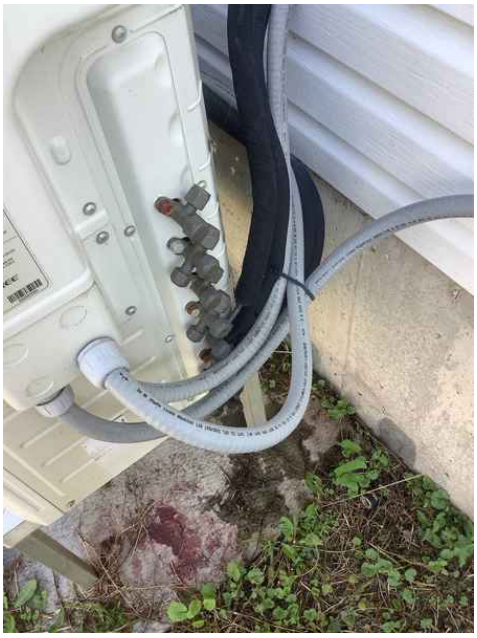
The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report

Recommendation

Contact a qualified professional.


SAL5141
ON
OFF


SPLIT TYPE HEAT PUMP
Model / Modèle
Cooling Capacity / Capacité de Climatisation
Heating Capacity / Capacité de Chauffage
Voltage/Phase / Tension/Phase
Frequency / Fréquence
Compressor / Compresseur
RLA
LRA
Fan Motor / Moteur de Ventilateur
Outdoor / Extérieur
Design Pressure / Pression de Service (High/Max)
Design Pressure / Pression de Service (Low/Min)
Max Fuse Size / Fusible Max.
Max Ckt. Bkr Size / Disjoncteur Max.
(Elec Type Per Nec)
Min.Circuit Ampacity / Capacité Circuit Min.
Refrigerant / Réfrigérante (R410A)
Date of Manufacture / Date de Fabrication
OUTDOOR USE / UTILISATION À L'EXTÉRIEUR
CONFORMS TO UL STD. 1995
CERTIFIED TO CSA STD. C22.2 No.236
Intertek
3097844
GREE




GREE
KINGS


Bell
ExpressVu

7.1.4 Heating Equipment

Comments and Observations

COOL AIR HEAT PUMP

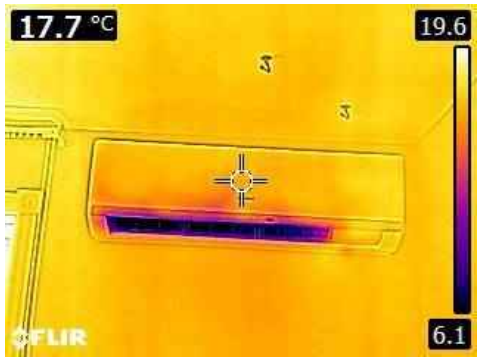
The external temperature was too hot to return hot air in the diffusers, however they are confirmed to return cool air as expected during the inspection

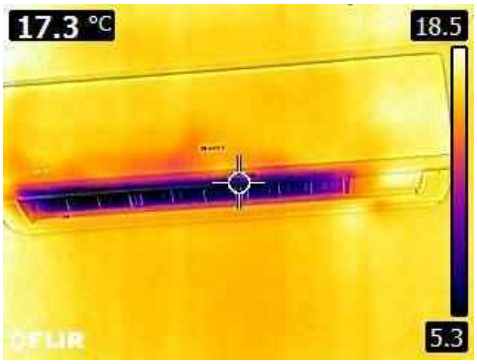
These units should be cleaned and serviced often to ensure peak performance.

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report

Recommendation

Contact a qualified professional.





7.2.1 Presence of Installed Heating/Cooling Source in Each Room

Comments and Observations

NO HEAT SOURCE ROOMS

The inspector noted evidence of no heat source for the master bedroom.

Further evaluation/repair is recommended.

Recommendation

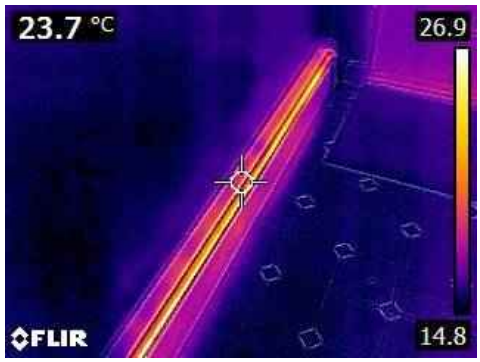
Contact a qualified professional.

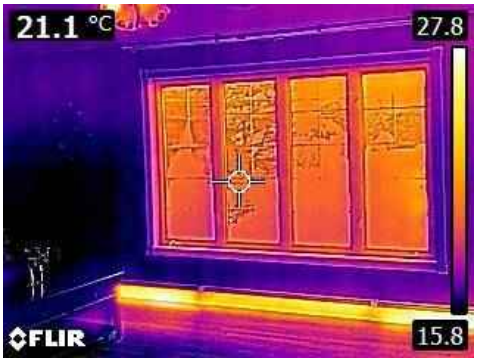
7.2.2 Presence of Installed Heating/Cooling Source in Each Room

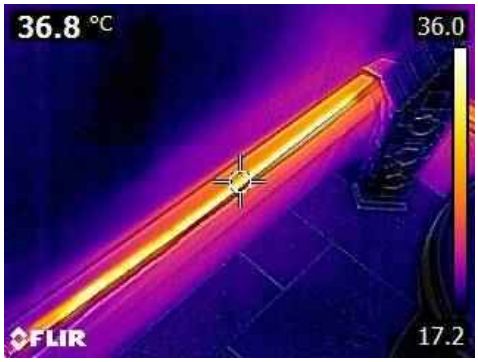
Comments and Observations

ALL SOURCES OF HEAT ARE CONFIRMED TO OPERATE AS EXPECTED DURING THE INSPECTION

With the exception of the noted no heat in the bedroom, all sources of heat in each room are shown to operate and return heat as expected during the inspection.







7.3.1 Normal Operating Controls

Comments and Observations

ALL IN WORKING ORDER.

The wall operated thermostats operated the heating system as expected.

The thermostat in the basement did not appear to function or operate the heat system

This may require additional evaluation.

Recommendation

Contact a qualified professional.

7.3.2 Normal Operating Controls

Comments and Observations

THERMOSTATS

Thermostats are devices designed to control the heating and cooling systems in a building so that air temperature remains comfortable.

Thermostats can be manually controlled or set to activate automatically based on timers or room temperature readings. Most thermostats contain two meters: the “set” temperature that the thermostat is asking for, and the actual temperature. On a traditional dial-type thermostat, the user can increase the set temperature by rotating the dial clockwise, and lower it by rotating it counter-clockwise. Newer thermostats usually have digital displays, which can be used to adjust automated heating and cooling schedules.

Maintenance and Other Tips

- Give the thermostat's interior a light dusting with a small, soft paintbrush. Canned air can also be used to blow off dust. Twist the screws to remove the cover. Be sure to clean the contacts, which are small metal plates within the unit. The wires coming from the transformer attach to the contacts. Do not touch any of the interior parts with fingers.
- If the base is loose, re-tighten the screws. Check the wires coming from the transformer. If any corrosion is present, remove the wire from the contact and clean it. Use a wire stripper to remove the surrounding insulation, cut back the wire, and reconnect it.
- Make sure the terminal screws are tight.
- For wireless thermostats, make sure the model number of the thermostat matches the model number of the receiver. If the model numbers do not match, the stat and receiver will not be compatible.
- Make sure that your thermostat has been set to the proper position for the season: cooling or heating. The air conditioner will not run with the switch set to "heating" and, conversely, the heating system won't run if the thermostat has been set to "cooling."
- Thermostats that contain a mercury switch must remain perfectly level or they may not control the temperature setting.

A Few Notes on Energy Savings

- Many people believe that furnaces work harder than normal to warm an area back up to a comfortable temperature, which will counteract energy savings gained from turning the thermostat down. This belief is a misconception that has been disproved by years of studies and research. Fuel is saved between the time the temperature is stabilized at the lower level and the next time heat is needed, while the fuel required to re-heat the space is roughly equal to the fuel saved while the building drops to a lower temperature.
- Be careful not to set the thermostat so low in the winter that pipes freeze, or so low during the summer which may allow humidity-spawned mold to grow.

In summary, thermostats are used to ensure the comfort of building occupants through the proper control of the heating and cooling cycles.

8: INTERIOR SYSTEMS

		IN	NI	NP	RR
8.1	Walls	X			
8.2	Ceilings	X			X
8.3	Floors	X			X
8.4	Steps, Stairways, Balconies and Railings	X			
8.5	Counters and Cabinets (representative number)	X			
8.6	Doors (representative number)	X			X
8.7	Windows (representative number)	X			X

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair/Replace

Information

Windows (representative number): Type
All windows

Walls: Type

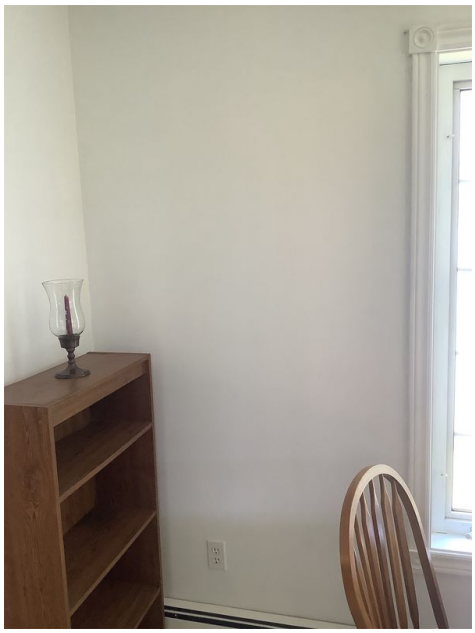
Wall framing, Drywall



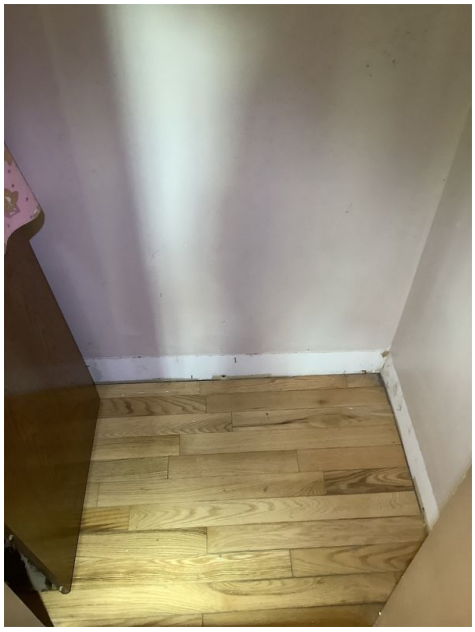




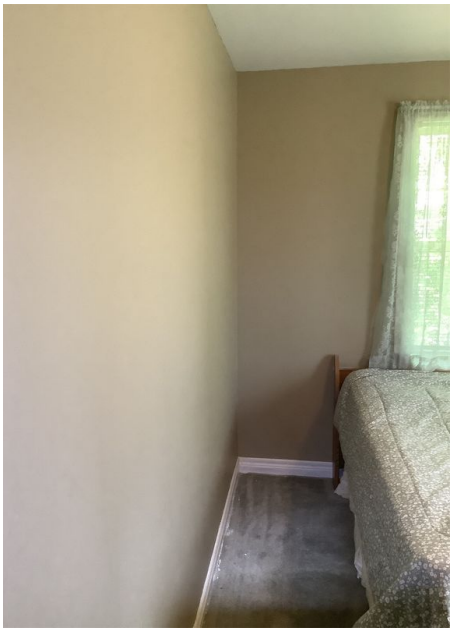












Ceilings: Type

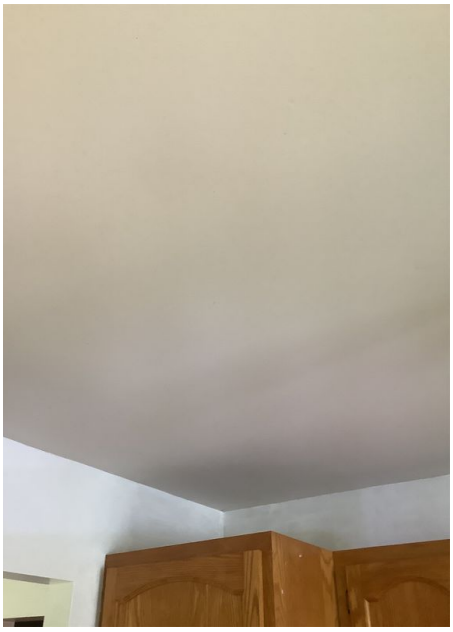
Drywall, Suspended frame

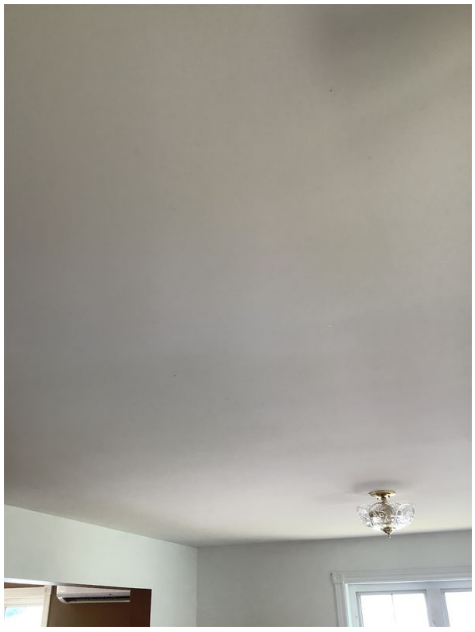
















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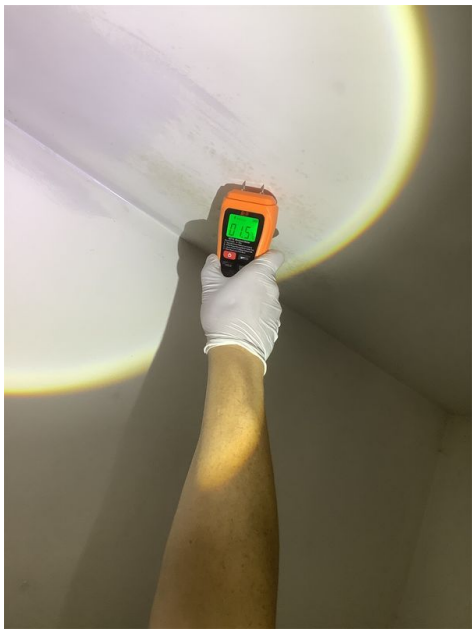
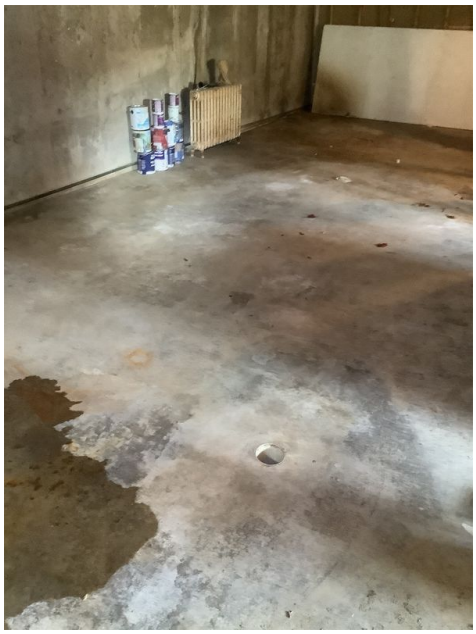



21.6 °C
E5
24.2
20.2


23.5 °C
E5

Floors: Type

Carpet, Linoleum, Wood floor, Concrete (Unfinished)



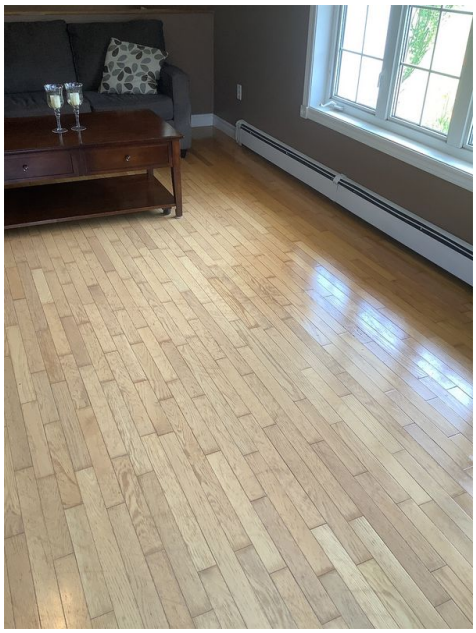
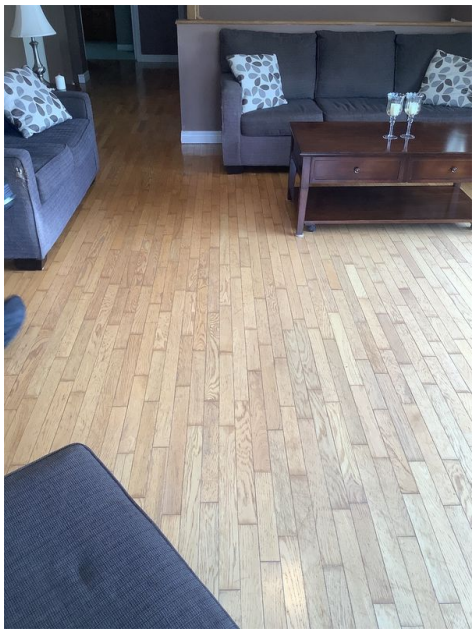


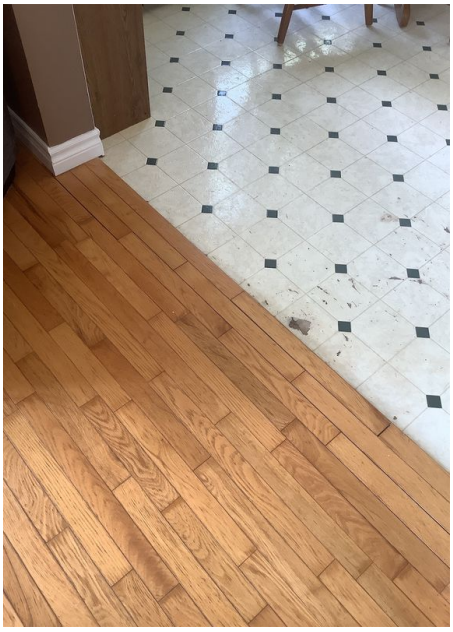


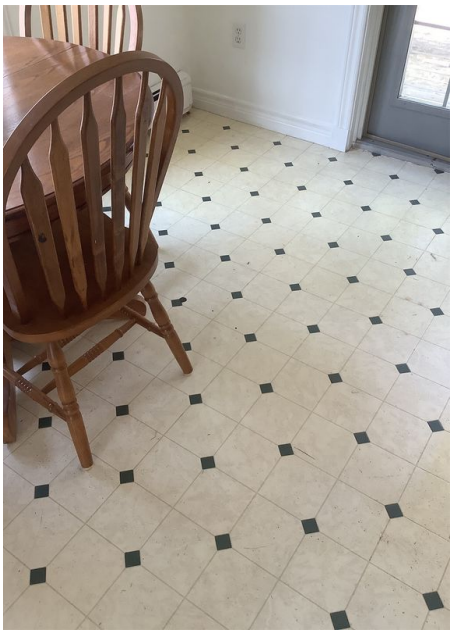




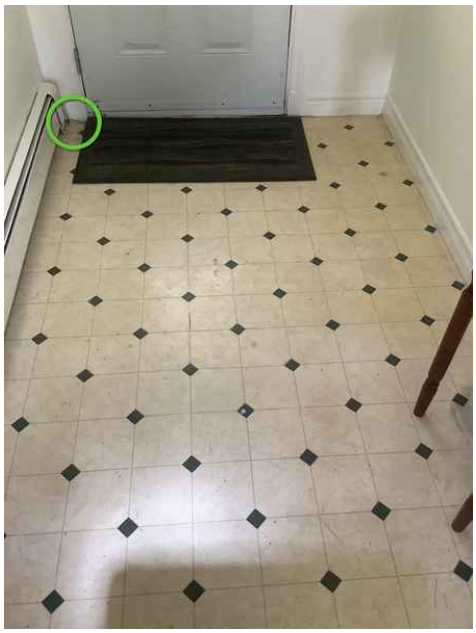
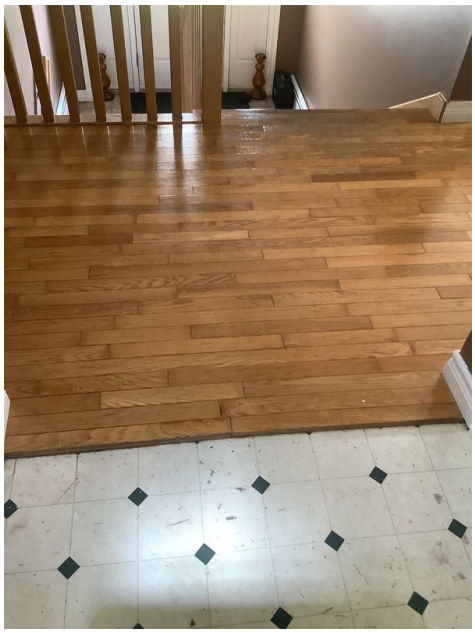


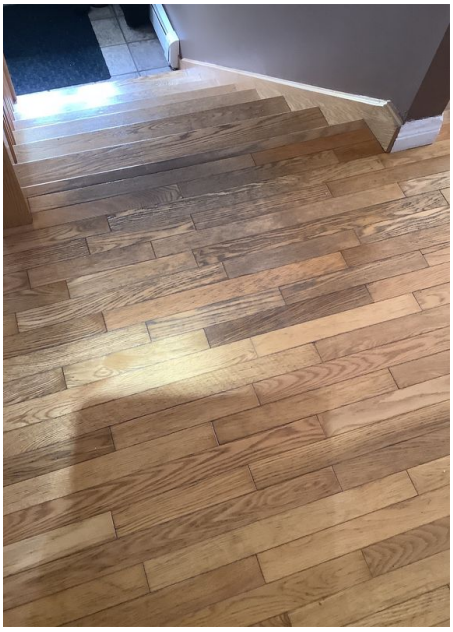



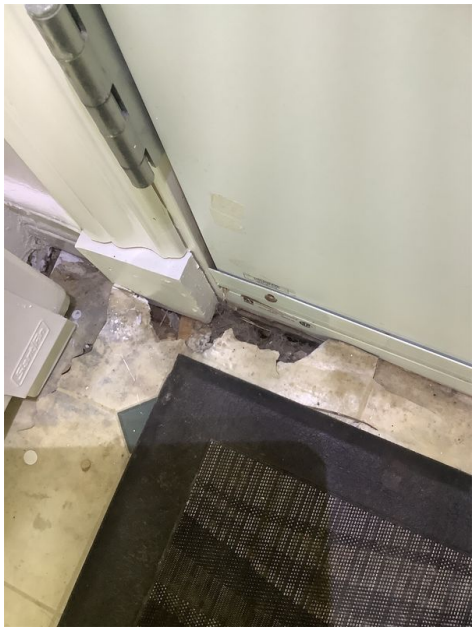
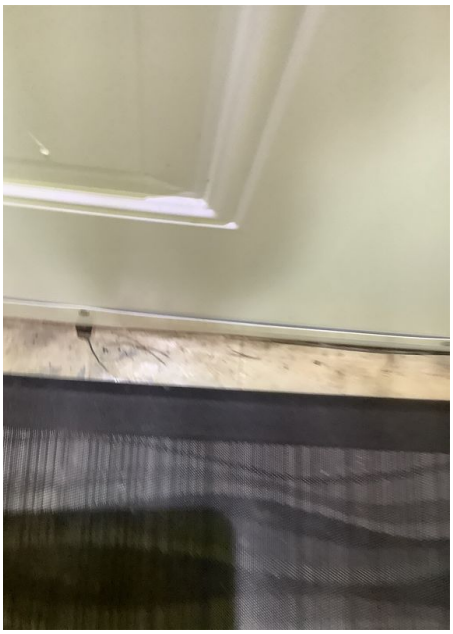


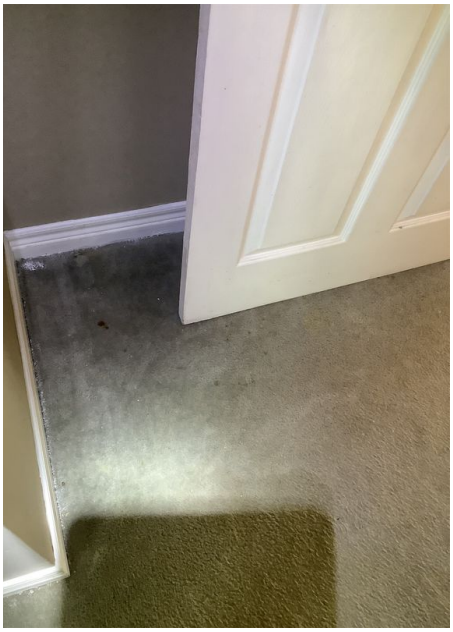





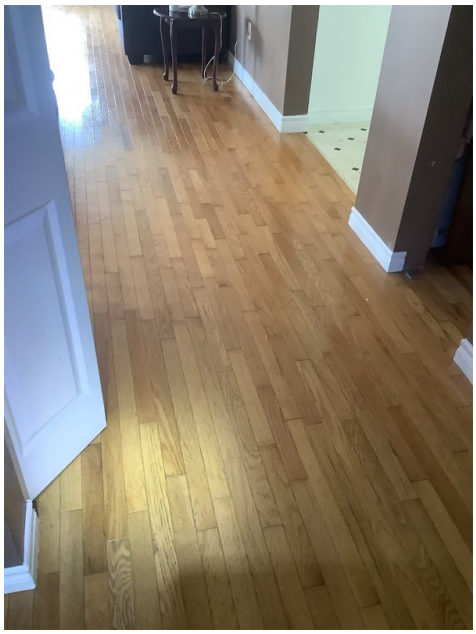








Counters and Cabinets (representative number): Type

Cabinet door (s), Countertop

Limitations

Walls

SCOPE AND LIMITATION OF THIS INSPECTION.

SCOPE AND LIMITATIONS OF THIS INSPECTION

Be advised that this inspection is confined to visual and accessible areas only.

This inspection does not include any information or advice on future repairs, or renovations or information permit requirements and approvals from any municipal or provincial authority.

The Inspector shall not inspect any area of the property considered dangerous or hazardous to their safety and health.

The purpose of the inspection is to give the client an overview of the general condition of various systems in the property.

This inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects .

Some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues.

Be advised that inspectors are not engineers/plumbers/electrician/HVAC technicians and can only render a visual report on the functional conditions of the visual components at time of inspection.

Be advised that warranties and guarantees are not given on any inspected components or systems or appliances. This includes any issues with any sewer back up or water entry from any roof or basement or window.

The inspector's report is limited to the day and time of inspection and cannot be liable for future unforeseen malfunctions of any components.

Please be advised that Bluenose Inspections Inc. will test and evaluate the HVAC and heating systems , which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers.

Although some safety issues may be addressed in this inspection, this inspection is not a safety or code inspection. This inspection may not reveal all deficiencies but is intended to help reduce some of the risk involved in purchasing a property. It is not possible to detect every concern during a general visual inspection and Bluenose Inspections strongly recommends consultation and review by a plumber, electrician and HVAC technician prior to owning the home.

Bluenose Inspections accepts no responsibility or liability for any omission in its inspection or the report related to defects or irregularities which are not reasonably visible at the time of the inspection, which are below ground or which are concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring); which required the moving/removing of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil). Bluenose Inspections Inc. does not inspect septic tanks, drain fields or perform termite inspections.

Bluenose Inspections does not move owner/occupied items for the purposes of the inspection;

We do not inspect items that are not reasonably and safely available to carry out a visual inspection.

This may include roofs, subfloor areas and ceiling cavities and high, constricted or dangerous areas for which inspection is not permitted by Occupational Safety and Health regulations.

In addition, the customer accepts that Bluenose Inspections may not detect some defects because: the defect may only occur intermittently or the defect has been deliberately concealed.

The client agrees and understands that the maximum liability incurred by the Inspector/The Company for errors and omissions in the inspection shall be limited to the inspection fee.

The client agrees that if a dispute between the client and company results from this inspection, arbitration will be required to be performed. If the dispute cannot be resolved through arbitration and if the client initiates a lawsuit against the company, then the client shall be responsible for all court costs and attorney fees.

The client has employed this inspection company to perform a visual inspection of all accessible areas and components at the time of inspection. The client was present, or had the opportunity to be present,

and accompanied the inspector during the inspection and does not hold the inspection company and/or inspector liable for future malfunctions or replacements needed of structural systems or components of the property inspected.

Windows (representative number)

INACCESSIBLE INTERIOR WINDOWS

The windows shown, are inaccessible to the inspector as shown

The windows either have personal items, stacked or stored near the windows or the window will not open.

The inspector recommends further evaluation to to confirm proper window operation

Bluenose Inspections only offers visual non invasive inspections, and is not permitted to touch or move any personal object or item.

Comments and recommendations for repair or maintenance.

8.1.1 Walls

INTERIOR WALLS SHOWN IN GOOD CONDITION

Comments and Observations

Minor damage is shown to the walls of the home during the inspection

The inspector suspects past water entry in the basement due to evidence of drywall being removed and only wall framing left in the basement, and the previously noted staining on the inside portion of the foundation wall.

Further evaluation may be required.

There were no signs of major structural damage during the inspection, however, there were some personal items stacked and stored near the walls and closets during the inspection and the inspector is not permitted to move or touch any personal item or object.

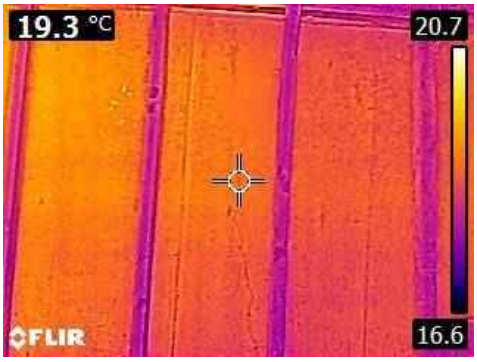
This is a visual only inspection and things can go unseen or missed easily and the inspector recommends a careful visual inspection of all areas of the home on the final walk through.

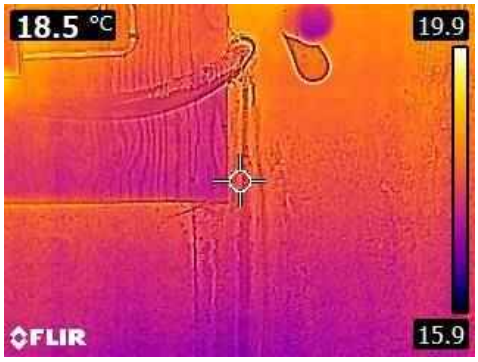
Bluenose Inspections Inc. only performs visual non-invasive inspections.

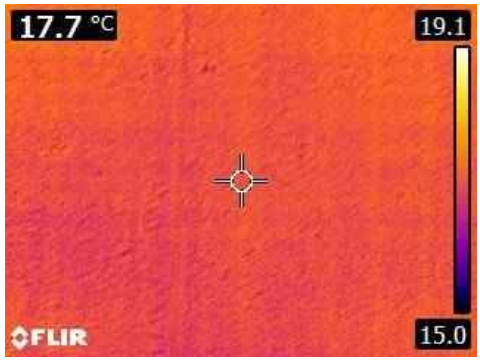
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

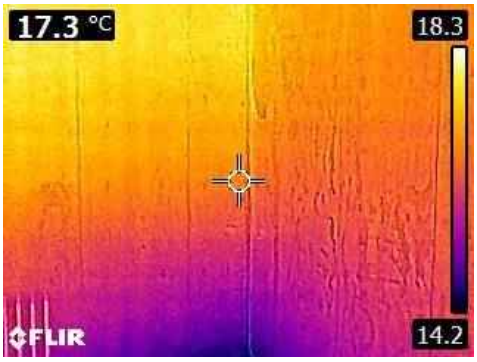
Recommendation

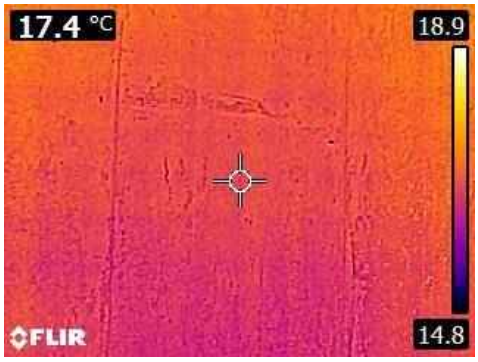
Contact a qualified professional.

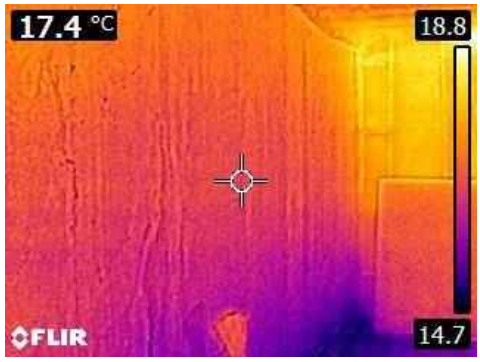


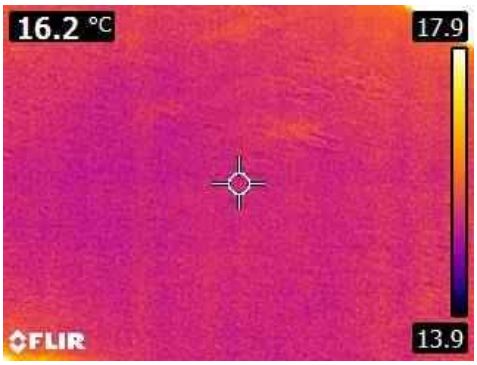


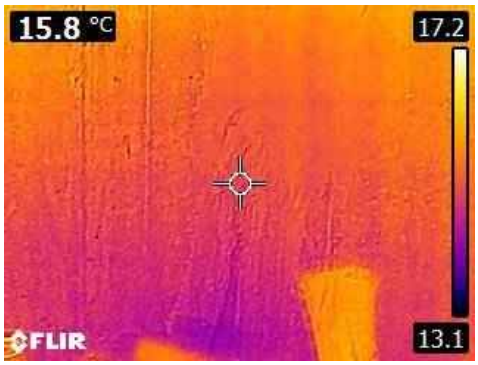


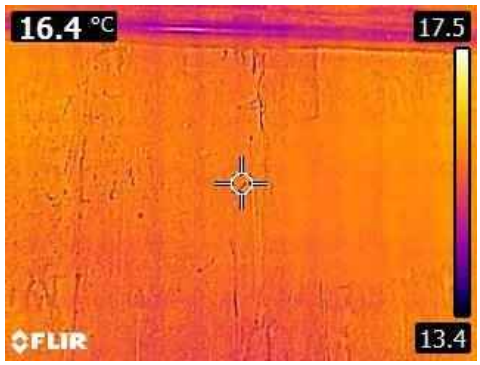


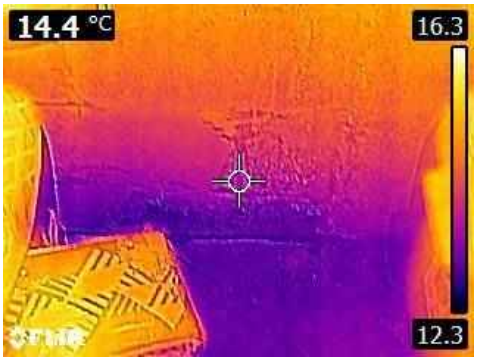


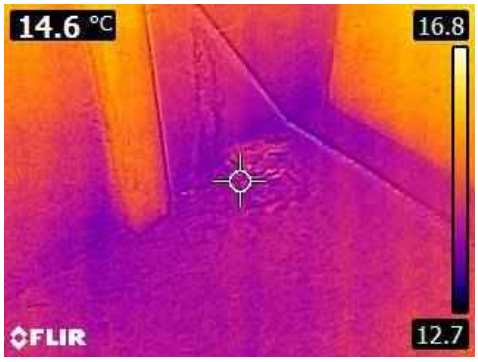


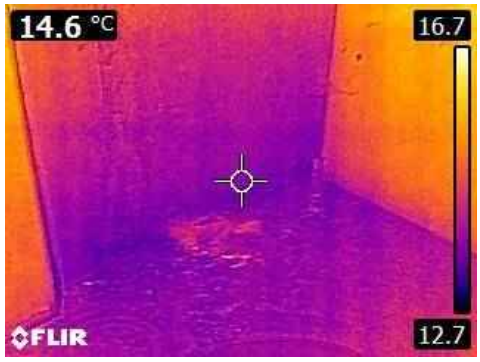


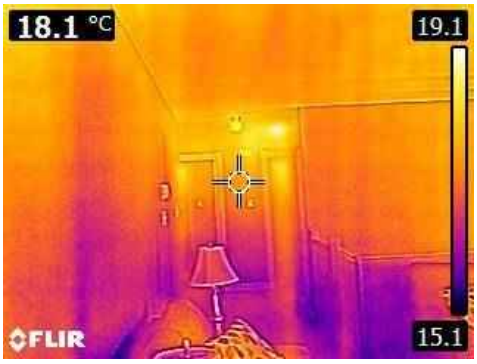












8.1.2 Walls

HORNET NEST

Comments and Observations

The inspector noted evidence of an active hornets nest in the basement as shown. Further evaluation/removal by a qualified pest control contractor is recommended.

Recommendation

Contact a qualified pest control specialist.

8.2.1 Ceilings

CEILINGS IN THE HOME

Comments and Observations

The ceilings in the home are shown in good condition.
There are some minor cracks in the dry wall, and some minor stains that would be normal to a lived in home.

There were no signs of active water stains, or major structural damage during the inspection.

Ceiling cracks are usually caused by building settlement, deflection , warping of wood elements in the home or small seasonal movements of building components due to temperature and humidity variations.

Seasonal movements will make some cracks regularly open and close , these may be filled with a flexible, paintable sealant but otherwise cannot be effectively repaired.

Cracks due to settlement, deflection or warping can be repaired if movement has stopped .

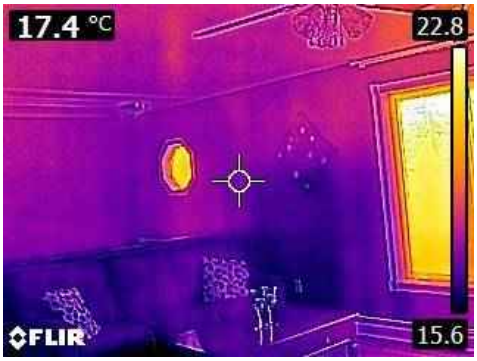
The inspector did note that there are past stains shown/found in the master bedroom closet ceiling as shown

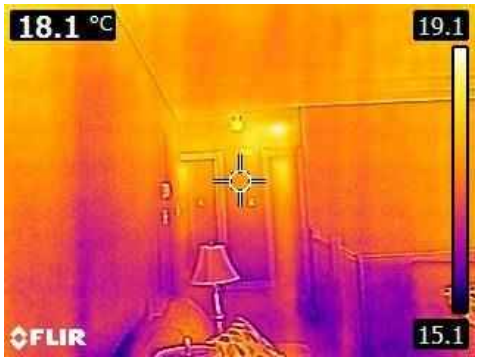
The inspector used a moisture meter and thermal camera and did not observe any signs of active water entry however since this is a visual only inspection the inspector recommends a more invasive inspection to determine the cause of the staining.

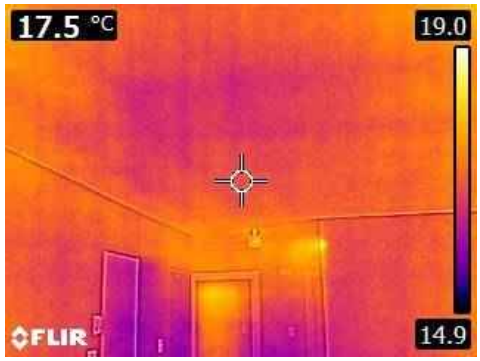
Further evaluation is recommended.

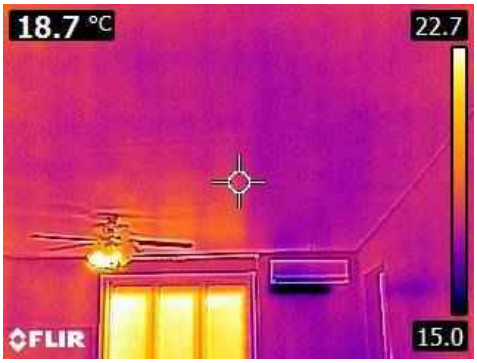
Recommendation

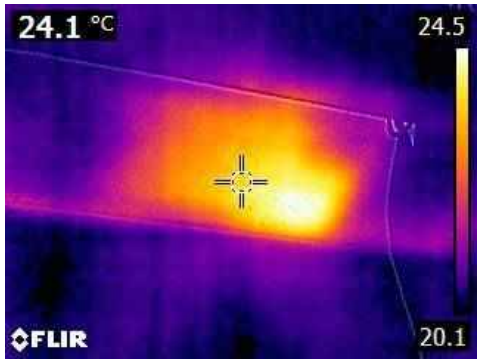
Contact a qualified professional.











8.3.1 Floors

FLOORS IN THE HOME

Comments and Observations

Minor damage is shown to the floors of the home during the inspection

There were no signs of major structural damage or water stains during the inspection, however the flooring in the kitchen and bedrooms was found to be damaged and worn and old and will likely require a replacement.

There was a water puddle in the basement floor during the inspection as shown. The flooring near the rear door is found to be lifted and damaged.

A lived in home can expect to see wear on the floor such as small scratches, or slight surface damage. This small surface damage is not reported on as it is cosmetic and beyond the scope of a normal visual non invasive inspection.

There were some personal items stacked and stored on the floor during the inspection and the inspector is not permitted to move or touch any personal item or object.

The inspector recommends close examination of all flooring in the home, for cosmetic issues that were not reported on in this report, on your final closing walk through.

Bluenose Inspections Inc. only performs visual noninvasive inspections and does not provide structural comments or advise.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view.

Please be aware that the inspector has your best interest in mind.

Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Recommendation

Contact a qualified flooring contractor

8.4.1 Steps, Stairways, Balconies and Railings

Comments and Observations

A STURDY, GRASPABLE HANDRAIL IS INSTALLED IN THE HOME.

The stairs are shown in good condition with a sturdy installed handrail that extends from the top stair to the bottom as per good building practice.

In general the riser heights and tread depth appear to be as uniform as possible.

Typically in a modern home, stairs have a riser of 7 3/4 inch and a minimum tread of 10 inches.

These stairs appear in good condition and are properly installed.

8.5.1 Counters and Cabinets (representative number)

Comments and Observations

COUNTERS AND CABINETS

Cabinets and counters are shown in good condition

There were no signs of major damage and all doors and drawers are confirmed to open and close as expected during the inspection.

8.6.1 Doors (representative number)

Comments and Observations

FURTHER EVALUATION IS RECOMMENDED

The exterior door frames, and the exterior doors are shown with evidence of rot/softness/weather worn and will need to be replaced/repaired.

The bi-folding doors that conceal the washer and dryer appear to be off track and would need a minor repair.

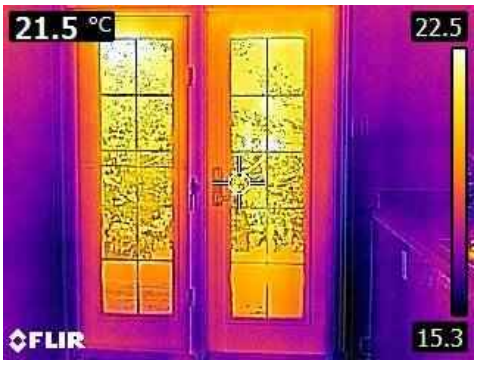
Further evaluation/repair is recommended.

With the exception of the noted doors, all interior doors are shown in good condition and confirmed to open and close and latch as expected during the inspection.

There were no signs of major damage, however the inspector recommends further evaluation and repair solutions from a door repair/replacement contractor.

Recommendation

Contact a qualified door repair/installation contractor.



8.7.1 Windows (representative number)

EGRESS BASEMENT WINDOWS

GENERAL INFORMATION

Comments and Observations

The noted windows do not appear to suit the building code for egress. Further evaluation/repair is recommended.

9.9.10.1. Egress Windows or Doors for Bedrooms (National Building Code, Nova Scotia Building Code)

1) Except where the suite is sprinklered, each bedroom or combination bedroom shall have at least one outside window or exterior door openable from the inside without the use of keys, tools or special knowledge and without the removal of sashed or hardware. (See Article 9.5.1.2. and Appendix A.)

2) The window referred to in Sentence (1) shall a) provide an unobstructed opening of not less than 0.35 m2 (542 sq inches) in area with no dimension less than 380 mm (15”), and b) maintain the required opening during an emergency without the need for additional support. (See Appendix A.)

3) Where a window required in Sentence (1) opens into a window well, a clearance of not less than 760 mm (30”) shall be provided in front of the window (See Appendix A)

4) Where the sash of a window referred to in Sentence (3) swings towards the window well, the operation of the sash shall not reduce the clearance in the manner that would restrict escape in an emergency.

5) Where a protective enclosure is installed over the window well referred to in Sentence (3), the enclosure shall be openable from the inside without the use of keys, tools or special knowledge of the opening mechanism. A-9.9.10.1.(2) Bedroom Window Opening Areas and Dimensions Although the minimum opening dimensions required for height and width are 380 mm (15”), a window opening that is 380 mm by 380 mm (15”X15”) would not comply with the minimum area requirements.

<u>In Simple Terms the requirements are:</u>

Basements and every sleeping room should have at least one operable emergency escape and rescue opening that opens directly into a public street , public alley, yard or court.

Basements that have one or more sleeping rooms, should have an emergency egress and rescue opening installed in each sleeping room but this is not required for adjourning areas.

The sill height of the emergency escape and rescue opening should not be more than 44 inches above the floor.

Because many deaths and injuries happen when occupants are asleep at the time of a fire this standard requires that basements and all sleeping rooms have doors or windows that can be used for rescue or escape in an emergency.

During a fire that normal means of escape will likely be blocked

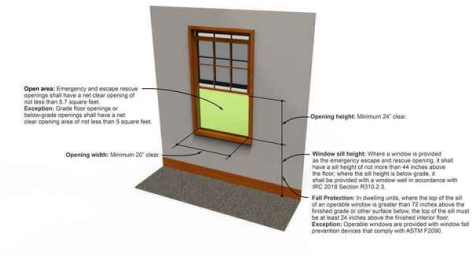
If the emergency escape and rescue opening has a sill height below ground level , a window well should be provided.

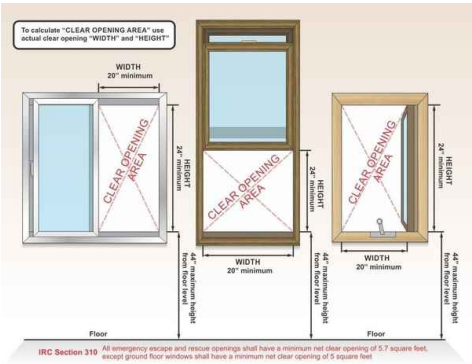
The window well should have a horizontal area of at least 9 square feet with a minimum horizontal projection and width of 36 inches (with the exception of a ladder encroachment into the required dimension)

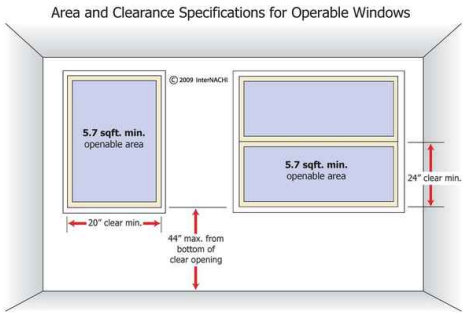
If an emergency escape window is located under a porch or deck the porch or deck should allow the window to be fully opened and the escape path should be at least 3 feet in height.

Recommendation

Contact a qualified window repair/installation contractor.











8.7.2 Windows (representative number)

Comments and Observations

NON-FUNCTIONAL WINDOWS

The inspector noted that the windows shown were difficult to operate or could not be opened. Further evaluation/repair is recommended.

Recommendation

Contact a qualified window repair/installation contractor.




8.7.3 Windows (representative number)

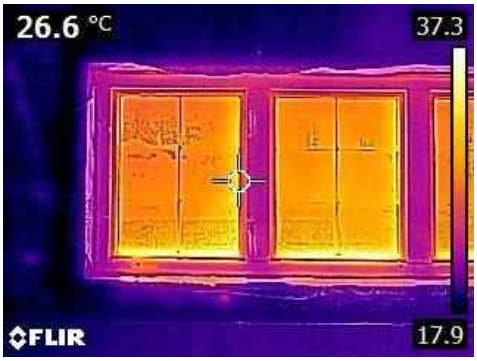
Comments and Observations

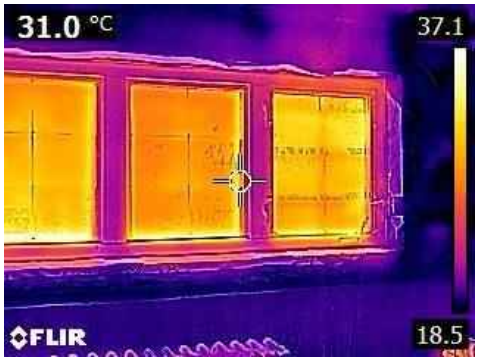
WINDOW THERMAL IMAGES

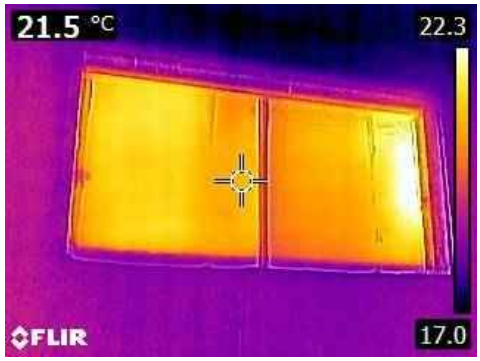
The shown pictures are the thermal images of the windows in the home. The inspector noted no evidence of active water entry from the windows during inspection.

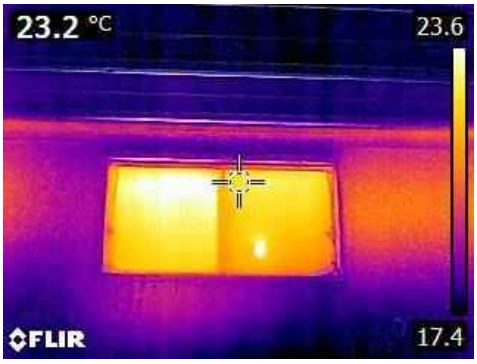
Recommendation

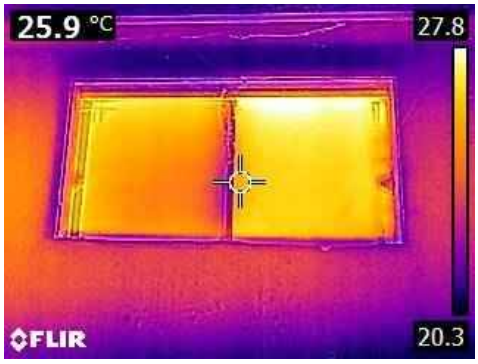
Contact a qualified professional.

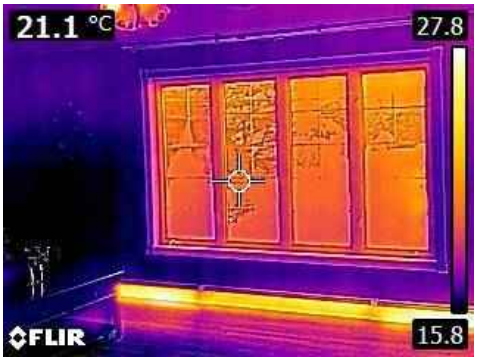












8.7.4 Windows (representative number)

Comments and Observations

FOGGED INTERIOR WINDOW(S)

With the exception of the previously noted exterior cracked window, the interior windows are shown in good condition and no signs of cracks, however, moisture can be seen on the interior panes on most of the windows in the home.

There were no signs of leaks or damage to the interior of the home from the windows, during the inspection, however, a broken seal can reduce the "R" value (insulation value) of the window and is less energy efficient

It would be recommended to contact a professional window repair/replacement company to quote the cost and scope of the required repair prior to owning the home.

Recommendation

Contact a qualified window repair/installation contractor.






9: BUILT-IN KITCHEN APPLIANCES

		IN	NI	NP	RR
9.1	Dishwasher	X			
9.2	Ranges/Ovens/Cooktops	X			

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair/Replace

Information

Ranges/Ovens/Cooktops: Type
Oven and Range

Comments and recommendations for repair or maintenance.

9.1.1 Dishwasher

Comments and Observations

DISHWASHER IS TESTED

The dishwasher was tested for operation during the inspection and is confirmed to drain as expected during the inspection

There were No signs of leaks or damage during the inspection.

Bluenose Inspections offers no warranty on any appliance only that it was tested for operation.

9.2.1 Ranges/Ovens/Cooktops

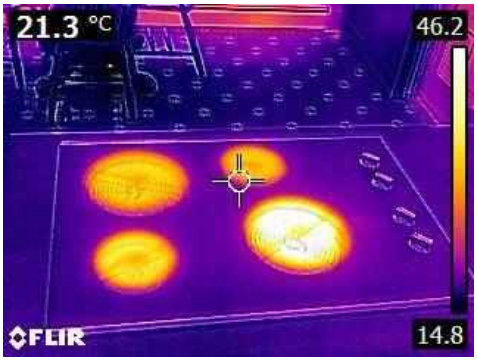
Comments and Observations

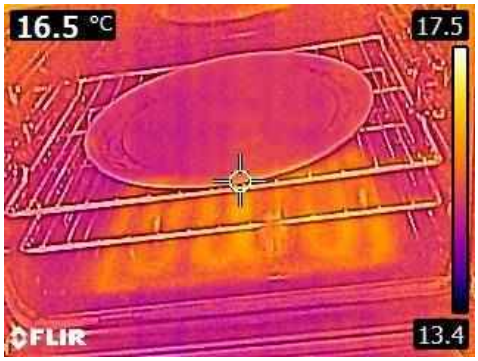
THE OVEN AND RANGE ARE FUNCTIONING CORRECTLY

The oven and range are confirmed to operate as expected during the inspection.

Bluenose Inspections offers no warranty on appliances and cannot predict life cycles of any appliance.

The appliance was tested for operation only.


21.3 °C
46.2
14.8
FLIR


16.5 °C
17.5
13.4
FLIR