



Inspection Report

Atticus Flood

Property Address:
123 New Street
Anytown ON A1B 2C3



The Home Inspector Inc.

James Buren, RHI #0193
106 Breadalbane St.
Hamilton, ON, L8R 3G6



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Date: 2022-09-12	Time: 9:00	Report ID: THI-INC
Property: 123 New Street Anytown ON A1B 2C3	Customer: Atticus Flood	Real Estate Professional: Tracy Eskanjani Your Agent Info

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Absent (AB) = This item, component, or unit is not present in this building.

Minor Repair or Replacement (MR) = The item, component or system has not been maintained in a timely fashion or is not functioning as intended. You may wish to undertake further inspection by a qualified contractor. Whether a repair or a replacement is needed may be to your discretion. Cost is not likely to exceed \$500.00

Intermediate Repair or Replacement (IR) = The item, component or system has not been maintained in a timely fashion or is not functioning as intended. You may wish to undertake further inspection by a qualified contractor. Whether a repair or a replacement is needed may be to your discretion. Cost is not likely to exceed \$2000.00

Major Deficiency (MD) = The item, component or system has not been maintained in a timely fashion or is not functioning as intended. You must complete further inspection using a qualified contractor to determine the actual extent and cost of remediation. **We cannot guarantee any cost estimates.** Further investigation may rule out a major expense, however, in the case of a Major Deficiency we expect that materials and labour will exceed \$2000.00.

Age of Home:

Appr 40-years

Style of Home:

Detached, 2 Storey

Home Faces:

South

Client Is Present:

Arranged late arrival.

Radon Test:

No

Water Test:

No

Weather:

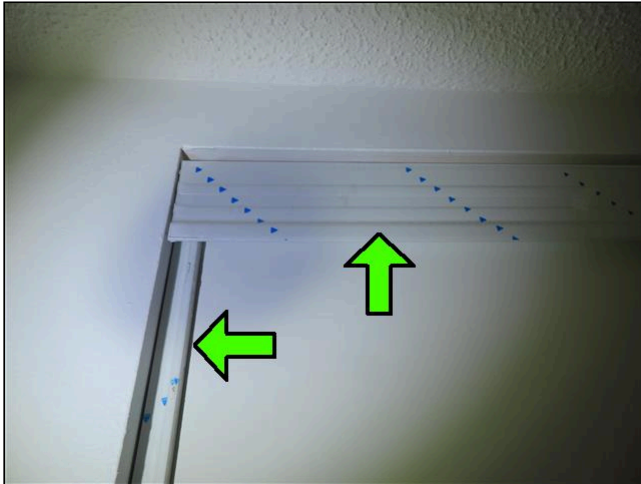
Heavy Rain

Temperature:

Below 16 C/ 60 F

1. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Remove protective film.



Upside down door.

Styles & Materials

Wall Material:

Sheetrock

Ceiling Materials:

Sheetrock

Floor Covering(s):

Carpet
Tile

Interior Doors:

Raised panel

Window Types:

Vinyl
Thermal/Insulated

Cabinetry:

Wood

Countertop:

Laminate

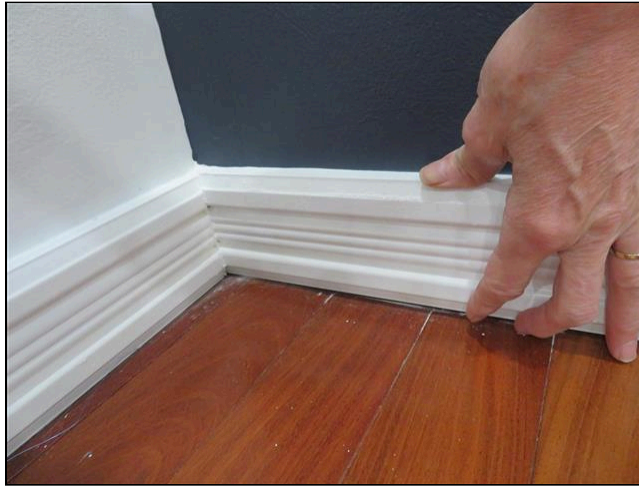
		IN	NI	AB	MR	IR	MD
1.0	CEILINGS	•					
1.1	WALLS	•					
1.2	TRIM				•		
1.3	FLOORS	•					
1.4	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•					
1.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•					
1.6	DOORS (REPRESENTATIVE NUMBER)				•		
1.7	WINDOWS (REPRESENTATIVE NUMBER)				•		•

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IN NI AB MR IR MD

1.0 Cosmetic. Irregular paint. Basement patches.

1.2 (1) Baseboard materials used are door trim. Evidence of inexperienced tradesmen. Upstairs nails to fill and top edges to caulk.



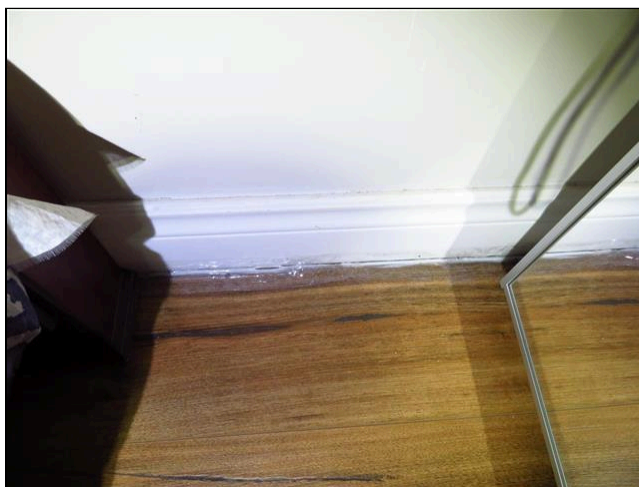
1.2 Item 1(Picture) Door trim.

1.2 (2) There is stained trim behind the NW basement room entrance door.



1.2 Item 2(Picture) Staining. Unknown cause.

1.3 Basement: Tenant has taped the edges of the floor. The reason for this cannot be known. It may have been for comfort as there is plastic in the basement window as well.



1.3 Item 1(Picture)

1.6 Laundry closet door is upside down.

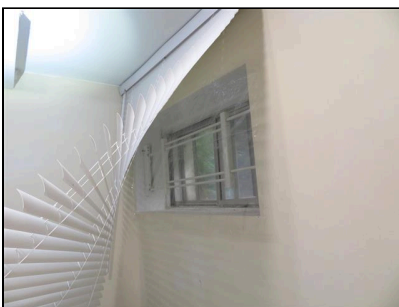
1.7 (1) The front bedroom casement windows have missing and broken hardware. New cranks are required.



1.7 Item 1(Picture) Stripped gears.

1.7 (2) There are fire safety companies that specialize in coaching and advising regarding the upgrades required to get a retrofit certificate.

I will note, for this inspection, that the west basement window is not adequate for emergency escape. (The east window has been upgraded.) Perhaps consider this a one-bedroom with den or investigate upgrade options.



1.7 Item 2(Picture) Unsafe window.

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

2. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Poured concrete	Floor Structure: 2 X 8 Wood joists	Wall Structure: 2 X 4 Wood
Ceiling Structure: Not visible	Roof Structure: Engineered wood trusses	Roof-Type: Hip
Method used to observe attic: From entry		

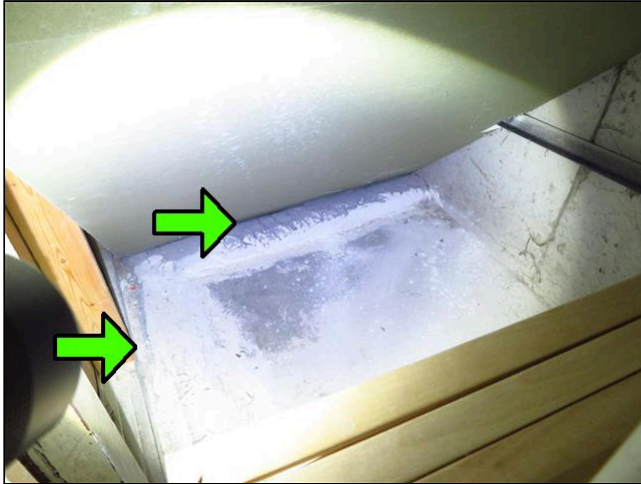
		IN	NI	AB	MR	IR	MD
2.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•		
2.1	WALLS (Structural)	•					
2.2	COLUMNS OR PIERS	•					
2.3	FLOORS (Structural)	•					
2.4	CEILINGS (structural)	•					
2.5	ROOF STRUCTURE AND ATTIC	•					
2.6	Chimneys	•					

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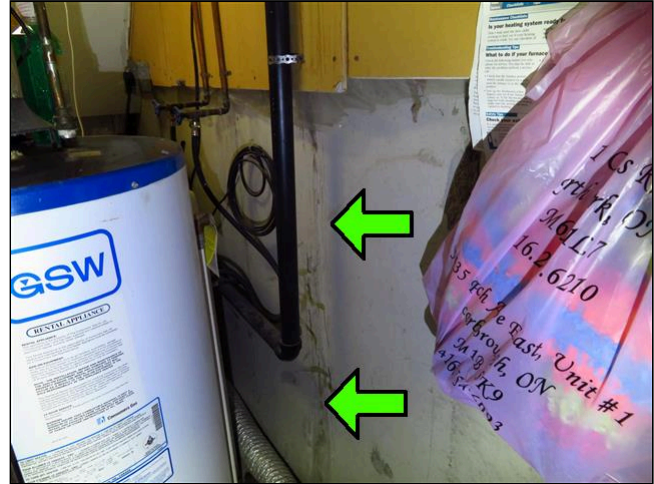
INNIABMRIRMD

2.0 Below the basement stairs there is laundry, a water heater, furnace/ac, and a floor drain. A spill containment has been added here. Perhaps preventatively but possibly as a reaction to water spills or entry.

The crack in the foundation here does not appear to be a chronic water entry point. Epoxy resin repair for approximately \$500 can ensure no water entry, however, water leaks would be inconvenient but not damaging.



2.0 Item 1(Picture) Spill control.



2.0 Item 2(Picture) Settlement crack.

2.5 There was staining on the attic access and the roof sheathing. This is exterior and not an Indoor Air Quality hazard. This staining is related to accumulation of moisture generated by the occupants. Discharging the washroom exhausts is important. Sealing the attic floor prior to upgrading the insulation will also ensure that this staining does not become worse.

There is an additional attic vent installed to dissipate moisture more effectively.



2.5 Item 1(Picture) Limited viewing.



2.5 Item 2(Picture) Staining.



2.5 Item 3(Picture) Staining

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Exterior

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.



Rear view.



Rain shields present.

Styles & Materials

Siding Material:

Exterior Entry Doors:

Features:

Brick veneer

Insulated Steel
Insulated Glass Patio Door

Deck with steps

Driveway:
Asphalt

		IN	NI	AB	MR	IR	MD
3.0	WALL CLADDING FLASHING AND TRIM (Includes brick veneer).	●					
3.1	DOORS (Exterior)	●					
3.2	WINDOWS				●		
3.3	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)						●
3.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				●		
3.5	EAVES, SOFFITS AND FASCIAS	●					

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INNIABMRIRMD

3.2 It was noted that there was gravel missing from one of the window wells. Ensure that drain is present and add gravel up to 4-inches from sill.

3.3 The walkway to the separate basement entrance is astroturf. This is not a suitable material for snow clearance and safety. The space is too small to accommodate flag stones and so interlock or poured concrete would be required.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

3.4 There is a step up to the deck on the east side that may be a fall hazard. Divide the rise into two equal heights. I recommend that a railing or grab bar be installed here as well.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Monitor for ice.

Styles & Materials

Roof Covering: 3-Tab fiberglass	Valley Flashings: Painted Steel	Viewed roof covering from: Ground
Chimney (exterior): Metal Flue Pipe	Gutters and Downspouts: Aluminum	

		IN	NI	AB	MR	IR	MD
4.0	ROOF COVERINGS	●					
4.1	FLASHINGS	●					
4.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	●					
4.3	ROOF DRAINAGE SYSTEMS				●		

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4.0 The covering appears to be recent.

It was noted that there are two edges that are lifted. We are unable to access this area. There are no adverse affects noted in the attic or dwelling spaces. Have this investigated, and corrected if necessary, when the metal chimney is removed.



4.0 Item 1(Picture) West roof.

4.3 Note that the downspout on the garage will create a slip hazard when discharging water on the walkway. Ensure occupants are aware and keep the area clean and salted as needed.



4.3 Item 1(Picture) Slip hazard.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Garage

Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Metal

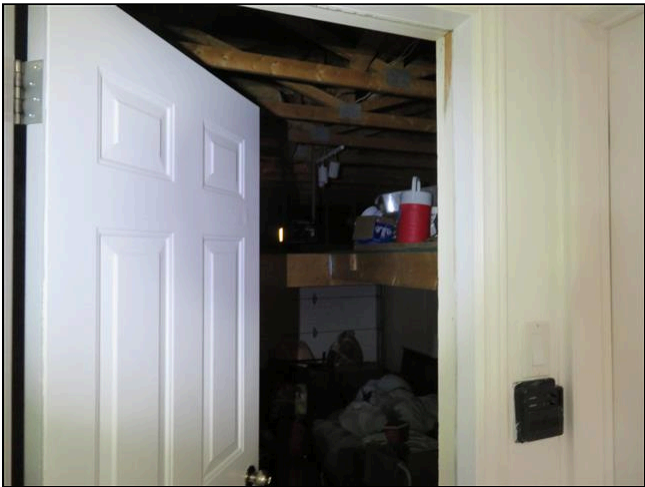
		IN	NI	AB	MR	IR	MD
5.0	GARAGE DOOR	•					
5.1	GARAGE DOOR OPERATORS	•					
5.2	GARAGE CEILINGS	•					
5.3	OCCUPANT DOOR FROM GARAGE				•		
5.4	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)				•		
5.5	GARAGE FLOOR		•				
5.6	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•					
5.7	LOFT AND STAIRS		•				

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IN NI AB MR IR MD

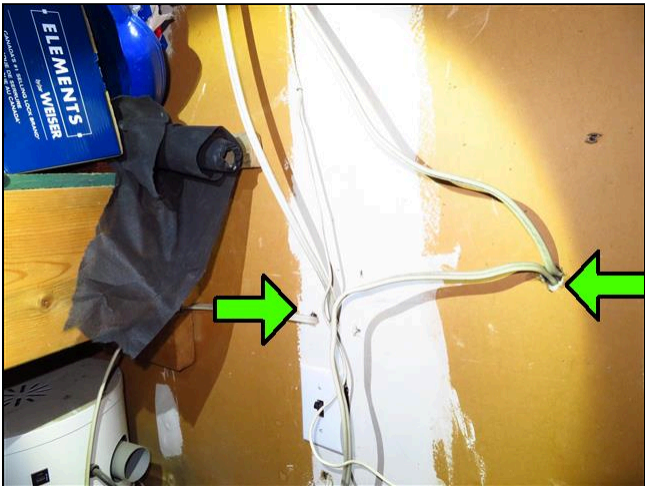
5.1 Safety not tested due to excess property in the garage.

5.3 Requires an automatic closing device to protect from fire and toxic gases.



5.3 Item 1(Picture)

5.4 There are holes where electrical wiring penetrates the drywall. Repair/upgrade wiring as required by ESA and seal the wall where needed.

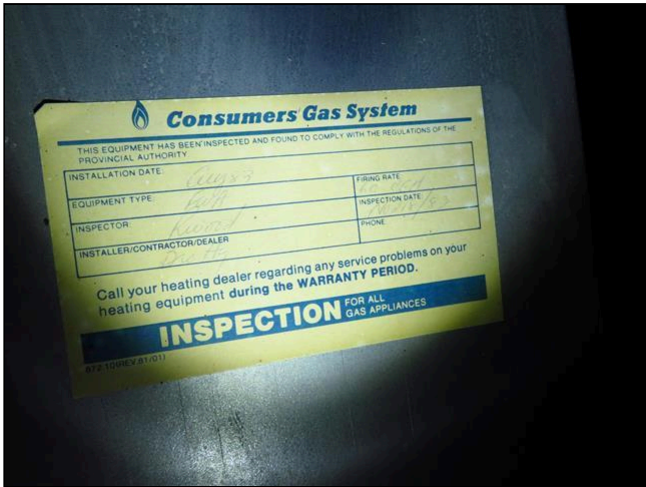


5.4 Item 1(Picture) Seal all penetrations.

- 5.5 Limited view due to storage.
- 5.7 Storage device in the garage was not assessed for design or load capacity. Use at your own risk.

6. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Original furnace: 1983



Plan replacement.



Furnace room features.



AC plate is blank.

Styles & Materials

Heat Type: Energy Source: Furnace Efficiency:

Forced Air

Gas

Low (Appr. 60 - 65%)

Age / Probability of Failure:

0 - 10 Years / Low
 > 20 Years / Plan replacement
 Extra Info : 39 Years

Number of Heat Systems (excluding wood):

One

Heat System Brand:

CLARE

Filter Type:

Cartridge

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

YORK

Number of AC Only Units:

One

Approximate Cooling Capacity:

2 Tons

Probability of Failure:

> 20 Years- High
 Extra Info : Approximately
 30-years.

		IN	NI	AB	MR	IR	MD
6.0	HEATING EQUIPMENT						•
6.1	NORMAL OPERATING CONTROLS	•					
6.2	AUTOMATIC SAFETY CONTROLS	•					
6.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					
6.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•					
6.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)				•		
6.6	COOLING AND AIR HANDLER EQUIPMENT						•
6.7	NORMAL OPERATING CONTROLS		•				

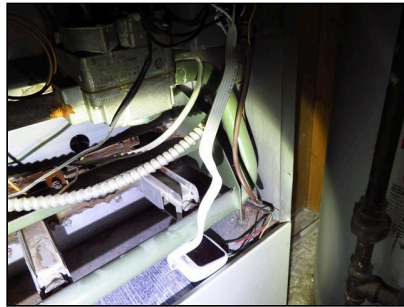
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IN NI AB MR IR MD

6.0 The furnace is very old but did work at time of inspection. I am unable to determine life remaining. However, strongly recommend replacement rather than inspection and service. Consider a combination heating system where the water heater can be used to provide both plumbing and space heating requirements.

High efficiency furnaces are an investment when upgrading to 95% from 65% standard combustion efficiency. Plan replacement in the near future.

Contact GreenSaver at 416-203-3106 or look them up at www.greensaver.org to learn about Government energy efficiency rebates.



6.0 Item 1(Picture) Limited viewing of heat exchanger.



6.0 Item 2(Picture) Furnace fan.

6.5 The chimney on the roof can be removed when the water heater and furnace are replaced with current high-efficiency options.



6.5 Item 1(Picture) 40-years old.

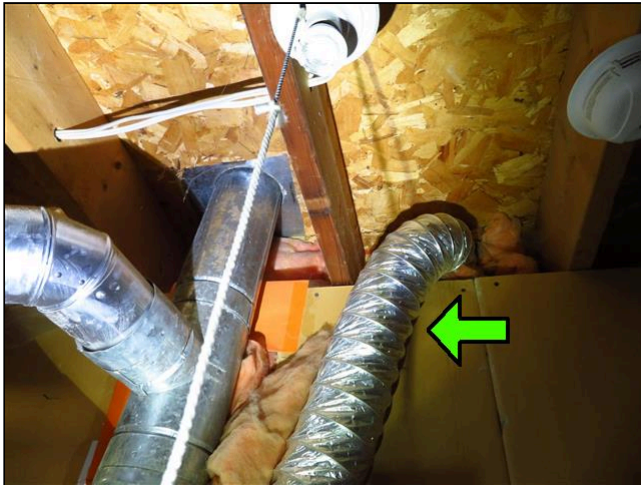
6.6 The condenser outside (AC unit) is very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.

6.7 Unit does generate cold air and may continue to operate. However, tests done when exterior temperature is below 16C are not reliable as little condensing is required by the unit.

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

7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Upgrade this.



Investigate and repair.

Styles & Materials

Attic Insulation:

Blown
Fiberglass
Approximate
R-24

Wall Insulation:

Insulated Stud Wall R 12

Ventilation:

Soffit Vents
Custom Metal
Mushroom Vents

Exhaust Fans:

Fan only

Dryer Power Source:

240 Electric

Dryer Vent:

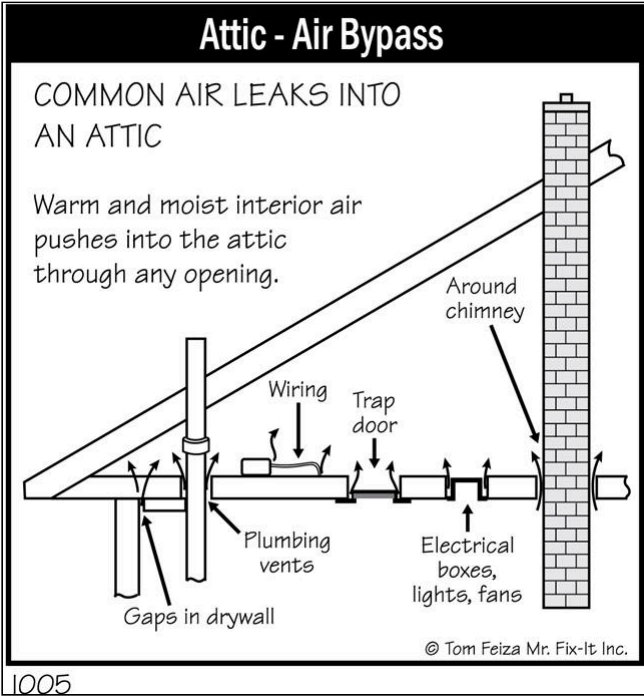
Unknown
Composite

		IN	NI	AB	MR	IR	MD
7.0	INSULATION IN ATTIC						•
7.1	INSULATION UNDER FLOOR SYSTEM		•				
7.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	•					
7.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	•					
7.4	VENTING SYSTEMS (Kitchens, baths and laundry)				•		
7.5	WALL INSULATION		•				

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IN NI AB MR IR MD

7.0 Blown insulation is only R 24 to R 28 and does not meet the R 60 currently required. Heat loss can occur more on this home than one that is better insulated. It is recommended that the attic be improved ensuring attic floor preparation and air sealing as well as maintenance of proper ventilation.



1005

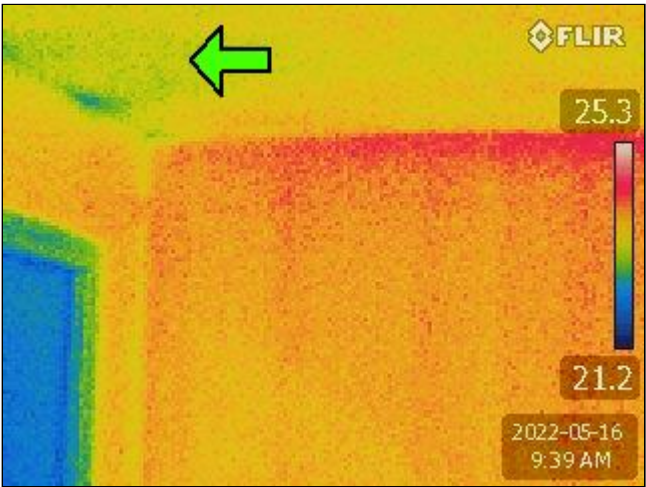
7.0 Item 1(Picture) Attic floor preparation.



7.0 Item 2(Picture) Compressed (damaged) material



7.0 Item 3(Picture) Burrowing animals.



7.0 Item 4(Picture) Damage increases heat transfer.

7.1 Floors above garages cannot be inspected.

7.3 Attic ventilation has been upgraded.



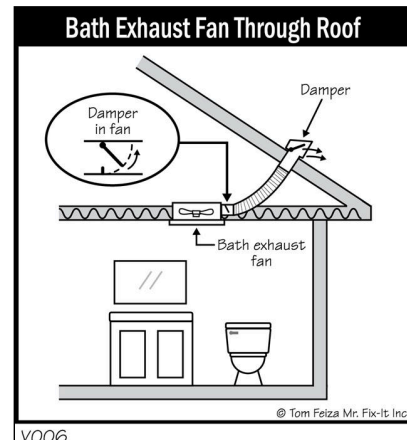
7.3 Item 1(Picture) Increased air movement.

7.4 (1) From inside the attic is was not possible to see where the exhaust fans connected to the exterior dampers. The main washroom appears to have a discharge damper present. The ensuite does not.

This type of issue can be addressed by an attic insulation contractor when upgrading the attic. Check for programs that can provide rebates when upgrading the furnace, AC, and the attic insulation. Item 3(Picture)



7.4 Item 1(Picture) Possible discharge.



7.4 Item 2(Picture)



7.4 Item 3(Picture) Duct not visible.

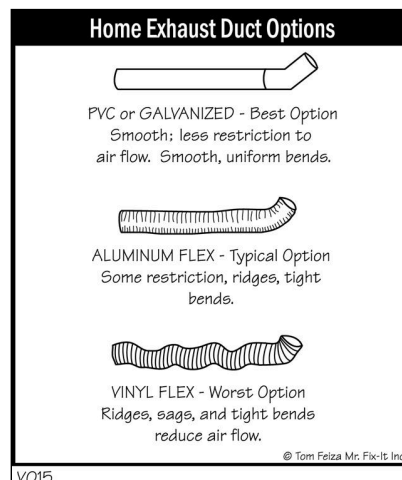
7.4 (2) There are two laundries. The basement exhaust duct is inefficient and if neglected will accumulate lint and become a fire hazard. The main floor laundry discharge could not be viewed but flexible duct is most common for this type of installation.

Upgrade the basement duct material.

Seal around the upstairs dryer vent to prevent nuisance entry. Have contractor verify that the material is straight metal and replace if necessary.



7.4 Item 4(Picture) If the duct is not metal upgrade it.



7.4 Item 5(Picture) Rigid and smooth is best.

7.4 (3) The basement kitchen and washroom are sharing a vent discharge. Operate fans together to ensure that all waste air is eliminated.



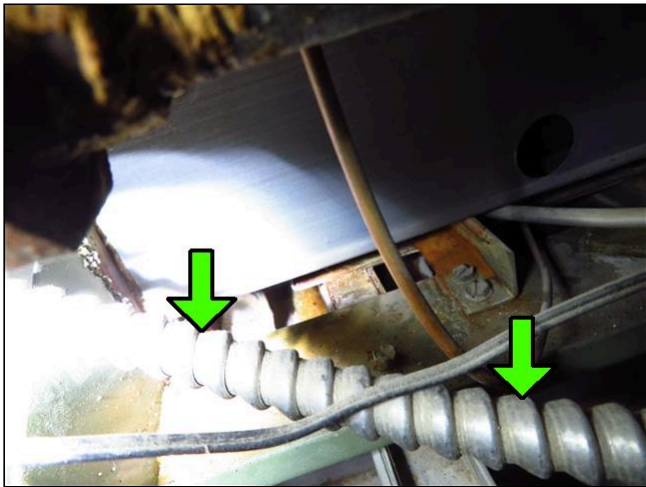
7.4 Item 6(Picture)

7.5 The wall system is either 2 x 6 with R 18 batts or 2 x 4 with R 12 batts plus an R 5.5 styrofoam cladding to stop the thermal bridging of the stud members.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Armoured cable.



Subpanel.

Styles & Materials

Electrical Service Conductors: Below ground 220 volts	Service Size: 100 Amps	Panel capacity: 100 AMP
Panel Type: Circuit breakers	Electric Panel Manufacturer: FEDERAL PIONEER	Branch wire 15 and 20 AMP: Copper
Wiring Methods: Romex Grounded		

		IN	NI	AB	MR	IR	MD
8.0	SERVICE ENTRANCE CONDUCTORS	•					
8.1	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•					
8.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS					•	
8.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)						•
8.4	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)				•		
8.5	LOCATION OF MAIN AND DISTRIBUTION PANELS	•					
8.6	SMOKE DETECTORS		•				

IN= Inspected, NI= Not Inspected, AB= Absent, MR= Minor Repair, IR= Intermediate Repair, MD= Major Deficiency

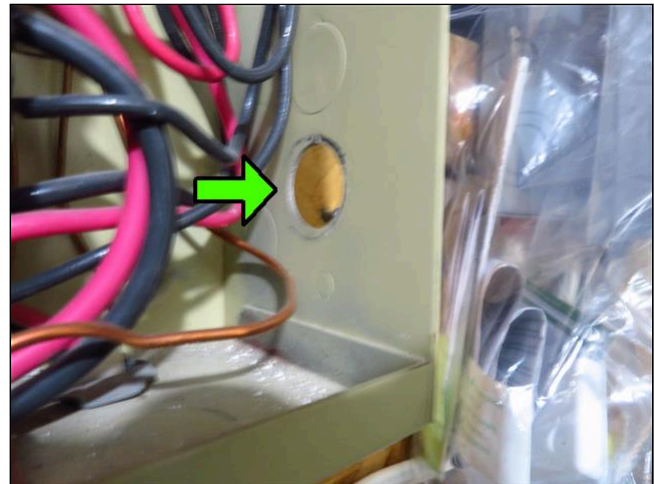
IN NI AB MR IR MD

8.2 (1) This panel is a Federal Pioneer Stab-Loc panel. These have been controversial and claimed to be to be unsafe. This unit is 40-years old and has been expanded to an additional panel. There is an unsafe opening and there is one double tapped circuit.

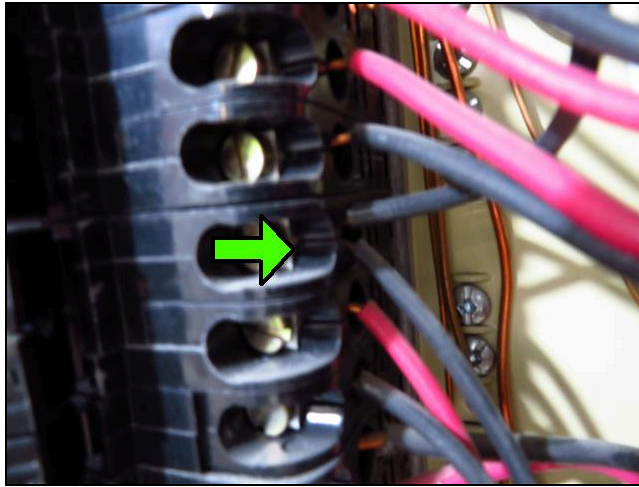
Get an opinion from the electrician hired to correct the issues noted below.



8.2 Item 1(Picture) Poor labeling.

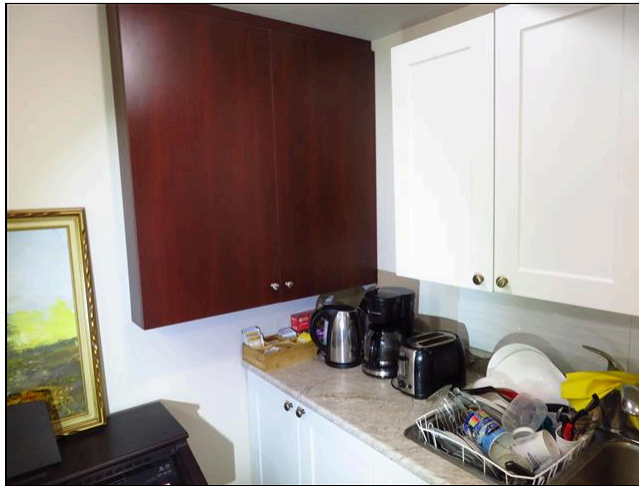


8.2 Item 2(Picture) Unsafe.



8.2 Item 3(Picture) Double tapped.

8.2 (2) There is supposed to be 3-feet of open floorspace to ensure safe workspace for panel access. It is unlikely that you want to remove any of the cabinet or that the ESA would enforce this rule.



8.2 Item 4(Picture)

8.3 (1) There are many unsafe conditions. The electrical system must be reviewed and corrected. ESA [Electrical Safety Authority] or a tradesperson qualified by same.



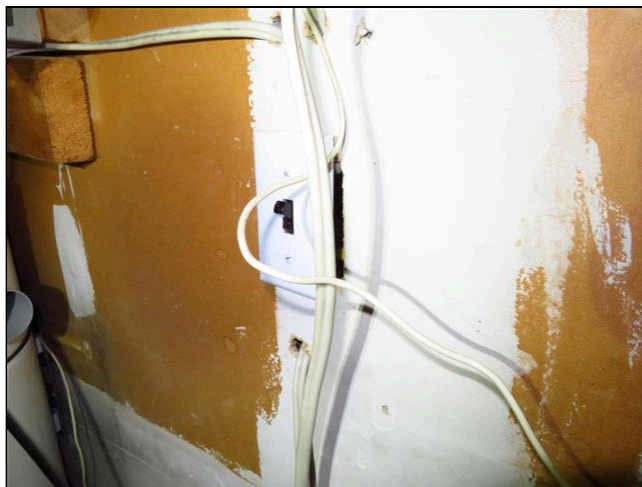
8.3 Item 1(Picture) Modified fixtures.



8.3 Item 2(Picture) Open splices. Loose wires.



8.3 Item 3(Picture) Loose. Unsafe.

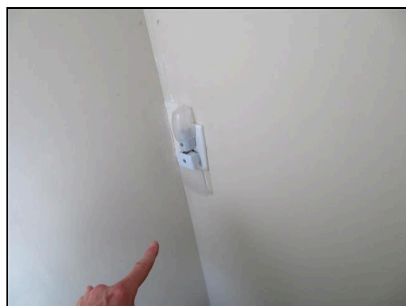


8.3 Item 4(Picture) Loose wiring.

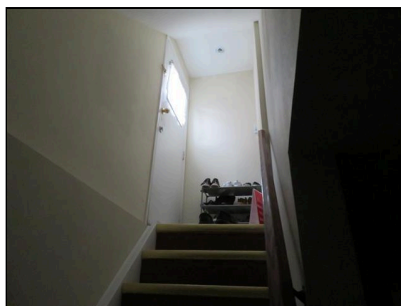


8.3 Item 5(Picture) Inspection required.

8.3 (2) There is no light switch at the top of the stairs. It would have been installed where the laundry equipment is now present. Photo-sensitive lights are plugged into the receptacle on the landing.



8.3 Item 6(Picture) Poor lighting.



8.3 Item 7(Picture) Basement stairs.

8.4 It is recommended that GFCI outlets be installed on exterior outlets which are less than 6 feet from the ground, in washrooms and in any other location where a water fixture is located within 6 feet.

These were not installed in recent renovations. Evidence of amateur workmanship.

8.6 Have these addressed by a fire safety expert or a alarm service provider.

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

9. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper PEX	Plumbing Waste: ABS	Water Heater Power Source: Gas (quick recovery)
Water Heater Capacity: 189 Litres	Exhaust type: Metal Chimney (passive)	

		IN	NI	AB	MR	IR	MD
9.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				●		
9.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				●		
9.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	●					
9.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	●					
9.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	●					
9.5	MAIN FUEL SHUT OFF (Describe Location)	●					

IN= Inspected, NI= Not Inspected, AB= Absent, MR= Minor Repair, IR= Intermediate Repair, MD= Major Deficiency

INNIABMRIRMD

9.0 (1) The toilet is loose at floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

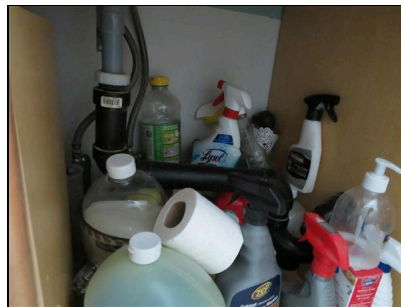


9.0 Item 1(Picture) Fixtures must be immobile.

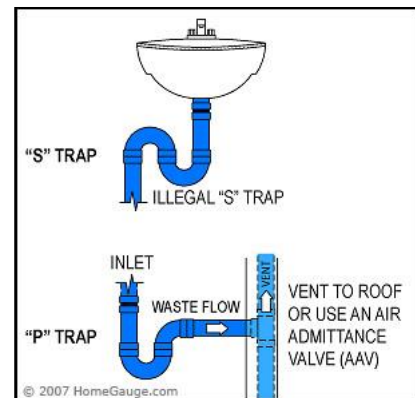
9.0 (2) Be aware that the house has s-traps as opposed to p-traps below two of the sinks. These require closer monitoring and likely more maintenance than a correctly installed fixture. Future improvements may be desirable. An "Auto admittance valve" can be used where it is difficult to reach a vent pipe.



9.0 Item 2(Picture)



9.0 Item 3(Picture)



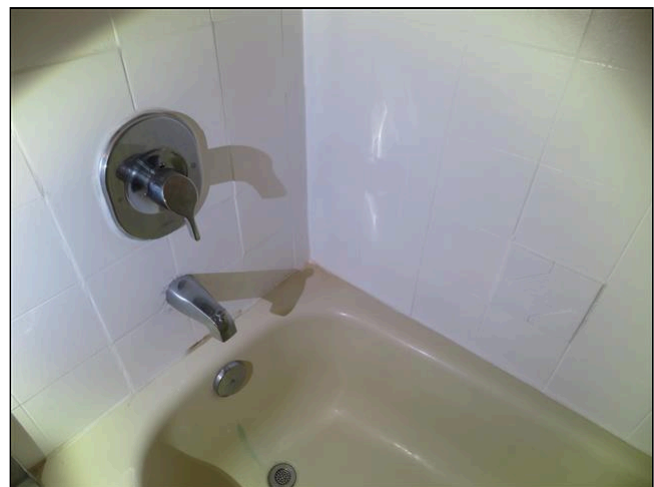
9.0 Item 4(Picture) Common renovation solution.

9.0 (3) There is no spill containment or drain in the main floor laundry closet. Unfinished space below. Damage potential is very limited. Upgrades are always recommended in this situation.

9.1 (1) Note that the upstairs tub enclosure has been repaired and painted over. This will extend the service life. There will likely be hidden damage discovered when renovation is required.

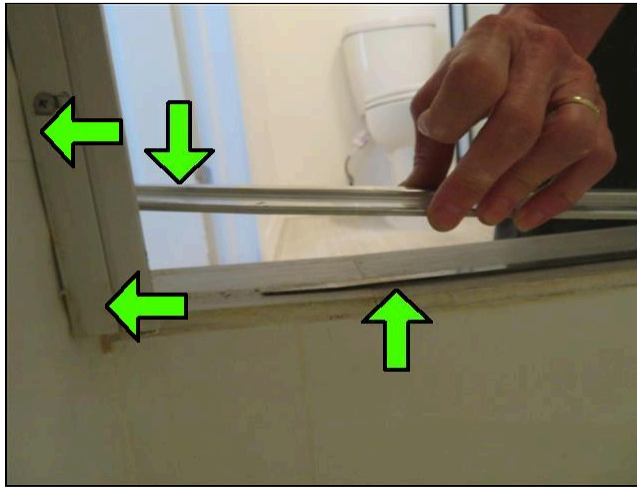


9.1 Item 1(Picture) Prior to repair.



9.1 Item 2(Picture) Main washroom.

9.1 (2) Secure the components and seal under the ensuite shower threshold.



9.1 Item 3(Picture) Prevent water leakage.

9.3 This is in the basement. Ensure that this remains unobstructed in case of emergencies.

9.5 Main shut off at the meter outside. Separate shut-offs for each gas appliance.

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

General Summary

James Buren, B.A., RHI # 0193

Customer
Atticus Flood

Address
123 New Street
Anytown ON A1B 2C3

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Interiors

1.0 CEILINGS

Inspected
Cosmetic. Irregular paint. Basement patches.

1.2 TRIM

Minor Repair
(1) Baseboard materials used are door trim. Evidence of inexperienced tradesmen. Upstairs nails to fill and top edges to caulk.
FYI
(2) There is stained trim behind the NW basement room entrance door.

1.3 FLOORS

Inspected
Basement: Tenant has taped the edges of the floor. The reason for this cannot be known. It may have been for comfort as there is plastic in the basement window as well.

1.6 DOORS (REPRESENTATIVE NUMBER)

Minor Repair
Laundry closet door is upside down.
\$250

1.7 WINDOWS (REPRESENTATIVE NUMBER)

Minor Repair, Major Deficiency
(1) The front bedroom casement windows have missing and broken hardware. New cranks are required.
(2) There are fire safety companies that specialize in coaching and advising regarding the upgrades required to get a retrofit certificate.

I will note, for this inspection, that the west basement window is not adequate for emergency escape. (The east window has been upgraded.) Perhaps consider this a one-bedroom with den or investigate upgrade options.

\$2,000 - \$4,000

2. Structural Components

2.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Minor Repair

Below the basement stairs there is laundry, a water heater, furnace/ac, and a floor drain. A spill containment has been added here. Perhaps preventatively but possibly as a reaction to water spills or entry.

The crack in the foundation here does not appear to be a chronic water entry point. Epoxy resin repair for approximately \$500 can ensure no water entry, however, water leaks would be inconvenient but not damaging.

2.5 ROOF STRUCTURE AND ATTIC

Inspected

There was staining on the attic access and the roof sheathing. This is exterior and not an Indoor Air Quality hazard. This staining is related to accumulation of moisture generated by the occupants. Discharging the washroom exhausts is important. Sealing the attic floor prior to upgrading the insulation will also ensure that this staining does not become worse. There is an additional attic vent installed to dissipate moisture more effectively.

3. Exterior

3.2 WINDOWS

Minor Repair

It was noted that there was gravel missing from one of the window wells. Ensure that drain is present and add gravel up to 4-inches from sill.

3.3 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Major Deficiency

The walkway to the separate basement entrance is astroturf. This is not a suitable material for snow clearance and safety. The space is too small to accommodate flag stones and so interlock or poured concrete would be required.

\$1,500 - \$3,000

3.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Minor Repair

There is a step up to the deck on the east side that may be a fall hazard. Divide the rise into two equal heights. I recommend that a railing or grab bar be installed here as well.

\$250

4. Roofing

4.0 ROOF COVERINGS

Inspected

The covering appears to be recent.

It was noted that there are two edges that are lifted. We are unable to access this area. There are no adverse affects noted in the attic or dwelling spaces. Have this investigated, and corrected if necessary, when the metal chimney is removed.

4.3 ROOF DRAINAGE SYSTEMS

Minor Repair

Note that the downspout on the garage will create a slip hazard when discharging water on the walkway. Ensure occupants are aware and keep the area clean and salted as needed.

5. Garage

5.1 GARAGE DOOR OPERATORS

Inspected

Safety not tested due to excess property in the garage.

5.3 OCCUPANT DOOR FROM GARAGE

Minor Repair

Requires an automatic closing device to protect from fire and toxic gases.
\$250

5.4 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Minor Repair

There are holes where electrical wiring penetrates the drywall. Repair/upgrade wiring as required by ESA and seal the wall where needed.
DIY

5.7 LOFT AND STAIRS

Not Inspected

Storage device in the garage was not assessed for design or load capacity. Use at your own risk.

6. Heating / Central Air Conditioning

6.0 HEATING EQUIPMENT

Major Deficiency

The furnace is very old but did work at time of inspection. I am unable to determine life remaining. However, strongly recommend replacement rather than inspection and service. Consider a combination heating system where the water heater can be used to provide both plumbing and space heating requirements.

High efficiency furnaces are an investment when upgrading to 95% from 65% standard combustion efficiency. Plan replacement in the near future.

Contact GreenSaver at 416-203-3106 or look them up at www.greensaver.org to learn about Government energy efficiency rebates.

\$3,500 - \$5,000

6.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Minor Repair

The chimney on the roof can be removed when the water heater and furnace are replaced with current high-efficiency options.

6.6 COOLING AND AIR HANDLER EQUIPMENT

Major Deficiency

The condenser outside (AC unit) is very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.

\$2,500 - \$4,000

6.7 NORMAL OPERATING CONTROLS

Not Inspected

Unit does generate cold air and may continue to operate. However, tests done when exterior temperature is below 16C are not reliable as little condensing is required by the unit.

7. Insulation and Ventilation

7.0 INSULATION IN ATTIC

Major Deficiency

Blown insulation is only R 24 to R 28 and does not meet the R 60 currently required. Heat loss can occur more on this home than one that is better insulated. It is recommended that the attic be improved ensuring attic floor preparation and air sealing as well as maintenance of proper ventilation.

\$1,500 - \$2,000

7.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Inspected

Attic ventilation has been upgraded.

7.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Minor Repair

(1) From inside the attic it was not possible to see where the exhaust fans connected to the exterior dampers. The main washroom appears to have a discharge damper present. The ensuite does not.

This type of issue can be addressed by an attic insulation contractor when upgrading the attic. Check for programs that can provide rebates when upgrading the furnace, AC, and the attic insulation. Item 3(Picture)

\$250 - \$500

(2) There are two laundries. The basement exhaust duct is inefficient and if neglected will accumulate lint and become a fire hazard. The main floor laundry discharge could not be viewed but flexible duct is most common for this type of installation.

Upgrade the basement duct material.

Seal around the upstairs dryer vent to prevent nuisance entry. Have contractor verify that the material is straight metal and replace if necessary.

\$250 - \$500

8. Electrical System

8.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Intermediate Repair

(1) This panel is a Federal Pioneer Stab-Loc panel. These have been controversial andn claimed to be to be unsafe. This unit is 40-years old and has been expanded to an additional panel. There is an unsafe opening and there is one double tapped circuit.

Get an opinion from the electrician hired to correct the issues noted below.

(2) There is supposed to be 3-feet of open floorspace to ensure safe workspace for panel access. It is unlikely that you want to remove any of the cabinet or that the ESA would enforce this rule.

8.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Major Deficiency

(1) There are many unsafe conditions. The electrical system must be reviewed and corrected. ESA [Electrical Safety Authority] or a tradesperson qualified by same.
\$3,000 - \$5,000

(2) There is no light switch at the top of the stairs. It would have been installed where the laundry equipment is now present. Photo-sensitive lights are plugged into the receptacle on the landing.

8.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Minor Repair

It is recommended that GFCI outlets be installed on exterior outlets which are less than 6 feet from the ground, in washrooms and in any other location where a water fixture is located within 6 feet.

These were not installed in recent renovations. Evidence of amateur workmanship.

9. Plumbing System

9.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Minor Repair

(1) The toilet is loose at floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.
<\$100

(3) There is no spill containment or drain in the main floor laundry closet. Unfinished space below. Damage potential is very limited. Upgrades are always recommended in this situation.
\$500 - \$1,000

9.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Minor Repair

(1) Note that the upstairs tub enclosure has been repaired and painted over. This will extend the service life. There will likely be hidden damage discovered when renovation is required.
FYI

(2) Secure the components and seal under the ensuite shower threshold.
DIY

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To James Buren, RHI #0193



Investigate. Educate. Protect.

INVOICE

The Home Inspector Inc.
106 Breadalbane St.
Hamilton, ON, L8R 3G6
Inspected By: James Buren, RHI #0193

Inspection Date: 2022-09-12
Report ID: THI-INC

Customer Info:	Inspection Property:
Atticus Flood 123 Your Street Anytown ON A1B 2C3 Customer's Real Estate Professional: Tracy Eskanjani Your Agent Info	123 New Street Anytown ON A1B 2C3

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	450.00	1	450.00
Over 15 Years Old	50.00	1	50.00
Infrared Augmented (Per 2,000 ft sq.)	100.00	1	100.00
Discount	-100.00	1	-100.00

Tax \$65.00

Total Price \$565.00

Payment Method: E-transfer

Payment Status: Paid

Note: HST 746704311

THE HOME INSPECTOR INC

INSPECTION CONTRACT

This contract is an agreement between the client and, *The Home Inspector Inc.* [THI], to perform a visual building inspection according to the "[Standards of Practice](#)" of the Ontario Association of Home Inspectors [OAH]. The inspection is a reasonable effort to disclose the conditions of the building based on a visual inspection of accessible features. The purpose and scope of this inspection is to provide you, the purchaser, with a better understanding of the property's condition as observed at the time of the inspection. It includes: Structure, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, and Ventilation Systems and specified components of each. The OAH standards of practice prescribe that these systems and specified components must be inspected and reported upon. It also states which systems are not to be inspected and which services the inspector shall not be required to perform.

The goal is to identify major defects requiring a potential expense of approximately \$2,000 or more over the short term and to provide the purchaser with a better understanding of the present conditions of the building. While some deficiencies of lesser importance are addressed an all inclusive list of minor building flaws is not provided.

THI will not operate heating or cooling systems in temperatures that may cause damage. Air conditioning systems will not be operated by THI in outdoor temperatures below 65° F . Furnaces must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). We do not inspect heat exchangers for cracks. Plumbing and electrical must be turned "on" for the inspection of these systems and components. Well or spring water systems, their pressure, depth, water level or condition is not part of this inspection. Septic fields and tanks are not inspected and are not part of this contract. This inspection does not include detached buildings or garages unless financial arrangement has been specified ahead of time.

This is not intended to be a Building Code or Municipal Bylaw compliance inspection. The Standard of Practice does not include the inspection of, or any part of testing for, or determining whether or not conditions exist, such as: asbestos; formaldehyde; soil or geological conditions; pools and or equipment related to pools, spas or jacuzzis; pests, vermin, termites or wood eating insects; elevators or elevating devices; solar energy systems; refrigeration units; water filtration or conditioning systems; security, intercom, telephone, cable, satellite or other low voltage systems; window treatments or coverings; central vacuum; or lightning arrestors.

The company assumes no liability whether in contract or in tort and including negligence of the company for:

- a) the actual, alleged or threatened inhalation of, ingestion of, contact with, exposure to, existence of, growth of or presence of; or
- b) any costs or expense incurred to present, respond to, test for, monitor, abate, mitigate, remove, clean-up, contain, remediate, treat, detoxify, neutralize, assess or otherwise deal with or dispose of; or
- c) the actual or alleged failure to detect, report, test for, monitor, clean-up, remove, contain, dispose of, treat, detoxify, neutralize, or in any way respond to, assess the affects of or advise of the existence of;

Any FUNGI or any spores, mycotoxins, odours, or any other substances, products or by-products produced by, released by, or arising out of the current or post presence of FUNGI.

'FUNGI' means any form of fungus, including but not limited to yeast, mould, mildew, rust, smut or mushroom.

The inspection report is an opinion of THI. You are strongly encouraged to be present at the time of your inspection so we will both have an understanding of each other's perspective. The client accepts responsibility for incomplete information if the Client did not attend the inspection. Our purpose is to determine whether or not a system or component is functioning in the manner in which it was intended. We are not responsible to determine all that may be wrong with a system or component or to provide cost estimates for repair or replacement. We need only determine whether or not a second opinion is required from a licensed professional, such as an electrician, HVAC contractor, engineer, environmental specialist or any other specialist that may be required given the specific concerns which arise during the course of an inspection. It is the responsibility of the Client, the person signing this contract, to seek qualified specialists to investigate further any item or component that is commented on in the inspection report and to do so prior to signing waivers or before closing the transaction. A general rule of thumb is that an average figure of one percent (1%) of the value of the house should be set aside for annual maintenance and repairs.

Each building has many identical components, such as electrical outlets and windows. A representative sample of these items will be checked. The inspection may be limited where areas are not readily accessible, not available for inspection, or pose an

unreasonable safety risk to the inspector. Each inspection is different in these regards, as each house is different, and therefore some deficiencies that could be detectable may go un-noted.

The inspection is not a guarantee nor does THI guarantee any items or opinions described on this report. The risk of purchasing can be reduced, however THI cannot eliminate risk nor will we assume any risk. We are not a home warranty company nor do we carry insurance for warranty claims.

The cost of the home inspection is based upon heated square footage of the home to be inspected as well as other factors. Payments must be made at the time of inspection. THI agrees to provide the client with a report within three business days or sooner by providing your email address.

By payment of our fee and the client's signature, the client acknowledges and understands and agrees to the statements and terms contained herein, and will hold THI harmless to any claims made. The client assumes all risk for problems noted in this report that may include concealed damage which is revealed during the course of repair or through further investigation by a qualified specialist. Your signature below is your acceptance of these terms and conditions.

THI MUST RECEIVE ACCEPTANCE OF THIS AGREEMENT BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN.

YOU MAY REPLY TO THE EMAIL WITH APPROVAL AFTER REVIEWING THIS COPY AS AN ATTACHMENT.

FILE # _____

INSPECTION ADDRESS:

123 New Street Anytown ON A1B 2C3

CLIENT NAME: Atticus Flood

Inspection Scheduled DATE: **2022-09-12** TIME: _____

CLIENT ADDRESS _____
Street City Postal Code

Email address: _____

CELL PHONE: _____ ALTERNATE _____

Approximate closing date: _____

DESCRIPTION: Approximate Age _____ Size _____ Finished Basement YES NO

Special features (ie. apartments, additions, split levels, location, etc) _____

(BASE FEE - Home less than 15 years old, unfinished basement, less than 2000 sq ft.)

Base Fee: \$ 450.00

Adjustments:

Discounts:

Subtotal:

Total Fee: \$ **565.00** Due at time of inspection.

I have read the above contract and the Standards of Practice and agree to the terms as specified.

SIGNATURE _____ DATE _____ TIME _____

ANSWER THE FOLLOWING THREE PERMISSION STATEMENTS.

1. The client's realtor , , has permission to receive a copy of this report. YES NO (circle one) _____ initials

2. The client's realtor or real estate agency has permission to forward a copy of this report to a third party involved in the transaction?

YES NO (circle one) _____ initials

3. I hereby grant permission for this report to be posted on-line at Homegaug.com and that it be designated as "Public". This will allow a specified URL to be provided for my use or the use of an authorized third party (e.g. the party named in 1 above).

YES NO (circle one) _____ initials

THE HOME INSPECTOR INC.

INSPECTOR'S SIGNATURE _____

James Wyatt Buren, BA, CEA, RHI

