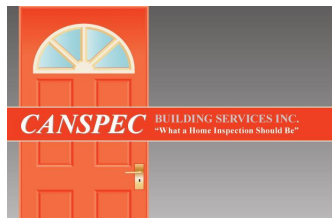


INSPECTION REPORT



For the Property at:
22 CLAXTON BOULEVARD
TOONTO, ON M6C 1L8

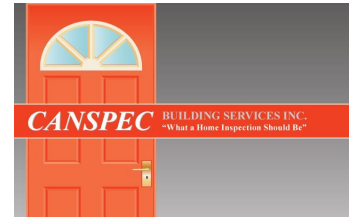
Prepared for: IAN BUSER
Inspection Date: Tuesday, October 7, 2025
Prepared by: Sina Zaman



Canspec Building Services
2984 Range Line Rd
Ajax, ON L1S 6V9
1877-226-7732
4169932954

www.canspechome.com
jamescan@rogers.com

What a building inspection should be!



October 7, 2025

Dear Ian Busher,

RE: Report No. 6339
22 Claxton Boulevard
Toonto, ON
M6C 1L8

Thank you for choosing us to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Our consulting service via telephone is available at no cost to you for as long as you own the home.
Please visit our website and feel free to fill out and return our client questionnaire.

Thanks again for allowing us to work with you.

Sincerely,

Sina Zaman
on behalf of
Canspec Building Services

Canspec Building Services
2984 Range Line Rd
Ajax, ON L1S 6V9
1877-226-7732
4169932954
www.canspechome.com
jamescan@rogers.com

AGREEMENT

22 Claxton Boulevard, Toonto, ON October 7, 2025

Report No. 6339

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PARTIES TO THE AGREEMENT

Company

Canspec Building Services
2984 Range Line Rd
Ajax, ON L1S 6V9

Client

Ian Busher
22 Claxton Boulevard
Toonto, ON M6C 1L8

Total Fee: \$452.00

This is an agreement between Ian Busher and Canspec Building Services.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.

PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

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

To view standards of practice for a professional home inspector check out

<http://www.cahpi.bc.ca/wp-content/uploads/2011/12/2012-Standards-of-Practice-Code-of-Ethics.pdf>

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

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

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

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

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

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

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

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather

AGREEMENT

22 Claxton Boulevard, Toonto, ON October 7, 2025

Report No. 6339

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conditions or when a specific tap or appliance is being used in everyday life.

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

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

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

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

It is not unusual for homes built up to the late 1980s to contain building materials and finishes that used asbestos as binders or flame retardants. Testing is not done as a part of a home inspection and speculative comments are not made in this regard.

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

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

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

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

5) WE DON'T LOOK FOR BURIED TANKS.

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

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

6) TIME TO INVESTIGATE

AGREEMENT

22 Claxton Boulevard, Toonto, ON October 7, 2025

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

7) REPORT IS FOR OUR CLIENT ONLY

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

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

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

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

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

I, Ian Busher (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

EXECUTIVE SUMMARY

22 Claxton Boulevard, Toronto, ON October 7, 2025

Report No. 6339

www.canspechome.com

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

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • [Discharge too close to building](#)

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

Location: Garage

Task: Correct

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

Implication(s): Fall hazard

Task: Provide

LANDSCAPING \ Walkway

Condition: • [Unsealed gap at building](#)

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

Task: Improve

GARAGE \ Ceilings and walls

Condition: • Mold on wall.

The cut tree behind the garage allowed water to enter, causing the siding to bend. Remove the remaining roots and stump.

Task: Clean Correct

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Double taps](#)

Implication(s): Fire hazard

Task: Correct

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

Implication(s): Electric shock

Location: Exterior, garage wall

Task: Correct

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Kitchen basement, second floor bathroom

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Task: Provide

Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Second Floor Bathroom

Task: Replace

Heating

CHIMNEY AND VENT \ Masonry chimney cap (crown)

Condition: • [Rain cap missing or damaged](#)

Implication(s): Chance of water entering building | Chance of pests entering building

Task: Provide

Interior

RECOMMENDATIONS \ General

Condition: • Moisture detected.

Location: Kitchen basement

Task: Further evaluation

Overall, this solidly built and well maintained home appears to be in better than average condition for its age and style, based on visible and accessible areas at the time of inspection. However, as with any home, unforeseen issues may arise over time.

This concludes the Summary section.

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

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

[Home Improvement - ballpark costs](#)

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Description

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles



4. Asphalt shingles



5. Asphalt shingles



6. Asphalt shingles

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7. Asphalt shingles



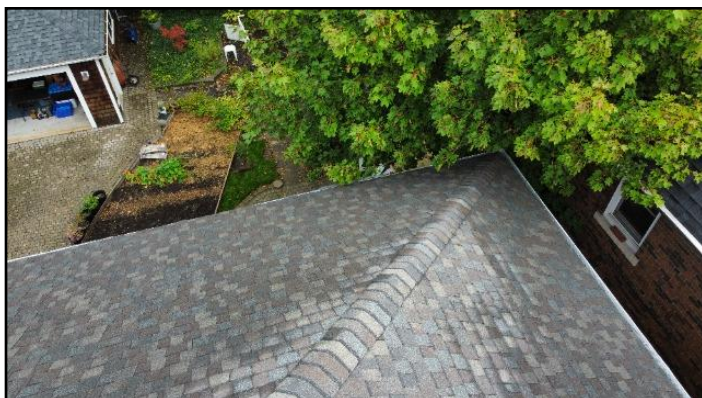
8. Asphalt shingles



9. Asphalt shingles



10. Asphalt shingles



11. Asphalt shingles



12. Asphalt shingles

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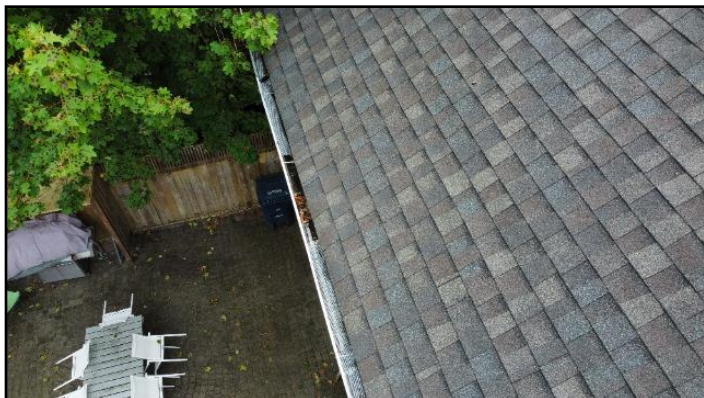
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13. Asphalt shingles



14. Asphalt shingles



15. Asphalt shingles



16. Asphalt shingles



17. Asphalt shingles



18. Asphalt shingles

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19. Asphalt shingles



20. Asphalt shingles



21. Asphalt shingles

Approximate age: • 7 years • 8 years

Typical life expectancy: • 20-25 years

Limitations

Inspection performed: • With a drone

Age determined by: • Reported by seller

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

Recommendations

SLOPED ROOF FLASHINGS \ Roof/wall flashings

1. **Condition:** • [Siding not cut back](#)

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

Task: Improve

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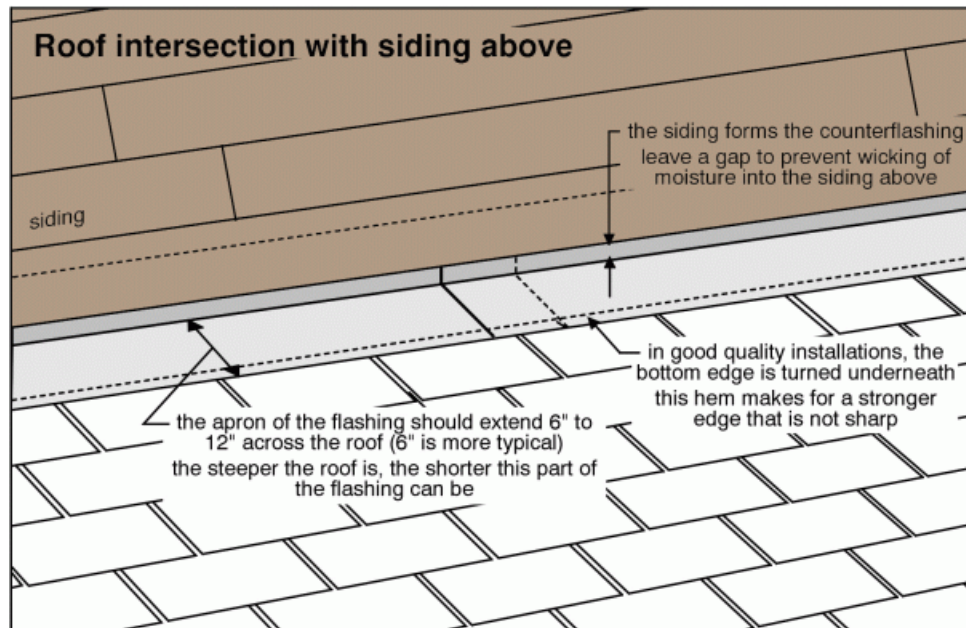
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22. Siding not cut back

FLAT ROOFING \ Rubber single ply

2. Condition: • [Wrinkles, ridges, fishmouths](#)

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

Task: Improve Monitor

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23. *Wrinkles, ridges, fishmouths*

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Description

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

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

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

Wall surfaces and trim: • [Brick](#)

Wall surfaces - masonry: • [Brick](#)

Driveway: • Interlocking brick

Walkway: • Interlocking brick

Porch: • Concrete

Garage: • Detached

Limitations

Inspection limited/prevented by: • Storage in garage

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, breakwalls, docks • Erosion control, earth stabilization measures

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

Recommendations

ROOF DRAINAGE \ Downspouts

3. Condition: • [Discharge too close to building](#)

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

Location: Garage

Task: Correct

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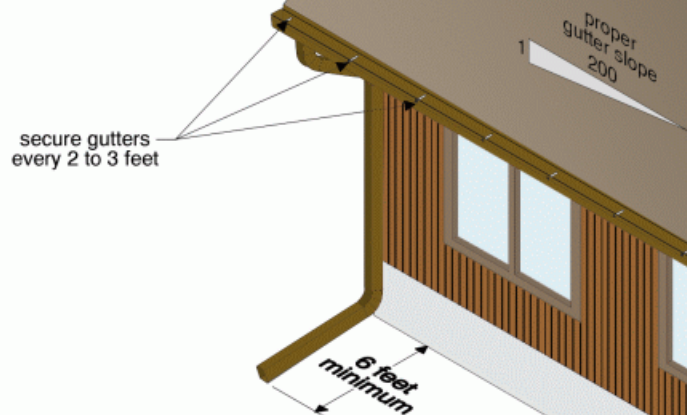
INSULATION

PLUMBING

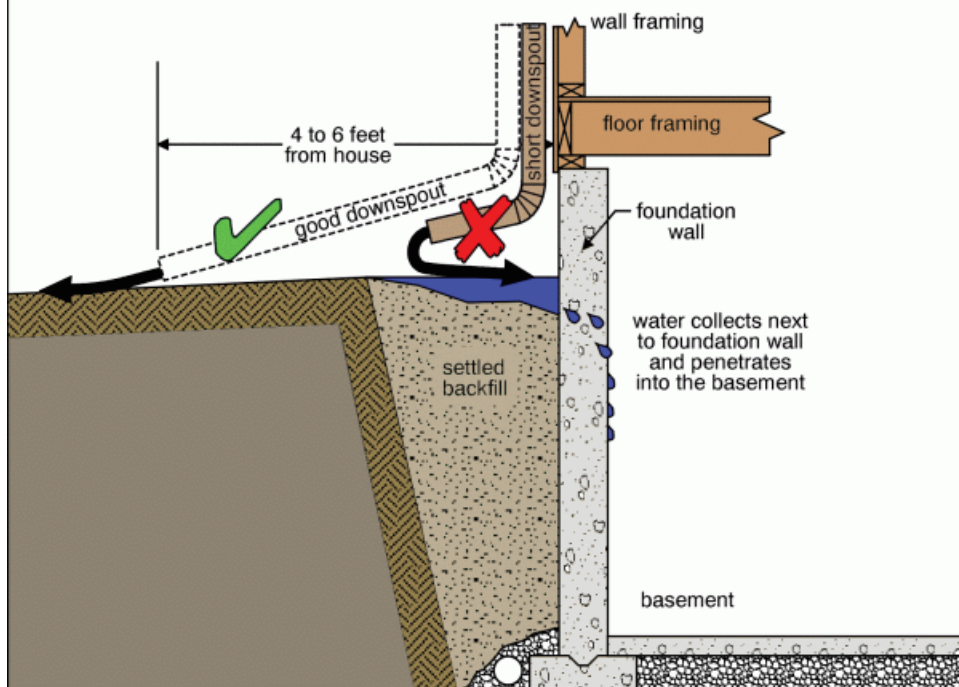
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Gutter and downspout installation



Downspout extension too short



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24. Discharge too close to building

EXTERIOR GLASS/WINDOWS \ General notes

4. Condition: • Too close to grade

Task: Monitor Improve



25. Too close to grade

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

5. Condition: • [Missing](#)

Implication(s): Fall hazard

Task: Provide

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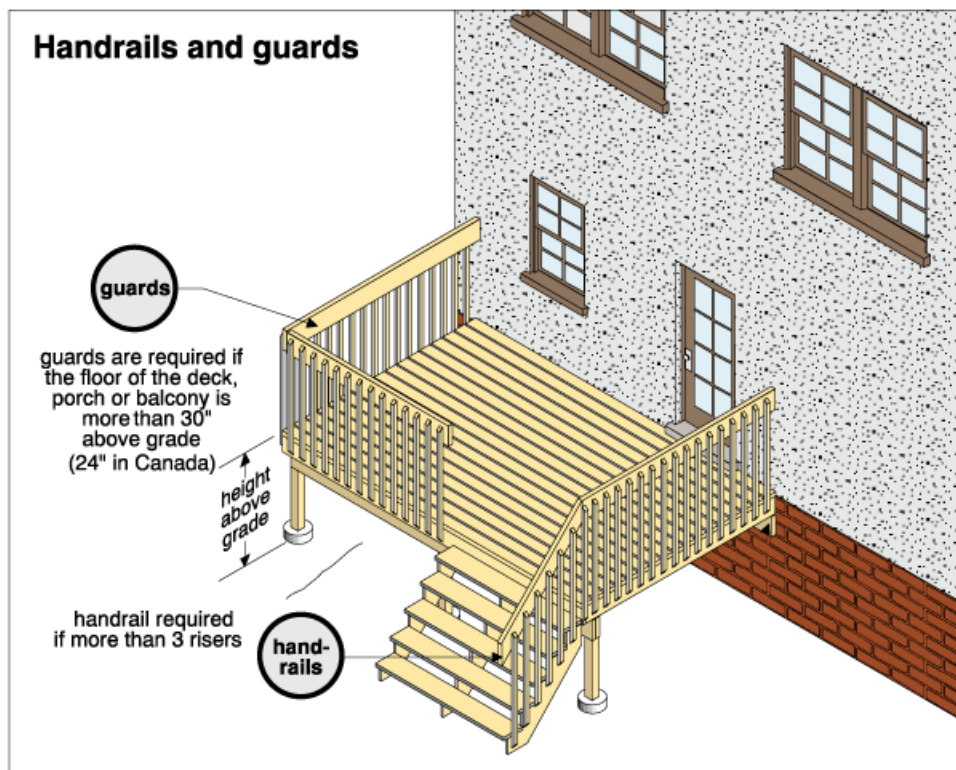
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Handrails and guards



26. Missing

LANDSCAPING \ Walkway

6. Condition: • [Unsealed gap at building](#)

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

Task: Improve



27. Unsealed gap at building

GARAGE \ Ceilings and walls

7. Condition: • Mold on wall.

The cut tree behind the garage allowed water to enter, causing the siding to bend. Remove the remaining roots and stump.

Task: Clean Correct



28.



29.

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30.

Description

General:

- Attic pics



31. Attic pics



32. Attic pics



33. Attic pics



34. Attic pics

STRUCTURE

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35. Attic pics



36. Attic pics



37. Attic pics



38. Attic pics

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39. Attic pics



40. Attic pics



41. Attic pics



42. Attic pics

General: • Newer collar ties installed in attic.

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#) • [Brick](#)

Floor construction: • [Joists](#) • Masonry columns • Wood beams (girders)

Exterior wall construction: • [Masonry](#)

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

Limitations

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 99 %

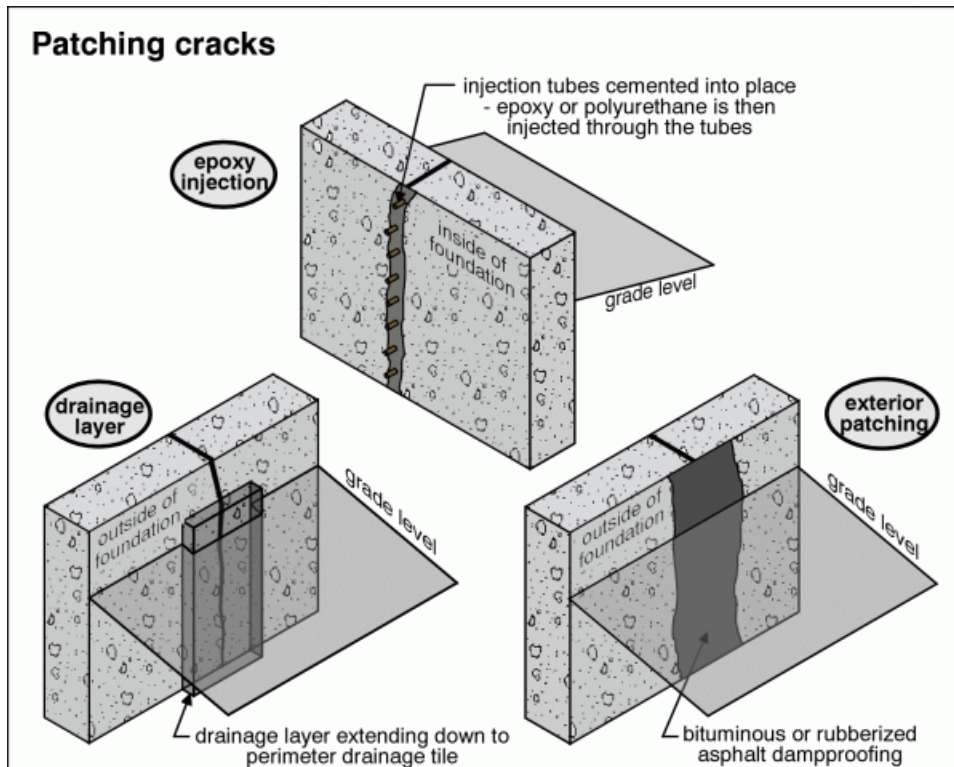
Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components • Less than 24 inches of vertical clearance cannot be entered in under-floor crawlspace areas • Access opening smaller than 16 inches x 24 inches cannot be entered in under-floor crawlspace areas • Attic load bearing components concealed by insulation cannot be traversed

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

Recommendations

FOUNDATIONS \ General notes

8. Condition: • Typical minor cracks



Crack repair - epoxy and polyurethane injection

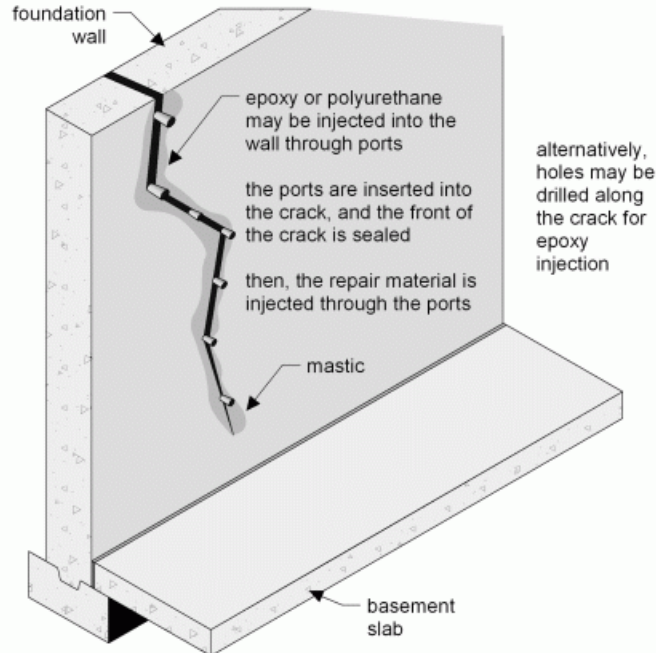
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out



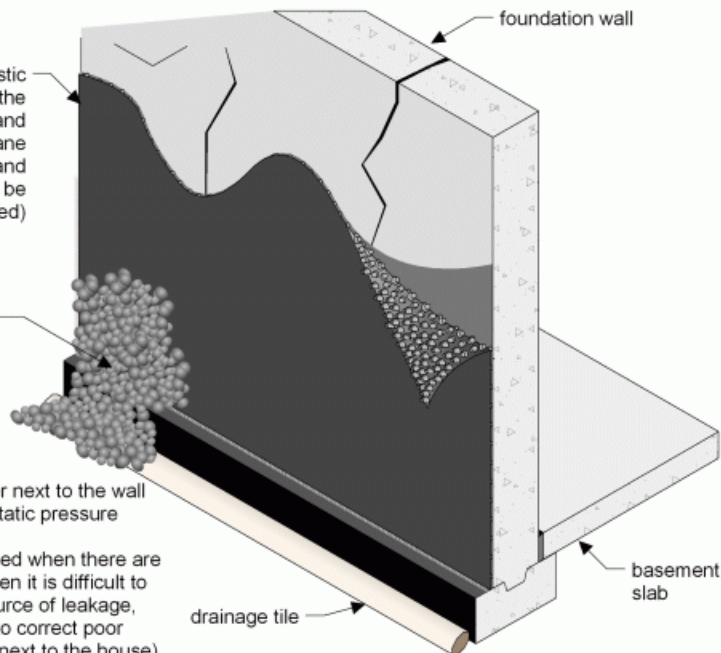
Crack repair - drainage layer

dimpled plastic membrane protects the wall from moisture and provides drainage plane (other membranes and methods may also be used)

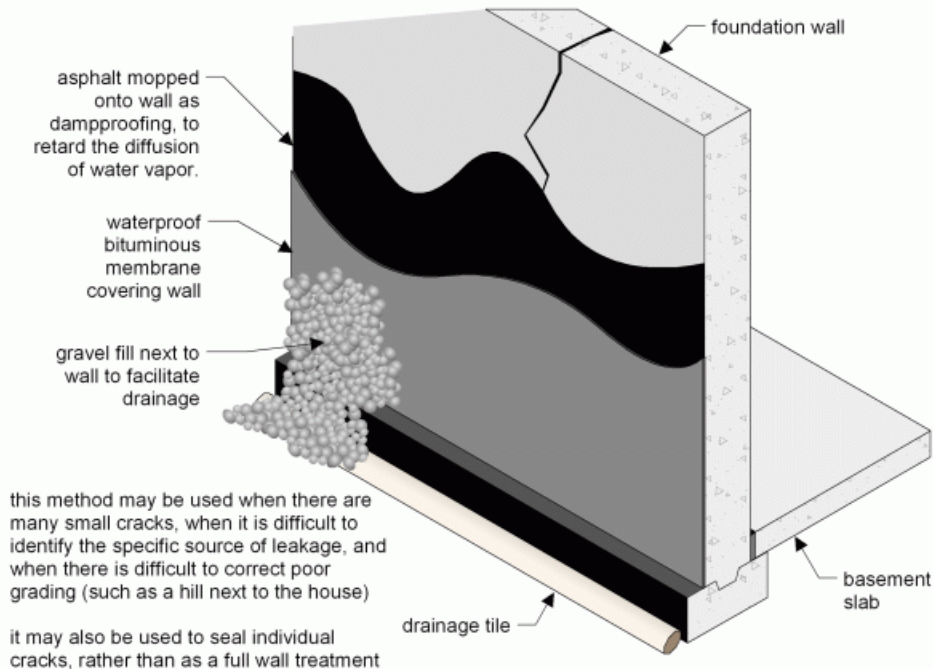
gravel fill next to wall to facilitate drainage

adding a drainage layer next to the wall helps to relieve hydrostatic pressure

this method may be used when there are many small cracks, when it is difficult to identify the specific source of leakage, and when it is difficult to correct poor grading (such as a hill next to the house).



Crack repair - exterior patching



ROOF FRAMING \ Sheathing (roof/attic)

9. Condition: • Discolored

Task: Further evaluation Clean

Time: If necessary

Description

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

Service size:

- [100 Amps \(240 Volts\)](#)



43. 100 Amps (240 Volts)



44. 100 Amps (240 Volts)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Not visible](#)

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

Auxiliary panel (subpanel) type and location:

- Breakers second floor



45. Breakers second floor

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

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

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Limitations

Panel covers: • Not safe to remove • Disconnect covers are not removed by the building inspector

System ground: • Not found • Continuity not verified

Panel or disconnect cover: • Not safe to remove

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 • Determination of the age of smoke and carbon monoxide alarms

Recommendations

RECOMMENDATIONS \ General

10. Condition: • upgrade smoke/carbon monoxide detectors to wired one

Time: when re-modeling

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

11. Condition: • [Branches / vines interfering with wires](#)

Implication(s): Damage to wire | Electric shock | Interruption of electrical service

Task: Correct



46. *Branches / vines interfering with wires*

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

12. Condition: • [No drip loop](#)

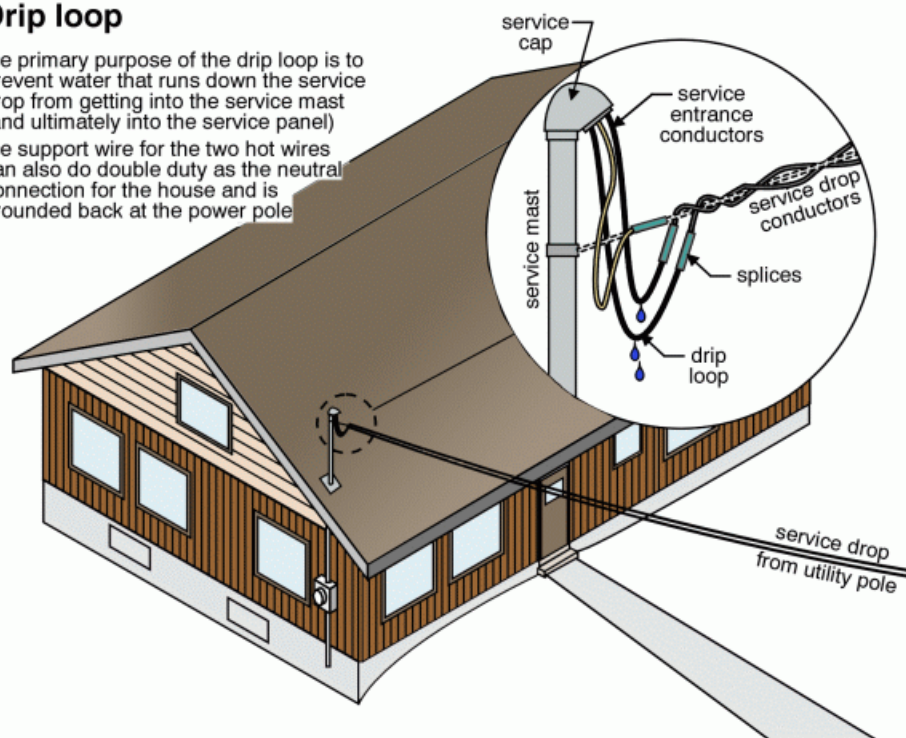
Implication(s): Shock hazard or interruption of electrical service

Task: Correct

Drip loop

the primary purpose of the drip loop is to prevent water that runs down the service drop from getting into the service mast (and ultimately into the service panel)

the support wire for the two hot wires can also do double duty as the neutral connection for the house and is grounded back at the power pole



47. No drip loop

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

13. Condition: • [Poor location](#)

Subpanel. Too close to laundry sink.

Relocate or add cover around it.

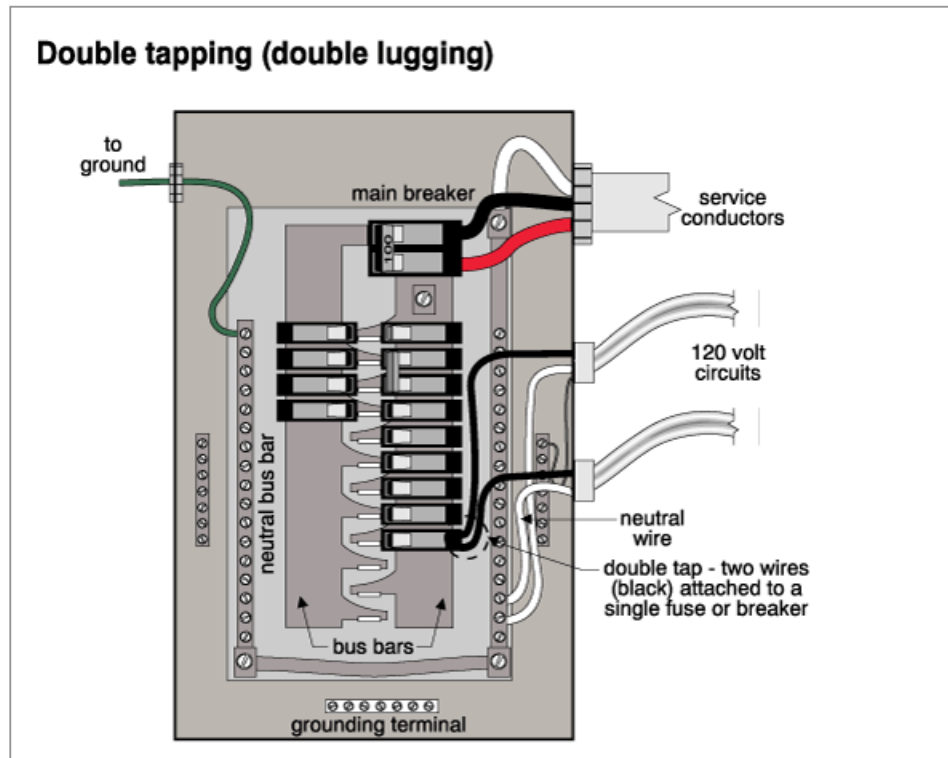
Implication(s): Difficult to service

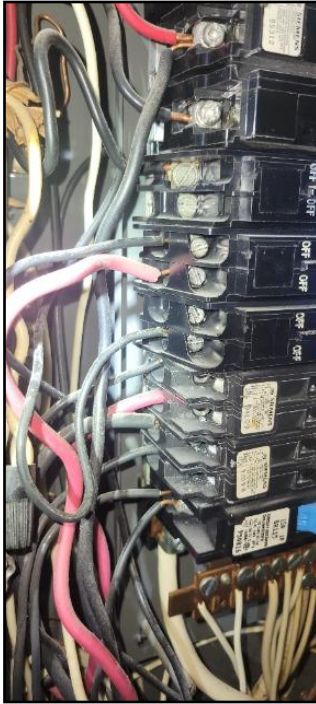
SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

14. Condition: • [Double taps](#)

Implication(s): Fire hazard

Task: Correct





48. Double taps



49. Double taps

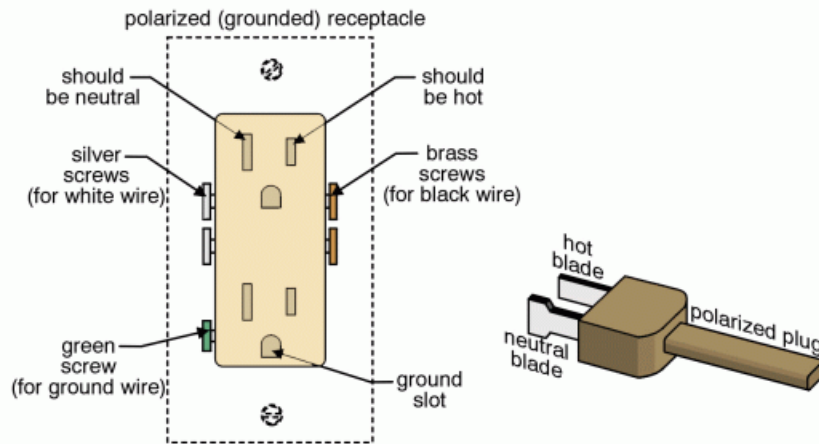
DISTRIBUTION SYSTEM \ Outdoor wiring (wires)

15. Condition: • Wires not run in conduit

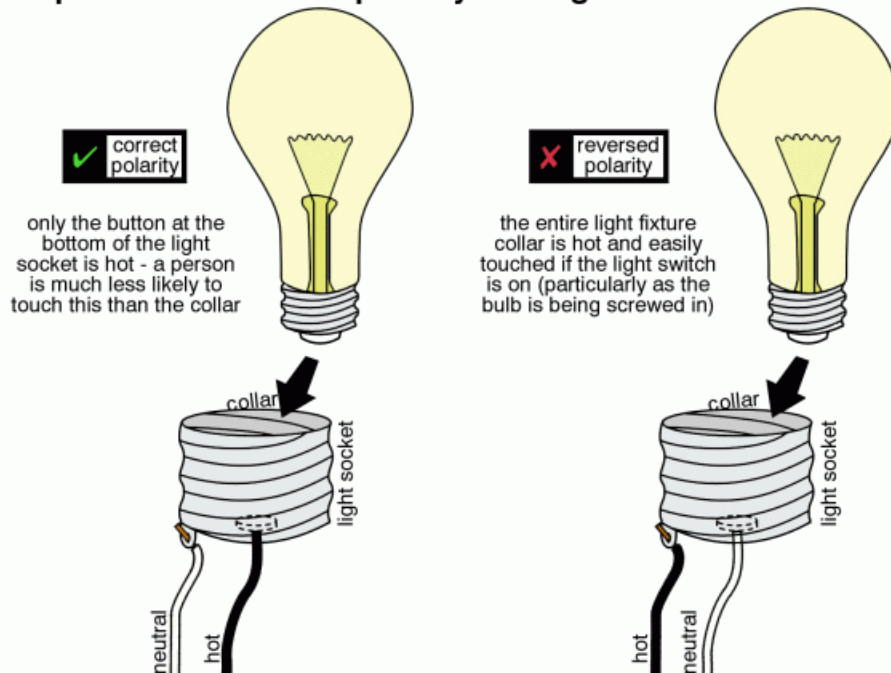
Task: Correct



50. Wires not run in conduit

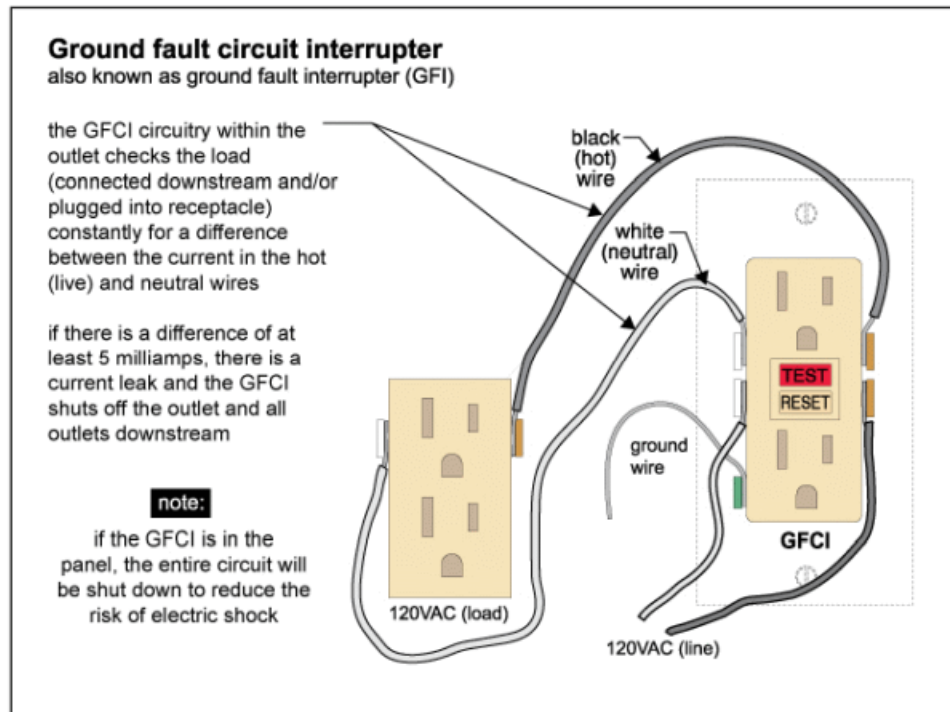
DISTRIBUTION SYSTEM \ Outlets (receptacles)**16. Condition:** • [Reversed polarity](#)**Implication(s):** Electric shock**Location:** Exterior, garage wall**Task:** Correct**Reversed polarity**

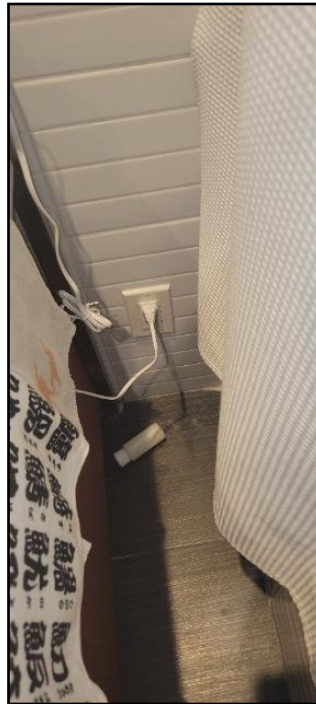
when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

Importance of correct polarity with light fixtures



51. Reversed polarity

17. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)**Implication(s):** Electric shock**Location:** Kitchen basement, second floor bathroom**Task:** Provide



52. GFCI/GFI needed (Ground Fault Circuit...

18. Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Second Floor Bathroom

Task: Replace

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

19. Condition: • Test Regularly

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Description

Heating system type: • [Boiler](#)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Radiators](#)

Approximate capacity: • Not determined

Efficiency: • [High-efficiency](#)

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

Approximate age: • Not determined

Typical life expectancy: • Boiler (copper tube) 15 to 25 years

Main fuel shut off at: • Meter

Fireplace/stove: • [Wood-burning fireplace](#)

Chimney/vent: • [Masonry](#)

Chimney liner: • [Clay](#) • [Not visible](#)

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

Limitations

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

Boiler pump: • Not tested

Heat loss calculations: • Not done as part of a building inspection

Fireplace/wood stove:

• Not WETT inspected
Not inspected

Heat exchanger: • Not visible

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

Recommendations

CHIMNEY AND VENT \ Masonry chimney cap (crown)

20. Condition: • [Rain cap missing or damaged](#)

Implication(s): Chance of water entering building | Chance of pests entering building

Task: Provide

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53. *Rain cap missing or damaged*

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Ductless \(Mini split\) system](#)

Cooling capacity: • [1 Ton](#)

Compressor type: • Electric

Compressor approximate age: • 7 years

Typical life expectancy: • 10 to 15 years

Failure probability: • [Low](#)

Limitations

Heat gain calculations: • Not done as part of a building inspection

Window unit: • Window A/C excluded from inspection

Not included as part of a building inspection: • Electronic air cleaners • Cooling system adequacy • Cooling system distribution balance • Window cooling system • Ground source, water source, solar, and renewable energy technology • Heat gain or heat loss calculations

Recommendations

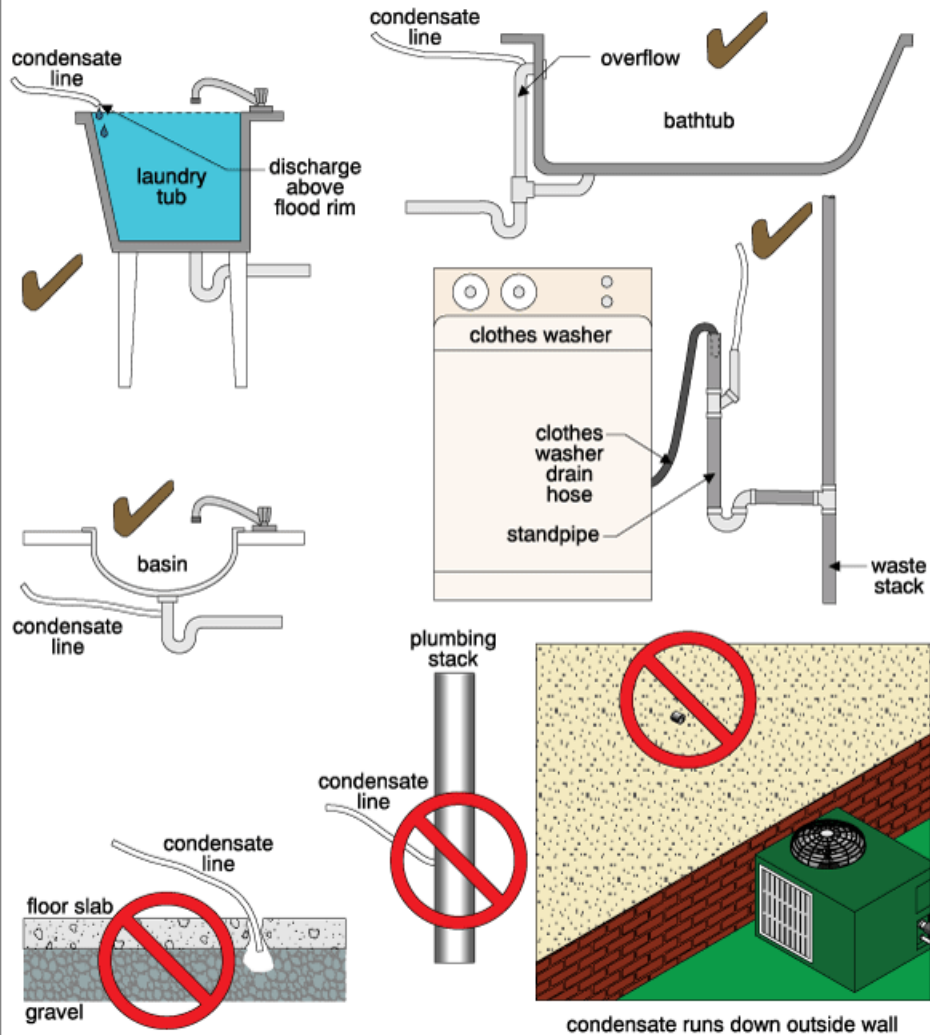
AIR CONDITIONING \ Condensate drain line

21. Condition: • [Improper discharge point](#)

Too close to the building

Task: Correct

Condensate discharge locations



INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount/value: • [R-28](#) • [R-32](#)

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

Limitations

Attic inspection performed: • From access hatch

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.

Recommendations

ATTIC/ROOF \ Insulation

22. Condition: • Debris in attic

Task: Remove

Description

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

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

Main water shut off valve at the: • Basement

Water flow and pressure: • [Typical for neighborhood](#)

Water heater type: • Tankless/On demand

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

Water heater tank capacity: • Tankless

Water heater approximate age: • 7 years

Water heater typical life expectancy: • 10 to 15 years

Waste disposal system: • [Public](#)

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

Floor drain location: • Near water heater

Main gas shut off valve location: • Gas meter

Exterior hose bibb (outdoor faucet): • Present

Limitations

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 • Pond • Hot tub • Sprinkler system

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

Recommendations

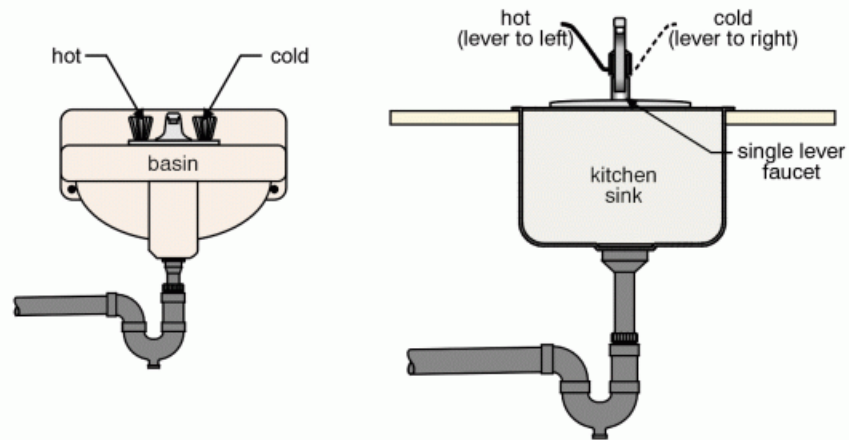
FIXTURES AND FAUCETS \ Faucet

23. Condition: • [Hot and cold reversed](#)

Implication(s): Scalding

Location: Basement bathroom

Hot/cold conventions



FIXTURES AND FAUCETS \ Bathtub enclosure

24. Condition: • Having a window within the shower area is less than ideal, as frequent water exposure can lead to moisture seeping behind the window frame, potentially causing damage over time.

Task: Monitor

Description

General:

- Infra red picks

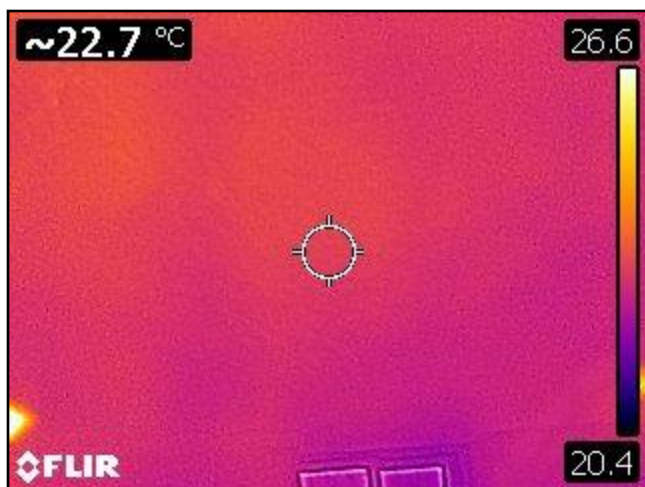
Demonstrates moisture not elevated at ceilings communicating with roof and below bathroom. Representative sampling.



54. Infra red picks



55. Infra red picks



56. Infra red picks



57. Infra red picks

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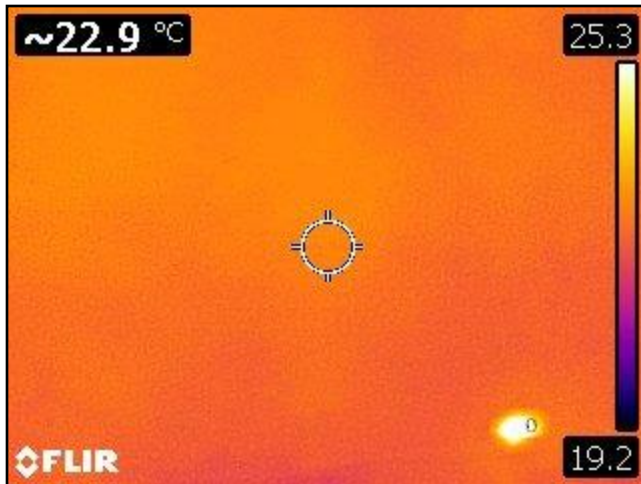
COOLING

INSULATION

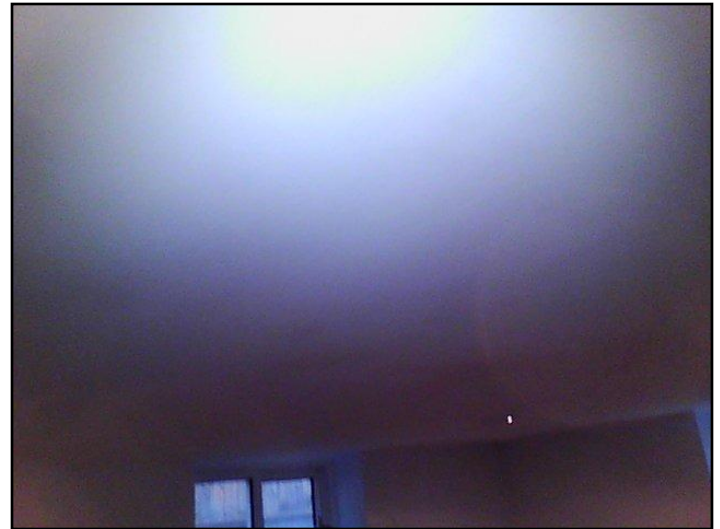
PLUMBING

INTERIOR

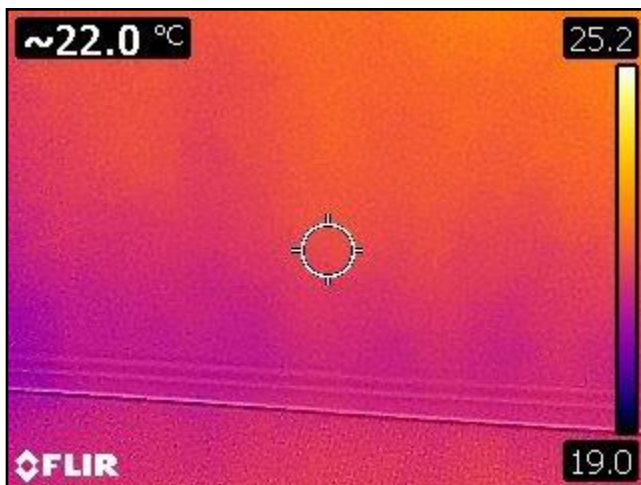
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58. Infra red picks



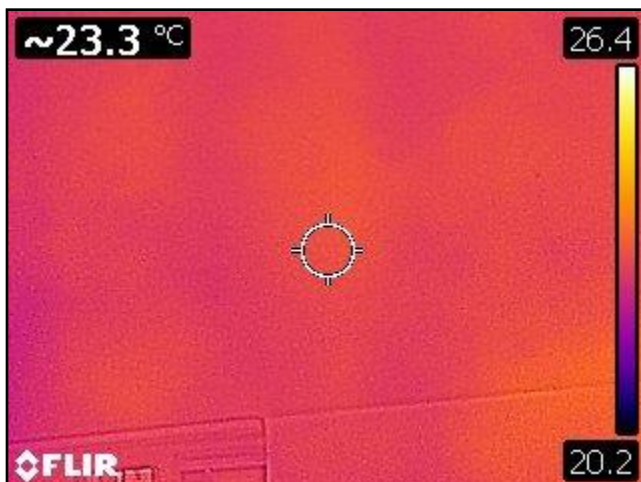
59. Infra red picks



60. Infra red picks



61. Infra red picks



62. Infra red picks

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63. Infra red picks



64. Infra red picks



65. Infra red picks



66. Infra red picks

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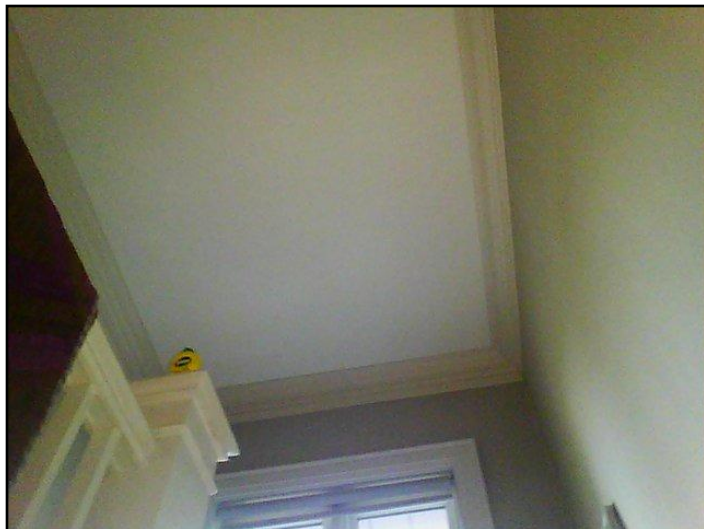
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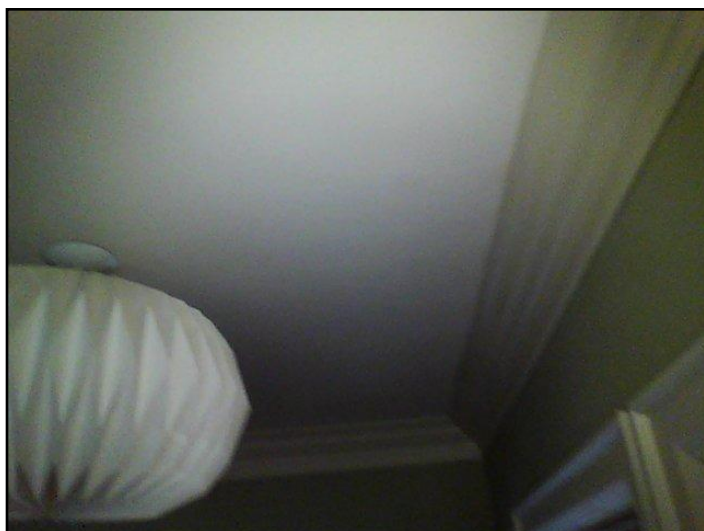
APPENDIX



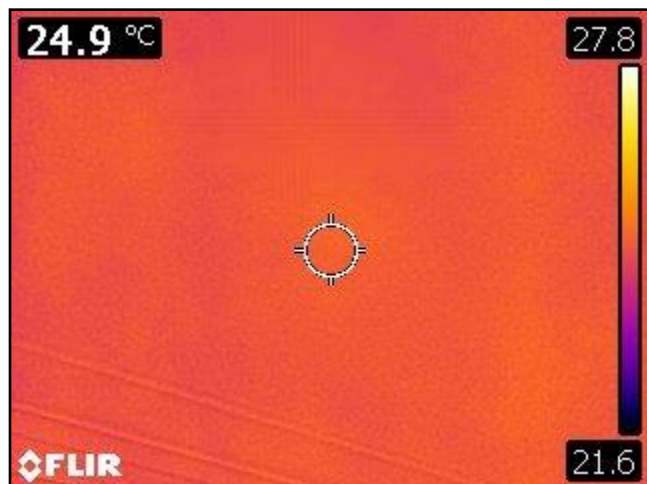
67. Infra red picks



68. Infra red picks



69. Infra red picks



70. Infra red picks

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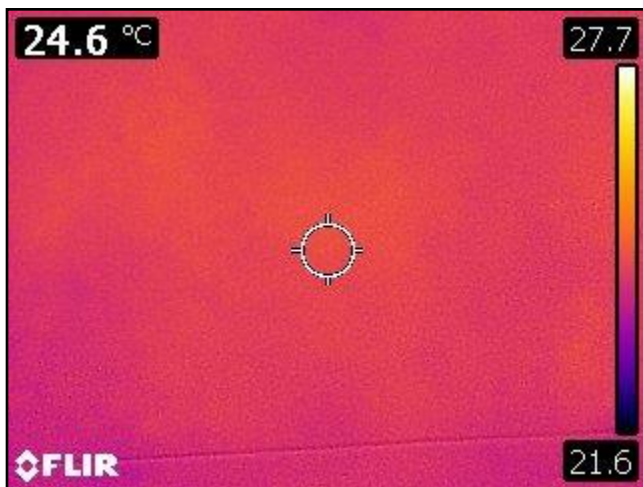
PLUMBING

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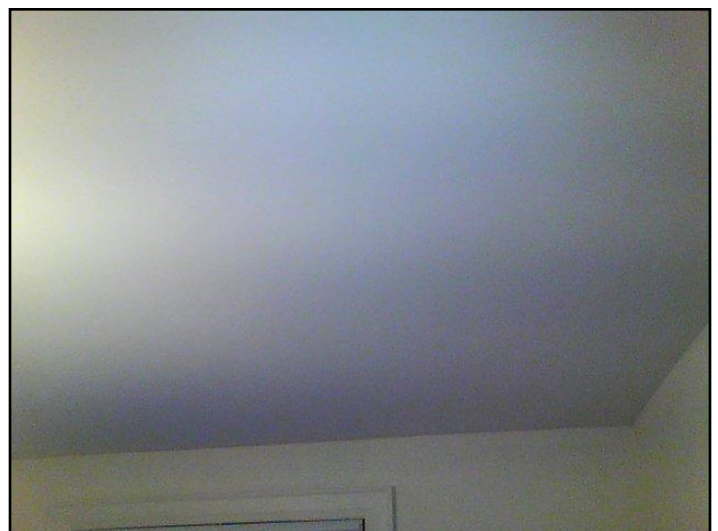
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71. Infra red picks



72. Infra red picks



73. Infra red picks



74. Infra red picks

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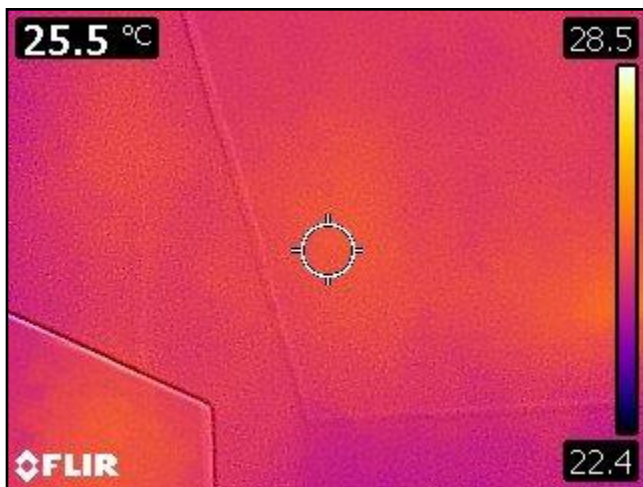
PLUMBING

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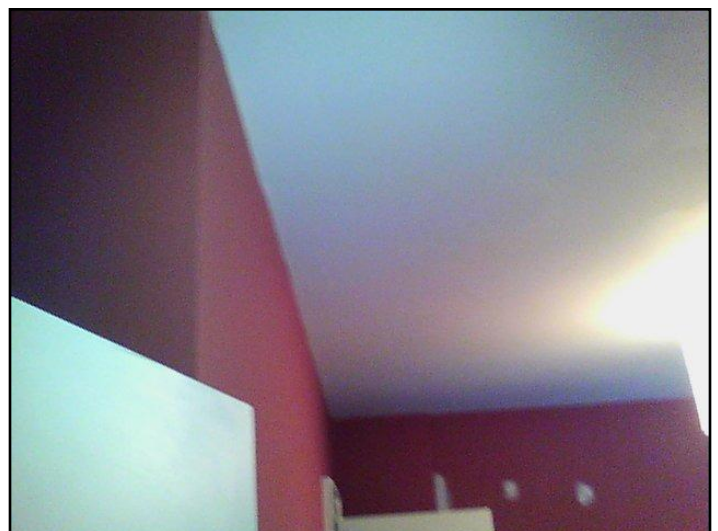
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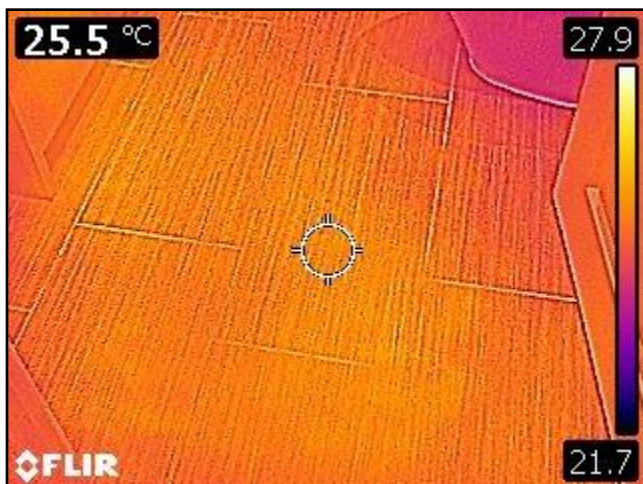
75. Infra red picks



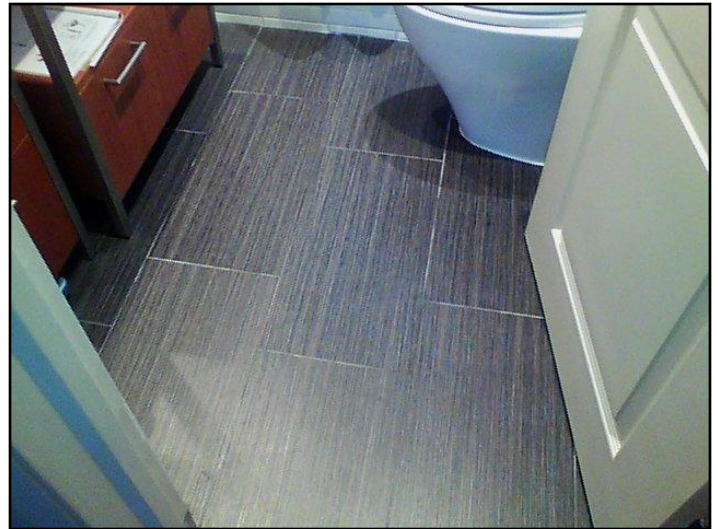
76. Infra red picks



77. Infra red picks



78. Infra red picks



79. Infra red picks

• Moisture meter results

Demonstrates moisture not elevated at finished basement walls where able to test. Representative testing.



80. Moisture meter results



81. Moisture meter results

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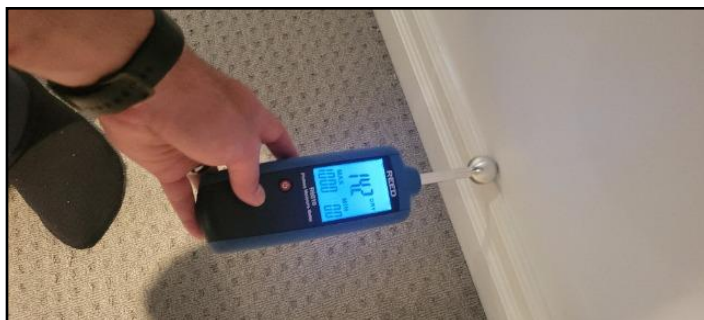
82. Moisture meter results



83. Moisture meter results



84. Moisture meter results



85. Moisture meter results



86. Moisture meter results

Major floor finishes: • [Carpet](#) • [Hardwood](#)

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

Windows: • [Fixed](#) • [Single/double hung](#) • [Casement](#)

Glazing: • [Double](#)

Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Carbon monoxide alarms (detectors) • 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 • Refrigeration for wine cellar • Sound systems

Appliances: • Appliances are not inspected as part of a building inspection

Percent of foundation not visible: • 99 %

Basement leakage: • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection

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

Recommendations

RECOMMENDATIONS \ General

25. Condition: • Moisture detected.

Location: Kitchen basement

Task: Further evaluation



87.

26. Condition: • OLDER BUILDINGS MAY BE BUILT WITH MATERIALS THAT CONTAIN ASBESTOS. FURTHER EVALUATION OR AN ENVIRONMENTAL AUDIT MAY BE REQUIRED TO DETERMINE IF ACTION IS REQUIRED.

FLOORS \ General notes

27. Condition: • Sloping floors

Typical for the house at this age

Task: Monitor, improve

Time: ongoing, when remodeling

EXHAUST FANS \ Kitchen range exhaust system (range hood)

28. Condition: • Not vented to exterior

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Basement kitchen

Task: Correct

Time: If necessary Discretionary

END OF REPORT

Implications of issues not corrected after inspection

**Failure to correct issues contained in the report may lead to the following implications.*

Moisture infiltration Can be caused by issues related to, poor water management, around the home, gutter plumbing, roof, foundation, window or door and building cladding deficiencies or problems. Failure to correct issues may result in water damage (including mold), to contents, and material deterioration/ damage to building assemblies, finishes and or Structure.

Structural movement or deterioration can be caused by ongoing moisture issues, rot, masonry deterioration, compromised components (Amateur building work), inadequate support, and even seismic disturbances. Failure to correct issues may result in structural movement and eventual catastrophic structural failure.

Electrical issues can be caused by deterioration of existing components or the addition of sub-standard components and or workmanship. Failure to correct issues may result in electrical shock and or fire hazard.

Plumbing issues can be caused by deterioration of existing components or the addition of sub-standard components and or workmanship. Failure to correct issues may result in water damage to contents and material deterioration/ damage to building assemblies, finishes and or structure.

Fall Hazards Falls can be the result of underbuilt or incorrectly built; stair, landing or deck components, railings, guards, or stairs. Steps should be consistent and any sharp rises in flooring material should be reduced for safety. Failure to correct any potential fall hazard may result in injury.

Insurance implications Insurers may have any number of components that they consider an insurance risk. Most Insurers will survey the homebuyer to determine the type of components installed in the home. The following is a list of the most prominent insurance issues. Insurance companies may not insure a home until a certain standard is met, or they may charge a premium to insure the home. ***Galvanized steel distribution pipe, some types or brands of plastic distribution pipe, Cast iron drain pipe, Knob and tube wire, Aluminum wire, wood burning appliances.***

***General** Any issues documented on the home inspection report should be prioritized and corrected. When left to deteriorate any building material may fail, and may impact other parts of the building. Potential issues may lead to actual issues that will require immediate attention. In most cases leaving a component to deteriorate further will lead to higher cost of repair.

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The International Standards of Practice for Performing a General Home Inspection

and

The International Code of Ethics for Home Inspectors



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Effective June 2013

InterNACHI's Vision and Mission

InterNACHI, the International Association of Certified Home Inspectors, is [the world's largest organization of residential and commercial property inspectors](#).

As a [federally tax-exempt, 501\(c\)\(6\) non-profit](#), InterNACHI provides [training, certification, and Continuing Education](#) for its membership, including property inspectors, licensed real estate agents, and building contractors; and provides for its membership [business training, software products, marketing services](#), and [membership benefits](#).

InterNACHI members follow a comprehensive [Standards of Practice](#) and are bound by a strict [Code of Ethics](#). The membership takes part in the regular exchange of professional experiences and ideas to support each other. InterNACHI maintains an [industry blog](#), [Inspection Forum](#), and [local Chapters](#) in support of this exchange of information. InterNACHI provides its members with other means of direct and membership-wide communication to further their understanding of their particular roles in the inspection industry and how best to serve their clients. The benefits of this cross-communication enhance the members' ability to build their businesses and develop specialized ancillary services.

In fulfilling this fundamental objective of training and mentoring its inspector-members, InterNACHI's broader mission is to educate homeowners by helping them understand the functions, materials, systems and components of their properties. InterNACHI inspectors are committed to providing consistent, accessible and trusted information to their clients about their properties' condition.

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Estándares de Práctica, the Spanish version of the International Standards of Practice for Performing a General Home Inspection, is available online at <http://www.nachi.org/sopspanish.htm>

Código de ética, the Spanish version of the International Code of Ethics for Home Inspectors, is available online at <http://www.nachi.org/coespanish.htm>

Les Normes de Pratique Internationales pour la Réalisation d'une Inspection Générale de Biens Immobiliers, the French version of the International Standards of Practice for Performing a General Home Inspection, is available online at <http://www.nachi.org/res-sop-french.htm>

Code de Déontologie de l'Inspection Immobilière, the French version of the International Code of Ethics for Home Inspectors, is available online at <http://www.nachi.org/code-of-ethics-french.htm>

InterNACHI's International Standards of Practice for Performing a General Home Inspection

The International Standards of Practice for Performing a General Home Inspection

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1. Definitions and Scope

1.1. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

- I. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
- II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the

end of its normal, useful life is not, in itself, a material defect.

1.3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

- I. An inspection is not technically exhaustive.
- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property or its marketability.
- VI. An inspection does not determine the insurability of the property.
- VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
- IX. An inspection does not include items not permanently installed.
- X. This Standards of Practice applies only to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

- I. The inspector is not required to determine:
 - A. property boundary lines or encroachments.
 - B. the condition of any component or system that is not readily accessible.
 - C. the service life expectancy of any component or system.
 - D. the size, capacity, BTU, performance or efficiency of any component or system.
 - E. the cause or reason of any condition.
 - F. the cause for the need of correction, repair or replacement of any system or component.
 - G. future conditions.
 - H. compliance with codes or regulations.

InterNACHI's International Standards of Practice for Performing a General Home Inspection

- I. the presence of evidence of rodents, birds, animals, insects, or other pests.
 - J. the presence of mold, mildew or fungus.
 - K. the presence of airborne hazards, including radon.
 - L. the air quality.
 - M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
 - N. the existence of electromagnetic fields.
 - O. any hazardous waste conditions.
 - P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
 - Q. acoustical properties.
 - R. correction, replacement or repair cost estimates.
 - S. estimates of the cost to operate any given system.
- II. The inspector is not required to operate:
- A. any system that is shut down.
 - B. any system that does not function properly.
 - C. or evaluate low-voltage electrical systems, such as, but not limited to:
 - 1. phone lines;
 - 2. cable lines;
 - 3. satellite dishes;
 - 4. antennae;
 - 5. lights; or
 - 6. remote controls.
 - D. any system that does not turn on with the use of normal operating controls.
 - E. any shut-off valves or manual stop valves.
 - F. any electrical disconnect or over-current protection devices.
 - G. any alarm systems.
 - H. moisture meters, gas detectors or similar equipment.
- III. The inspector is not required to:
- A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
 - B. dismantle, open or uncover any system or component.
 - C. enter or access any area that may, in the inspector's opinion, be unsafe.
 - D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
 - E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
 - F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
 - G. inspect decorative items.
 - H. inspect common elements or areas in multi-unit housing.
 - I. inspect intercoms, speaker systems or security systems.
 - J. offer guarantees or warranties.
 - K. offer or perform any engineering services.
 - L. offer or perform any trade or professional service other than general home inspection.
 - M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
 - N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
 - O. determine the insurability of a property.
 - P. perform or offer Phase 1 or environmental audits.

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- Q. inspect any system or component that is not included in these Standards.

- I. perform a water test.

- J. warrant or certify the roof.

- K. confirm proper fastening or installation of any roof-covering material.

3. Standards of Practice

3.1. Roof

- I. The inspector shall inspect from ground level or the eaves:
- A. the roof-covering materials;
 - B. the gutters;
 - C. the downspouts;
 - D. the vents, flashing, skylights, chimney, and other roof penetrations; and
 - E. the general structure of the roof from the readily accessible panels, doors or stairs.
- II. The inspector shall describe:
- A. the type of roof-covering materials.
- III. The inspector shall report as in need of correction:
- A. observed indications of active roof leaks.
- IV. The inspector is not required to:
- A. walk on any roof surface.
 - B. predict the service life expectancy.
 - C. inspect underground downspout diverter drainage pipes.
 - D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
 - E. move insulation.
 - F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
 - G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
 - H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.

3.2. Exterior

- I. The inspector shall inspect:
- A. the exterior wall-covering materials, flashing and trim;
 - B. all exterior doors;
 - C. adjacent walkways and driveways;
 - D. stairs, steps, stoops, stairways and ramps;
 - E. porches, patios, decks, balconies and carports;
 - F. railings, guards and handrails;
 - G. the eaves, soffits and fascia;
 - H. a representative number of windows; and
 - I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.
- II. The inspector shall describe:
- A. the type of exterior wall-covering materials.
- III. The inspector shall report as in need of correction:
- A. any improper spacing between intermediate balusters, spindles and rails.
- IV. The inspector is not required to:
- A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
 - B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
 - C. inspect or identify geological, geotechnical, hydrological or soil conditions.

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- D. inspect recreational facilities or playground equipment.
- E. inspect seawalls, breakwalls or docks.
- F. inspect erosion-control or earth-stabilization measures.
- G. inspect for safety-type glass.
- H. inspect underground utilities.
- I. inspect underground items.
- J. inspect wells or springs.
- K. inspect solar, wind or geothermal systems.
- L. inspect swimming pools or spas.
- M. inspect wastewater treatment systems, septic systems or cesspools.
- N. inspect irrigation or sprinkler systems.
- O. inspect drainfields or dry wells.
- P. determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, CrawlSpace & Structure

- I. The inspector shall inspect:
 - A. the foundation;
 - B. the basement;
 - C. the crawlspace; and
 - D. structural components.
- II. The inspector shall describe:
 - A. the type of foundation; and
 - B. the location of the access to the under-floor space.
- III. The inspector shall report as in need of correction:
 - A. observed indications of wood in contact with or near soil;
 - B. observed indications of active water penetration;

- C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
- D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

- A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
- B. move stored items or debris.
- C. operate sump pumps with inaccessible floats.
- D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. provide any engineering or architectural service.
- F. report on the adequacy of any structural system or component.

3.4. Heating

- I. The inspector shall inspect:
 - A. the heating system, using normal operating controls.
- II. The inspector shall describe:
 - A. the location of the thermostat for the heating system;
 - B. the energy source; and
 - C. the heating method.
- III. The inspector shall report as in need of correction:
 - A. any heating system that did not operate; and
 - B. if the heating system was deemed inaccessible.
- IV. The inspector is not required to:
 - A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes,

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humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.

- B. inspect fuel tanks or underground or concealed fuel supply systems.
- C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- D. light or ignite pilot flames.
- E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
- F. override electronic thermostats.
- G. evaluate fuel quality.
- H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

3.5. Cooling

- I. The inspector shall inspect:
 - A. the cooling system, using normal operating controls.
- II. The inspector shall describe:
 - A. the location of the thermostat for the cooling system; and
 - B. the cooling method.
- III. The inspector shall report as in need of correction:
 - A. any cooling system that did not operate; and
 - B. if the cooling system was deemed inaccessible.
- IV. The inspector is not required to:
 - A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
 - B. inspect portable window units, through-wall units, or electronic air filters.
 - C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when

other circumstances are not conducive to safe operation or may damage the equipment.

- D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- E. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing

- I. The inspector shall inspect:
 - A. the main water supply shut-off valve;
 - B. the main fuel supply shut-off valve;
 - C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
 - D. interior water supply, including all fixtures and faucets, by running the water;
 - E. all toilets for proper operation by flushing;
 - F. all sinks, tubs and showers for functional drainage;
 - G. the drain, waste and vent system; and
 - H. drainage sump pumps with accessible floats.
- II. The inspector shall describe:
 - A. whether the water supply is public or private based upon observed evidence;
 - B. the location of the main water supply shut-off valve;
 - C. the location of the main fuel supply shut-off valve;
 - D. the location of any observed fuel-storage system; and
 - E. the capacity of the water heating equipment, if labeled.
- III. The inspector shall report as in need of correction:

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- A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
 - B. deficiencies in the installation of hot and cold water faucets;
 - C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
 - D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.
- IV. The inspector is not required to:
- A. light or ignite pilot flames.
 - B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
 - C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
 - D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
 - E. determine the water quality, potability or reliability of the water supply or source.
 - F. open sealed plumbing access panels.
 - G. inspect clothes washing machines or their connections.
 - H. operate any valve.
 - I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
 - J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
 - K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
 - L. determine whether there are sufficient cleanouts for effective cleaning of drains.
 - M. evaluate fuel storage tanks or supply systems.
 - N. inspect wastewater treatment systems.
 - O. inspect water treatment systems or water filters.
 - P. inspect water storage tanks, pressure pumps, or bladder tanks.
 - Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
 - R. evaluate or determine the adequacy of combustion air.
 - S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
 - T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
 - U. determine the existence or condition of polybutylene plumbing.
 - V. inspect or test for gas or fuel leaks, or indications thereof.
- 3.7. Electrical**
- I. The inspector shall inspect:
- A. the service drop;
 - B. the overhead service conductors and attachment point;
 - C. the service head, gooseneck and drip loops;
 - D. the service mast, service conduit and raceway;
 - E. the electric meter and base;
 - F. service-entrance conductors;
 - G. the main service disconnect;
 - H. panelboards and over-current protection devices (circuit breakers and fuses);
 - I. service grounding and bonding;

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- J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
 - K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
 - L. smoke and carbon-monoxide detectors.
- II. The inspector shall describe:
- A. the main service disconnect's amperage rating, if labeled; and
 - B. the type of wiring observed.
- III. The inspector shall report as in need of correction:
- A. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
 - B. any unused circuit-breaker panel opening that was not filled;
 - C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
 - D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
 - E. the absence of smoke detectors.
- IV. The inspector is not required to:
- A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
 - B. operate electrical systems that are shut down.
 - C. remove panelboard cabinet covers or dead fronts.
 - D. operate or re-set over-current protection devices or overload devices.
 - E. operate or test smoke or carbon-monoxide detectors or alarms
 - F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems.
 - G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
 - H. inspect ancillary wiring or remote-control devices.
 - I. activate any electrical systems or branch circuits that are not energized.
 - J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
 - K. verify the service ground.
 - L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
 - M. inspect spark or lightning arrestors.
 - N. inspect or test de-icing equipment.
 - O. conduct voltage-drop calculations.
 - P. determine the accuracy of labeling.
 - Q. inspect exterior lighting.

3.8. Fireplace

- I. The inspector shall inspect:
- A. readily accessible and visible portions of the fireplaces and chimneys;
 - B. lintels above the fireplace openings;
 - C. damper doors by opening and closing them, if readily accessible and manually operable; and
 - D. cleanout doors and frames.
- II. The inspector shall describe:
- A. the type of fireplace.

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III. The inspector shall report as in need of correction:

- A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
- B. manually operated dampers that did not open and close;
- C. the lack of a smoke detector in the same room as the fireplace;
- D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
- E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

- A. inspect the flue or vent system.
- B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. determine the need for a chimney sweep.
- D. operate gas fireplace inserts.
- E. light pilot flames.
- F. determine the appropriateness of any installation.
- G. inspect automatic fuel-fed devices.
- H. inspect combustion and/or make-up air devices.
- I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
- J. ignite or extinguish fires.
- K. determine the adequacy of drafts or draft characteristics.
- L. move fireplace inserts, stoves or firebox contents.
- M. perform a smoke test.
- N. dismantle or remove any component.
- O. perform a National Fire Protection Association (NFPA)-style inspection.

- P. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

- A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
- B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
- C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

- A. the type of insulation observed; and
- B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:

- A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

- A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
- B. move, touch or disturb insulation.
- C. move, touch or disturb vapor retarders.
- D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
- E. identify the composition or R-value of insulation material.
- F. activate thermostatically operated fans.
- G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
- H. determine the adequacy of ventilation.

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3.10. Doors, Windows & Interior

I. The inspector shall inspect:

- A. a representative number of doors and windows by opening and closing them;
- B. floors, walls and ceilings;
- C. stairs, steps, landings, stairways and ramps;
- D. railings, guards and handrails; and
- E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

- A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

- A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
- B. photo-electric safety sensors that did not operate properly; and
- C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

- A. inspect paint, wallpaper, window treatments or finish treatments.
- B. inspect floor coverings or carpeting.
- C. inspect central vacuum systems.
- D. inspect for safety glazing.
- E. inspect security systems or components.
- F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
- G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- H. move suspended-ceiling tiles.
- I. inspect or move any household appliances.

- J. inspect or operate equipment housed in the garage, except as otherwise noted.

- K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.

- L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.

- M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.

- N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.

- O. inspect microwave ovens or test leakage from microwave ovens.

- P. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.

- Q. inspect elevators.

- R. inspect remote controls.

- S. inspect appliances.

- T. inspect items not permanently installed.

- U. discover firewall compromises.

- V. inspect pools, spas or fountains.

- W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.

- X. determine the structural integrity or leakage of pools or spas.

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4. Glossary of Terms

- **accessible:** In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.
- **activate:** To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.
- **adversely affect:** To constitute, or potentially constitute, a negative or destructive impact.
- **alarm system:** Warning devices, installed or freestanding, including, but not limited to: carbon-monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.
- **appliance:** A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- **architectural service:** Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
- **component:** A permanently installed or attached fixture, element or part of a system.
- **condition:** The visible and conspicuous state of being of an object.
- **correction:** Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.
- **cosmetic defect:** An irregularity or imperfection in something, which could be corrected, but is not required.
- **crawlspace:** The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.
- **decorative:** Ornamental; not required for the operation of essential systems or components of a home.
- **describe:** To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.
- **determine:** To arrive at an opinion or conclusion pursuant to examination.
- **dismantle:** To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
- **engineering service:** Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.
- **enter:** To go into an area to observe visible components.
- **evaluate:** To assess the systems, structures and/or components of a property.
- **evidence:** That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.
- **examine:** To visually look (see **inspect**).
- **foundation:** The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.
- **function:** The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.
- **functional:** Performing, or able to perform, a function.

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- **functional defect:** A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.
- **general home inspection:** The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.
- **home inspection:** See **general home inspection**.
- **household appliances:** Kitchen and laundry appliances, room air conditioners, and similar appliances.
- **identify:** To notice and report.
- **indication:** That which serves to point out, show, or make known the present existence of something under certain conditions.
- **inspect:** To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.
- **inspected property:** The readily accessible areas of the buildings, site, items, components and systems included in the inspection.
- **inspection report:** A written communication (possibly including images) of any material defects observed during the inspection.
- **inspector:** One who performs a real estate inspection.
- **installed:** Attached or connected such that the installed item requires a tool for removal.
- **material defect:** A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.
- **normal operating controls:** Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.
- **observe:** To visually notice.
- **operate:** To cause systems to function or turn on with normal operating controls.
- **readily accessible:** A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- **recreational facilities:** Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.
- **report** (verb form): To express, communicate or provide information in writing; give a written account of. (See also **inspection report**.)
- **representative number:** A number sufficient to serve as a typical or characteristic example of the item(s) inspected.
- **residential property:** Four or fewer residential units.
- **residential unit:** A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- **safety glazing:** Tempered glass, laminated glass, or rigid plastic.
- **shut down:** Turned off, unplugged, inactive, not in service, not operational, etc.
- **structural component:** A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- **system:** An assembly of various components which function as a whole.

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- **technically exhaustive:** A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.
- **unsafe:** In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.
- **verify:** To confirm or substantiate.

These terms are found within the Standards of Practice. Visit InterNACHI's full Glossary online at <http://www.nachi.org/glossary.htm>

International Code of Ethics for Home Inspectors

The International Association of Certified Home Inspectors (InterNACHI) promotes a high standard of professionalism, business ethics and inspection procedures. InterNACHI members subscribe to the following Code of Ethics in the course of their business.

I. Duty to the Public

1. The InterNACHI member shall abide by the Code of Ethics and substantially follow the InterNACHI Standards of Practice.
2. The InterNACHI member shall not engage in any practices that could be damaging to the public or bring discredit to the home inspection industry.
3. The InterNACHI member shall be fair, honest and impartial, and act in good faith in dealing with the public.
4. The InterNACHI member shall not discriminate in any business activities on the basis of race, color, religion, sex, national origin, familial status, sexual orientation, or handicap, and shall comply with all federal,

state and local laws concerning discrimination.

5. The InterNACHI member shall be truthful regarding his/her services and qualifications.
6. The InterNACHI member shall not:
 - a. have any disclosed or undisclosed conflict of interest with the client;
 - b. accept or offer any disclosed or undisclosed commissions, rebates, profits, or other benefit from real estate agents, brokers, or any third parties having financial interest in the sale of the property; or
 - c. offer or provide any disclosed or undisclosed financial compensation directly or indirectly to any real estate agent, real estate broker, or real estate company for referrals or for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.
7. The InterNACHI member shall not release any information about the inspection or the client to a third party unless doing so is necessary to protect the safety of others, to comply with a law or statute, or both of the following conditions are met:
 - a. the client has been made explicitly aware of what information will be released, to whom, and for what purpose, and;
 - b. the client has provided explicit, prior written consent for the release of his/her information.
8. The InterNACHI member shall always act in the interests of the client unless doing so violates a law, statute, or this Code of Ethics.
9. The InterNACHI member shall use a written contract that specifies the services to be performed, limitations of services, and fees.
10. The InterNACHI member shall comply with all government rules and licensing

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requirements of the jurisdiction where he or she conducts business.

11. The InterNACHI member shall not perform or offer to perform, for an additional fee, any repairs or associated services to the structure for which the member or member's company has prepared a home inspection report for a period of 12 months. This provision shall not include services to components and/or systems that are not included in the InterNACHI Standards of Practice.

II. Duty to Continue Education

1. The InterNACHI member shall comply with InterNACHI's current Continuing Education requirements.
2. The InterNACHI member shall pass InterNACHI's Online Inspector Exam once every three years.

III. Duty to the Profession and to InterNACHI

1. The InterNACHI member shall strive to improve the home inspection industry by sharing his/her lessons and/or experiences for the benefit of all. This does not preclude

the member from copyrighting or marketing his/her expertise to other Inspectors or the public in any manner permitted by law.

2. The InterNACHI member shall assist the InterNACHI leadership in disseminating and publicizing the benefits of InterNACHI membership.
3. The InterNACHI member shall not engage in any act or practice that could be deemed damaging, seditious or destructive to InterNACHI, fellow InterNACHI members, InterNACHI employees, leadership or directors. Accusations of a member acting or deemed in violation of such rules shall trigger a review by the Ethics Committee for possible sanctions and/or expulsion from InterNACHI.
4. The InterNACHI member shall abide by InterNACHI's current membership requirements.
5. The InterNACHI member shall abide by InterNACHI's current message board rules.

Members of other associations are welcome to join InterNACHI, but a requirement of membership is that InterNACHI must be given equal or greater prominence in their marketing materials (brochures and websites) compared to other associations of membership.