

# Inspection Report

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Address: **123 Anystreet, Anytown**  
Report Number: 11515\_20170515103023  
Date: 05/01/2017  
Client(s): John and Jane Doe



Inspector: Your Name, The Inspection Company  
Phone: 123-321-1234  
Email: yourname@inspectioncompany.com



# SIGNIFICANT FINDINGS

## Roof

Finding:	Shingles - Near End of Life
Implication:	Leakage
Location:	Main roof
Action:	Replace
Estimated Timeframe:	1-3 years
Estimated Cost:	\$5,000 to-\$9,000

## Electrical

Finding:	Knob and Tube Wiring - Present
Implication:	Insurance Issue
Note:	Knob and tube wiring was found at the following locations: basement, front porch and dining room lights. Some insurance companies require replacement or inspection of this wiring - please determine your insurance company's policy. Replacement is typically in the range of \$500-\$1,000 per room/area. In this case \$1,500-\$3,000.

## Heating

Finding:	Furnace - Near End of Life
Implication:	High replacement cost
Action:	Replace
Estimated Timeframe:	Unpredictable
Estimated Cost:	\$3,000 to-\$5,000
Note:	Furnace typically lasts 15-20 years and this system is within this range at 17 years old.

## Plumbing

Finding:	Water supply pipes - Galvanized steel
Implication:	Insurance issue
Location:	Basement up to bathroom
Action:	Replace
Estimated Timeframe:	Immediate
Estimated Cost:	\$1,500 to-\$3,000

## Insulation

Finding:	Attic Insulation - Vermiculite present
Implication:	Potential Health Concern

Estimated Cost:  
Note:

Potentially significant-  
Vermiculite may contain asbestos. A lab test is recommended immediately. Removal can be in the \$10+/square foot range.

# Roof

## System Details and Inspection Limitations

Roof covering: Asphalt shingles

Roof inspected by: Roof edge, Walking on

Roof inspection limited by: Too steep to view all areas up close

## Findings

### **Finding:** Shingles - Near End of Life

Implication:	Leakage
Location:	Main roof
Action:	Replace
Estimated Timeframe:	1-3 years
Estimated Cost:	\$5,000 to \$9,000



front



left valley



left valley



rear

# Exterior

## System Details and Inspection Limitations

Wall coverings: Brick, Vinyl siding, Metal siding

Exterior inspected from: Ground level

Inspection limited by: No access under deck

## Findings

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### **Finding:**

Implication:

Location:

Action:

Estimated Timeframe:

Estimated Cost:

Note:

### **Downspouts - Too Close to House**

Greater chance of basement leakage

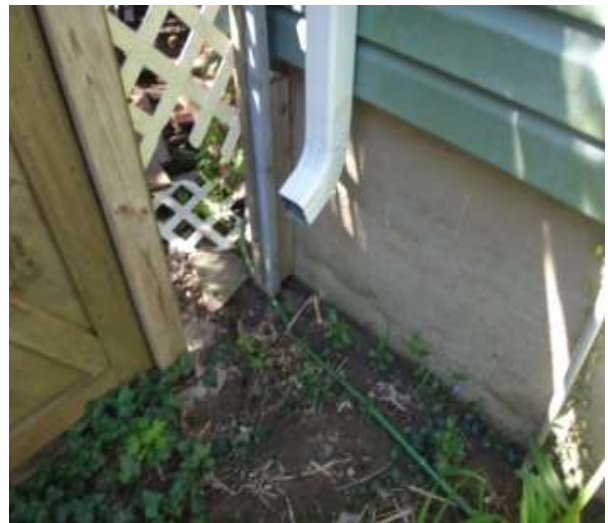
Several

Improve

Short Term

Minor

At least 6 feet from house recommended, and further if possible.



### **Finding:**

Implication:

Action:

Estimated Timeframe:

Estimated Cost:

### **Garage - Self Closer Damaged**

Exhaust Fume Entry

Repair or Replace

Immediate

Minor





# Structure

## System Details and Inspection Limitations

Foundation type: Poured concrete

Floor Construction: Wood joists and planks

Wall Construction: Wood frame

Roof Construction: Rafters and planks

Attic inspected: By entering but movement very limited

## Findings

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**Finding:**

Implication:

Location:

Action:

**Foundation - Cracked - Typical, Minor**

Water leakage

Right side

No action needed



# Electrical

## System Details and Inspection Limitations

Service size (amps): 100

Main disconnect and panel location: Basement

Panel Type: Breakers

Wiring type: Copper, Knob and tube

Smoke detector(s): All floors

Carbon monoxide detector(s): Second floor

Ground fault circuit interrupters (outlets): Kitchen, Bathrooms

Arc fault circuit interrupters: Panel for bedroom outlets

Inspection limited by: Receptacles spot checked, Concealed wiring not accessible, Not a code compliance inspection

## Findings

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### **Finding:**

Implication:

Location:

Action:

Estimated Timeframe:

Estimated Cost:

### **Outlets - Hot and neutral wires reversed**

Risk of shock

Kitchen

Repair

Short Term

Minor



### **Finding:**

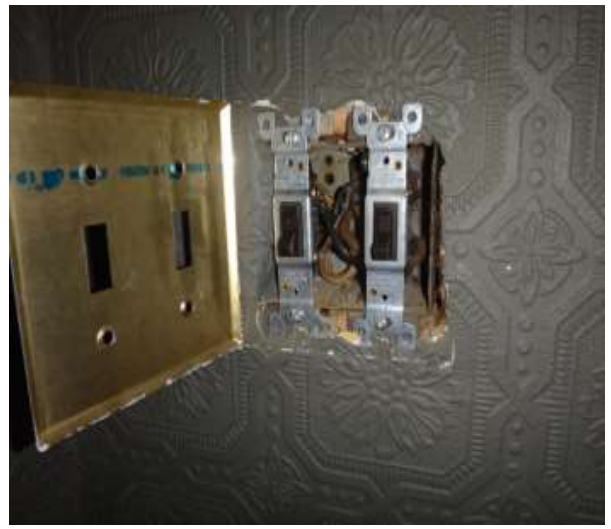
Implication:

Note:

### **Knob and Tube Wiring - Present**

Insurance Issue

Knob and tube wiring was found at the following locations: basement, front porch and dining room lights. Some insurance companies require replacement or inspection of this wiring - please determine your insurance company's policy. Replacement is typically in the range of \$500-\$1,000 per room/area. In this case \$1,500-\$3,000.





# Heating

## System Details and Inspection Limitations

Primary Type: High efficiency gas furnace

Venting Method: Sidewall - ABS pipe

Combustion air: Intake pipe from exterior to sealed burner

Age (years): 17

Inspection limited by: Heat exchanger and furnace internals not visible

## Findings

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### **Finding:**

Implication:

Action:

Estimated Timeframe:

Estimated Cost:

Note:

### **Furnace - Near End of Life**

High replacement cost

Replace

Unpredictable

\$3,000 to \$5,000

Furnace typically lasts 15-20 years and this system is within this range at 17 years old.



# Cooling

## System Details and Inspection Limitations

Primary Type: Conventional central air conditioner

Age (years): 32

Inspection Limited by: Too cold to test system (risk of damaging system), No access to evaporator coil

## Findings

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### Finding:

Action:

Estimated Timeframe:

Estimated Cost:

### Refrigerant Pipes - Poorly Sealed at Wall

Improve

Short Term

Minor



# Plumbing

## System Details and Inspection Limitations

Main water shutoff location: Front of basement

Water supply (into building) pipe material: Copper

Main distribution piping material : Copper

Other distribution piping material(s): Galvanized steel

Water heater energy source: Gas

Water heater type: Conventional natural draft

Water Heater Age (years): 3

Water heater tank size (gallons): 50

Water heater main fuel shutoff: At gas line beside unit

Inspection limited by: Concealed plumbing in walls and floors not visible, Drain/supply pipes underground not visible

The following items are NOT tested during an inspection: Shutoff valves, Tub/sink overflows, Water softener

## Findings

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### Finding:

### Water supply pipes - Galvanized steel

Implication:

Insurance issue

Location:

Basement up to bathroom

Action:

Replace

Estimated Timeframe:

Immediate

Estimated Cost:

\$1,500 to \$3,000



### Finding:

### Water Heater - No Tempering Valve

Implication:

Scalding hazard

Action:

Provide

Estimated Timeframe:

Immediate

Estimated Cost:

Minor

Note:

Newer water heaters should have a tempering (mixing) valve which limits the temperature of water delivered to faucets.



# Insulation

## System Details and Inspection Limitations

Main attic - insulation type: Vermiculite

Main attic insulation amount: R8

Attic vapour barrier type: None found

Main attic/roof space ventilation: Roof vents

No access to the following areas: Exterior walls, Foundation walls

## Findings

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### Finding:

Implication:

Estimated Cost:

Note:

### Attic Insulation - Vermiculite present

Potential Health Concern

Potentially significant

Vermiculite may contain asbestos. A lab test is recommended immediately.

Removal can be in the \$10+/-square foot range.



# Interior Ventilation

## System Details and Inspection Limitations

Mechanical ventilation systems: Bathroom fan(s), Kitchen fan

Mechanical ventilation systems: Air exchanger

## Findings

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### **Finding:**

Implication:

Action:

Estimated Timeframe:

Estimated Cost:

Note:

### **Kitchen Exhaust - Inoperative**

Excess moisture/odour inside

Replace

Short Term

Minor (<\$250)

There is no fan inside the range hood. Note also that the hood does not vent to the exterior.





# Interior

## System Details and Inspection Limitations

Wall and Ceiling materials (predominant): Drywall/plaster

Floor materials (predominant): Wood, Carpet, Tile

Window types: Vinyl, double glazed, Wood frame, single pane

Door types: Metal, Wood, Hinged

Inspection Limited by: Wall coverings, Furniture, Storage

## Findings

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### **Finding:**

Location:

Action:

Note:

### **Ceiling - Patched**

Below bathroom

Monitor

No high moisture levels noted at time of inspection.



# Appliances

## Findings

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**Finding:**

Implication:

Action:

Estimated Timeframe:

**Dryer - Exhaust Duct Not Metal**

Fire Hazard

Replace

Immediate



# Maintenance

## Findings

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### **Finding:**

Implication:

Note:

### **Maintenance - Outdoor Taps**

Water control

All outdoor taps (including the one in the garage) should to be "winterized" in late fall to avoid water freezing inside them and causing a split pipe. This is normally achieved by turning off the indoor water shutoff valve, opening the outdoor tap, and then using the drain valve to ensure the water has drained out of the outer portion of the tap and piping.

