

Your Inspection Report

123 Main Street
Any Town, MB X1X 1X1

PREPARED FOR:
JOHN HOMEOWNER

INSPECTION DATE:
Thursday, May 25, 2017

PREPARED BY:
Steve Wasyliw



Assiniboine Home Inspection
25 Wilson St.
Portage la Prairie, MB R1N 3T4

204-870-5560

assiniboinehomeinspection.ca
info@assiniboinehomeinspection.ca



June 15, 2017

Dear John Homeowner,

RE: Report No. 1005, v.0
123 Main Street
Any Town, MB
X1X 1X1

Thank you for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Canadian Association of Home and Property Inspectors (CAHPI) Standards of Practice. This document defines the scope of a home inspection.

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

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

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

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

Again, thank you for choosing us to perform your home inspection.

Sincerely,

Steve Wasyliw
on behalf of
Assiniboine Home Inspection

Assiniboine Home Inspection
25 Wilson St.
Portage la Prairie, MB R1N 3T4
204-870-5560
assiniboinehomeinspection.ca
info@assiniboinehomeinspection.ca

AGREEMENT

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

PARTIES TO THE AGREEMENT

Company

Assiniboine Home Inspection
25 Wilson St.
Portage la Prairie, MB R1N 3T4

Client

John Homeowner

This is an agreement between John Homeowner and Assiniboine Home Inspection.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Canadian Association of Home and Property Inspectors (CAHPI) Standards of Practice.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

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

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

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

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

AGREEMENT

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0
assiniboinehomeinspection.ca

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

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

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

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

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

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

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

6) TIME TO INVESTIGATE

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

7) REPORT IS FOR OUR CLIENT ONLY

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

AGREEMENT

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

8) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

9) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, John Homeowner (Signature)_____, **(Date)**_____, **have read, understood and accepted the terms of this agreement.**

SUMMARY

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

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

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

[Priority Maintenance Items](#)

Structure

FOUNDATIONS \ Foundation

Condition: • [Parging damaged or missing](#)

Implication(s): Chance of damage to structure | Shortened life expectancy of material

Location: South Exterior Wall

Task: Repair

Time: Less than 1 year

ROOF FRAMING \ Rafters/trusses

Condition: • [Sagging](#)

Minor sagging was noted on both sides of the roof.

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

Location: Various Roof

Task: Further evaluation by a qualified contractor

Time: Less than 1 year

This concludes the Summary section.

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

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

[Home Improvement - ballpark costs](#)

ROOFING

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

The home is considered to face : • North

Sloped roofing material:

- [Asphalt shingles](#)



1. *Asphalt shingles*

Sloped roof flashing material: • Metal

Probability of leakage: • Low

Limitations

Inspection performed: • From roof edge

EXTERIOR

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

General: • Landscaping/Vegetation likely to adversely affect the building

Note: None noted

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

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

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

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Vinyl siding](#)

Soffit and fascia: • [Metal](#)

Driveway: • Gravel

Walkway: • Concrete

Deck:

• Pressure-treated wood

• Railings

Inspected

• No performance issues were noted.

Exterior steps: • Wood

Garage: • No Garage

Limitations

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Downspouts

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

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

Location: Various Exterior

Task: Improve

Time: Less than 1 year

EXTERIOR

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

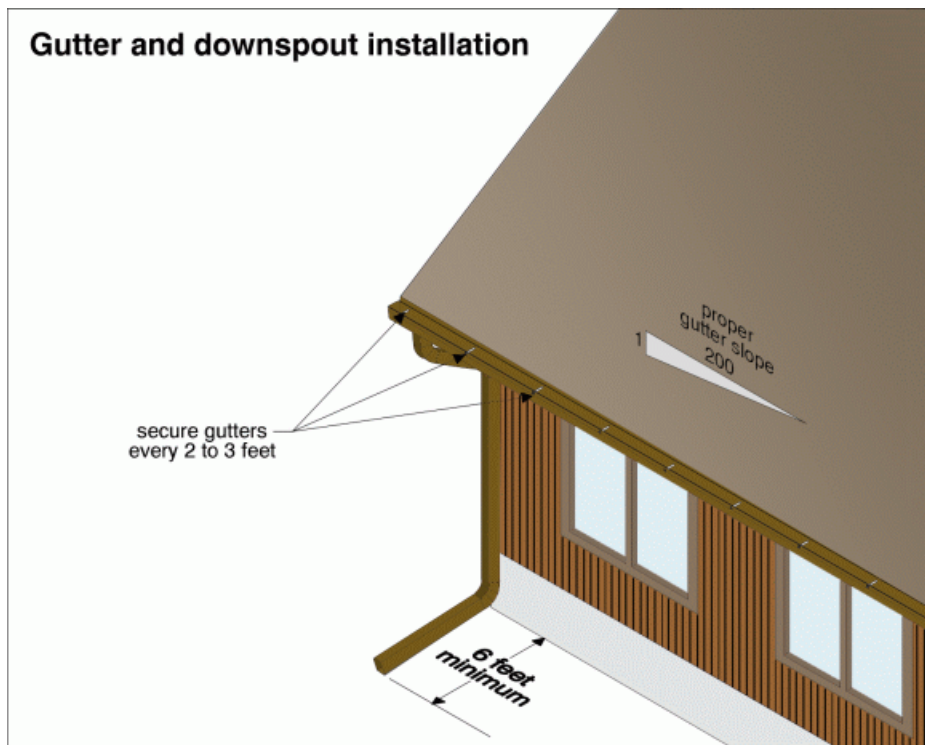
PLUMBING

INTERIOR

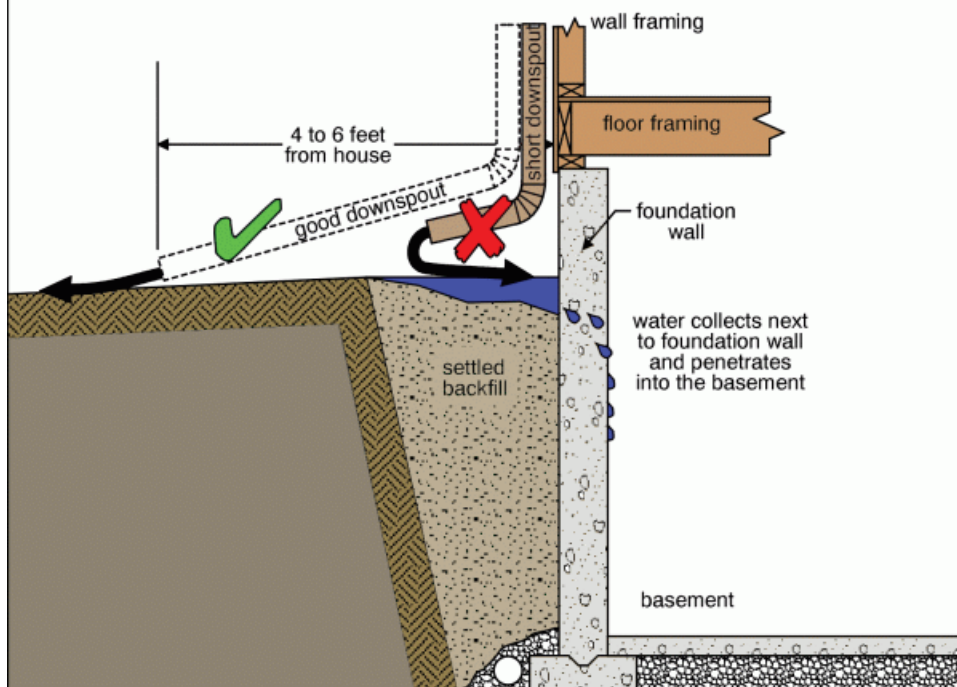
SITE INFO

REFERENCE

Gutter and downspout installation



Downspout extension too short



EXTERIOR

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



2. Downspouts end too close to building



3. Downspouts end too close to building

EXTERIOR GLASS/WINDOWS \ Exterior trim

2. Condition: • [Caulking loose, missing or deteriorated](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Increased heating and cooling costs

Location: South/East Exterior

Task: Improve

Time: Regular maintenance



4. Caulking loose, missing or deteriorated

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

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

Location: South/East Exterior

Task: Improve

Time: Regular maintenance

EXTERIOR

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

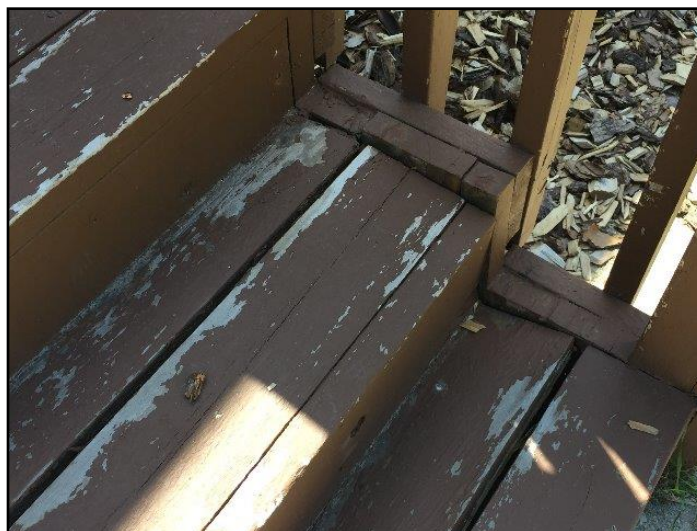
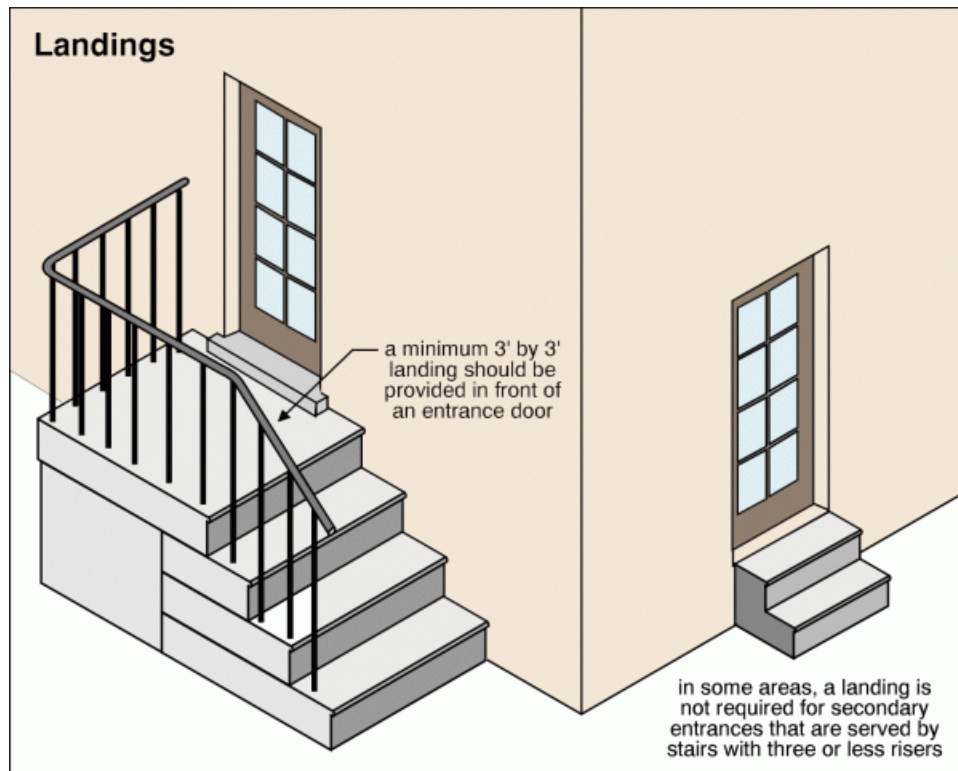
4. Condition: • [Steps slope](#)

Implication(s): Trip or fall hazard

Location: North Exterior

Task: Repair

Time: Less than 1 year



5. Steps slope

EXTERIOR

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Roof structure

5. Condition: • Roof is poorly supported over deck

Implication(s): Roof could collapse under load, resulting in damage to structure and possible personal injury.

Location: Rear Deck

Task: Improve

Time: If necessary



6.

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Wood columns • Wood beams • Subfloor - plywood

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

Roof and ceiling framing: • Rafters/ceiling joists • [Plank sheathing](#)

Limitations

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

Attic/roof space: • Inspected from access hatch

Recommendations

FOUNDATIONS \ Foundation

6. Condition: • [Parging damaged or missing](#)

Implication(s): Chance of damage to structure | Shortened life expectancy of material

Location: South Exterior Wall

Task: Repair

Time: Less than 1 year



7. Parging damaged or missing

ROOF FRAMING \ Rafters/trusses

7. Condition: • [Sagging](#)

Minor sagging was noted on both sides of the roof.

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

Location: Various Roof

Task: Further evaluation by a qualified contractor

STRUCTURE

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

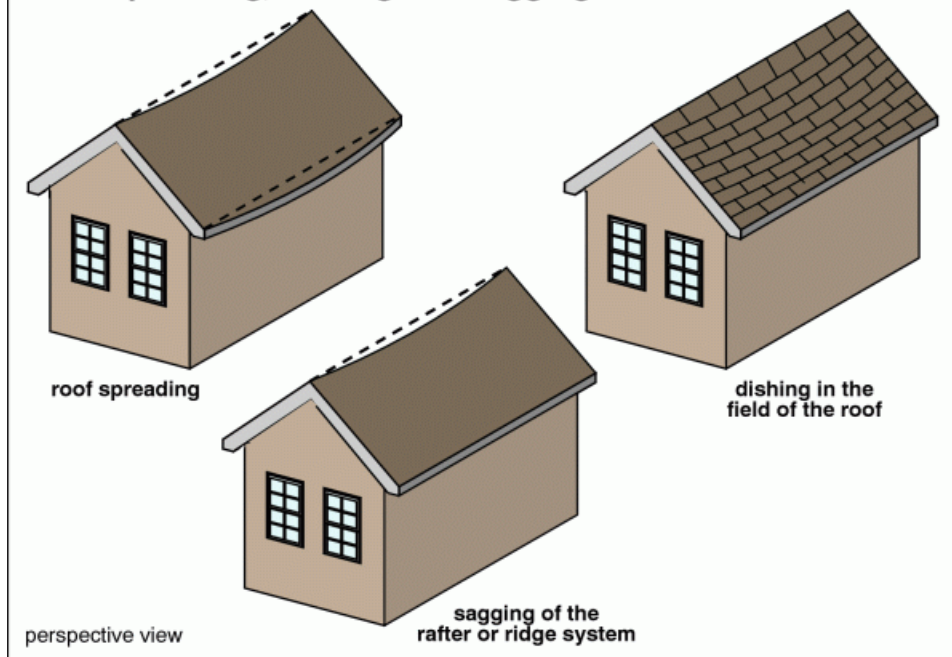
INTERIOR

SITE INFO

REFERENCE

Time: Less than 1 year

Roof spreading, dishing and sagging



8. Sagging

ROOF FRAMING \ Sheathing

8. Condition: • [Water stains](#)

Water staining may be the result of previous roof leakage. Such widespread staining may also be caused from condensation building up in the attic as a result of poor ventilation and inadequate insulation in the attic space.

Implication(s): Material deterioration

Location: Throughout Attic

Task: Monitor

STRUCTURE

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Time: When necessary



9. *Water stains*

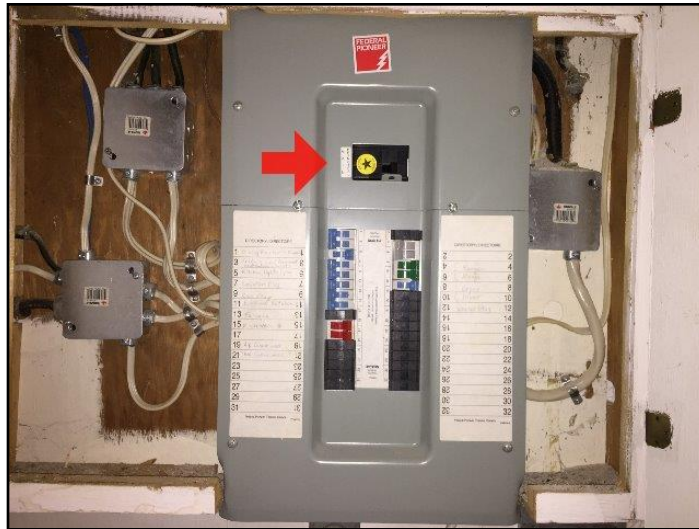
Description

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

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

Main disconnect/service box type and location:

• [Breakers - basement](#)



10. Breakers - basement

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

Distribution panel type and location: • [Breakers - basement](#)

Auxiliary panel (subpanel) type and location: • [Not found](#)

Distribution wire material and type:

• [Copper - non-metallic sheathed](#)

• [Copper - knob and tube](#)

All visible signs of knob and tube wiring show that it has been taken out of service and removed.



11. Copper - knob and tube

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • None noted

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

9. Condition: • [Ungrounded](#)

Implication(s): Electric shock

Location: Various

Task: Improve

Time: When remodelling



12. Ungrounded

10. Condition: • [Ground needed for 3-slot outlet](#)

Implication(s): Electric shock

Location: North Basement Furnace Room

Task: Improve

Time: When remodelling



13. Ground needed for 3-slot outlet

11. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: East Exterior Wall

Task: Provide

Time: Less than 1 year

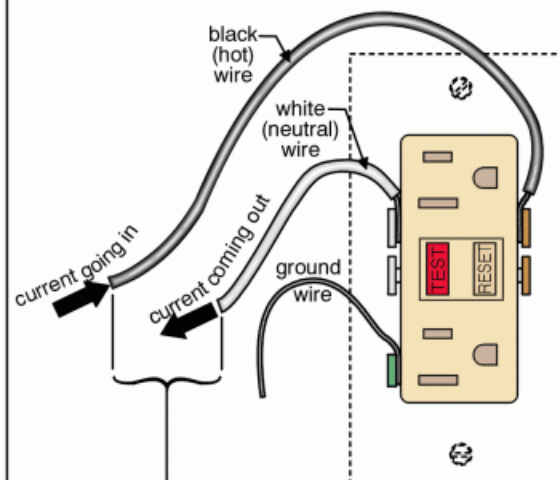
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down





14. No GFCI/GFI (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Cover plates

12. Condition: • [Missing](#)

Implication(s): Electric shock

Location: West Master Bedroom

Task: Replace

Time: Immediate

13. Condition: • [Missing](#)

Implication(s): Electric shock

Location: Basement Cold Room

Task: Replace

Time: Immediate

ELECTRICAL

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



15. Missing

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

14. Condition: • None

Implication(s): Health hazard

HEATING

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Lennox

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

Approximate capacity: • 48,000 BTU/hr

Efficiency: • [Mid-efficiency](#)

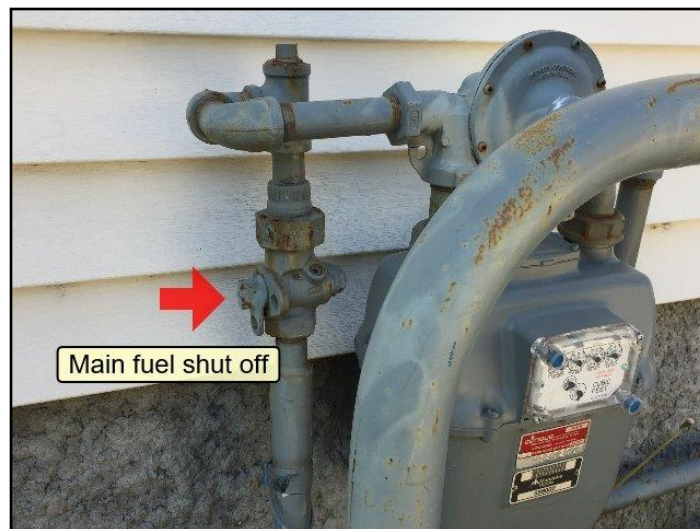
Exhaust venting method: • [Natural draft](#)

Approximate age: • [18 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at:

• Meter



16. Meter

Exhaust pipe (vent connector): • Single wall

Mechanical ventilation system for home: • Bathroom exhaust fan

Recommendations

GAS FURNACE \ Life expectancy

15. Condition: • [Near end of life expectancy](#)

Implication(s): Equipment failure | No heat for building

Location: Basement

Task: Service annually

Time: Unpredictable

COOLING & HEAT PUMP

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

General: • A/C electrical disconnect present



17. A/C electrical disconnect present

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

Manufacturer: • Lennox

Compressor type: • Electric

Compressor approximate age: • 18 years

Typical life expectancy: • 12 to 15 years

Limitations

Inspection limited/prevented by:

• Power turned off

The breaker for the air conditioner was turned off at the time of inspection

Recommendations

AIR CONDITIONING \ Life expectancy

16. Condition: • [Near end of life expectancy](#)

Implication(s): Equipment failure | Reduced comfort

Location: Exterior

Task: Service annually

Time: Unpredictable

AIR CONDITIONING \ Air cooled condenser coil

17. Condition: • [Dirty](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

COOLING & HEAT PUMP

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

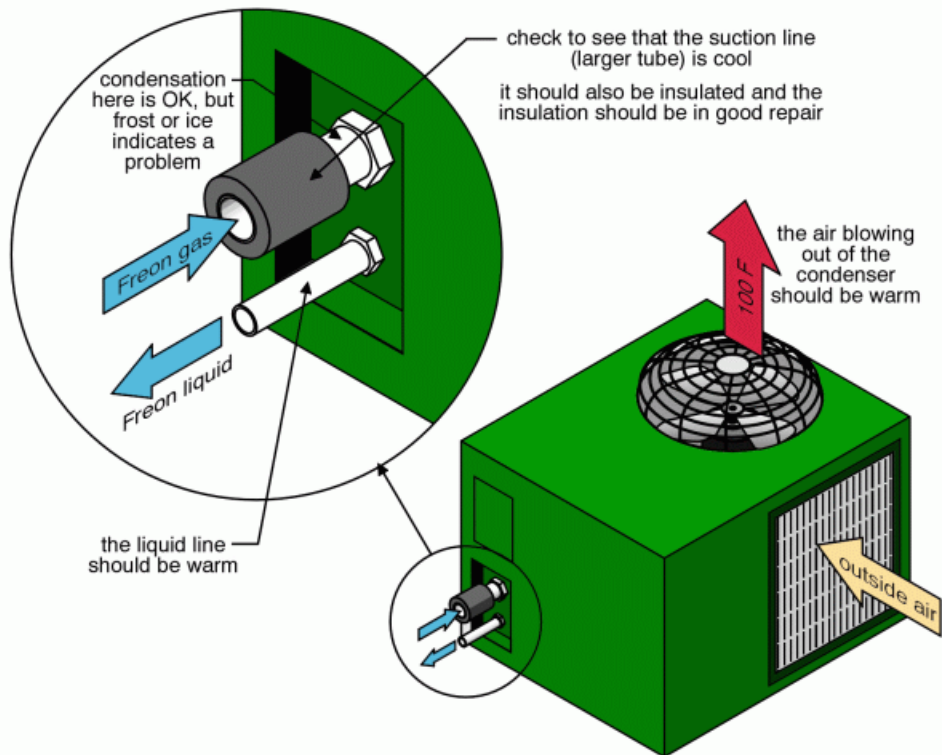
REFERENCE

Location: South Exterior

Task: Clean

Time: Regular maintenance

Inspecting the condenser unit



18. Dirty

COOLING & HEAT PUMP

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

AIR CONDITIONING \ Refrigerant lines

18. Condition: • Insulation missing/damaged

Location: South Exterior

Task: Repair

Time: Less than 1 year



19.



20.

INSULATION AND VENTILATION

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

Attic/roof insulation material: • [Glass fiber](#) • [Wood shavings](#)

Attic/roof insulation amount/value: • R-15 to R-20

Attic/roof air/vapor barrier: • [None found](#)

Attic/roof ventilation: • [Roof vent](#)

Wall insulation material: • Not visible

Wall insulation amount/value: • Not visible

Wall air/vapor barrier: • Not determined

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

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

Foundation wall air/vapor barrier: • Plastic

Mechanical ventilation system for home: • Bathroom exhaust fan

Limitations

Attic inspection performed: • From access hatch

Recommendations

ATTIC/ROOF \ Insulation

19. Condition: • [Amount inadequate](#)

Current standards recommend an R-50 value in the attic space

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Improve

Time: Discretionary

20. Condition: • [Gaps or voids](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Throughout Attic

Task: Improve

Time: Less than 1 year

INSULATION AND VENTILATION

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



21. Gaps or voids

ATTIC/ROOF \ Air/vapor barrier

21. Condition: • [Missing](#)

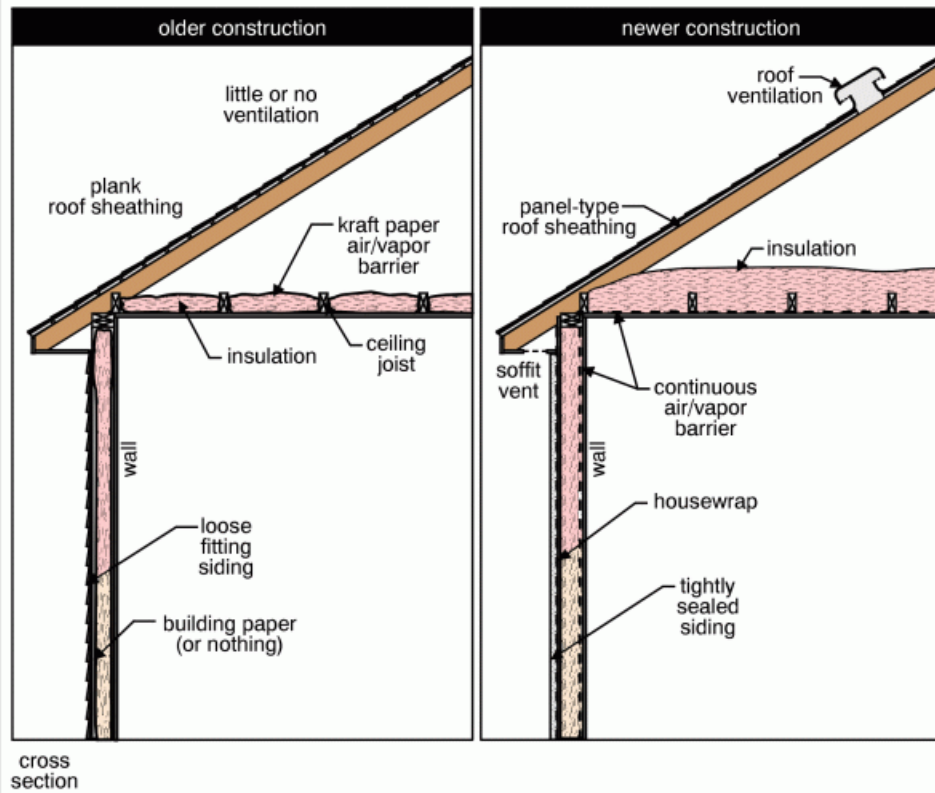
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Throughout Attic

Task: Improve

Time: When remodelling

Differences between old and new construction



ATTIC/ROOF \ Hatch

22. Condition: • [Not insulated and not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Attic

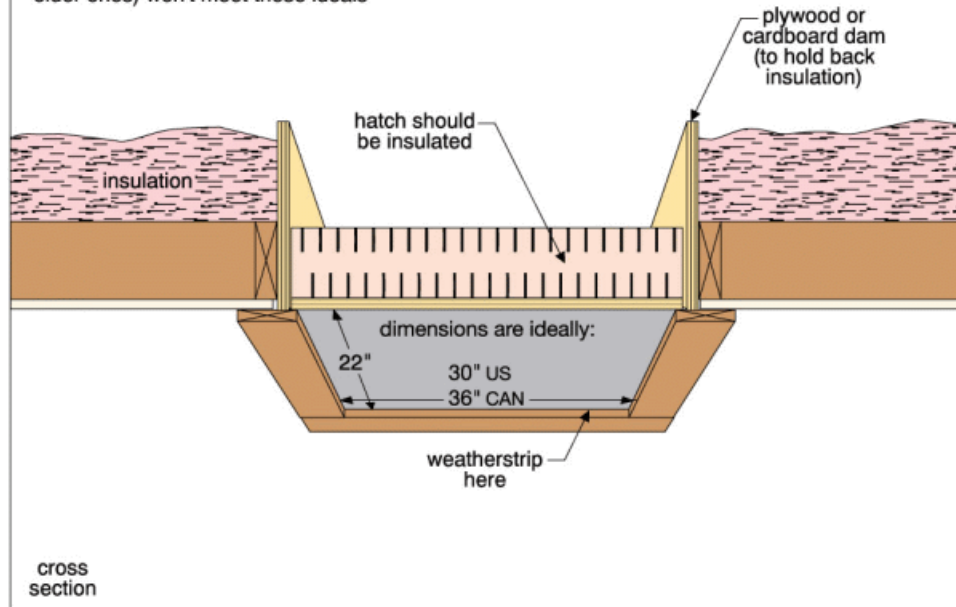
Task: Provide

Time: Less than 1 year

Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



22. *Not insulated and not weatherstripped*

Description

Water supply source: • Public

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

Supply piping in building: • [Copper](#) • [Plastic](#)

Main water shut off valve at the:

- North
- Basement
- Meter



23. Meter

Water flow and pressure: • [Functional](#)

Water heater type: • [Conventional](#)

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

Water heater manufacturer: • Giant

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 8 years

Typical life expectancy: • 8 to 12 years

Waste and vent piping in building: • [Plastic](#) • [Cast Iron](#)

Floor drain location: • Near laundry area

Gas piping: • Steel

Main fuel shut off valve at the: • Gas meter

Backwater valve: • Not present

Exterior hose bibb: • Present

Recommendations

WASTE PLUMBING \ Floor drain

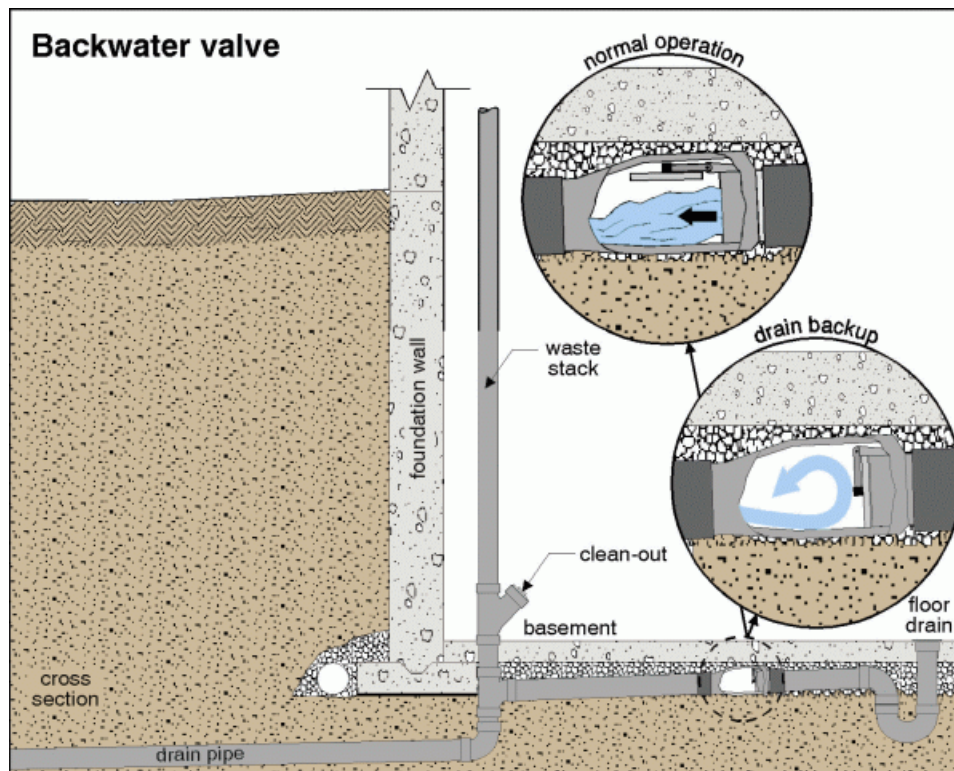
23. Condition: • [Backup](#)

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

Location: Basement Laundry Area

Task: Improve

Time: Discretionary



24. Backup valve missing

INTERIOR

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

Major floor finishes: • [Hardwood](#) • [Concrete](#) • Vinyl

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

Windows: • [Fixed](#) • [Sliders](#) • [Casement](#) • [Awning](#) • Wood • Vinyl • Metal

Glazing: • [Single](#) • [Triple](#)

Exterior doors - type/material: • Hinged • [Storm](#) • [Wood](#) • [Metal](#)

Doors: • Inspected

Laundry facilities: • Washer • Dryer • Vented to outside • Waste standpipe

Kitchen ventilation: • No mechanical kitchen ventilation present

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • New kitchen cabinets were being installed at the time of the inspection

Stairs and railings: • Inspected

SITE INFO

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

Weather: • Clear • Moderate winds

Attendees: • Buyer

Access to home provided by: • Buyer

Occupancy: • The home was unfurnished during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate age of home: • 100 to 110 years

Approximate date of construction: • 1910 to 1920

Approximate size of home: • 700 ft.²

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • One

Number of bedrooms: • Two

Number of bathrooms: • One

Below grade area: • Basement

Area: • City

END OF REPORT

REFERENCE LIBRARY

123 Main Street, Any Town, MB May 25, 2017

Report No. 1005, v.0

assiniboinehomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS