



Your Inspection Report

1234 Somewhere St
Saint John, NB E2L 2M9



PREPARED FOR:
EX AMPLE

INSPECTION DATE:
Friday, December 8, 2023

PREPARED BY:
Jonathan Gogan



East Coast Home Inspection Ltd
38 McManus Street
Hampton, NB E5N 7N5

(506) 651-9461
www.theinspectors.ca
jonathan@theinspectors.ca

WE JUST WANT TO
**SAY A GREAT BIG
THANK YOU!**



Your Home Is Our Business



December 19, 2023

Dear Ex ample,

RE: Report No. 3531
1234 Somewhere St
Saint John, NB
E2L 2M9

Thank you very much for choosing East Coast Home Inspection Ltd to perform your home inspection. We are sensitive to the fact the real estate buying-selling process can be exciting, but an emotional time. Knowing that, first and foremost, we would like to make sure that you have the fullest understanding of the inner-workings of the home. The inspection itself and the attached report comply with the requirements of the Canadian Association of Home and Property Inspectors (CAHPI), which can be sourced on <https://www.cahpi.ca> website as well as www.theinspectors.ca, where it defines the scope and expectations of a typical home inspection.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, Limitations and Scope of Inspection, and Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an legal expert, real estate agent or contact the inspector.

UPON RECEIPT of this report, and before the inspection objection deadline, IT IS STRONGLY RECOMMENDED that you have each reported concern and the entire system FURTHER EVALUATED for additional concerns that may be outside of the scope of the inspection. Further evaluation is recommended to provide you with the appropriate opinion of remedy and/or repair. Further evaluation and/or services should be performed by appropriate, unbiased, insured contractors/specialists performing within the scope and capacity of their service such as but not limited to, a Professional Engineer, an Industrial / Environmental Hygienist, HVAC Technicians, Roofing Contractors, Plumbers, Electricians, Chimney / Fireplace Contractors, Stucco / Masonry Contractors, Window Contractors, Radon Mitigation Contractors, Pest / Rodent / Insect Control Contractors, Odor & VOC Inspection/Testing/Removal Contractors, Local Jurisdictions/Building Departments, Utility Service Providers, and/or Manufacturers, etc.

As agreed, East Coast Home Inspection Ltd DO NOT INCLUDE PARTIAL INSPECTION SERVICES, such as but not limited to, site visits/revisits to inspect due to Inclement Weather, Weather Damage, Seller's Negotiations, Seller's Work Performed and/or Work Performed by other Service Contractors and/or Service Providers prior to or after the confirmed/scheduled Home Inspection Date/Time. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. Please call our office for any clarifications or further questions

Reading Your Report:

Please read the entire report. Items of importance and issues needing repair are in the summary section, but helpful information, detailed pictures, and other information are in the "body" of the report. The body may even contain some helpful things to monitor or keep an eye on, which may not be an issue currently, but would benefit from homeowner vigilance.

As items are noted for repair, further evaluation, replace etc. The inspector recommends that a specialist is used in the further inspection or repair issues as it relates to the section and comments in this inspection report. This will also allow for accurate cost estimates and any additional repairs that may be associated with the noted item that only a specialist could determine upon further inspection. The inspector also recommends that all notes items are completed prior to close of sale of the property.

This inspection and this report, at their core purpose, are to find MAJOR defects and issues within the home. Cosmetic issues (paint, staining, nicks, non-structural cracks) are not part of the inspection and will NOT be included in the report. The inspector, however, may choose to point out a few of those things while on site, as a courtesy.

Many of the notes in the report will contain active internet (blue) links to 'more information' on a specific issue or system within the house.

While it may not be mentioned in the report, there are likely MANY things that are RIGHT with the home. The purpose of this report is to isolate the defects and issues within the home, helping the home buyer become educated and getting them into a repaired and healthy home.

Report Distribution

The report itself is copyrighted, and may not be used in whole or in part without our express written permission by East Coast Home Inspection Ltd.

In most cases, a copy of the report is provided on site with a branded thumb drive. The final report or eCopy of the report, which is emailed post inspection, will be considered the final copy and referred to as The Inspection Report. All Communication/Reference/Concerns and Matters will only reference and refer to The Inspection Report which was emailed post inspection.

The Client controls the distribution of all inspection reports and authorizes the East Coast Home Inspection to release copies of the report or summary to the following: CLIENT/CLIENT'S REAL ESTATE & AGENT/CLIENT'S ATTORNEY.

Sincerely,

Jonathan Gogan
on behalf of
East Coast Home Inspection Ltd

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A SUMMARY OF THE INSPECTION

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INTRODUCTION

The site conditions at the time of the inspection are documented in the section of the report titled Site Info. This can be found at the end of the report

UNDERSTANDING DIRECTIONAL COMMENTS

We will describe the locations of the property, left or right, as though viewing it facing the front door.

PHOTOS IN THE REPORT

We may choose to include photos and/or diagrams in your inspection report. There are times when only a picture can fully explain the condition. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend a full review of the entire inspection report.

SCOPE & LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based on his visual impressions of the conditions that existed at the time and date of the inspection only. The inspection and report are not intended to be technically exhaustive or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, the opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with the current version of the Canadian Association of Home and Property Inspectors (CAHPI), a copy of which is available at the following websites: <https://www.cahpi.ca> & <https://www.theinspectors.ca>

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mould or methamphetamine contamination, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

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Exterior

RECOMMENDATIONS \ General

Condition: • [Residential Fire and Life Safety Requirements for Landlords](#)

Implication(s): Fire and safety hazard

WALLS \ Wood siding

Condition: • [Cracked, split or broken](#)

Rot and damage noted

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

Location: Various Exterior

Task: Service General Repair

Time: As soon as practical



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

Implication(s): Shortened life expectancy of material

Location: Throughout Exterior Wood Walls and Trim

Task: Service General Repair

Time: Less than 2 years



EXTERIOR GLASS/WINDOWS \ Frames

Condition: • Rot

Implication(s): Material deterioration

Location: Left and Rear Side Exterior

Task: Service General Repair

Time: As soon as practical

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DOORS \ General notes

Condition: • blank note

Location: Front Door 306

Task: Replace

Time: As soon as practical

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DOORS \ Doors and frames

Condition: • [Damage](#)

Implication(s): Poor security | Chance of damage to finishes and structure

Location: Right Side Exterior Door

Task: Repair or Replace

Time: As needed

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Electrical

RECOMMENDATIONS \ General

Condition: • [Residential Fire and Life Safety Requirements for Landlords](#)

Implication(s): Fire and safety hazard

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • The outlet at the bathroom was powered by the light switch. This configuration, although correct, can be an annoyance or inconvenience in today's life style with rechargeable appliance/devices. This configuration would require the light t remain on in order to charge, toothbrushes, razors, phones, etc.

Implication(s): Annoyance and inconvenience

Location: 306 Bathroom

Task: Recommend Upgrade to Current Standard

Time: Discretionary



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Heating

RECOMMENDATIONS \ General

Condition: • [At the time of the inspection, a WETT inspection of the wood-burning system was not requested and](#) therefore not conducted. Inspection of wood-burning system typically includes a visual examination of the following: adequate hearth; firebox condition; operable damper; visible flue condition; spark barrier; and exterior condition. A full inspection of the wood-burning system lies beyond the scope of the Standard Home Inspection. For a complete inspection to more accurately determine the condition of the wood-burning system and to ensure that safe conditions exist, the inspector recommends that you have the wood-burning system further evaluated by a specialist, WETT specialist. Find a WETT-certified specialist near you at <http://www.wettinc.ca>

If they are not installed and used properly, wood-burning stoves/fireplaces can pose a serious fire hazard. To reduce potential risk, your insurance company may require that your wood-burning system be inspected by a certified Wood Energy Technical Training (WETT) technician and certified by the Underwriters' Laboratories of Canada (ULC), Canadian Standard Association (CSA) or Warnock Hersey before agreeing to provide you with homeowners insurance coverage. Similarly, your insurance company may request that you have your wood-burning stove thoroughly cleaned and inspected by a specialist at least once each year, prior to renewing your policy.

The inspector is a Level 1 WETT Certified specialist and offers WETT Evaluations as a Fee Paid service therefore the wood burning system was not inspected. A wood-burning system is not part of a Standard Home Inspection.

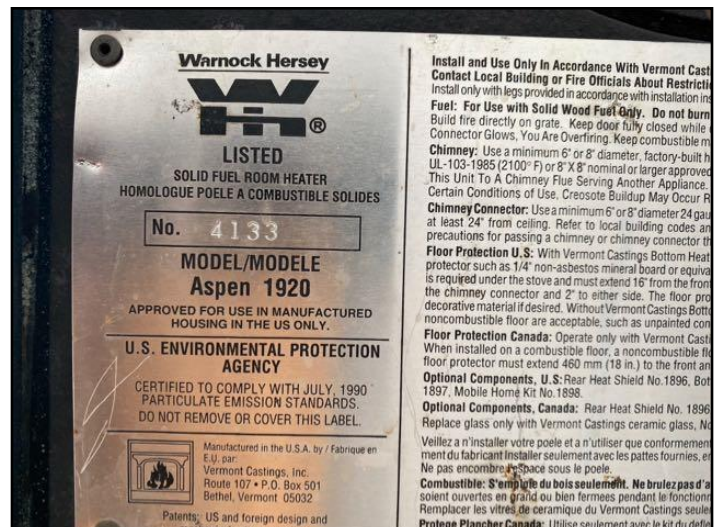
302

Implication(s): Fire safety | Fire Hazard | Insurance concern

Location: Wood Burning System

Task: Further evaluation by a specialist

Time: Prior to closing of your contingency period



ELECTRIC BOILER \ Life expectancy

Condition: • Near or past life expectancy - Although the system is near or at the end of its life expectancy, continue to use and maintain the unit until it fails.

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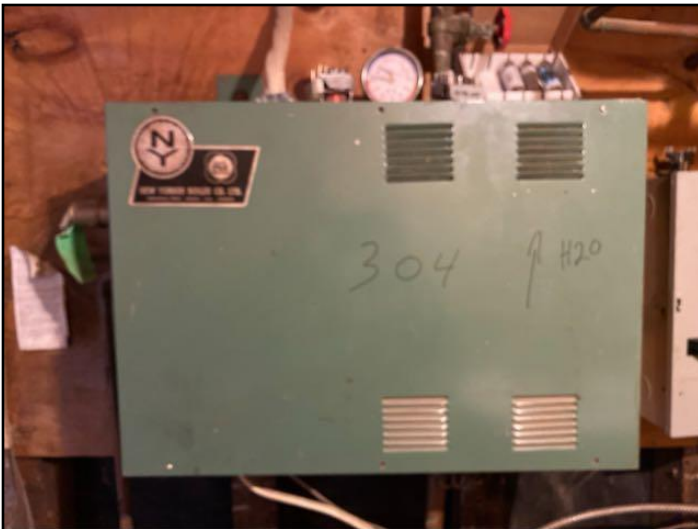
Although past its life expectancy | it appears to be operational and recently serviced | However unit 302 was the only unit with a boiler | Confirm with seller if still in use

Implication(s): No heat for building

Location: 304 Boiler

Task: Service by a Specialist

Time: As needed



ELECTRIC BOILER \ Pressure relief valve

Condition: • [No piped extension](#)

To short 302 and missing 304

Implication(s): Steam explosion

Location: 306 Boiler Room

Task: Provide

Time: As soon as practical

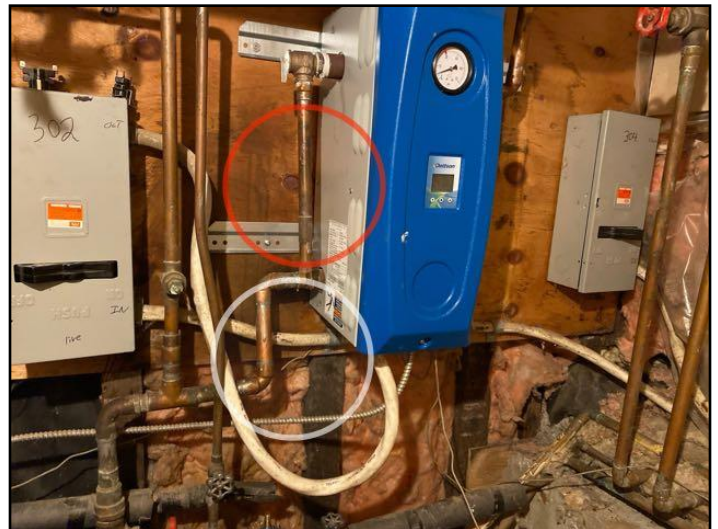
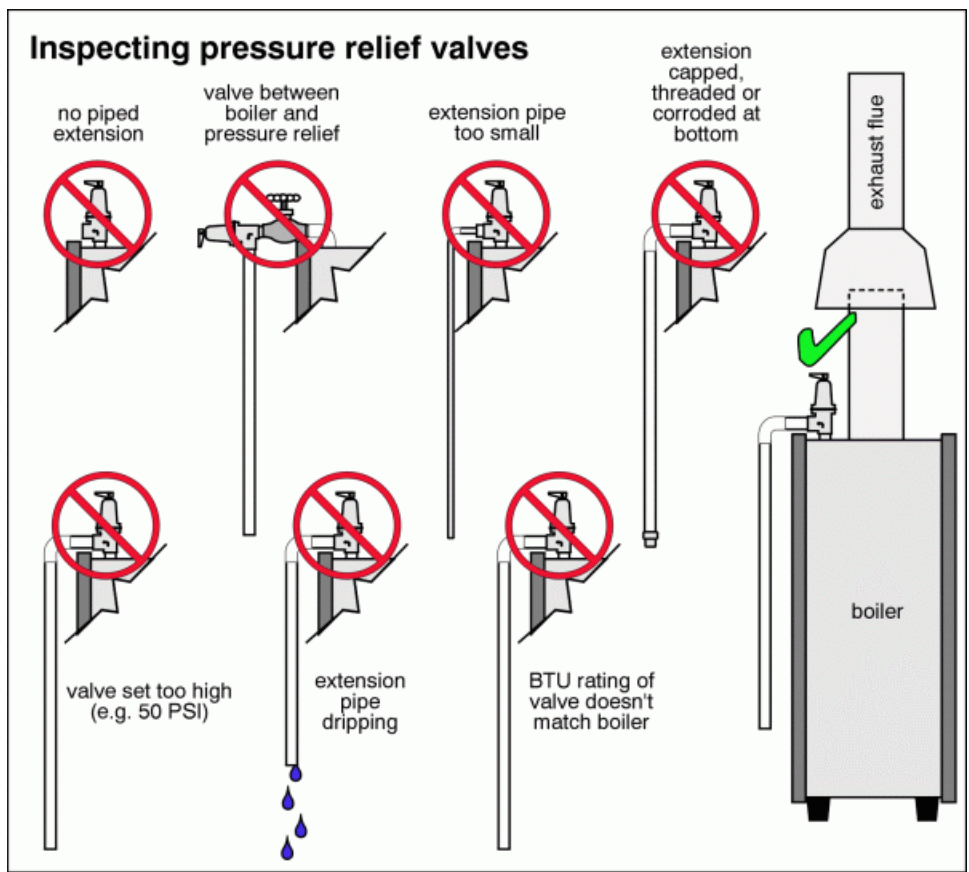
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Plumbing

WATER HEATER \ Life expectancy

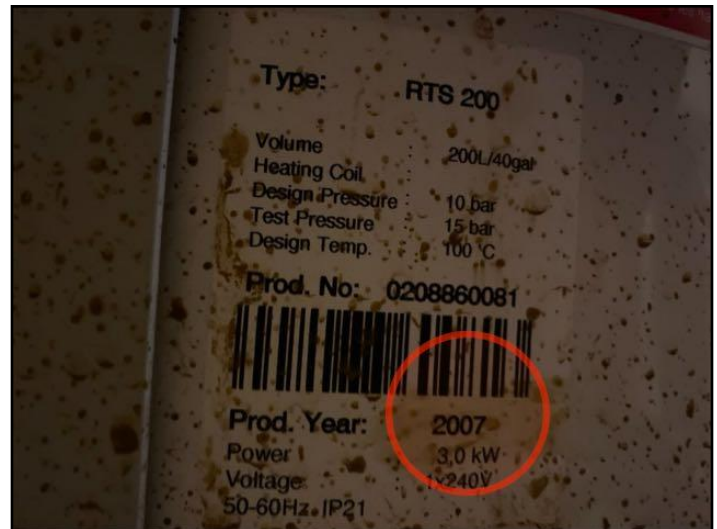
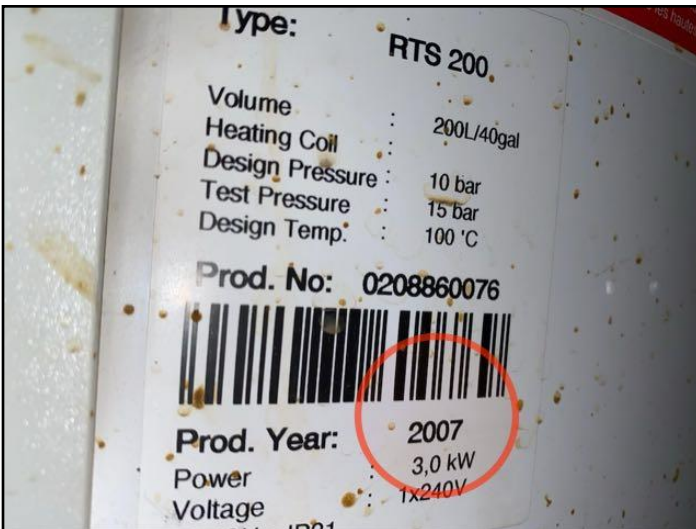
Condition: • The water heater, though functional during the inspection, is past the end of its "approximate" life expectancy (8 to 12 years based on a 2007 study done by the Nation Association of Home Builders) and may need replacement anytime.

306 and 304 were 16 years old (2007)

Location: Basement Boiler Room

Task: Replace

Time: Prior to closing of your contingency period



Interior

RECOMMENDATIONS \ General

Condition: • [Residential Fire and Life Safety Requirements for Landlords](#)

Implication(s): Fire and safety hazard

OPTIONAL \ Interior

Condition: • Disclosed | Was in the middle of a renovation | Ask seller what stage of completion you can expect the basement to be upon closure

Location: 306 Basement Unit

Task: Further Evaluation by a Specialist

Time: Prior to closing of your contingency period

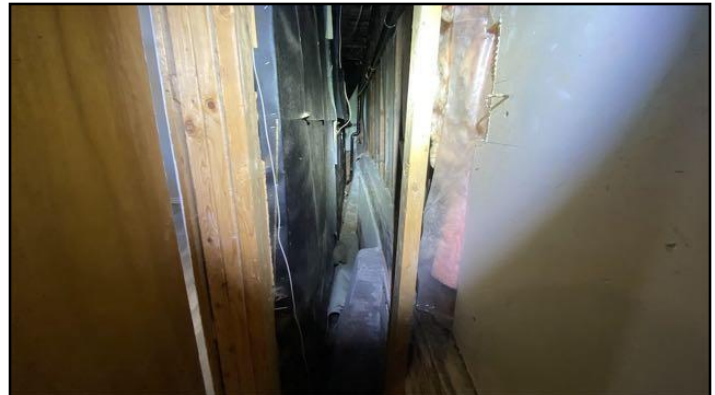
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CEILING AND WALLS \ General notes

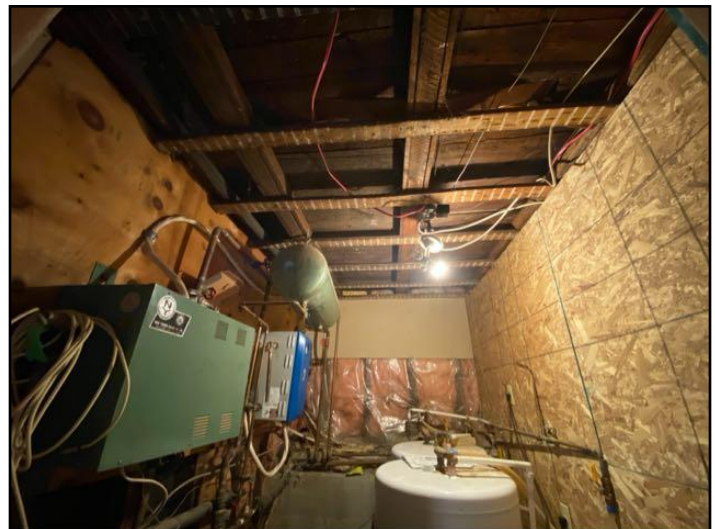
Condition: • Unfinished

Recommend finishing boiler room for added fire safety to current standards and best practices

Location: 306 Basement Boiler Room

Task: Finish

Time: When making repairs



WINDOWS \ Means of egress/escape

Condition: • [Learn more about window egress requirements](#)

Implication(s): Fire hazard | Safety Hazard

Condition: • [Too small](#)

Implication(s): Restricted emergency exits

Location: 306 Middle Basement Room

Task: Recommend Upgrade to Current Standard

Time: When necessary

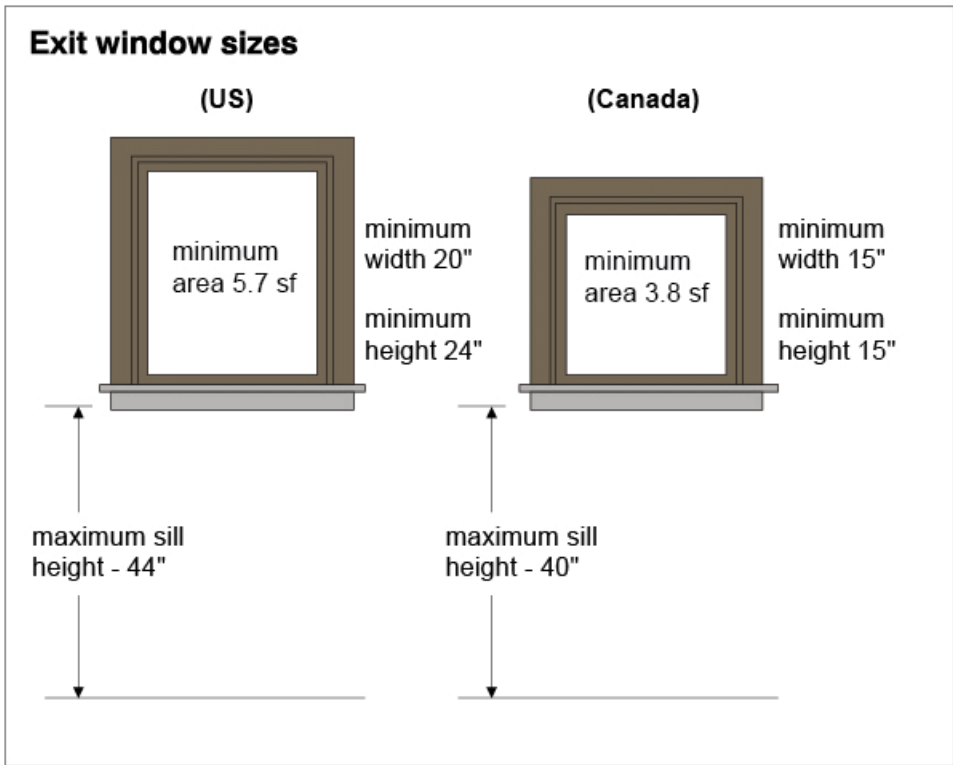
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DOORS \ Doors and frames

Condition: • [Weatherstripping missing or ineffective](#)

Air gaps

Implication(s): Reduced comfort | Increased heating and cooling costs | Chance of water entering building

Location: Rear Exterior Unfinished Space

Task: Service General Repair

Time: As needed

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STAIRS \ Handrails and guards

Condition: • This staircase had no handrail installed. This condition is a potential fall hazard. In order to comply with generally accepted current standards which require a handrail at staircases with 4 or more risers, this staircase would need a handrail installed.

Implication(s): Fall hazard

Location: 306 Front Basement Stairs

Task: Provide

Time: As needed

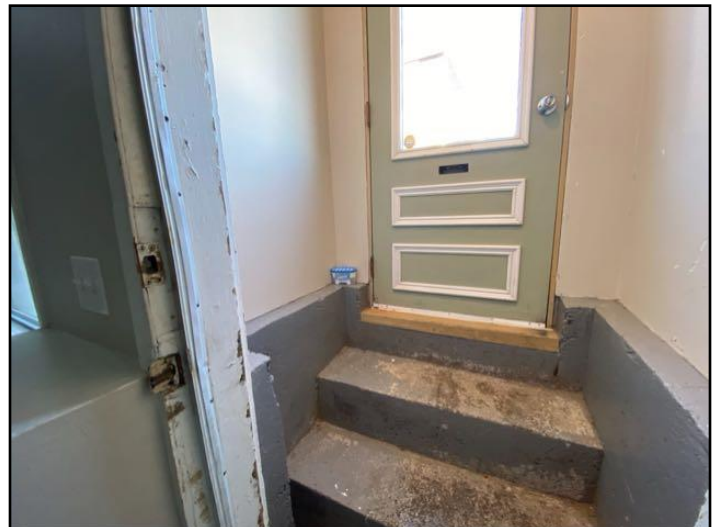
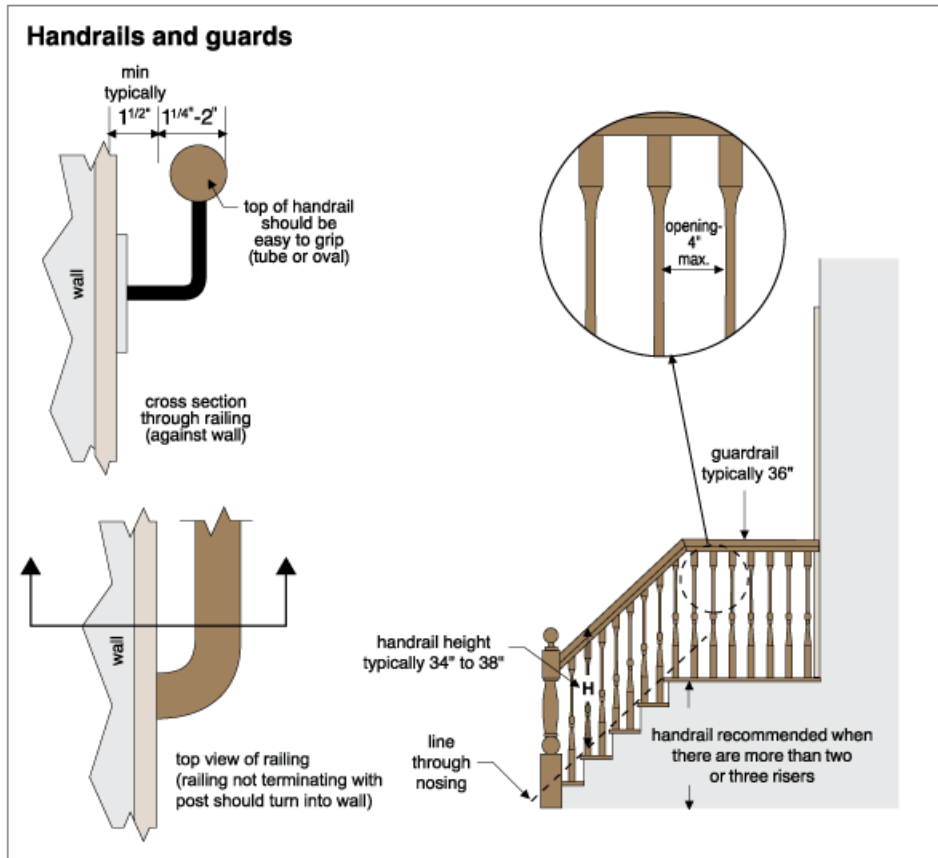
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The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

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.

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We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades professionals or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the Canadian Arbitration Association in accordance with its Construction Industry Arbitration Rules with noted experience in arbitration in the Home Inspection Industry then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or modifications or the Client waives the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

OUR PHILOSOPHY

Our inspection philosophy separates components that are functional from those that are not. Where components are found to be functional, no recommendations will be offered. Where defects are noted, we will recommend improvements within a time frame. In some cases, components may be functional but clearly near the end of their life cycle. Those circumstances are included in the report as well. Keep in mind, we are not specialists, ie: Electricians, HVAC professionals, Plumbers, Structural engineers etc. Where we note further evaluation by a specialist, Repair, Service etc. by a specialist this is because a specialist will be able to evaluate further by dismantling the item and or using their expertise in an area to determine cause and repair. We also will recommend a specialist as they may also find further items of repair due to our recommendation, which increases the cost of repair originally noted. This is why we recommend these evaluations prior to the close of the sale.

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Observations & Recommendations

RECOMMENDATIONS \ Overview

Condition: • No roofing recommendations are offered as a result of this inspection.

General Information

General:

- General Roof View



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• Flat roofs are designed to be waterproof, not just water-resistant, and to last approximately 30 to 40 years. They are not actually flat but generally slope toward drains or gutters. However, water can form puddles on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although the gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive than other roofs, they can end up costing more if they are not maintained.

The home is considered to face: • North

Flat roofing material: • [Modified bitumen membrane](#)

Flat roof flashing material: • Aluminum

Shingles Stage of Life: • Due to the many variables which affect the lifespan of roof covering materials, I do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice.

The following factors affect the lifespan of roof covering materials:

- * Roofing material quality: Higher quality materials, will of course, last longer.
- * Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- * Structure orientation: Southern facing roofs will have shorter lifespans.
- * Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- * Climate: Wind, rain, and snow will impact the lifespan of the roof.
- * Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- * Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
- * Vegetation conditions: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.

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Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

Approximate age: • 5-10 years

Typical life expectancy: • 30-40 years

Roof Shape: • Butterfly • Flat

Inspection Methods & Limitations

General: • The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a specialist. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary. Although not required, we generally attempt to evaluate various roof types by walking on their surfaces; certain roofing materials are prone to damage if walked on; for this reason, we indicate the method used to evaluate the roof surface. Every roof will wear differently relative to its age, the number of layers, quality of material, the method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously and may attempt to approximate its age, but we cannot predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it and that you either include comprehensive roof coverage in your home insurance policy or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors. 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.

ROOFING

1234 Somewhere St, Saint John, NB December 8, 2023

Report No. 3531

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• Property/Sellers disclosure and Municipal work orders or violations were not provided to the inspector prior to the inspection. Home Inspectors are not code inspectors and will not be identified during a home inspection - if violations or work orders exist have a further evaluation by a specialist to determine required repairs and costs associated

Inspection limited/prevented by: • The pitch or slope of the roof system require specialized equipment to safely access the roof | The roof system was visually evaluated from the ground | Due to this limitation not all areas of the roof may not have been visible for evaluation | A specialist can further evaluate the roof as needed prior to closing of your contingency period • Lack of access (too slippery) • Snow/ice/frost • Wet roof surface hides flaws • The roof and shingles were covered with snow • The underlayment was hidden beneath the roof-covering material. It was not inspected and the Inspector disclaims responsibility for evaluating its condition or confirming its presence.

Inspection performed: • With a camera on pole

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos, mould and radon gas

Age determined by: • With a camera on a pole

Not included as part of a building inspection: • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys • Dish

EXTERIOR

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Observations & Recommendations

RECOMMENDATIONS \ General

Condition: • [Residential Fire and Life Safety Requirements for Landlords](#)

Implication(s): Fire and safety hazard

Condition: • Work order recommendation for Landlords - Outstanding Violations and Work Orders - Further evaluation from the local municipality as well as your Realtor/Lawyer and Sellers Disclosure to determine if there any open violations and work orders present for the property. Home Inspectors are not Code Inspectors. Building or Fire Code violations will not be identified with a Standard Residential Home Inspection. Some may be identified as a courtesy but can not be accepted as a completed review of code violations. Please contact the local municipality for a complete review of your property

Implication(s): Potential for unexpected cost and repairs

WALLS \ Wood siding

Condition: • [Cracked, split or broken](#)

Rot and damage noted

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

Location: Various Exterior

Task: Service General Repair

Time: As soon as practical



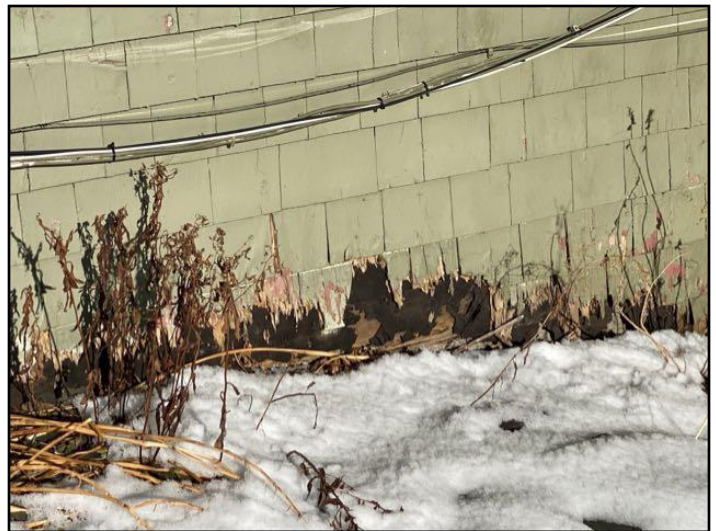
EXTERIOR

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

Implication(s): Shortened life expectancy of material

Location: Throughout Exterior Wood Walls and Trim

Task: Service General Repair

Time: Less than 2 years



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EXTERIOR GLASS/WINDOWS \ Frames

Condition: • Rot

Implication(s): Material deterioration

Location: Left and Rear Side Exterior

Task: Service General Repair

Time: As soon as practical



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DOORS \ General notes

Condition: • blank note

Location: Front Door 306

Task: Replace

Time: As soon as practical



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DOORS \ Doors and frames

Condition: • [Damage](#)

Implication(s): Poor security | Chance of damage to finishes and structure

Location: Right Side Exterior Door

Task: Repair or Replace

Time: As needed



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General Information

General:

- General Exterior View



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

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

Gutter & downspout discharge: • The roof drainage system, gutters, downspouts, extensions, etc. Typically the inspector is unable to evaluate the effectiveness of the system due to limited weather conditions at the time of inspection. It is recommended that the system is evaluated over time, in varying weather conditions, to see how the system performs and make any corrections/improvements as needed. • [Above grade](#)

Lot slope: • Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that gutters and downspouts collect roof water and carry it away from the house. Similarly, lot grading around the house should slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation. • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Metal](#) • [Wood](#)

Wall surfaces and trim: • [Wood](#) • [Shingles](#) • [Boards](#)

Wall surfaces - wood: • All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed. • [Shingles](#) • Wood/soil contact should be avoided, as it promotes rot and provides an ideal environment for wood-boring insects. Wood siding should be at least six inches above the soil. • [Boards](#)

Driveway: • Gravel

Walkway: • Concrete • Asphalt

Deck: • Pressure-treated wood • Raised • Railings

Exterior steps: • Pressure-treated wood

Fence: • Wood

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Inspection Methods & Limitations

General: • As prescribed in the pre-inspection agreement, this is a visual inspection only. A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report. The presence of safety glazing in doors and windows is not observed. The presence or condition of buried fuel storage tanks is not determined. Detached buildings or structures are not inspected. The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any deficiencies or problems if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a qualified contractor or a structural engineer, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. • Property/Sellers disclosure and Municipal work orders or violations were not provided to the inspector prior to the inspection. Home Inspectors are not code inspectors and will not be identified during a home inspection - if violations or work orders exist have a further evaluation by a specialist to determine required repairs and costs associated

Inspection limited/prevented by: • Poor access under steps, deck, porch • Snow / ice / frost • We were unable to confirm if proper footings are provided for the deck as they are buried underground. A full evaluation by a specialist is recommended to provide more information about the condition of the footings.

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

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls • Geological and soil conditions • Recreational facilities • Outbuildings other than garages and carports • Seawalls,

EXTERIOR

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breakwalls, docks • Erosion control, earth stabilization measures • The property may included one or more detached structure (structures not attached to the home) which were not included as part of a General Home Inspection and were not inspected. But may be noted for courtesy.

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos, mould and radon gas

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Observations & Recommendations

RECOMMENDATIONS \ General

Condition: • No major structural defects were noted

RECOMMENDATIONS \ Overview

Condition: • No structure recommendations are offered as a result of this inspection.

General Information

General: • General Structure View

Configuration: • [Basement](#) • [Crawlspace](#)

Foundation material: • [Poured concrete](#) • [Stone](#)

Floor construction: • Not visible • [Joists](#) • Subfloor - plank • Wood columns • Wood beams (girders)

Exterior wall construction: • Not visible • [Wood frame](#)

Roof and ceiling framing: • Not visible

Location of access to under-floor area: • Back • Right Side • Exterior

Inspection Methods & Limitations

General: • As prescribed in the pre-inspection agreement, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A specialist is recommended where there are structural concerns about the building. Most concrete slabs experience some degree of cracking due to shrinkage in the drying process. These cracks, as well as settlement cracks, may be hidden from view by floor and wall coverings, such as a finished basement, or storage. Structural components concealed behind finished surfaces could not be inspected. Only a representative sampling of visible structural components were inspected. Furniture and/or storage may have restricted access to some structural components. Areas of the attic(s) and/or crawl space(s) which are judged to be unsafe at the sole discretion of the Inspector, for whatever reason, including but not limited to inadequate access or space, lack of adequate walkway supports, high water, high temperatures, heavy insect, varmint or pet activity are not inspected other than from the access location. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. • All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances, floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

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• Inspection of the roof structure from inside the attic typically includes: Roof structure, typically conventional framing or manufactured trusses; Roof sheathing, boards, plywood or oriented strand board OSB; Ventilation methods; and - installation and level of thermal insulation that may affect the lifespan or performance of the roofing materials, home energy efficiency, or comfort levels. Attics may have certain limitations regarding access. A full attic usually has a floor and adequate space for someone to easily walk around. A crawl attic is unfinished and may have restricted access. Limits of review are determined by the type of attic, insulation and owners belongings. Our attic inspection determines the presence of insulation, visible evidence of leakage and the underside of the roof, ventilation, and a visual review of the rafters and/or trusses. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is difficult to determine if these stains are active unless leaking at the time of inspection. • The roof structure and other components located in the attic were observed using a 1500 lumen flashlight as not all areas of the attic space are readily accessible and accidental damage could be caused by accessing the attic. Although a reasonable attempt is made, it is possible that existing deficiencies in the attic may have gone undetected at the time of the inspection. Hidden or concealed components are specifically excluded. • Property/Sellers disclosure and Municipal work orders or violations were not provided to the inspector prior to the inspection. Home Inspectors are not code inspectors and will not be identified during a home inspection - if violations or work orders exist have a further evaluation by a specialist to determine required repairs and costs associated

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • Insulation • The home had a flat roof which had no attic space and no access hatch was provided for inspection of roof framing. The Inspector disclaims responsibility for inspection of roof framing. • Finished basement - wall and ceiling coverings blocked 100% visibility to the floor, walls and ceiling structure.

Attic/roof space: • No access hatch was provided through which to view roof framing and attic area. The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition. The Inspector recommends having the attic area inspected by a specialist after access has been provided to help ensure that safe conditions exist.

Crawlspace: • There was no access to the crawlspace at the time of the inspection. Access to the crawl space should be gained to check the structure, electrical, plumbing, heating, insulation, etc. • We do all we can to see everything in the unfinished crawlspace. There are restrictions to the inspection though. Including but not limited to the electrical wires, pipes, storage, ductwork, insulation, floor coverings, etc. There is insulation at the band or rim joist areas, which is above the foundation wall, at the outer perimeter of the floor system. This insulation restricts the visual inspection of those areas considerably. • Low lighting in crawlspace limited inspectors views and inspection. The inspector uses a 1500 lumen flashlight and is noting a limitation to the area. Inspector recommends providing ample lighting to provide access to the area for inspection.

Percent of foundation not visible: • 99 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components • Less than 24 inches of vertical clearance cannot be entered in under-floor crawlspace areas • Access opening smaller than 16 inches x 24 inches cannot be entered in under-floor crawlspace areas • Attic load bearing components concealed by insulation cannot be traversed • Accurately addressing the severity of a crack is beyond the scope of a home inspection as I have no knowledge of how long the crack has been in place, whether or not it is has been recently active, and what conditions may have contributed to its formation. I will report on the visual condition of the crack at the time of inspection. Only a foundation contractor or structural engineer (P.E.) utilizing special tools and equipment can determine the severity of a crack and they should be consulted as desired. Any references to cracks on foundation walls below grade will need to be sealed at a minimum to prevent the possibility of moisture/water infiltration, regardless of the size of the crack.

STRUCTURE

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cannot be entered in attic space • Attic hatch access opening smaller than required 22 inches x 36 inches may be difficult to enter. The inspector will comment on the type of access gained.

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos, mould and radon gas

- Less than 24 inches of vertical clearance

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Observations & Recommendations

RECOMMENDATIONS \ General

Condition: • [Residential Fire and Life Safety Requirements for Landlords](#)

Implication(s): Fire and safety hazard

Condition: • Work order recommendation for Landlords - Outstanding Violations and Work Orders - Further evaluation from the local municipality as well as your Realtor/Lawyer and Sellers Disclosure to determine if there any open violations and work orders present for the property. Home Inspectors are not Code Inspectors. Building or Fire Code violations will not be identified with a Standard Residential Home Inspection. Some may be identified as a courtesy but can not be accepted as a completed review of code violations. Please contact the local municipality for a complete review of your property

Implication(s): Potential for unexpected costs and repairs

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • The outlet at the bathroom was powered by the light switch. This configuration, although correct, can be an annoyance or inconvenience in today's life style with rechargeable appliance/devices. This configuration would require the light t remain on in order to charge, toothbrushes, razors, phones, etc.

Implication(s): Annoyance and inconvenience

Location: 306 Bathroom

Task: Recommend Upgrade to Current Standard

Time: Discretionary



General Information

General:

- General Electrical View

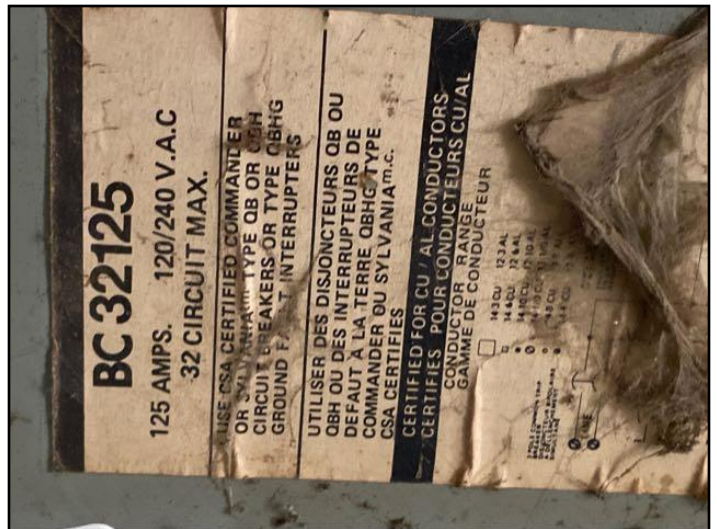
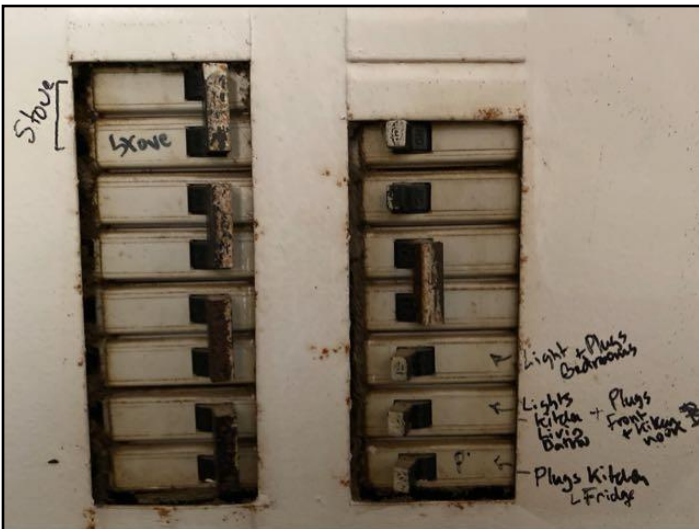
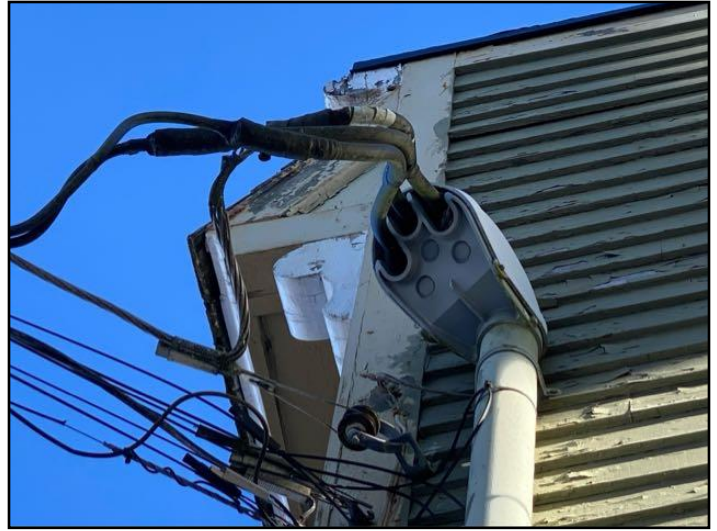
ELECTRICAL

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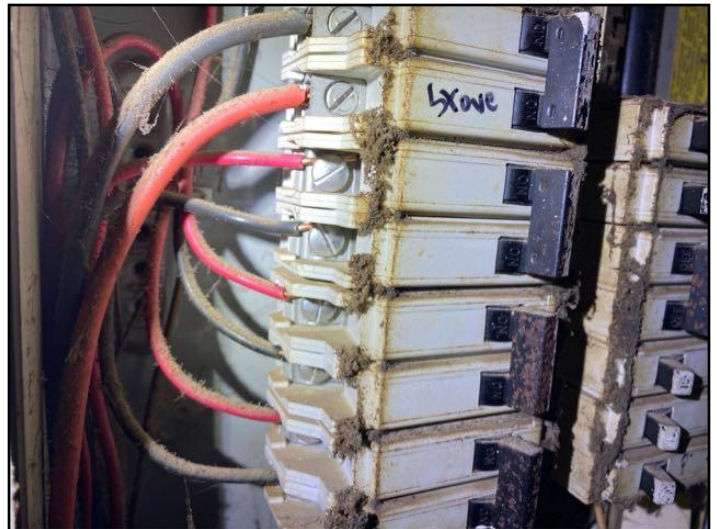
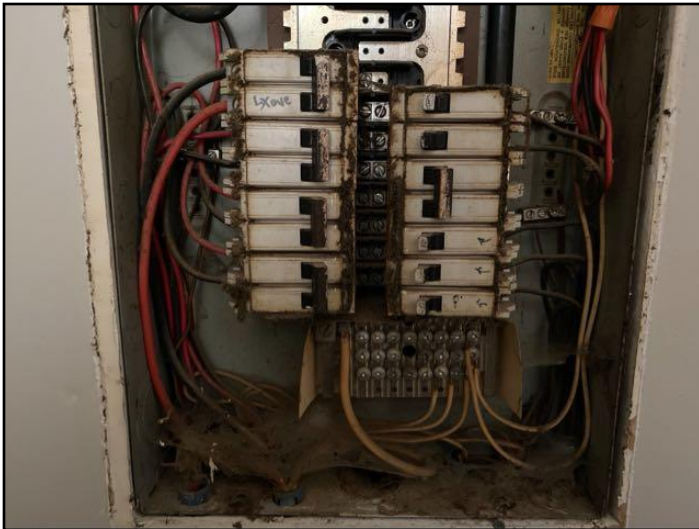
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grounding wire for the home to the driven grounding rod

Electrical panel manufacturers: • Siemens

Number of circuits installed: • With the current configuration of the panel there was additional space for adding breaker if and when needed. • 10 • 16 • 20

Distribution wire (conductor) material and type: • As noted from the main panel • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • A representative number of readily accessible electrical wall outlets were tested. • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No AFCI • [GFCIs present](#) • [GFCI - bathroom](#)

Smoke alarms (detectors):

• [Smoke detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they don't need a battery replacement.](#) Ideally, there should be smoke detectors installed on every floor, including the basement and the attic space, inside every bedroom, and in the hallway outside the bedrooms. The detectors should be hard-wired with battery back-up.

306 - living room expires 2031 | hallway expires 2031 | kitchen expires 2031 | 304 hallway and kitchen expire 2031 | 302 hallway and rear living room expire 2031

• Most manufacturers recommend testing detectors every week. And replacing the detectors every 10 years.

Carbon monoxide (CO) alarms (detectors): • None noted

Fire Extinguishers: • None noted

Inspection Methods & Limitations

General: • We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a specialist. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow because a specialist/electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any overcurrent device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. The inspector is not required to inspect or operate exterior accent lighting. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built-in vacuum equipment. • Property/Sellers disclosure and Municipal work orders or violations were not provided to the inspector prior to the inspection. Home Inspectors are not code inspectors and will not be identified during a home inspection - if violations or work orders exist have a further evaluation by a specialist to determine required repairs and costs associated

Inspection limited/prevented by: • The main electrical disconnect/shut off was not tested. This can cause inconveniences to the vendor, as well as cause safety issues.

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• Storage • Insulation • Electrical wiring type is noted as viewed from the main panel • Smoke and carbon monoxide alarms are not tested where the system may be monitored or requires the use of codes

Fuse block: • Fuse blocks are not pulled if present

System ground: • Not accessible • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Panel or disconnect cover: • The service voltage and amperage type and size noted in the report were provided as described on the manufacturer's label of the main panel. The home inspector does not use special tools to measure service voltage and amperage. This is beyond the scope of a standard home inspection and should be conducted by a professional specialist. • Panel covers are not removed when required clearances/access are not provided at the time of the inspection.

Not included as part of a building inspection: • Remote control devices • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Solar, wind, and other renewable energy systems • Amperage, voltage, and impedance measurements • 220V/240V receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

A SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	INSULATION	PLUMBING	INTERIOR	SITE INFO
RADON	INFRA-RED	MORE INFO	APPENDIX	REFERENCE					

Observations & Recommendations

RECOMMENDATIONS \ General

Condition: • [At the time of the inspection, a WETT inspection of the wood-burning system was not requested and](#) therefore not conducted. Inspection of wood-burning system typically includes a visual examination of the following: adequate hearth; firebox condition; operable damper; visible flue condition; spark barrier; and exterior condition. A full inspection of the wood-burning system lies beyond the scope of the Standard Home Inspection. For a complete inspection to more accurately determine the condition of the wood-burning system and to ensure that safe conditions exist, the inspector recommends that you have the wood-burning system further evaluated by a specialist, WETT specialist. Find a WETT-certified specialist near you at <http://www.wettinc.ca>

If they are not installed and used properly, wood-burning stoves/fireplaces can pose a serious fire hazard. To reduce potential risk, your insurance company may require that your wood-burning system be inspected by a certified Wood Energy Technical Training (WETT) technician and certified by the Underwriters' Laboratories of Canada (ULC), Canadian Standard Association (CSA) or Warnock Hersey before agreeing to provide you with homeowners insurance coverage. Similarly, your insurance company may request that you have your wood-burning stove thoroughly cleaned and inspected by a specialist at least once each year, prior to renewing your policy.

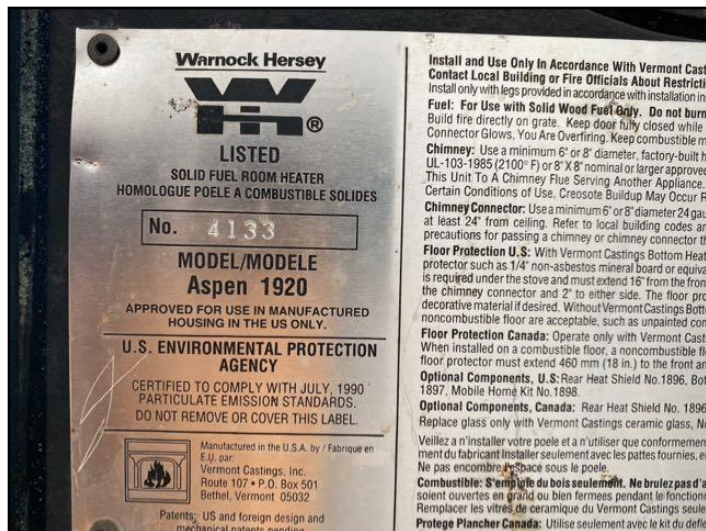
The inspector is a Level 1 WETT Certified specialist and offers WETT Evaluations as a Fee Paid service therefore the wood burning system was not inspected. A wood-burning system is not part of a Standard Home Inspection.
302

Implication(s): Fire safety | Fire Hazard | Insurance concern

Location: Wood Burning System

Task: Further evaluation by a specialist

Time: Prior to closing of your contingency period



ELECTRIC BOILER \ Life expectancy

Condition: • Near or past life expectancy - Although the system is near or at the end of its life expectancy, continue to use and maintain the unit until it fails.

Although past its life expectancy | it appears to be operational and recently serviced | However unit 302 was the only unit

HEATING

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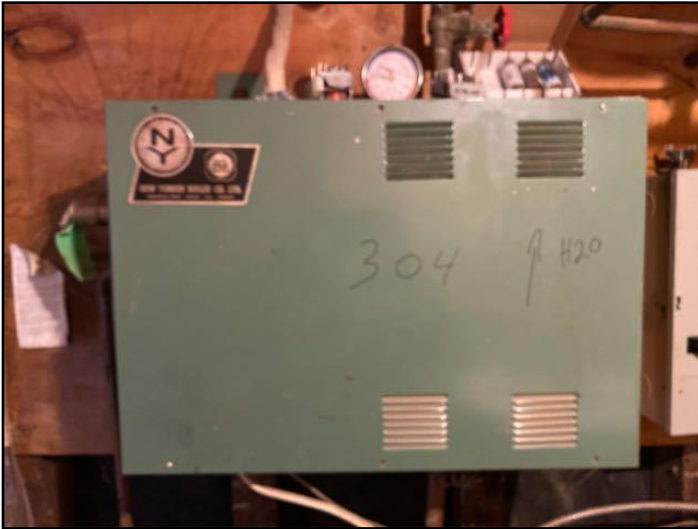
with a boiler | Confirm with seller if still in use

Implication(s): No heat for building

Location: 304 Boiler

Task: Service by a Specialist

Time: As needed



ELECTRIC BOILER \ Pressure relief valve

Condition: • [No piped extension](#)

To short 302 and missing 304

Implication(s): Steam explosion

Location: 306 Boiler Room

Task: Provide

Time: As soon as practical

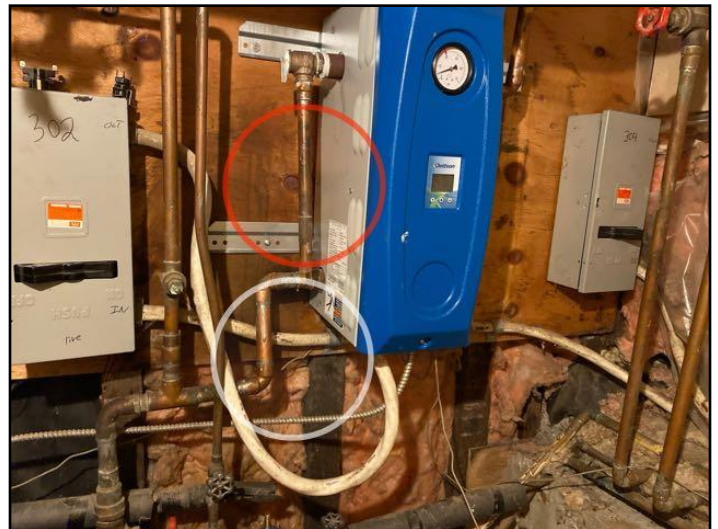
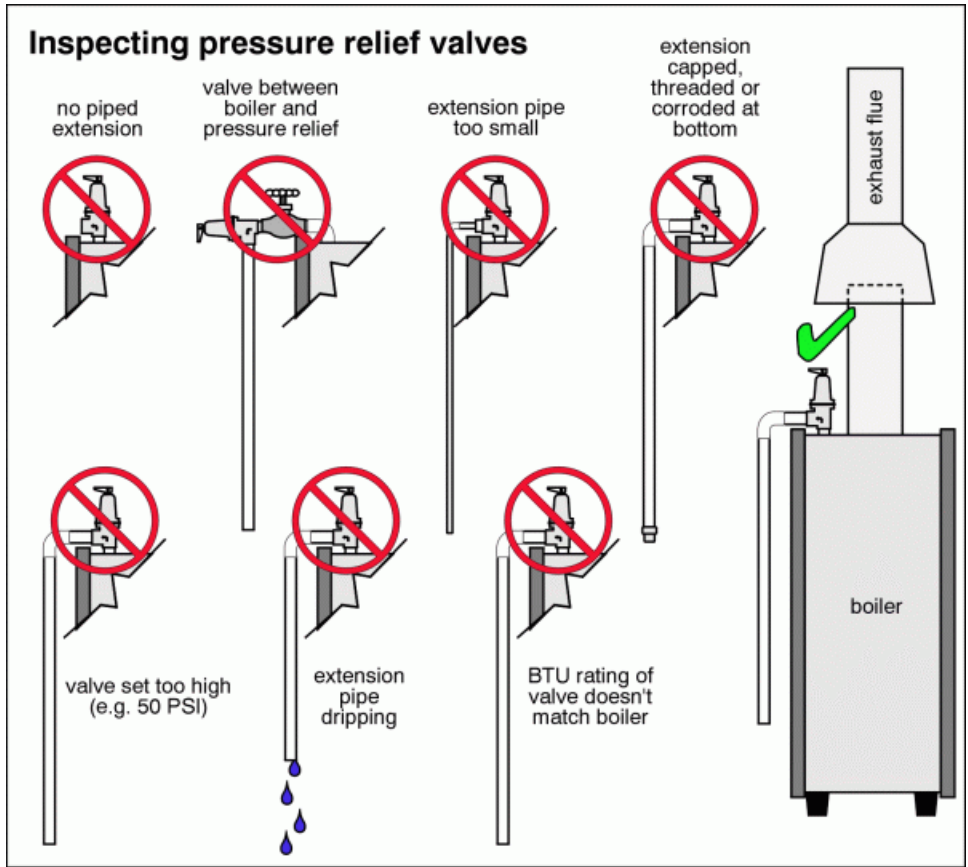
HEATING

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HEATING

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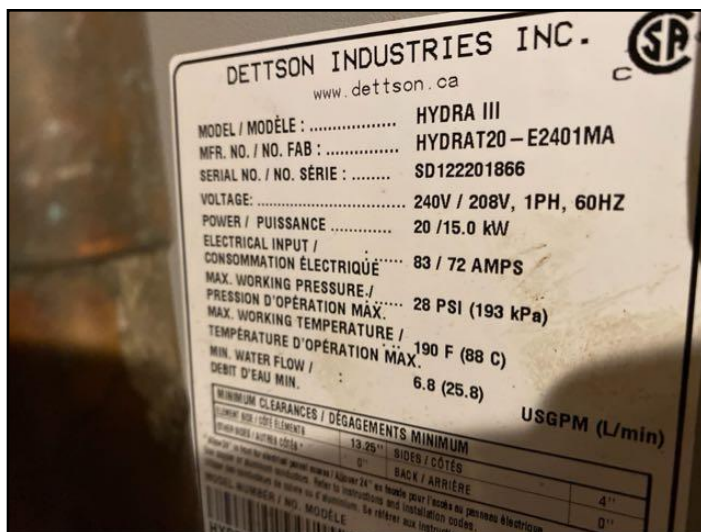
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- A SUMMARY
- ROOFING
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- ELECTRICAL
- HEATING**
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- SITE INFO
- RADON
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- APPENDIX
- REFERENCE

General Information

General:

- General View



Heating system type:

- [Boiler](#)
302
- Electric baseboard heaters
306 and 304
- [Wood stove](#)
302

Fuel/energy source: • [Electricity](#)

Boiler manufacturer: • Dettson

HEATING

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REFERENCE

Heat distribution: • [Baseboards](#)

Approximate capacity: • Not determined

Efficiency: • [Conventional](#) • [High-efficiency](#)

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

Combustion air source: • Interior of building

Approximate/Estimated age:

• 1-5 years

Boiler 302

• Past Life Expectancy

Wood stove

Typical life expectancy: • Electric baseboards (100% efficient converting electricity to heat) 20 to 25 years. However, as with most things, they could last much longer, with proper maintenance

Exhaust pipe (vent connector): • Double wall

Auxiliary heat: • [Stove \(wood-burning\)](#)

Fireplace/stove: • [Wood stove](#)

Chimney/vent: • [Metal](#)

Chimney liner: • B-vent (double-wall metal liner)

Carbon monoxide test: • 0 parts per million - approximate

Mechanical ventilation system for building: • Bathroom exhaust fan

Inspection Methods & Limitations

General: • Our inspection of the heating and cooling system included a visual examination of the systems major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

The inspection of the heating system merely consists of a check of the responsiveness of the thermostat and a visual observation of the system without dismantling the unit. If the system is a furnace(s), please be advised that the Inspector does not check heat exchangers, period. If you are interested in checking heat exchangers, you will need to call a heating company. As prescribed in the pre-inspection agreement, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger or the interior of mechanical equipment is beyond the scope of this inspection. The adequacy of heat supply or distribution balance is not inspected. The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected. Solar space heating equipment/systems are not inspected. Chimney and flue interiors are not inspected. If you are concerned with this area, you must employ a chimney company to clean and further evaluate the chimneys. Fire screens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected. The inspection does not involve igniting or extinguishing fires or the determination of draft. Fireplace inserts, stoves, or firebox contents

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- [Find a WETT specialist. A complete inspection of wood burning appliance lies beyond the scope of the](#)

General Home Inspection. For a full inspection to more accurately determine the condition, operation, of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by a specialist certified by the Wood Energy Transfer Technology (WETT). • Property/Sellers disclosure and Municipal work orders or violations were not provided to the inspector prior to the inspection. Home Inspectors are not code inspectors and will not be identified during a home inspection - if violations or work orders exist have a further evaluation by a specialist to determine required repairs and costs associated

Inspection prevented/limited by: • Chimney clean-out not opened • Chimney interiors and flues are not inspected • Vent connectors, chimney interiors and flues are not inspected • Heating systems are tested using the thermostat only. Specialized tools are not used. The heat was left to run for a period of time to determine heat distribution at each location then turned back to the owners previous setting.

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

Heat loss calculations: • Not done as part of a building inspection - Heat gain calculations are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size for heating and HVAC systems.

Fireplace/wood stove: • Quality of chimney draw cannot be determined • Connection to chimney not inspected • Home heating included a wood-burning stove. Inspection of wood stoves typically includes visual examination of the following components: - stove exterior; - firebox; - door and Door gasket; and - exhaust flue configuration and condition. Clearances to combustible materials and proper exhaust flue configurations are specified by the manufacturer and vary. Confirmation of proper clearances and exhaust flue configurations lies beyond the scope of the General Home Inspection and would require a specialist inspection. The Inspector will not comment on the unit as the inspector poses specialist WETT Level 1 training and offered as an ancillary service to a general or standard home inspection.

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos, mould and radon gas

Not included as part of a building inspection: • Heat loss calculations • Interiors of vent systems, flues, and chimneys • Heat exchangers • Humidifiers and dehumidifiers • Electronic air cleaners • Heating systems using ground source, water source, solar, and renewable energy technology • Heat/energy recovery systems • Whole house mechanical ventilation systems • Fireplace screens and doors • Fireplace seals and gaskets • Automatic fuel feed devices • Mantles and fireplace surrounds • WETT Inspection • Evaluation of propane tanks lies beyond the scope of the general Home Inspection. The propane tanks can be evaluated by the contractor supplying the home with propane. • Due to much of the Geothermal unit being underground we are unable to determine the units operating effectiveness based on only the above ground mechanical devices. We use only the thermostat to determine if the unit is working at the time of the inspection.

INSULATION AND VENTILATION

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Observations & Recommendations

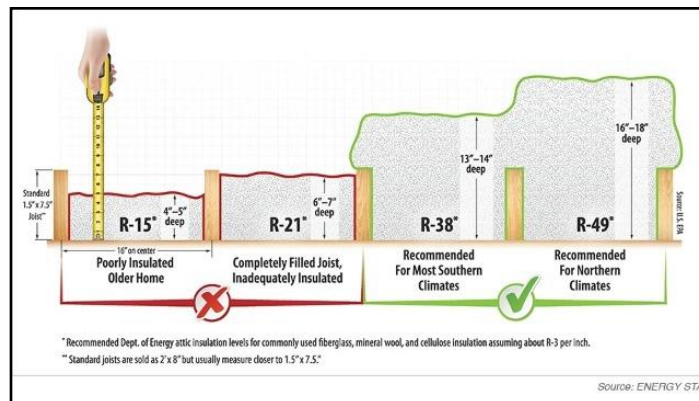
RECOMMENDATIONS \ Overview

Condition: • No insulation recommendations are offered as a result of this inspection.

General Information

General:

• Adding insulation to a home improves the comfort and reduces the heating and cooling costs. Virtually every home could have more insulation added, although the cost-effectiveness of adding insulation decreases with higher levels of existing insulation. Typically, improving the insulation in the attic is the most cost-effective approach. When adding insulation, it may also be necessary to improve the attic ventilation. If changes are planned for exterior walls, insulation improvements may be cost-effective as part of this work. Improving the insulation levels in basements and crawlspaces from the interior can also be quite cost-effective, although there is typically less heat loss from these areas than there is from the attic, for example. Reducing the amount of air leakage out of the home can also have a dramatic impact on both comfort and fuel costs. There are firms that specialize in sealing homes to reduce air leakage. These improvements can be cost-effective, especially for particularly leaky homes. This work is often incorporated into insulation improvements.



Adding insulation

Attic/roof insulation material: • Not accessible

Attic/roof insulation amount/value: • Not accessible

Attic/roof air/vapor barrier: • Not accessible

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: • Not visible

Foundation wall insulation amount/value: • Not visible

Foundation wall air/vapor barrier: • Not determined

Floor above basement/crawlspace insulation material: • Not visible

INSULATION AND VENTILATION

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Floor above basement/crawlspace insulation amount/value: • Not visible

Floor above basement/crawlspace air/vapor barrier: • Not determined

Crawlspace ventilation: • [None found](#)

Mechanical ventilation system for building: • Bathroom exhaust fan

Inspection Methods & Limitations

General: • Property/Sellers disclosure and Municipal work orders or violations were not provided to the inspector prior to the inspection. Home Inspectors are not code inspectors and will not be identified during a home inspection - if violations or work orders exist have a further evaluation by a specialist to determine required repairs and costs associated

Inspection limited/prevented by lack of access to: • Attic • Roof space • Wall space • Floor space • Crawlspace • Walls, which were spot checked only

Attic inspection performed: • In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. • No access or instructions to access were provided at the time of inspection

Roof space inspection performed: • No access or instructions to access provided at time of inspection

Roof ventilation system performance: • Not evaluated - The Inspector disclaims confirmation of adequate attic ventilation year-round performance but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The attic ventilation was reported on by a visual inspection of said ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos, mould, radon gas • Visible mould evaluation and inspection are not included in a standard home inspection report. To determine the presence of mould it must be tested. We do not test for mould. A full evaluation by a specialist is recommended to determine the presence of mould.

Not included as part of a building inspection: • Insulation cannot be disturbed

A SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	INSULATION	PLUMBING	INTERIOR	SITE INFO
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Observations & Recommendations

WATER HEATER \ Life expectancy

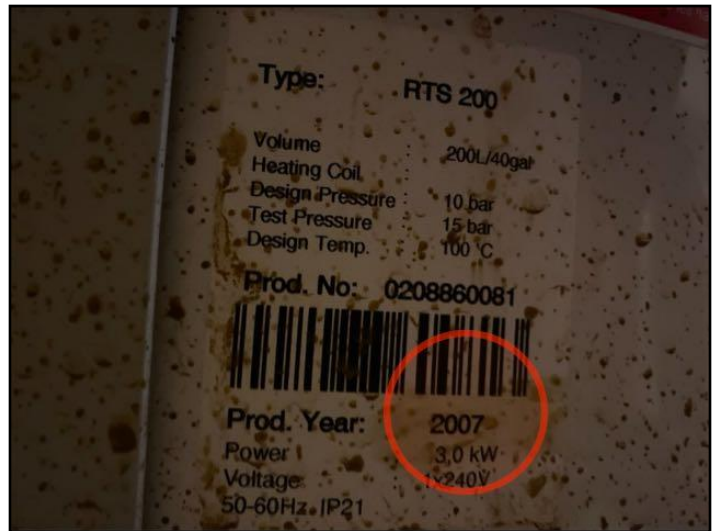
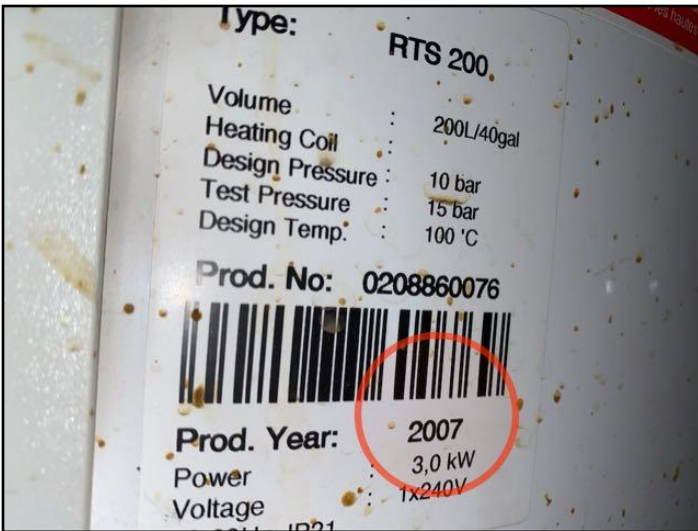
Condition: • The water heater, though functional during the inspection, is past the end of its "approximate" life expectancy (8 to 12 years based on a 2007 study done by the Nation Association of Home Builders) and may need replacement anytime.

306 and 304 were 16 years old (2007)

Location: Basement Boiler Room

Task: Replace

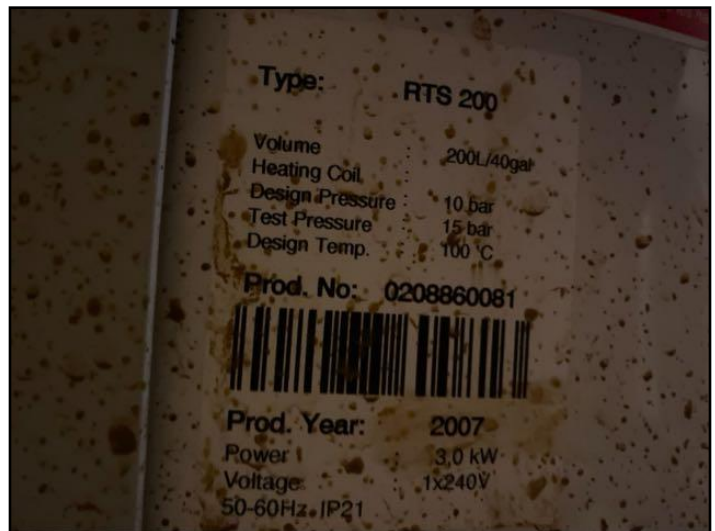
Time: Prior to closing of your contingency period



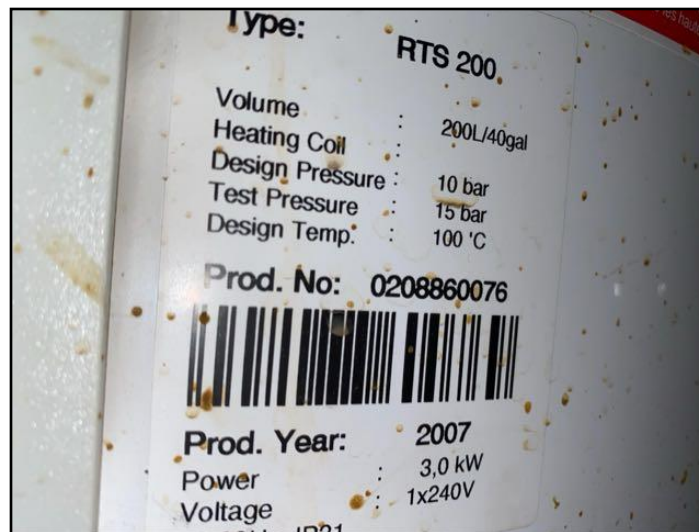
General Information

General:

- General View



A SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	INSULATION	PLUMBING	INTERIOR	SITE INFO
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Water supply source (based on observed evidence): • Public

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

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

Main water shut off valve at the: • Front of the basement

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

Water heater type: • [Conventional](#) • Tank • Rental

Water heater location:

- Basement
- Boiler room
- 304 and 306

Water heater location: • Unit 302 hot water was supplied by boiler

Water heater fuel/energy source: • This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by a specialist.

Water heater manufacturer: • OSO • Leased with Saint John Energy
(506) 658-5252
www.saintjohnenergy.com

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age:

- 16 years
- 2007 unit 304 and 306

Water heater typical life expectancy: • 10 to 15 years

Water heater failure probability: • [High](#)

A SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	INSULATION	PLUMBING	INTERIOR	SITE INFO
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Hot water temperature (Generally accepted safe temp. is 120° F): • 120° F

Hot water circulating system: • [Present](#)

Waste disposal system: • [Public](#)

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

Sewer cleanout location: • Basement

Pumps: • None

Floor drain location: • None noted

Water treatment system: • None noted

Backwater valve: • None noted

Exterior hose bibb (outdoor faucet):

- Present
- Right side

Inspection Methods & Limitations

General: • Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or priva • Property/Sellers disclosure and Municipal work orders or violations were not provided to the inspector prior to the inspection. Home Inspectors are not code inspectors and will not be identified during a home inspection - if violations or work orders exist have a further evaluation by a specialist to determine required repairs and costs associated

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool • Spa • Water features • Landscape irrigation system

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos, mould and radon gas

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys • Wells, well pumps, and water storage related equipment • Water conditioning systems • Solar water heating systems • Geothermal water heating systems • Fire extinguishers and sprinkler systems • Landscape irrigation systems • Septic systems • Washer Faucets and Drains are Not Tested Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surfaces are not inspected. Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report. Clothes washing machine connections are not inspected. Interiors of flues or chimneys, which are not readily accessible, are not inspected. Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, on-site private waste disposal systems, swimming pools, foundation drainage systems are not inspected unless explicitly contracted-for and discussed in this or a separate report. The home inspector is not required to determine whether water supply and waste disposal systems are public or private. The home inspector is not required to operate any valve except water closet flush valves, fixture faucets, and hose faucets. City sewer service, septic systems, and all underground pipes are not a part of this inspection. Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. The adequacy of pipe sizes for supply and or waste piping is not part of this inspection.

PLUMBING

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• Sewer and sewer

lines • Waste backflow valves are not tested during a home inspection

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Observations & Recommendations

RECOMMENDATIONS \ General

Condition: • [Residential Fire and Life Safety Requirements for Landlords](#)

Implication(s): Fire and safety hazard

Condition: • Work order recommendation for Landlords - Outstanding Violations and Work Orders - Further evaluation from the local municipality as well as your Realtor/Lawyer and Sellers Disclosure to determine if there any open violations and work orders present for the property. Home Inspectors are not Code Inspectors. Building or Fire Code violations will not be identified with a Standard Residential Home Inspection. Some may be identified as a courtesy but can not be accepted as a completed review of code violations. Please contact the local municipality for a complete review of your property

Implication(s): Potential for unexpected costs and repairs

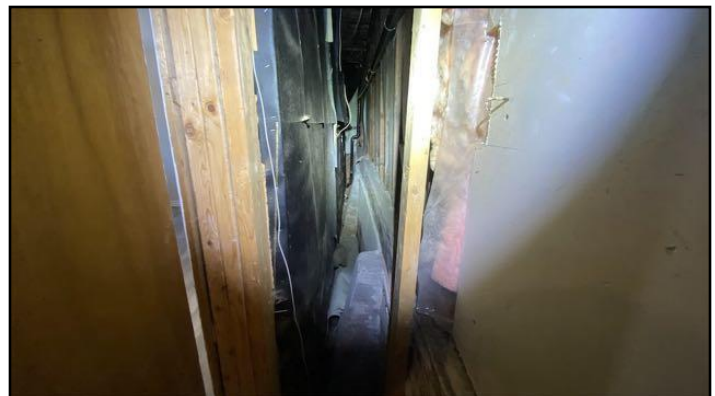
OPTIONAL \ Interior

Condition: • Disclosed | Was in the middle of a renovation | Ask seller what stage of completion you can expect the basement to be upon closure

Location: 306 Basement Unit

Task: Further Evaluation by a Specialist

Time: Prior to closing of your contingency period



CEILINGS AND WALLS \ General notes

Condition: • Unfinished

Recommend finishing boiler room for added fire safety to current standards and best practices

Location: 306 Basement Boiler Room

Task: Finish

Time: When making repairs

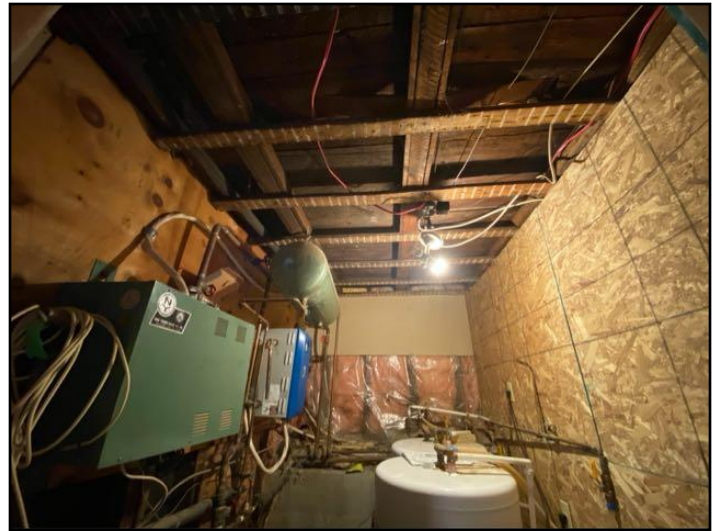
INTERIOR

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WINDOWS \ Means of egress/escape

Condition: • [Learn more about window egress requirements](#)

Implication(s): Fire hazard | Safety Hazard

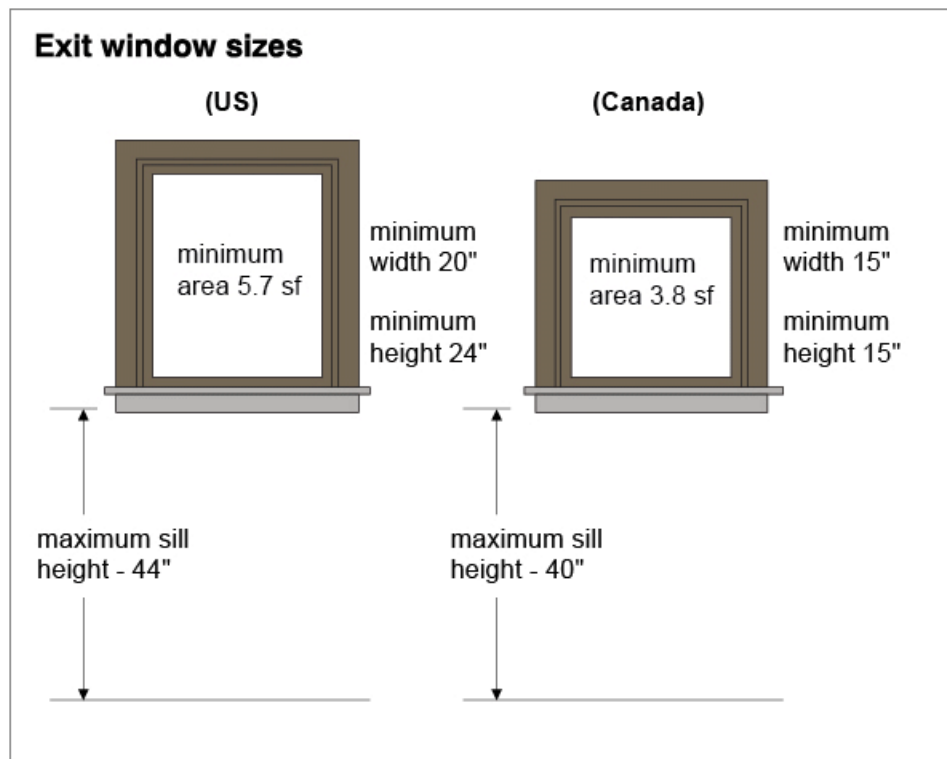
Condition: • [Too small](#)

Implication(s): Restricted emergency exits

Location: 306 Middle Basement Room

Task: Recommend Upgrade to Current Standard

Time: When necessary



INTERIOR

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DOORS \ Doors and frames

Condition: • [Weatherstripping missing or ineffective](#)

Air gaps

Implication(s): Reduced comfort | Increased heating and cooling costs | Chance of water entering building

Location: Rear Exterior Unfinished Space

Task: Service General Repair

Time: As needed



INTERIOR

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STAIRS \ Handrails and guards

Condition: • This staircase had no handrail installed. This condition is a potential fall hazard. In order to comply with generally accepted current standards which require a handrail at staircases with 4 or more risers, this staircase would need a handrail installed.

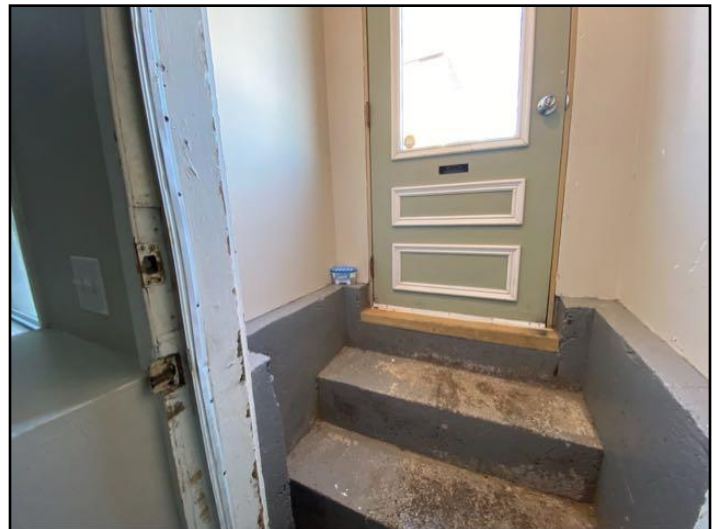
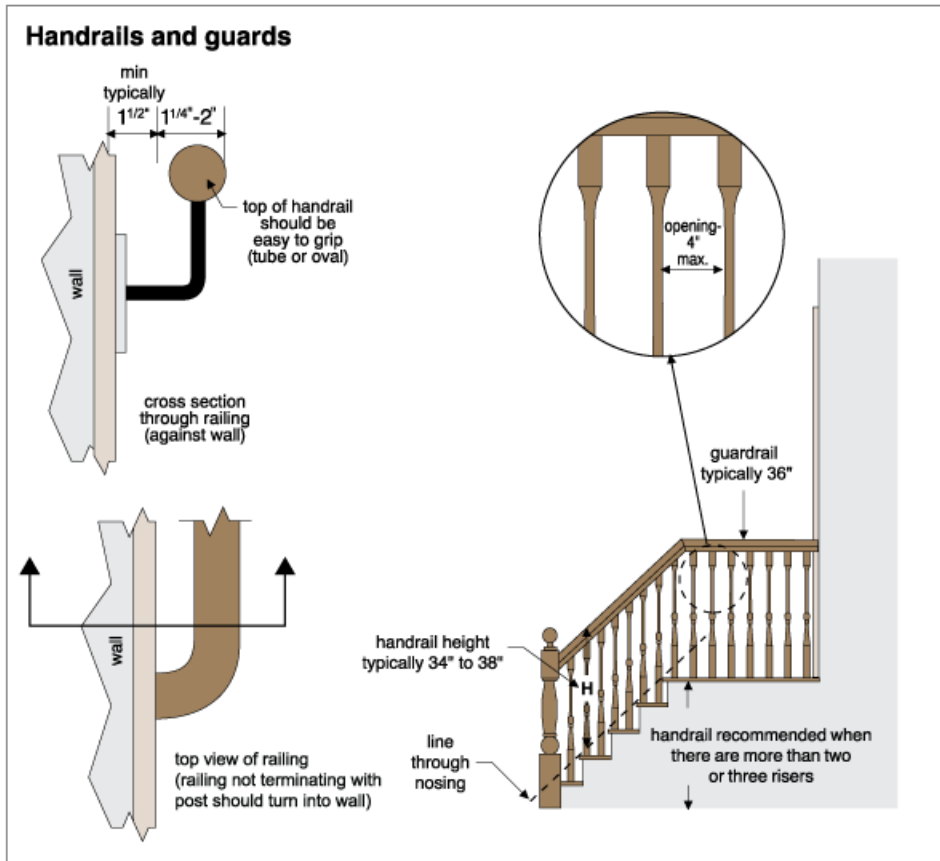
Implication(s): Fall hazard

Location: 306 Front Basement Stairs

Task: Provide

Time: As needed

A SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	INSULATION	PLUMBING	INTERIOR	SITE INFO
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A SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	INSULATION	PLUMBING	INTERIOR	SITE INFO
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General Information

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Laminate](#) • Ceramic/porcelain

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

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

Windows: • [Fixed](#) • [Single/double hung](#) • Wood • Vinyl • A representative number of interior windows were evaluated

Glazing: • [Double](#) • [Primary plus storm](#)

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

Doors: • A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. If adverse conditions, defects, and/or reportable conditions were present at the time of inspection it will be noted in this recommendation section of the report.

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Microwave oven • Door bell • Range

Laundry facilities: • Washer • Hot/cold water supply • Dryer • Vented to outside • 240-Volt outlet • Waste standpipe

Laundry facilities: • Shared laundry room

Kitchen ventilation: • Recirculating type • Range hood - recirculating type

Bathroom ventilation: • Exhaust fan • Window

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected • A representative number of interior cabinets and drawers were evaluated

Stairs and railings: • Inspected

Inspection Methods & Limitations

General: • Inspection of the home interior does not include testing for radon, mould, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: ROOMS interior wall, floor and ceiling coverings and surfaces; doors: condition, hardware, and operation; windows: condition, hardware, and operation; permanently-installed furniture, countertops, shelving, and cabinets; and light fixtures. ELECTRICAL switches; receptacles; and light fixtures. INTERIOR TRIM door casing; window casing, sash, and sills; baseboard; and moulding (crown, wainscot, chair rail, etc.)

While we strive to prepare an accurate report of the condition of the property at the time of the inspection, it is virtually impossible to compile an exhaustive or definitive list of every cosmetic defect in the home due to the time-limited nature of a home inspection. If the home inspected is occupied during the inspection then furniture, wall coverings, window treatments or owners belongings may be hiding damage. Renovation of this property, or any part of this property, may expose additional defects, which were not noted or were not visible at the time of the inspection.

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards • The windows were inspected by operating a representative number (I will try and operate every window in the home, but personal belongings may block accessibility to some). They are inspected by testing their operation, looking for damage, broken

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glass, failed seals, etc. If adverse conditions, defects, and or reportable conditions were present at the time of inspection it will be noted in this recommendation section of the report. • As prescribed in the pre-inspection agreement, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and colour are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Determining the condition of insulated windows unless visually apparent at the time of the inspection is not possible due to temperature, weather and lighting variations. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection.

Not included as part of a building inspection: • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos • Paint, wallpaper, and other finishes • Floor coverings • Window treatments • Window coatings and seals between panes of glass • Accurately addressing the severity of settlement crack(s) and their direct cause is beyond the scope of a home inspection as I have no knowledge of how long the cracking has been in place, whether or not it has been recently active, and what conditions may have contributed to its formation. I will report on the visual condition of cracking at the time of inspection. Only a foundation contractor or structural engineer (P.E.) can determine the severity and cause of settlement or settlement cracks and they should be consulted as desired. • The inspector is unable to determine if all glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all glazed windows, consult the seller prior to closing.

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection • A dryer vent connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. • The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

Percent of foundation not visible: • 99 %

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

Crawlspace leakage: • Cannot predict how often or how badly crawlspace will leak • Storage in crawlspace severely limited inspection

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos. • Mould • Radon

SITE INFO

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General Information

Final Check List: • [Residential Fire and Life Safety Requirements for Landlords](#) • Property/Sellers disclosure and Municipal work orders or violations were not provided to the inspector prior to the inspection. Home Inspectors are not code inspectors and will not be identified during a home inspection - if violations or work orders exist have a further evaluation by a specialist to determine required repairs and costs associated • The general site tab is for informational purposes only. Much of the information is taken from the online listing information and not meant to replace or contradict the actual inspection report. For example: the online listing may note 3+1 Bedrooms. The inspector may note that the +1 basement bedroom does not have egress windows and therefore is 3 bedrooms. The General Site tab will note what the home is being used for, meaning it will state 4 bedrooms. The inspection report will note the egress windows deficiency.

Weather: • Partly sunny • Overcast • Ground was frozen • Snow • There was snow on the ground. • There was snow on the roof. • Moderate winds

Approximate temperature: • -16°

Attendees: • Seller's Agent left before the inspection was complete. • Tenants present

Access to home provided by: • Supra/Lockbox

Occupancy:

• The home was occupied at the time of the inspection.

Unit 304

• There was no one home during the inspection.

Unit 302

• The home was vacant during the inspection.

Unit 306

• The home was unfurnished during the inspection.

Unit 306

Utilities: • All utilities were on during the inspection. • The water service is public. • The plumbing waste disposal system is public.

Approximate inspection Start time: • The inspection started at 11:30 a.m.

Approximate inspection End time: • The inspection ended at 2:30 p.m.

Approximate age of home: • 100 to 110 years

Approximate date of construction: • 1900 to 1910

Approximate size of home: • 2500 ft.² to 3000 ft.²

Building type: • Detached home • Multi Unit

Number of dwelling units: • Tri-plex

Number of stories: • Two

Number of bedrooms: • Seven

Number of bathrooms: • Three

Number of kitchens: • Three

Below grade area:

• Basement

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- Crawlspace
- Rear right exterior

Area: • City • Suburb

Street type: • Residential • Commercial

Street surface: • Paved

Inspection Methods & Limitations

General: • The general site tab is for informational purposes only. Much of the information is taken from the online listing information and not meant to replace or contradict the actual inspection report. For example: the online listing may note 3+1 Bedrooms. The inspector may note that the +1 basement bedroom does not have egress windows and therefore is 3 bedrooms. The General Site tab will note what the home is being used for, meaning it will state 4 bedrooms. The inspection report will note the egress windows deficiency.

RADON

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General Information

General: • Radon Test not requested at the time of inspection

INFRA-RED

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General Information

General: • Thermal images included in this inspection report are provided as a courtesy, are limited to certain portions of the home and should not be considered as part of a full-home thermal imaging inspection. The inspector chooses the portions of the home to be scanned or photographed and photographs are included in the report at the Inspector's sole discretion.

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General Information

General: • [Read our Standards of Practice](#)

This document sets out what a professional home inspection should include, and guides the activities of our inspectors. • Additional Important Information This section provides information on topics beyond the scope of home inspection including asbestos, radon, urea formaldehyde foam insulation, lead, carbon monoxide, household pests and mould. • Cost and Repair Estimates Ballpark estimates based on a typical three-bedroom home.

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items apply to all homes and explain how to prevent and correct some common problems. • [Read About When Things Go Wrong](#)

Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it. • [Your Regular Maintenance Plan](#)

Scheduled maintenance can avoid repairs and extend the life expectancy of many home components. This document helps you look after your home.

Roof Leaks: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Annual Roof Maintenance: • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of your roof.

Ice Dams on Roofs: • [Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms](#) at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather.

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood. Trees and shrubs should be kept trimmed away from the walls and roof to prevent vermin access and mechanical damage. • Care should be taken with lawn sprinkler systems (irrigation systems). These can wet and damage exterior walls and cause leakage problems into basements and crawlspaces. Water should not be directed against or adjacent to the building.

Heating and Cooling System - Annual Maintenance: • An annual maintenance agreement that covers parts and labour is recommended for all heating and cooling equipment. Humidifiers and electronic air cleaners should be included in the service agreement. The first service visit should be arranged as soon as possible, preferably before equipment is used. • Filters for furnaces and air conditioners should be checked monthly during the operating season and changed when they are dirty. Duct systems should be balanced during regular servicing for maximum comfort. Systems with heating and air conditioning require different balance setups for summer and winter. • For boiler/hot water systems, we recommend that any balancing or adjusting of radiator valves be performed by a specialist, due to the risk of leakage. Heating system valves are not operated during a home inspection. • Gas fireplaces and heaters should be included in annual service plans with gas furnaces, boilers or water heaters. • Mini Split heat pumps require regular maintenance. It is highly recommended that upon purchase of your home that you schedule to have your mini split cleaned professionally by HydroKleen. In addition to normal accumulations of dust and dirt found in all homes with air ducts, there are several other factors that can increase the need for regular HVAC system cleaning: pets occupants with allergies or asthma cigarette or cigar smoke water contamination or damage to the home or HVAC system home renovation or remodelling projects Some occupants are more sensitive to these contaminants than others. Allergy and asthma sufferers, as well as young children and the elderly, tend to be more susceptible to the types of poor indoor air quality that air duct cleaning can help address. • Natural gas boilers with draft hoods (<300,000 BTUs, which is 95% of house boilers) need to be inspected a nd tested annually by law to make sure carbon monoxide is not entering the home. Please ensure that this work is

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included as part of your annual boiler maintenance.

Fireplace and Wood Stove Maintenance: • Wood burning appliances and their chimneys should be inspected and cleaned before you use them the first time and annually thereafter. We recommend specialists with WETT (Wood Energy Technology Transfer) designations for this kind of work.

Electrical System - Label the Panel: • The electrical panel should be labelled to indicate what is controlled by each fuse or breaker. Where the panel is already labelled, please verify the labelling is correct. Do not rely on the labelling being accurate.

Insulation Amounts - Current Standards: • Current standards for insulation in new construction are outlined below: • Attic and roof space: R-40 (R-50 if electric heat) • Attic and roof space: R-50 • Floors above garages and other unheated areas: R-25 • Cathedral roof: R-28 • Walls: R-19 (R-29 if electric heat) • Basement/crawlspace walls: R-12 (R-19 if electric heat)

Reduce Air Leaks: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

Bathtub and Shower Maintenance: • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions. • [Click for](#) more information.

MORE GOOD ADVICE FOR ALL HOMES: • Here is some more information that applies to all homes.

Washing Machine Hoses: • We suggest braided steel hoses rather than rubber hoses for connecting washing machines to supply piping in the home. A ruptured hose can result in serious water damage in a short time, especially if the laundry area is in or above a finished area of the home.

Smoke and Carbon Monoxide (CO) Detectors: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.) Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

Clothes Dryer Vents: • We recommend vents for clothes dryers discharge outside the home, and the vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces drying time, energy consumption and cost; and minimizes the risk of a lint fire inside the vent.

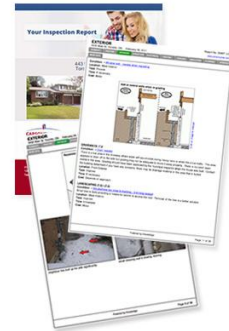
MORE GOOD INFORMATION: • The following links give you access to documents that provide additional information on a range of topics.

END OF REPORT

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Reading Your Report

The purpose of the report is to help a prospective buyer make an informed decision about the house they are interested in. The report will document the current condition, and identify any impending repairs, based on a visual inspection of the home.



How the report works

This report provides a comprehensive package which simplifies buying and owning a home. The report can identify things at a glance, or provide in-depth explanations. It can identify maintenance items and can even act as a work order for contractor repairs.

Easy to navigate and find information.

Tabs for each home system are labeled and color coded at the top of the report pages, clicking on any tab will take you directly to that system or scroll through page by page.

Easy to read and understand.

This report is organized in 3 layers

1. Provide the BIG picture!

An executive summary addressing significant issues to help you make a purchasing decision. You should read the full report to get the whole picture.

2. Once you've moved in!

Outline of major and minor issues, where appropriate helping to protect your investment.

3. When you need the precise details!

Color illustrations and links to reference articles helping you understand all of the components of your house.

Added benefits:

- Electronic .PDF file report is secure and universally readable on any computer (free Adobe reader available online). Print if you want.
- Clear, colorful illustrations to exemplify conditions.
- Articles that explain technical issues in plain words.
- It's Green! Environmentally friendly, ink and paper free report.

Report features

- You will receive an email with your Inspection Report Link. Click to open.
- Save your report to your computer or CDrom. View anytime using Adobe reader.
- Print or email the report as needed.

Print or Save a copy of your report to your computer.

Click any of the Color coded tabs to navigate to a section of the report.

'Click' on Hyperlinks to open technical articles for detailed information.

The screenshot shows a technical article with a title, a 'More Information' button, and several sections of text including 'PROBLEMS WITH JOISTS SUPPORTING FLOORS - NOTCHES HOLES AND THINGS THAT DAMAGE JOISTS', 'What code books and carpentry books set out rules for notching and holes...', 'What is slightly better in compression than in tension and that's why it's better to notch the top rather than the bottom of joists.', 'To install floor joists get the granules along the length of the joists (although not too close to the ends) and are better near the middle than the top or the bottom.', 'Causes: Notches and holes are caused by tradespeople making room for house components, and sometimes by homeowners who don't understand the importance of joists.', 'Strategy: Don't memorize a bunch of rules. You can look at the performance of joists which have been notched or drilled. If the joists have cracked or sagged, you can't be reasonable sure that the notching or holes were excessive.', 'Judge The Performance: Cracks in joists drilled near the bottom of joists. It's easier to drill low than get the drill up between the joist spaces and drill through the middle. Also watch for 3/4 or 1 inch diameter holes cut for waste plumbing drain holes. These weaken joists considerably. Headers and beams should be 3 inch spans for a better solution than drilling holes. Watch also for a whole series of holes drilled through joists. Even if they're in the middle, a row of holes is bad and will weaken joists considerably.'

Full color illustrations. Click to enlarge image.

Navigate page by page.

The screenshot shows the Adobe Reader interface with a report titled 'STRUCTURE' for '27 Maple Crescent, Chicago, IL - January 1, 2007'. The report includes sections for 'DESCRIPTION', 'LIMITATIONS', and 'RECOMMENDATIONS'. Under 'RECOMMENDATIONS', there is a section for 'Floors - Joists' with a condition of 'Notches or holes' and an implication of 'weakened structure'. A technical illustration titled 'Joist notching and drilling' shows a cross-section of a joist with various notches and holes, with labels for 'effective notch depth', 'maximum hole diameter', and 'maximum notch depth at end of joist'. A red box highlights the 'Notches or holes' condition in the recommendations section.

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Report Conclusion & Walk Through

CONCLUSION:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases East Coast Home Inspection Ltd of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through of your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walk-through. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate all exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read the seller's disclosure.

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The Human Factor

Dear Future Home-Owner,

Thank you again for bringing us into your home-buying process and letting us help you through this time. We hope as you go over the report and the house during your decision that you will keep a few practical things in mind. Simply, our inspectors are human and do make errors on rare occasion. As you consider the following factors, know that we will seek to make the situation right and your experience with us a successful one.

Intermittent or Concealed Problems:

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We May Miss Some Minor Things:

It is subjective to say what can be considered a major or minor issue. It might seem inconsistent that some minor problems are identified, but not others. But the truth is that the minor problems that are identified are often discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's decisions to purchase.

Contractor's Advice:

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

'Last Man In Theory' & 'Most Recent Advice' Theory:

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the 'last man in' theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. Additionally, it is natural for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

<p>Our Office 38 McManus Street Hampton, NB E5N 7N5 Canada</p>	<p>East Coast Home Inspection Ltd (506) 651-9461 hq@theinspectors.ca www.theinspectors.ca</p>	<p>Follow us on Facebook Twitter Google+</p>
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Most Contractors Do Not Understand the Standards of Practice

All of our inspections are conducted in accordance with the Standards of Practice of the National Association of Certified Home Inspectors. It specifically states what is included and excluded from the standard home inspection and most contractors do not fully realize the scope and limitations of a 'Standard Home Inspection'

Conditions during the Inspection

It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

A Long Look:

If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're Generalists:

We are generalists; we are not directly specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

An Invasive Look:

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance:

In conclusion, a home inspection is designed to better your odds of not purchasing a home with serious issues. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

If you have any further concerns, please do not hesitate to reach out to me via email or call.

Yours Sincerely,

on behalf of East Coast Home Inspection Ltd.

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Our 90 Day Guarantee

We are proud to offer our 90 Day 100% Satisfaction Guarantee. Our guarantee is simple. If you not happy with our service we'll pay the competition to inspect it.

From the date of the inspection you have our 90 day guarantee that if you are not fully satisfied with our service, and if after every effort has been made to meet your expectations, you are not completely satisfied. We will pay a competitor in the area of your choice to conduct your home inspection.



Jonathan Cozart
Owner / Inspector



REFERENCE LIBRARY

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EXTERIOR

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The links below connect you to a series of documents that will help you understand your home and how it works. 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