Sudbury Home Inspections

A Residential, Commercial & Industrial property assessment company

Rylan Stolan
705.919.5232
rylanbstolar@gmail.com
519 Centre Street, Espanola, Ontario
January 20th, 2019

Buyer's Representation:

Sutton-Benchmark Realty

Kevin Belanger
705.566.5454
Kevinbelanger@sutton.com

Contents

1.1 - Property Information

Existing Land Use Type	Commercial and Residential	*Age of Building*	~ 1940
Multi-Tenant/Single Occupancy	Multi-Tenant	*Site Area (acres)*	~ 0.15
Building Footprint (ft^2)	Mixed Building – 1,375 Residential Building - ~ 500	*Number of Units*	Residential – One Commercial – Two
Total Building Area (ft^2)	Mixed Building – 2,000 Residential Building - ~ 500	*Distance to Fire Hall and/or Fire Hydrant (ft)*	~ 150
Other Buildings or Adjacent Structures	None	*Type of Roof System(s)*	Residential - Asphalt shingles Commercial – Asphalt shingles
Structure	Cast-in-place concrete slab-on-grade and with a combination of cast-in-place concrete and concrete block masonry perimeter foundation walls (i.e., basement level and crawlspace) supporting a wooden framed supporting wooden floor system supporting wooden structured roofing	*Number of Bedrooms*	Mixed Building – One Residential Building - Two
Plumbing Material(s)	Copper ABS Cross-linked polyethylene Cast-iron	*Number of Washrooms*	Mixed Building – Upper unit – One Ground Unit - Two Residential Building - One
Heating, Ventilation and Air Cooling	Electrically powered forced air furnace Natural gas-fired wall mounted space heater	*Type of Door(s)*	Operable (i.e., swinging) metal insulated door set within vinyl frames with IG unit Operable (i.e., French doors) vinyl doors with Insulated Glass (IG) units set within vinyl frames

Electrical Wiring Material(s)	Copper romex and BX	*Type(s) of Window(s)*	Fixed and operable (i.e.,) Single Glazed (SG and IG units set within vinyl and wooden frames

General view of the north elevation

General view of the south elevation

General view of the west elevation

General view of the east elevation

2.1 - Site Features

2.1.1. - Soft & Hard Landscaping

Positive	General grading of the property away from the residence
Yes	Evidence of pooling water, or the potential of
Good	The condition of the asphalt, aggregate or concrete surfaced area
Good	The condition of the soft landscaping (i.e., trees, grass, gardens and shrubs)

It should be noted that due to the snow and ice cover at the time of the inspection, Sudbury Home Inspections was unable to thoroughly assess the Site Features.

Deficiencies	*Implication*
1) A positive slope was observed for the Site grading for Commercial building.	1) Water infiltration.

Recommendations	*Timing*
1) Additional material adjacent to the building with proper slope as per Ontario Provincial Standards of Specification (OPSS).	1) When weather permits.

2.1.2. – Free Standing and/or Adjacent Structures

None	What structures are on the property (i.e., decks, patios, garages, sheds, etc.,)
N/A	The roofing systems atop the structures
N/A	Any visual structural issues with the items
N/A	The window, wall and door systems serving the structures
N/A	Are the structures electrically powered
N/A	Are electrically powered overhead door openers present?
N/A	Insulation present?

Deficiencies	*Implication*
1) N/A.	1) N/A.

Recommendations	*Timing*
1) N/A.	1) N/A.

2.2 - Building Envelope - Windows, Doors and Exterior Walls

Ground level walk-around	Assessment method
Wooden window frames and metal and vinyl doors	Building materials of the windows and doors
Residential – Horizontal vinyl siding and aggregate stucco Commercial – Aggregate stucco, stone veneer and horizontal vinyl siding	Building materials of the exterior walls
Yes	Any corrosion or deterioration of the exterior cladding?
No	Any broken panes or unlevel windows and doors?
~ 1987	Approximate age of the window system serving the dwelling
Poor	The condition of the sealants serving the windows and doors

Deficiencies	*Implication*
1) Deteriorating aggregate stucco was noted throughout the building material on the commercial building.	1) Falling danger and water infiltration.
2) Step cracking was noted atop the door located on the esat elevation of the commercial building.	2) Cladding header to collapse.
3) Step cracking was noted in various locations located on the east elevation on the commercial building.	3) Water infiltration.
4) The window and door sealants were noted to be deteriorating on the commercial building.	4) Air leakage and water infiltration.
5) Flaking paint was observed on all exposed wood including soffits, door and window frames.	5) Water damaged and infiltration.
6) The redundant chimney was noted to be unsealed at the top portion of the stack, as well as cracks on either transition location from chimney to the elevation.	6) Water infiltration and falling hazard.
7) Several former window openings were noted to have water stains presuming that water infiltration does occur.	7) Water infiltration and structural deteriorating.

Recommendations	*Timing*
1) Remove and replace OR install parging cement atop OR install cladding atop.	1) When weather permits.
2) Install steel lentil.	2) When weather permits.
3) Repoint mortar joints.	3) When weather permits.
4) Remove and install sealants.	4) When weather permits.
5) Remove and repaint OR replace all wood framed windows and doors.	5) When weather permits.
6) Seal top portion of redundant chimney and install parging cement at cracked location.	6) When weather permits.

7) Seal all former punch openings within foundation walls.	7) Immediately.

General view of the typical exterior cladding serving the commercial building.

General view of the typical cladding located on the residential building.

View of the missing steel lentil and step cracking above the door located on the east elevation of the commercial building.

View of the typical deterioration the aggregate stucco located on the south elevation of the commercial building.

View of the flaking paint located throughout the wooden framed windows.

View of the unsealed top portion of the redundant chimney stack and crack at the transition from chimney to the south elevation.

View of the flaking paint located throughout the wooden framed windows.

2.3 - Building Envelope - Roof System

Walkaround	Assessment method
Asphalt shingles	Type of roofing system
2 to 5 years old	Approximate age of the roofing material
Good	Flashing and sealants condition
None	Roofing system drainage systems
Downspout located at the corners of the roof system but are not connected to an eaves troughs system	Location of drained water and is it adequate
Attic and plumbing vents	Roof penetrations observed
Poor	Conditions of soffits and vents

It should be noted that due to the snow and ice cover at the time of the inspection, Sudbury Home Inspections were unable to perform a thorough assessment of the roof system.

Deficiencies	*Implication*
1) The soffits serving the commercial building were note to be missing any intake air louvres for the attic spaces of the commercial building.	1) Improper attic ventilation for ice dams and eventual water infiltration.
2) Flaking paint was noted on the fascia and soffit of the commercial building.	2) Further deteriorating fascia and soffit.
3) An eave trough or roof drainage was not observed at the time of the inspection.	3) Improper site drainage and water infiltration to basement level.

Recommendations	*Timing*
1) Install intake louvres as per Ontario Building Code.	1) Immediately.
2) Remove and install new paint OR install metal fascia and soffit atop.	2) Immediately.
3) Install eaves troughs.	3) When weather permits.

View of the flaking paint serving the fascia and soffit.

View of the gable end exhaust louvres serving the attic space atop the commercial building.

View of the missing eaves troughs serving the roof system atop the commercial building.

2.4 – Structure

It should be noted that the purpose of the structural assessment is not to assess the condition of the structure but to state the structural design of the building and if any existing major deficiencies were observed at the time of the inspection. If you are interested in a full comprehensive study on the structural integrity of the unit in question a qualified Professional Engineer should perform a complete structural condition assessment. Sudbury Home Inspections does not claim to be a Professional Engineer nor do we accept responsibility as an engineer.

Deficiencies	*Implication*
1) Several concrete blocks serving the east portion foundational walls were noted to be dislodged at all elevations.	1) Continued building movement.
2) Water stains and water damage was note on the intermediate flooring system serving the commercial building.	2) Further deterioration and safety hazard.

Recommendations	*Timing*
1) Infill all concrete blocks with mortar joints OR replace foundation wall.	1) When weather permits.
2) Replace all water damaged and stains members.	2) Immediately.

The commercial building was noted to the built with a cast-in-place concrete slab-on grade (i.e., basement level) with cast-in-place perimeter walls on the west portion of the building, while the east portion was building with concrete block masonry perimeter foundation wall (i.e., crawl space). The perimeter walls supported intermediate floor systems comprised of wooden floor joists and beams, which support wood, framed exterior walls (i.e., studs, headers, etc.). The exterior wooden framed walls support a wood framed roof rafter system which supports horizontal wooden deck boards.

The residential building floor system was noted to the supported but a structural steel system (i.e., beams and purlins) sitting atop concrete block atop the ground. The floor system was constructed with wood framed members (i.e., beams and joists) which support a wooden frame exterior wall assembly system (i.e., studs, headers, etc.). The exterior wall system supports a wooden roof rafter system supporting a wooden roof deck.

View of the typical cast-in-place concrete foundation wall serving the west portion of the commercial building.

View of typical dislodged concrete block masonry perimeter foundation walls serving the east portion of the commercial building.

View of the typical wood framed intermediate floor system serving the commercial building.

View of the typical water damaged noted within the intermediate floor system.

2.5 - Attic Space

N/A	Assessment method
N/A	Type of insulation
N/A	The thickness of observed insulation (inches)
N/A	Observed insulation adequate for residential space
N/A	Visible water stains, rust or potential mold on the underside of roof sheathing
N/A	Condition of attic ventilation
N/A	Any fans exhausting into the attic space

It should be noted that due to the lack of built-in access within both the commercial and residential building, Sudbury Home Inspections was unable to assess the attic spaces.

Deficiencies	*Implication*
1) N/A.	1) N/A.

Recommendations	*Timing*
1) N/A.	1) N/A.

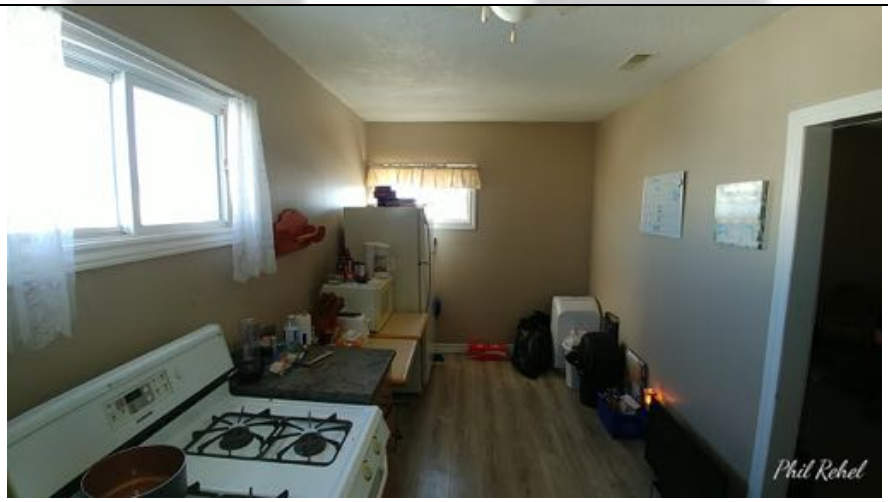
2.6 - Interior Finishes - Interior Walls, Ceilings & Floors

Gypsum board, wood paneling and plaster	Wall materials within household
Laminate composite,	Flooring materials within household

vinyl tiles, and vinyl sheathing	
Gypsum board and mechanically fastened ceiling tiles	Ceiling materials within household
Fair	Condition of baseboard and door trim
Yes	Observed damaged interior finishes
No	Does flooring appear level
Yes	Any observed water damaged building materials

Deficiencies	*Implication*
1) Water damaged and impacted building material were noted in the central portion of the ground floor of the commercial building caused by a former plumbing leak.	1) Potential mold growth and deteriorated wooden members.
2) Cracked and deteriorating vinyl tiles were noted throughout the ground floor of the commercial building.	2) Architectural deficiency.
3) Cracked plaster wad noted in various locations throughout the ground floor of the commercial building.	3) Architectural deficiency.
4) Grease and grime was noted within the ground floor kitchen of the commercial building.	4) Health and safety.

Recommendations	*Timing*
1) Further investigation is needed OR replace all water impacted building material.	1) At Owner's timing.
2) Replace damaged vinyl tiles.	2) At Owner's timing.
3) Mud, tape, sand and finish any damaged walls.	3) At Owner's timing.
4) Sanitize and clean kitchen space.	4) Immediately.



General view of the typical interior finishes within the living area of the upper level unit of the commercial building.

View of the deteriorating and cracked vinyl tiles serving the ground floor of the commercial building.

View of the typical water impacted ceiling within the ground floor of the commercial building.

View of the typical cracks within the plaster walls located in the commercial building.

View of the typical grease and grime located in the kitchen space on the ground floor of the commercial building.

2.7 - Kitchen

Vinyl tiles and laminate composite	Flooring building materials within kitchen space
Laminate composite	Countertop building material
Good	Condition of above observed building materials
Good	Condition of all cabinetry
Good	Condition of plumbing serving the sink(s), refrigerator, etc.
Yes	Ventilation for stovetop
No	Is an island present, is so, is it electrically powered
No	Any potential water impacted building materials

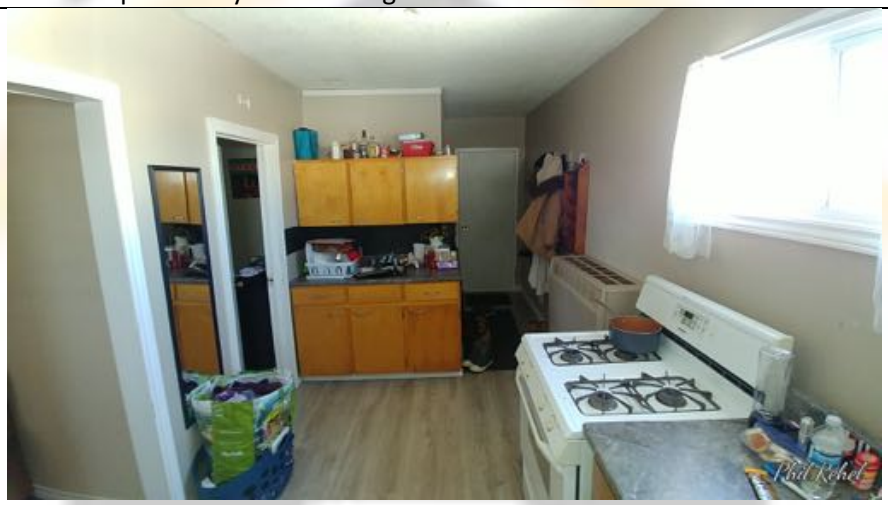
It should be noted that a fire suppression system was observed serving the exhaust hood vent complete with a wet sprinkler system.

Deficiencies	*Implication*
1) None observed/reported.	1) N/A.

Recommendations	*Timing*
1) None required.	1) N/A.

General view of the kitchen space within the ground floor of the commercial building.

View of the wet sprinkler system serving the exhaust hood vent within the kitchen space.



General view of the kitchen space serving the second level tenant space within the commercial building.

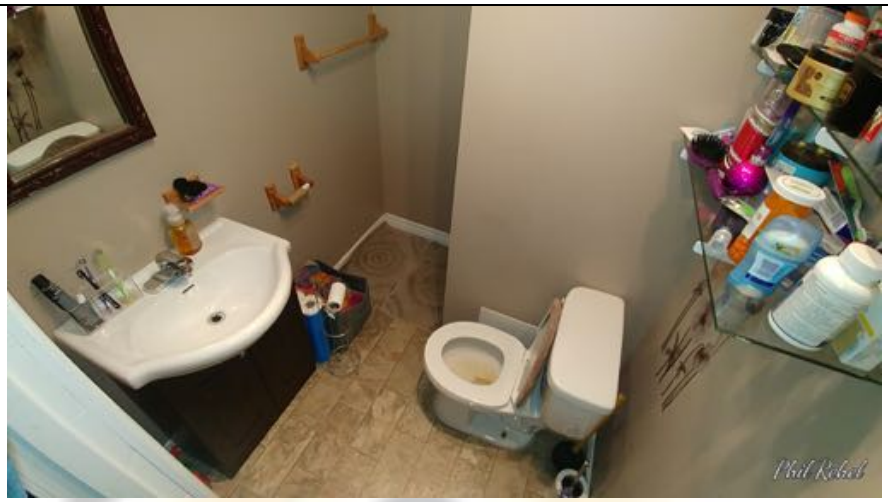
General view of the kitchen space within the residential building.

2.8 - Bathroom(s)

Vinyl tiles and laminate composite	Flooring building materials within bathroom(s)
Laminate composite	Countertop building material
Poor	Condition of above observed building materials
Fair	Condition of all cabinetry
Good	Condition of plumbing serving the sink(s)
Women's W/R – No Remainder - Yes	Exhaust fan functional properly
Fair	Condition of sealants for tub, sink and cabinetry
No	Any noted Ground Fault Interrupter (GFI) within the bathroom(s)
Good	Proper water pressure serving showers
Good	Condition of drainage of the sink(s)

Deficiencies	*Implication*
1) The electrical serving the women's washroom of the commercial building was not energized.	1) Health and safety.
2) Water damaged was noted within the women's washroom serving the commercial building.	2) Potential mold growth.
3) A loose toilet was noted within the women's washroo serving the commercial building which lead to water impacted subfloor adjacent to the toilets.	3) Health and safety.

Recommendations	*Timing*
1) Hire a general contractor to assess and repair.	1) Immediately.
2) Remove and replace all water damaged building material.	2) Immediately.
3) Replace the seal and water damaged building.	3) Immediately.



General view of the bathroom serving the second level tenant space of the commercial building.

General view of the men's washroom of the ground floor commercial building.

General view of the bathroom serving the residential building.

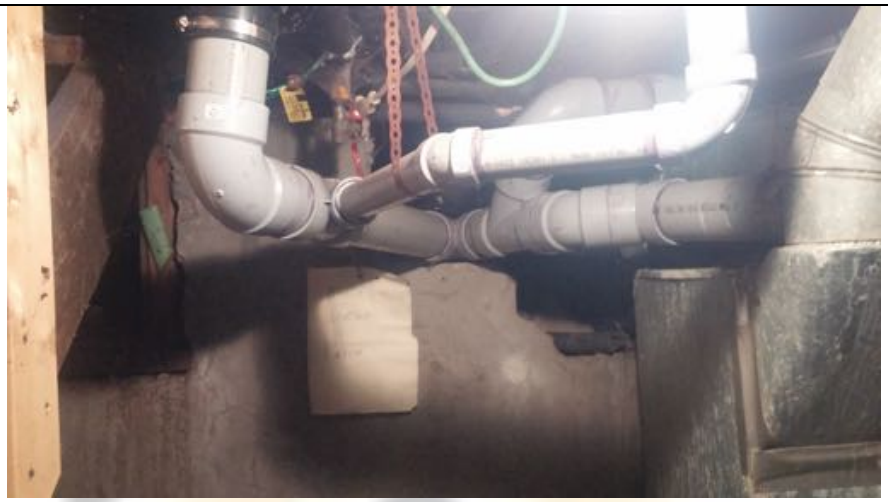
2.9 - Plumbing

Copper and cross-link polyethylene	Type of building material domestic water piping
No	Any evidence of leaks
ABS, cast-iron and copper	Type of sanitary or storm water piping
Yes	Any visible cast-iron piping
Copper	Type of building material for main water line
Basement level	Location of main water shut off valve
No	Any evidence of leaks on main water line
No	Back-up flow valve present

Deficiencies	*Implication*
1) None observed/reported.	1) N/A.

Recommendations	*Timing*
1) None required.	1) N/A.

General view of the copper main water line and main water shut off serving the residence.



General view of the combination of ABS, cast-iron and copper sanitary plumbing system serving the residence.

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General view of the copper and cross-link polyethylene plumbing serving the supply water for the commercial building.

2.10 - Site Drainage - Weeping System & Sump Pump

Unknown	Type of observed/reported weeping tile system
Yes	Any evidence of efflorescence on interior perimeter foundational walls
No	Any evidence of water stains or water impacted building material on interior foundational walls
Column	Type of sump pump present (i.e., column, submersible)
N/A	Is the sump pump in working condition?
N/A	Any evidence of an overflowed sump pump?

Deficiencies	*Implication*
1) None observed/reported.	1) N/A.

Recommendations	*Timing*
1) None required.	1) N/A.

General view of the column sump pump serving the property.

2.11 - Domestic Water (DW) Heater

Electrically powered	Type of Domestic Hot Water unit heater (i.e., electrically powered, natural gas-fired, etc.)
189	Volumetric capacity (Liters)
No	Any evidence of leaking Domestic Hot Water unit heater

Manufacturer	Date of Manufacture	Volumetric Capacity (Liters)	S/N*	M/N**
Giant	~ 2009	~ 189	A 5771428	152ETE-3S8M-E8

* S/N represents Serial Number stated on the manufacturer information tags noted on the unit at the time of the inspection

**M/N represent the Model Number stated on the manufacturer information tags noted on the unit at the time of the inspection

It should be noted that the DW heater was reportedly a rental unit. Based on Sudbury Home Inspections experience a typical maintenance plan includes annual maintenance and the replacement of the unit once it reaches its Projected Useful Life (PUL).

Deficiencies	*Implication*
1) None observed/reported.	1) N/A.

Recommendations	*Timing*
1) None required.	1) N/A.

General view of the electrically powered "Giant" Domestic Water heater.

View of the manufacturers tag located on the Domestic Water heater.

2.12 - Mechanical Equipment - Heating, Ventilation & Air Cooling (HVAC)

Electrically powered and natural gas-fired	Type of heating throughout the household (i.e., electrically powered, natural gas-fired, etc.)
Exterior north elevation	Location of natural gas shut off
None	Location of carbon dioxide monitor
Residential style wall penetrated	Type of Air Cooling throughout the residence (i.e., residential style window mounted, split A/C, etc.)
None	Maintenance contract and with whom

Manufacturer	Function	Date of Manufacture (~ Age)	Input Heating Capacity (BTUH)	S/N*	M/N**
Powrmatic	Furnace	~ 1990	~ 65,000	None	21FA20
Hunter	Space heater	~ 1990	~ 15,000	None	LSR30-3
Louisville	Space heater	~ 2006	~ 50,000	10063214	VC501A-H

* S/N represents Serial Number stated on the manufacturer information tags noted on the unit at the time of the inspection

**M/N represent the Model Number stated on the manufacturer information tags noted on the unit at the time of the inspection

Deficiencies	*Implication*
1) The electrically powered furnace was noted to be inoperable at the time of the inspections.	1) Health and safety.
2) The metal housing serving the furnace was noted to be corroding the base of the unit.	2) Health and safety.

Recommendations	*Timing*
1) Hire a General Contractor to service the unit.	1) At your discretion.
2) Hire a General Contractor to assess and repair.	2) At your discretion.

General view of the electrically powered "Powrmatic" forced air furnace serving the residence.

View of the manufacturers tag located on the forced air furnace unit.

General view of the natural gas-fired "Hiunter" space heater serving the commercial building.

View of the manufacturers tag located on the space heater.

General view of the natural gas-fired “Louisville” space heater serving the residential building.

View of the manufacturers tag located on the space heater.

View of the corroding metal housing serving the furnace unit.

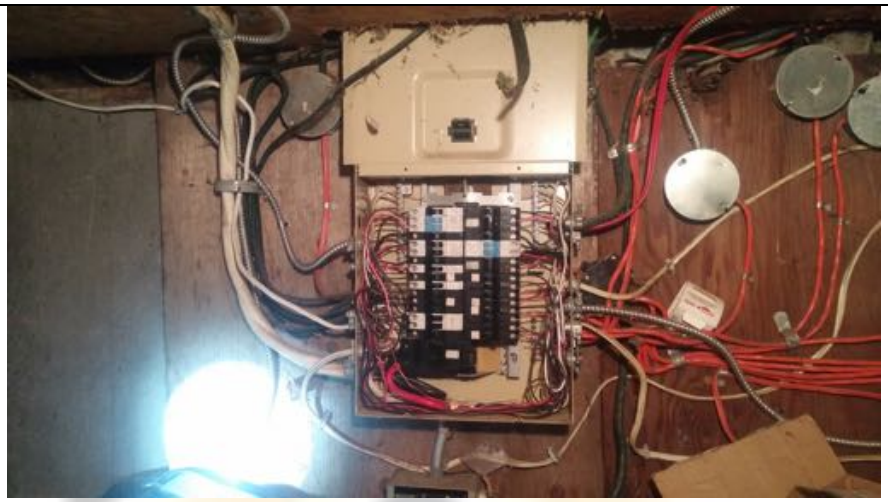
2.13 - Electrical

Federal Pioneer	Manufacturer of main electrical panel
Basement level	Location of electrical panel
N/A	Catalog Number
Overhead wiring	How is it powered (i.e., overhead or underground wires)
Copper romex and BX	Type of wiring present at the electrical panel
200 Amperage, 120/240 Volts, Single Phase, Three Wire	Power supplied to panel
Yes	Wires secure 12" from panel
No	Any evidence of corrosion of water stains
Breakers	Fuses or breakers present
Good	Condition of GFI's serving the household

It should be noted that the manufacturing tags located on the electrical panel serving the residential building were illegible.

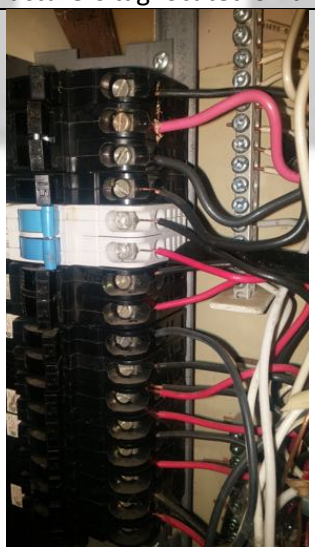
Deficiencies	*Implication*
1) None observed/reported.	1) N/A.

Recommendations	*Timing*
1) None required.	1) N/A.



General view of the "Federal Pioneer" electrical panel and main disconnect switch serving the residence.

View of the manufacturers tag located on the electrical panel.



General view of the copper romex electrical wiring serving the residence.

General view of the main electrical disconnect.

Assessor and Author: Aaron Rehel, B.A., OAHI
Building Assessor
705.923.8118
aaronrehel@gmail.com

Reviewer: Phil Rehel, RHI, CAPHI
President
705.662.9683
Insp.rehel@gmail.com

3.1 - Terms & Limitations

Please read this in its entirety,

The address of the property is 519 Centre Street, Espanola, Ontario is receiving a fee for the home inspection of: $630.00 taxes included for services rendered.

THIS AGREEMENT made this January 20th, 2019 by and between Sudbury Home Inspection. (hereinafter "Inspector") and the undersigned (hereinafter "Client") collectively referred to herein as "the parties". The Parties Understand and Voluntarily Agree as follows:

The Inspector agrees to perform a visual inspection of the subject house and to provide the Client with a documented inspection report identifying the visually observable major and minor deficiencies. Structures detached from the house are inspected unless otherwise expressly disagreed. Sudbury Home Inspections are in no way structural engineers or claim to be. All structures and items discussed stated in the report is based on a non-intrusive visual assessment. The ages of all building materials in the aforementioned report are based on reported ages by the real estate broker, current homeowner or based on a visual assessment and are approximate ages only.

The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the Client and selling Realtor. At no point should the listing agent to have any information in the above report, written or verbal. This report is the property of Sudbury Home Inspections and cannot be sold or transferred by the buyer or Realtor or any other person or institution that may come in contact with this report. The insured inspection report is only insured to the person that purchased the report for the sole purpose of helping make a critical decision on the purchase of such property and is not transferable through an illegal sale of any kind other than by Sudbury Home Inspections.

Any transaction of this report of any kind is illegal and cannot transpire without the permission of Sudbury Home Inspection. Legal action will be taken if such transaction transpires.

The report is non-transferable and use or reliance upon the report by anyone other than the client is unauthorized. The Client agrees to indemnify and hold harmless the Inspector from any damages, losses or claims arising out of claims against the Inspector by third parties to whom the client has released the report in contravention of this agreement. The inspection will be performed only in readily accessible areas of the house and is limited to visual observations of apparent conditions existing at the time of the inspection only. Furthermore, conditions, which change after the time of the inspection, are not included in the report.

It is understood that there may be some hazardous materials on the property that may be identified, such as asbestos and mold and may require a laboratory test to be 100% positive of the substance. Others such as radon gas, formaldehyde and radiation require special equipment and specialized personnel.

By signing below you also agree that a drone video of the property may be posted on Facebook for the purpose of advertising. Supplying us with a Facebook address reinforces the permission to do so.

3.1.1. - Insurance Companies, Banks and Lawyers

Must not use this report on the property in question. This report is an opinion only and dates are only approximate.

To get an accurate assessment of the property the insurance company, lawyers, or Banks must get their own assessment. If this report is used as a reference guide they do so at their own risk.

If you have any questions concerning the above feel free to call**:**

Phil Rehel
C: 705.662.9683
E: insp.rehel@gmail.com

Aaron Rehel
C: 705.923.8118
E: aaronrehel@gmail.com

4.1 – Company Profile

SudburyHomeInspections

An insured company who is Proven, Trusted and Respected.

Sudbury Home Inspections truly thanks you for trusting and choosing our service to purchase your home.

Our Mission Statement

Sudbury Home Inspections prides itself on remaining transparent. Our Methodology follows the most recent CAHPI/OAHI Standard of Practice, as seen in Appendix A. We disclose all issues, including the deficiencies, timing and implications and recommendations, observed with both the potential buyer and sales representative. Both the potential buyer and sales representative will receive a copy this report, and we welcome any questions, concerns and comments regarding the report and the assessment of the property. The work performed will be complete in a professional manner in which Sudbury Home Inspection truly prides itself on.

Phone: 705.662.9683 / Email: insp.rehel@gmail.com

Phone: 705.923.8118 / Email: aaronrehel@gmail.com

Be sure to visit us on both our website, www.sudburyhomeinspection.com and on Facebook:

2019 Price List

	Price ($)	Taxes ($)	Total ($)
Single-family dwelling	380.53	49.97	**430.00**
Over 1,500sq. ft.	469.03	60.97	**530.00**
Above with apartment or in-law suite	469.03	60.97	**530.00**
Emergency bookings (within 48 hours) evenings and weekends hours Over 50km call for quote.	469.03	60.97	**530.00**

	First Unit	Each additional unit
Triplexes / Multiplexes	$469.03 (plus taxes)	$99.00 (plus taxes)
Industrial & Commercial complexes	$599.00 or $0.18c per sq. ft. whichever is greater + mileage	Plus taxes

*See Section 5.1 - Additional Services

For Commercial and Industrial properties, not noted in the above table, please call Phil or Aaron Rehel for pricing at 705.662.9683 or 705.923.8118. Payment can be arranged by either calling Sudbury Home Inspections at the above noted contact information. Sudbury Home Inspection accepts payments via Certified Cheque, E-Transfer or cash. Upon completion of payment transaction, a receipt will be provided.

5.1 - Additional Services

Sudbury Home Inspections can provide you, the Client, with sampling of any potential asbestos materials and any information regarding the hazards surrounding the undisturbed and the removal of the asbestos-containing materials. Below is table providing the cost:

	24-hour Turnaround Time*	3 to 5 Day Turnaround Time*
Vermiculite	$475.00	$400.00

*All prices for other building materials can be given written or verbally.

This price includes sampling of the material, delivery and the interpretation of the results to the Client. Sudbury Home Inspections will interpret the results for you and append the Certificate of Analysis to an amended report following the reception of the results The Certificate of Analysis will be provided at the expected time, decided by you, the Client.

Sudbury Home Inspections uses Lex Scientific, in Guelph, Ontario an NVLAP Certified laboratory.

Below are further services Sudbury Home Inspections can provide to the Client at a reasonable cost:

Service	Cost
Sanitation Camera Inspection	$250.00
Thermal Imaging	$100.00

All prices above are to be completed with the home inspection. Items can be completed post-inspection but the rate with vary. Contact Sudbury Home Inspections for applicable rates

APPENDIX A

CANADIAN ASSOCIATION OF
HOME AND PROPERTY INSPECTORS

CANADA'S VOICE OF THE HOME INSPECTION INDUSTRY

2012 National Standards of Practice

The National Standards of Practice are a set of guidelines for home and property inspectors to follow in the performance of their inspections. They are the most widely accepted Canadian home inspection guidelines in use, and address all the home's major systems and components. The National Standards of Practice and Code of Ethics are recognized by many related professionals as the definitive Standards for professional performance in the industry.

These National Standards of Practice are being published to inform the public on the nature and scope of visual building inspections performed by home and property inspectors who are members of the Canadian Association of Home and Property Inspectors (CAHPI).

The purpose of the National Standards of Practice is to provide guidelines for home and property inspectors regarding both the inspection itself and the drafting of the inspection report, and to define certain terms relating to the performance of home inspections to ensure consistent interpretation.

To ensure better public protection, home and property inspectors who are members of CAHPI should strive to meet these Standards and abide by the appropriate provincial/regional CAHPI Code of Ethics.

These Standards take into account that a visual inspection of a building does not constitute an evaluation or a verification of compliance with building codes, Standards or regulations governing the construction industry or the health and safety industry, or Standards and regulations governing insurability.

Any terms not defined in these Standards shall have the meaning commonly assigned to it by the various trades and professions, according to context.

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Glossary Note: Italicized words are defined in the Glossary.

1. INTRODUCTION

1.1 The Canadian Association of Home and Property Inspectors (CAHPI) is a not-for-profit association whose members include the following seven provincial/regional organizations: CAHPI-British Columbia., CAHPI-Alberta, CAHPI-Saskatchewan, CAHPI-Manitoba, OAHI (Ontario), AIBQ (Quebec), and CAHPI-Atlantic. CAHPI strives to promote excellence within the profession and continual improvement of inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these National Standards of Practice is to establish professional and uniform Standards for private, fee-paid home inspectors who are members of one of the provincial/regional organizations of CAHPI. Home Inspections performed to these National Standards of Practice are intended to provide information regarding the condition of the systems and components of the building as inspected at the time of the Home Inspection. This does NOT include building code inspections.

These National Standards of Practice enable the building being inspected to be compared with a building that was constructed in accordance with the generally accepted practices at the time of construction, and which has been adequately maintained such that there is no significant loss of *functionality.*

It follows that the building may not be in compliance with current building codes, standards and regulations that are applicable at the time of inspection.

These National Standards of Practice apply to inspections of part or all of a building for the following building types:

• single-family dwelling, detached, semi- detached or row house
• multi unit residential building
• residential building held in divided or undivided co ownership
• residential building occupied in part for a residential occupancy and in part for a commercial occupancy, as long as the latter use does not exceed 40% of the building's total area, excluding the basement.

2.2 The Inspector shall:

A. inspect:

1. *readily accessible,* visually observable *installed systems*, and *components* of buildings listed in these National Standards of Practice.

B. report:

1. on those *systems* and *components* installed on the building inspected which, in the professional opinion or judgement of the *inspector*, *have a significant deficiency* or are unsafe or are near the end of their *service lives*.

2. a reason why, if not self-evident, the *system* or *component has a significant deficiency* or is unsafe or is near the end of its *service life*.

3. the inspector's recommendations to correct or monitor the reported deficiency.

4. on any *systems* and *components* designated for inspection in these National Standards of Practice which were present at the time of the *Home Inspection* but were not inspected and a reason they were not inspected.

2.3 *These National Standards of Practice are not intended to limit inspectors from:*

A. including other inspection services in addition to those required by these National Standards of Practice provided the *inspector* is appropriately qualified and willing to do so.

B. excluding *systems* and *components* from the inspection if requested by the client or as dictated by circumstances at the time of the inspection.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 General limitations:

A. Inspections performed in accordance with these National Standards of Practice

1. are not *technically exhaustive*.
2. will not identify concealed conditions or latent defects.

3.2 General exclusions:

A. The *inspector* is not required to perform any action or make any determination unless specifically stated in these National Standards of Practice, except as may be required by lawful authority.

B. *Inspectors* are NOT required to determine:
1. condition of *systems* or *components* which are not *readily accessible*.
2. remaining life of any *system* or *component*.
3. strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
4. causes of any condition or deficiency.
5. methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of *systems* and *components*.
7. suitability of the property for any use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. market value of the property or its marketability.
10.advisability of the purchase of the property. 11.presence of potentially hazardous plants, animals or insects including, but not limited to wood destroying organisms, diseases or organisms harmful to humans.
12.presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13.effectiveness of any *system* installed or methods utilized to control or remove suspected hazardous substances.
14.operating costs of *systems* or *components*.
15.acoustical properties of any *system* or *component*
16.design adequacy with regards to location of the home, or the elements to which it is exposed.

C. *Inspectors* are NOT required to offer or perform:

1. any act or service contrary to law, statute or regulation.
2. *engineering, architectural* and technical services.
3. work in any trade or any professional service other than *home inspection*.
4. warranties or guarantees of any kind.

D. *Inspectors* are NOT required to operate:
1. any *system* or *component* which is *shut down* or otherwise inoperable.
2. any *system* or *component* which does not respond to *normal operating controls*. 3. shut-off valves.

E. *Inspectors* are NOT required to enter:
1. any area which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. *confined spaces*.
3. spaces which are not readily accessible.

F. *Inspectors* are NOT required to *inspect*:
1. underground items including, but not limited to storage tanks or other indications of their presence, whether abandoned or active.
2. *systems* or *components* which are not *installed*. 3. *decorative* items.
4. *systems* or *components* located in areas that are not readily accessible in accordance with these

National Standards of Practice.
5. detached structures.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing when inspecting an individual unit(s), including the roof and building envelope.
7. test and/or operate any installed fire alarm system, burglar alarm system, automatic sprinkler system or

other fire protection equipment, electronic or automated installations, telephone, intercom, cable/internet systems and any lifting equipment, elevator, freight elevator, wheelchair lift, climbing chair, escalator or others;
8. pools, spas and their associated safety devices, including fences.

G. *Inspectors* are NOT required to:
1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or it's *systems* or *components*.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. *dismantle* any *system* or *component*, except as explicitly required by these National Standards of Practice.

4. STRUCTURAL SYSTEMS

4.1 The inspector shall:

A. inspect:

1. *structural components* including visible foundation and framing.

2. by *probing* a sample of structural components where deterioration is suspected or where clear indications of possible deterioration exist. *Probing* is NOT required when *probing* would damage any finished surface or where no deterioration is visible.

B. describe:

1. foundation(s).
2. floor structure(s). 3. wall structure(s).
4. ceiling structure(s). 5. roof structure(s).

C. report:

1. on conditions limiting access to structural components.
2. methods used to *inspect* the *under-floor crawl space*
3. methods used to *inspect* the attic(s).

4.2 The inspector is NOT required to:
A. provide any *engineering service* or *architectural service*.
B. offer an opinion as to the adequacy of any *structural system* or *component*.

5. EXTERIOR SYSTEMS

5.1 The inspector shall:

A. inspect:

1. exterior wall covering(s), flashing and trim. 2. all exterior doors.
3. attached or *adjacent* decks, balconies, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, and surface drainage on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.
7. landscaping structure attached or adjacent to the building when likely to adversely affect the building.
8. attached garage or carport.
9. garage doors and garage door operators for attached garages.

B. describe

1. exterior wall covering(s).

C. report:

1. the method(s) used to inspect the exterior wall elevations.

5.2 The inspector is NOT required to:

A. inspect:

1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical or hydrological conditions.
4. *recreational facilities*.
5. detached garages and outbuildings.
6. seawalls, break-walls, dykes and docks.
7. erosion control and earth stabilization measures.

6. ROOF SYSTEMS

6.1 The inspector shall:

A. inspect:

1. *readily accessible* roof coverings.
2. *readily accessible roof drainage systems*.
3. *readily accessible* flashings.
4. *readily accessible* skylights, chimneys, and roof penetrations.

B. describe

1. roof coverings.

C. report:

1. method(s) used to inspect the roof(s).

6.2 The inspector is NOT required to:

A. inspect:

1. antennae and satellite dishes.
2. interiors of flues or chimneys.
3. other *installed* items attached to but not related to the roof system(s).

7. PLUMBING SYSTEMS

7.1 The inspector shall:

A. inspect:

1. interior water supply and distribution *systems* including all fixtures and faucets.
2. drain, waste and vent *systems* including all fixtures.
3. water heating equipment and associated venting systems.
4. water heating equipment fuel storage and fuel distribution systems.
5. fuel storage and fuel distribution *systems*. 6. drainage sumps, sump pumps, and related piping.

B. describe:

1. water supply, distribution, drain, waste, and vent piping materials.
2. water heating equipment including the energy source.
3. location of main water and main fuel shut-off valves.

7.2 The inspector is NOT required to:

A. inspect:

1. clothes washing machine connections.
2. wells, well pumps, or water storage related equipment.
3. water conditioning *systems*.
4. solar water heating *systems*.
5. fire and lawn sprinkler *systems*. 6. private waste disposal *systems*.

B. determine:

1. whether water supply and waste disposal *systems* are public or private.
2. the quantity or quality of the water supply.

C. operate:

1. safety valves or shut-off valves.

8. ELECTRICAL SYSTEMS

8.1 The inspector shall:

A. inspect:

1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and sub panels.
6. distribution conductors.
7. overcurrent protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters (GFCI) (if appropriate).
10.arc fault circuit interrupters (AFCI) (if appropriate).

B. describe:

1. amperage and voltage rating of the service.
2. location of main disconnect(s) and subpanel(s). 3. *wiring methods*.

C. report:

1. presence of solid conductor aluminum branch circuit wiring.
2. absence of carbon monoxide detectors (if applicable).
3. absence of smoke detectors.
4. presence of ground fault circuit interrupters (GFCI).
5. presence of arc fault circuit interrupters (AFCI).

8.2 The inspector is NOT required to:

A. inspect:

1. remote control devices unless the device is the only control device.
2. alarm *systems* and *components*.
3. low voltage wiring, *systems* and *components*.
4. ancillary wiring, *systems* and *components* not a part of the primary electrical power distribution *system*.
5. telecommunication equipment.

B. measure:

1. amperage, voltage, or impedance.

9. HEATING SYSTEMS

9.1 The inspector shall:

A. inspect:

1. *readily accessible* components of *installed* heating equipment.
2. vent systems, flues, and chimneys.
3. fuel storage and fuel distribution *systems*.

B. describe:

1. energy source(s).
2. heating method(s) by distinguishing characteristics.
3. chimney(s) and/or venting material(s).
4. combustion air sources.
5. exhaust venting methods (naturally aspiring, induced draft, direct vent, direct vent sealed combustion).

9.2 The inspector is NOT required to:

A. inspect:

1. interiors of flues or chimneys. 2. heat exchangers.
3. auxiliary equipment.
4. electronic air filters.
5. solar heating *systems*.

B. determine:

1. system adequacy or distribution balance.

10. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

(Unless prohibited by the authority having jurisdiction)

10.1 The inspector shall:

A. inspect:

1. system components
2. vent systems and chimneys

B. describe:

1. fireplaces and solid fuel burning appliances 2. chimneys

10.2 The inspector is NOT required to:

A. inspect:

1. interior of flues or chimneys
2. screens, doors and dampers
3. seals and gaskets
4. automatic fuel feed devices
5. heat distribution assists whether fan assisted or gravity

B. ignite or extinguish fires
C. determine draught characteristics
D. move fireplace inserts, stoves, or firebox contents

11. AIR CONDITIONING SYSTEMS

11.1 The inspector shall:

A. inspect

1. permanently *installed* central air conditioning equipment.

B. describe:

1. energy source.
2. cooling method by its distinguishing characteristics.

11.2 The inspector is NOT required to:

A. inspect

1. electronic air filters.
2. portable air conditioner(s).

B. determine:

1. system adequacy or distribution balance.

12. INTERIOR SYSTEMS

12.1 The inspector shall:

A. inspect:

1. walls, ceilings, and floors.
2. steps, stairways, and railings.
3. a *representative number* of countertops and *installed* cabinets.
4. a *representative number* of doors and windows. 5. walls, doors and ceilings separating the habitable spaces and the garage.

B. describe:

1. materials used for walls, ceilings and floors.
2. doors.
3. windows.

C. report

1. absence or ineffectiveness of guards and handrails or other potential physical injury hazards.

12.2 The inspector is NOT required to:

A. inspect:

1. *decorative* finishes.
2. window treatments.
3. central vacuum *systems*. 4. *household appliances*. 5. *recreational facilities*.

13. INSULATION AND VAPOUR BARRIERS

13.1 The inspector shall:

A. inspect:

1. insulation and *vapour barriers* in unfinished spaces.

B. describe:

1. type of insulation material(s) and *vapour barriers* in unfinished spaces.

C. report

1. absence of insulation in unfinished spaces within the building envelope.
2. presence of vermiculite insulation

13.2 The inspector is NOT required to:

A. disturb
1. insulation.
2. *vapour barriers*.

B. obtain sample(s) for analysis

1. insulation material(s).

14. MECHANICAL AND NATURAL VENTILATION SYSTEMS

14.1 The inspector shall:

A. inspect:

1. ventilation of attics and foundation areas.
2. mechanical ventilation *systems*.
3. ventilation systems in areas where moisture is generated such as kitchen, bathrooms, laundry rooms.

B. describe:

1. ventilation of attics and foundation areas.
2. mechanical ventilation *systems.*
3. ventilation systems in areas where moisture is generated such as: kitchens, bathrooms and laundry rooms.

C. report:

1. absence of ventilation in areas where moisture is generated such as: kitchens, bathrooms and laundry rooms.

14.2 The inspector is NOT required to:

1. determine indoor air quality.
2. determine system adequacy or distribution balance.

GLOSSARY

Adjacent

Nearest in space or position; immediately adjoining without intervening space.

Alarm Systems

Warning devices, installed or free-standing, including but not limited to; carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

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 for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract, adequacy of design for the location and exposure to the elements.

Automatic Safety Controls

Devices designed and installed to protect *systems* and *components* from unsafe conditions.

Component

A part of a *system.*

Confined Spaces

An enclosed or partially enclosed area that:
1. Is occupied by people only for the purpose of completing work.
2. Has restricted entry/exit points.
3. Could be hazardous to people entering due to:
a. its design, construction, location or atmosphere. b. the materials or substances in it, or
c. any other conditions which prevent normal inspection procedure.

Decorative

Ornamental; not required for the operation of the essential *systems* and *components* of a building.

Describe

To *report* a *system* or *component* by its type or other observed, significant characteristics to distinguish it from other *systems* or *components.*

Determine

To find out, or come to a conclusion by investigation.

Dismantle

To take apart or remove any component, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance.

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 or processes.

Functionality

The purpose that something is designed or expected to fulfill.

Further Evaluation

Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the *home inspection.*

Home Inspection

The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a building and which *describes* those *systems* and *components* in accordance with these National Standards of Practice.

Household Appliances

Kitchen, laundry, and similar appliances, whether *installed* or freestanding.

Inspect

To examine *readily accessible systems* and *components* of a building in accordance with these National Standards of Practice, *where applicable* using *normal operating controls* and opening *readily openable access panels*.

Inspector

A person hired to examine any *system* or *component* of a building in accordance with these National Standards of Practice.

Installed

Set up or fixed in position for current use or service.

Monitor

Examine at regular intervals to detect evidence of change.

Normal Operating Controls

Devices such as thermostats, switches or valves intended to be operated by the homeowner.

Operate

To cause to function, turn on, to control the function of a machine, process, or system.

Probing

Examine by touch.

Readily Accessible

Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel

A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

Recreational Facilities

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

Report

To communicate in writing.

Representative Number

One *component* per room for multiple similar interior *components* such as windows and electric outlets; one *component* on each side of the building for multiple similar exterior *components*.

Roof Drainage Systems

Components used to carry water off a roof and away from a building.

Sample

A representative portion selected for inspection.

Service Life/Lives

The period during which something continues to function fully as intended.

Significant Deficiency

A clearly definable hazard or a clearly definable potential for failure or is unsafe or not functioning.

Shut Down

A state in which a *system* or *component* cannot be operated by *normal operating controls.*

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

Structural Component

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System

A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive

An inspection is technically exhaustive when it is done by a specialist who may make extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Under-floor Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor.

Unsafe

A condition in a *readily accessible, installed system* or *component* which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, missing or improper installation or a change in accepted residential construction Standards.

Vapour Barrier

Material used in the building envelope to retard the passage of water vapour or moisture.

Visually Accessible

Able to be viewed by reaching or entering.

Wiring Methods

Identification of electrical conductors or wires by their general type, such as “non-metallic sheathed cable” (“Romex”), “armored cable” (“bx”) or “knob and tube”, etc.

Note - In these National Standards of Practice, redundancy in the description of the requirements, limitations and exclusions regarding the scope of the Home Inspection is provided for clarity not emphasis.

(CAHPI acknowledges The American Society of Home Inspectors®, Inc. (ASHI®) for the use of their Standards of Practice (version January 1, 2000)(August 22/12 VER. F)