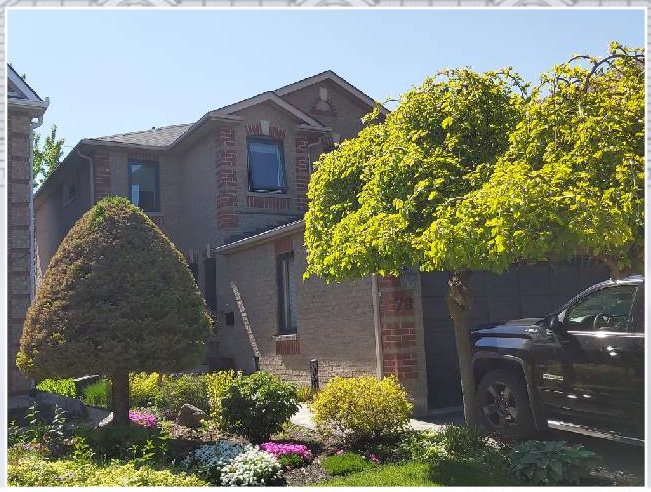
Your Inspection Report

79 Old Colony Drive
Whitby, ON L1R 2A4



PREPARED FOR:
SHANNON ENRIGHT

INSPECTION DATE:
Monday, May 26, 2025

PREPARED BY:
Michael Lugton

LUGTON HOME INSPECTIONS

Ontario Association of Home Inspectors

Canadian Association of Home & Property Inspectors

Scan to download report

Lugton Home Inspections
1221 Simcoe Street, Suite 519
Oshawa, ON L1G 4X2

905 925 2530
lugtonhomeinspections.ca
mikelugton@msn.com

June 18, 2025

Dear Shannon Enright,

RE: Report No. 1333, v.4
79 Old Colony Drive
Whitby, ON
L1R 2A4

Please find attached a copy of the updated report. The report has been updated to reflect my "Re Inspection" findings upon my return to the property on June 16, 2025. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

Again, thank you very much for choosing us to perform your home inspection.

Sincerely,

Michael Lugton
on behalf of
Lugton Home Inspections

Lugton Home Inspections
1221 Simcoe Street, Suite 519
Oshawa, ON L1G 4X2
905 925 2530
lugtonhomeinspections.ca
mikelugton@msn.com

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

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • Aging

Location: Throughout Roof

Task: Remove old shingles and replace with new

Time: Less than 3 years

1. *Shingles are aging*

2. *Shingles are aging*

Condition: • Patched

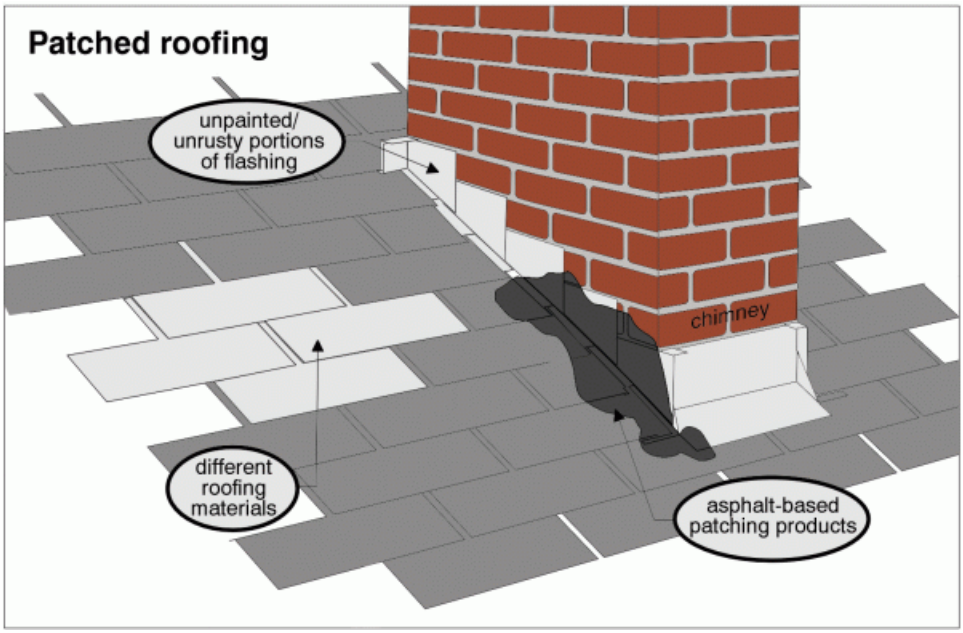
Some shingles have been replaced over time.

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

Location: Throughout Roof

Task: Replace old shingles with new

Time: Less than 3 years



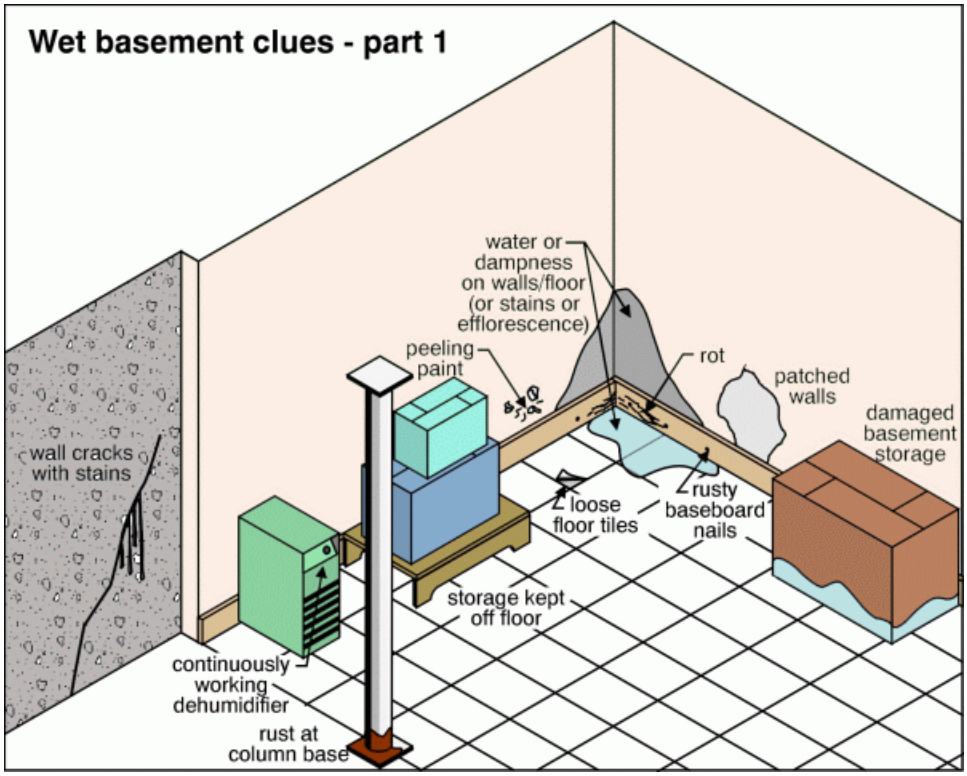
3. *Patched*

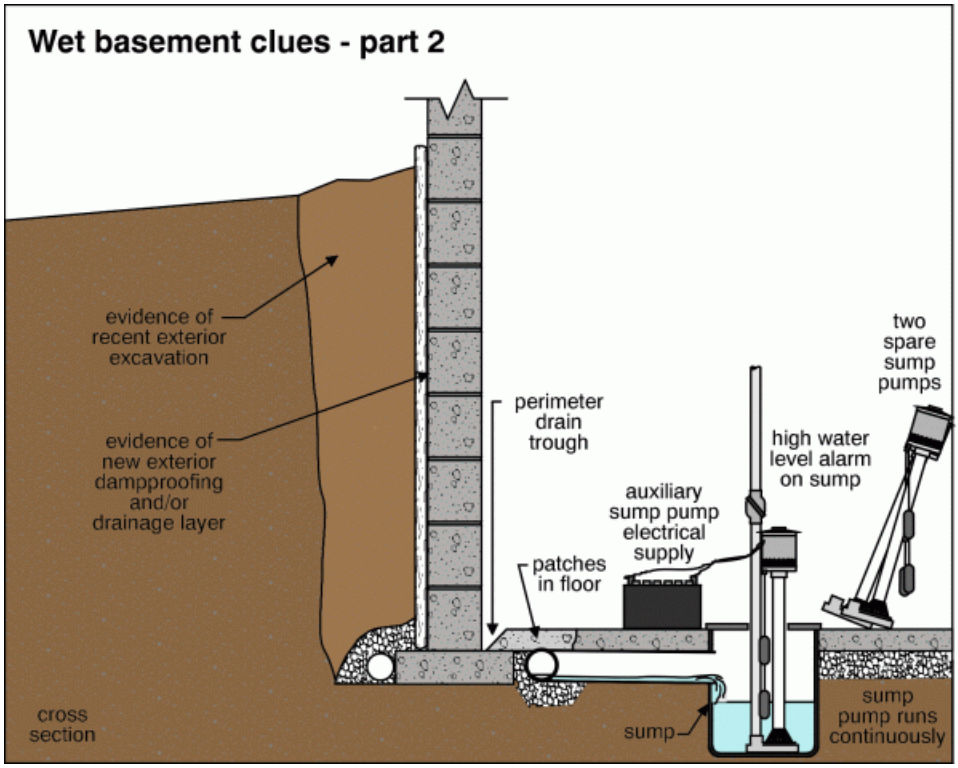
4. *Patched*

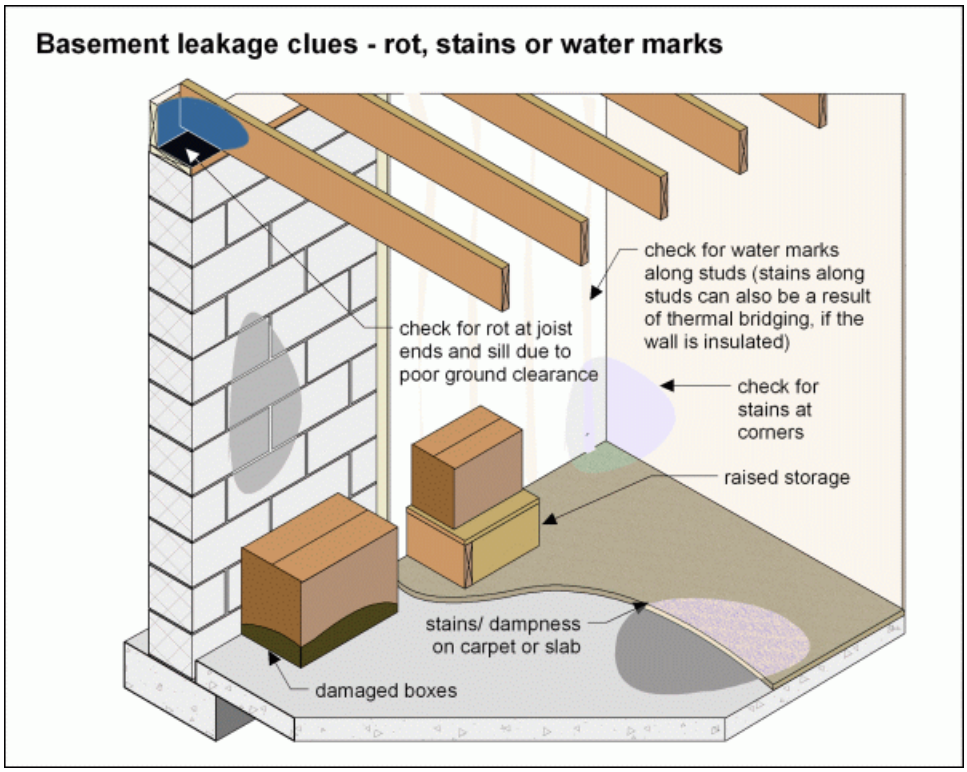
5. *Patched*

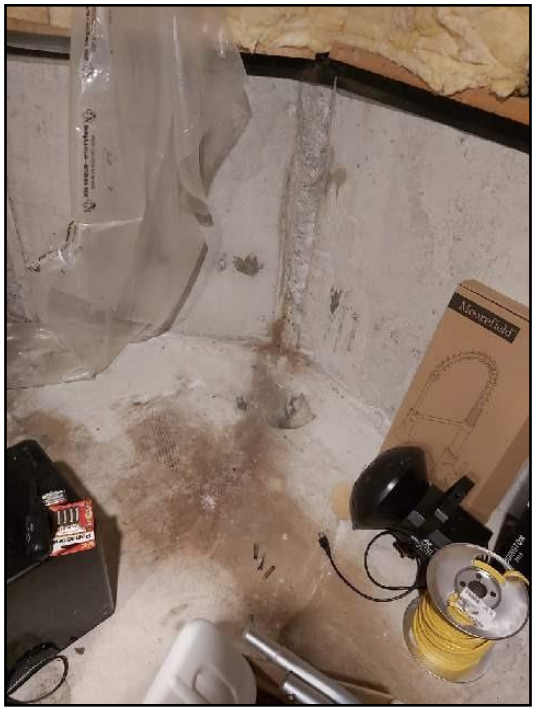
Interior

BASEMENT \ Wet basement - evidence
Condition: • Stains
Implication(s): Chance of water damage to structure, finishes and contents
Location: Left Side Rear Corner of Basement
Task: Further evaluation by a Foundation Specialist
Time: Immediate


Wet basement clues - part 1
water or dampness on walls/floor (or stains or efflorescence)
peeling paint
rot
patched walls
damaged basement storage
wall cracks with stains
loose floor tiles
rusty baseboard nails
storage kept off floor
continuously working dehumidifier
rust at column base


Wet basement clues - part 2
evidence of recent exterior excavation
evidence of new exterior dampproofing and/or drainage layer
perimeter drain trough
two spare sump pumps
high water level alarm on sump
auxiliary sump pump electrical supply
patches in floor
cross section
sump
sump pump runs continuously





6. *Water Stains*

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

Descriptions

Sloped roofing material:

• Asphalt shingles

7. *Asphalt shingles*

8. *Asphalt shingles*

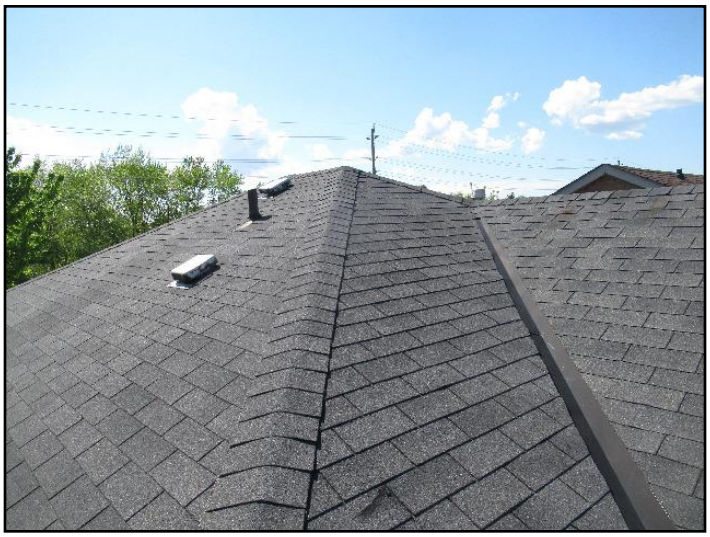
9. *Asphalt shingles*

10. *Asphalt shingles*

11. *Asphalt shingles*

12. *Asphalt shingles*

13. *Asphalt shingles*



14. *Asphalt shingles*

15. *Asphalt shingles*

Sloped roof flashing material: • Metal

Observations and Recommendations

SLOPED ROOFING \ Asphalt shingles

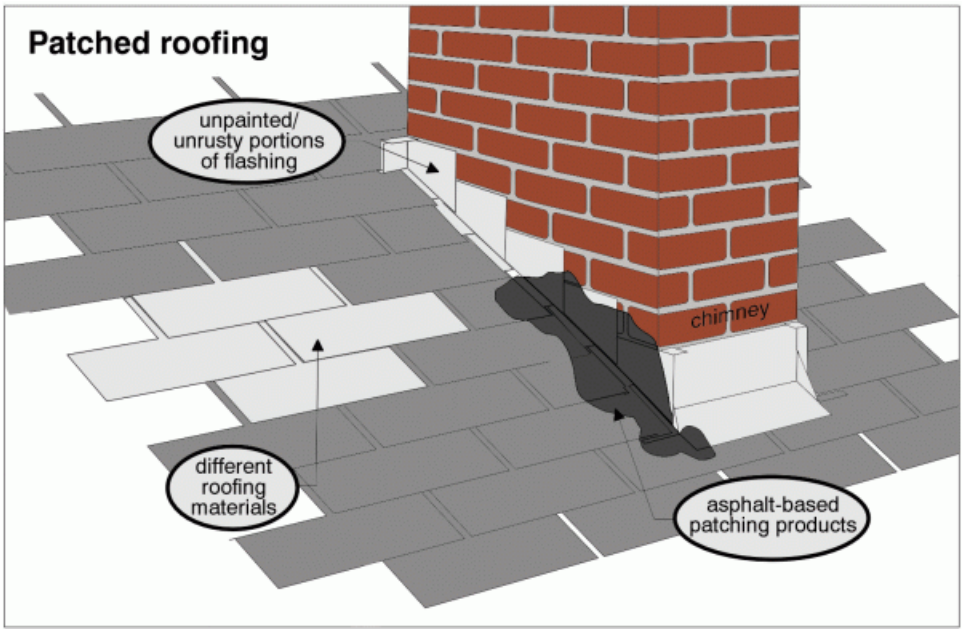
1. Condition: • Aging
Location: Throughout Roof
Task: Remove old shingles and replace with new
Time: Less than 3 years

16. *Shingles are aging*

17. *Shingles are aging*

2. Condition: • Patched
Some shingles have been replaced over time.

Implication(s): Chance of water damage to structure, finishes and contents
Location: Throughout Roof
Task: Replace old shingles with new
Time: Less than 3 years



18. *Patched*

19. *Patched*

20. *Patched*

Inspection Methods and Limitations

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

Inspection performed: • With binoculars from the ground • Eye Stick Extension Pole used with attached camera.

Descriptions

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Below grade

Lot slope: • Flat

Wall surfaces and trim:

• Brick

21. *Brick*

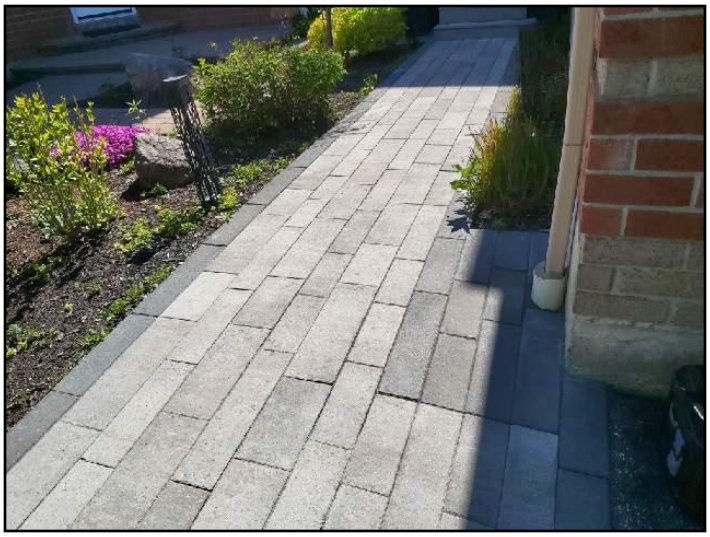
Driveway:

• Asphalt

22. *Asphalt Driveway*

Walkway:

• Interlocking brick



23. *Interlocking brick walkway*

Deck:

• Wood

24. *Wood Deck*

25. *Wood Deck*

Porch:

• Composite

26. *Composite Porch*

Fence:

• Wood

27. *Wood Fence*

28. *Wood Fence*

Garage:

• Attached Garage

29. *Attached Garage*

Garage vehicle door operator (opener):

• Present

30. *Garage Door Opener*

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

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

Descriptions

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Joists

Exterior wall construction: • Wood frame / Brick veneer

Roof and ceiling framing:

• Trusses

31. *Trusses*

32. *Trusses*

• Plywood sheathing

33. *Plywood sheathing*

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

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

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • New finishes/paint • Insulation

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 90 %

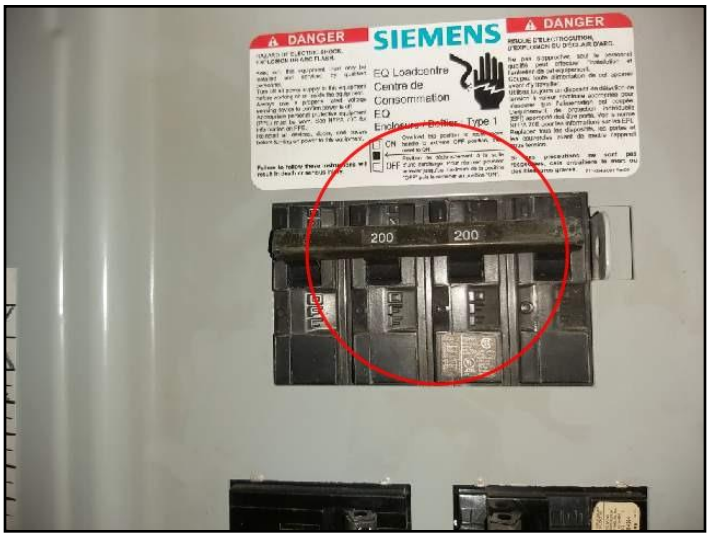
Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report • The footings supporting the house are typically not visible and cannot be inspected. Only a small part of the foundation can be seen and inspected from outside the home. Finished or concealed portions of the interior of the foundation cannot be inspected.

Descriptions

Service entrance cable and location: • Underground - cable material not visible

Service size:

• 200 Amps (240 Volts)

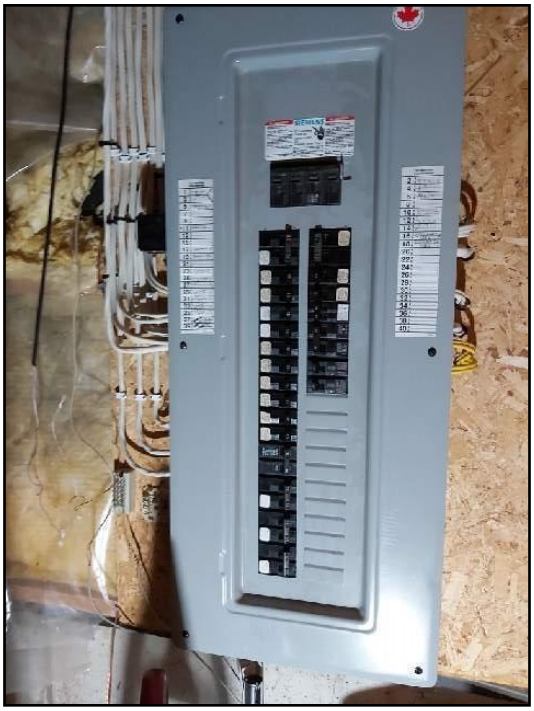


34. *200 Amps*

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location:

• Breakers - basement



35. *Breakers*

36. *Breakers*

System grounding material and type: • Copper - water pipe

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): • GFCIs present

Smoke alarms (detectors): • Present

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

Observations and Recommendations

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

5. Condition: • Smoke Detectors *PLEASE SEE APPENDIX AT END OF REPORT*
Implication(s): Life Safety
Location: Throughout House
Task: Recommended that all Smoke Detectors are tested upon moving in to the house.
Time: Smoke detectors should be tested semi annually and replaced if required.

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

6. Condition: • Carbon Monoxide Detectors *PLEASE SEE APPENDIX AT END OF REPORT*
Implication(s): Life Safety
Location: Throughout House
Task: Recommended that all Carbon Monoxide Detectors are tested upon moving in to the house.
Time: Carbon Monoxide detectors should be tested semi annually and replaced if required.

Inspection Methods and Limitations

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

System ground: • Quality of ground not determined

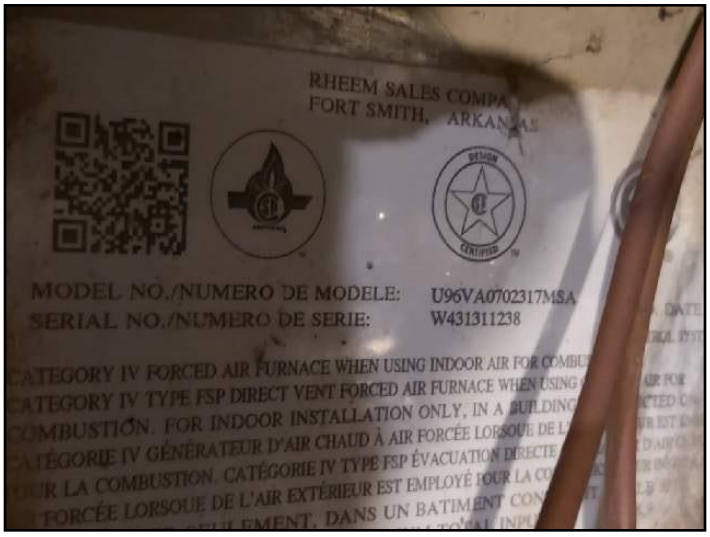
Descriptions

Heating system type: • Furnace

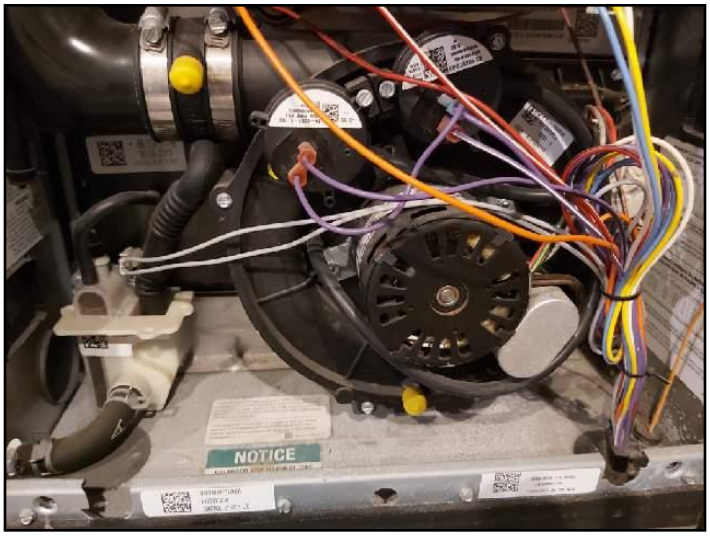
Fuel/energy source: • Gas

Furnace manufacturer:

• Rheem



37. *Rheem*



38. *Rheem*

Heat distribution: • Ducts and registers

Approximate capacity: • 70,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

Combustion air source: • Outside - sealed combustion

Approximate age: • 12 years

Main fuel shut off at: • Basement

Chimney/vent:

• Abandoned

39. *Abandoned Chimney*

• Sidewall venting

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

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

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

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

Heat exchanger: • Not accessible

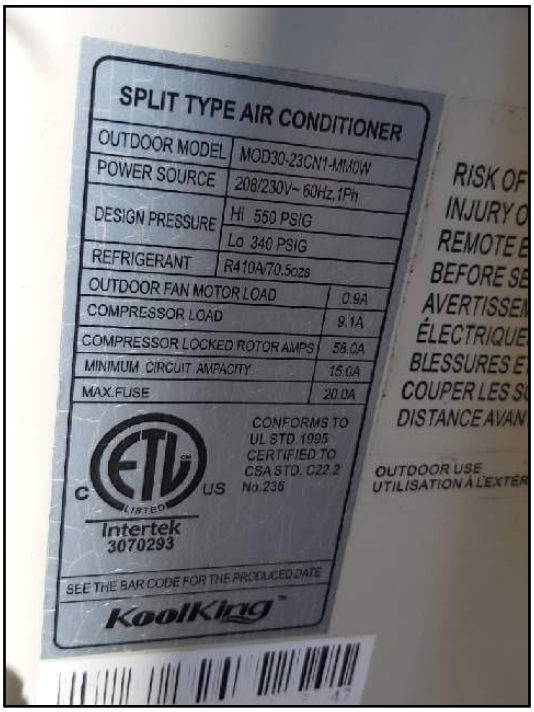
Descriptions

Air conditioning type: • Air cooled

Manufacturer:

• Kool King

40. *Kool King*



41. *Kool King*

Cooling capacity: • 30,000 BTU/hr

Compressor approximate age: • 12 years

Observations and Recommendations

RECOMMENDATIONS \ Overview

8. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

Inspection Methods and Limitations

General: • The cooling system cannot be tested when the outdoor temperature is below 65 Fahrenheit/18 Celsius.

Not part of a home inspection: • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Descriptions

Attic/roof insulation material:

• Cellulose

42. *Cellulose*

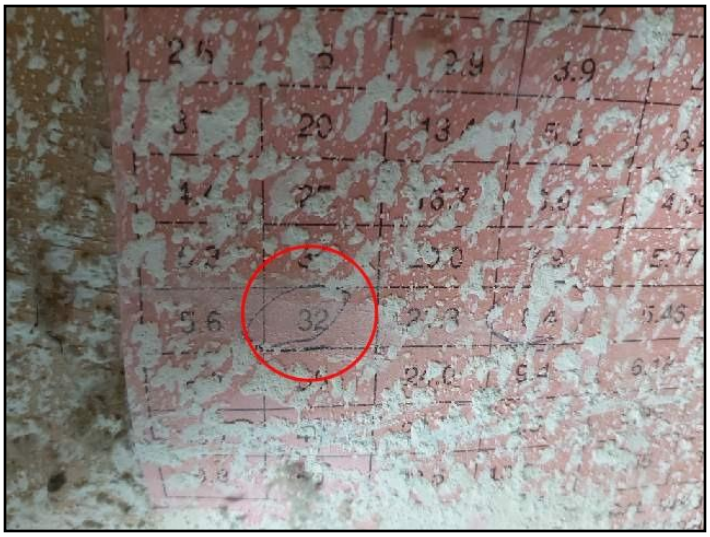
43. *Cellulose*

44. *Cellulose*

45. *Cellulose*

Attic/roof insulation amount/value:

• R-32



46. *R-32*

Attic/roof air/vapor barrier: • Plastic

Attic/roof ventilation:

• Roof and soffit vents

47. *Roof vent*

48. *Roof vent*

49. *Roof vent*

50. *Roof vent*

51. *Roof vent*

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

General: • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern.

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

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Descriptions

General:
• Hot Tub

52. *Hot Tub*

Water supply source (based on observed evidence): • Public

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the:
• Basement

53. *Water Main Shutoff*

Water flow and pressure: • Functional

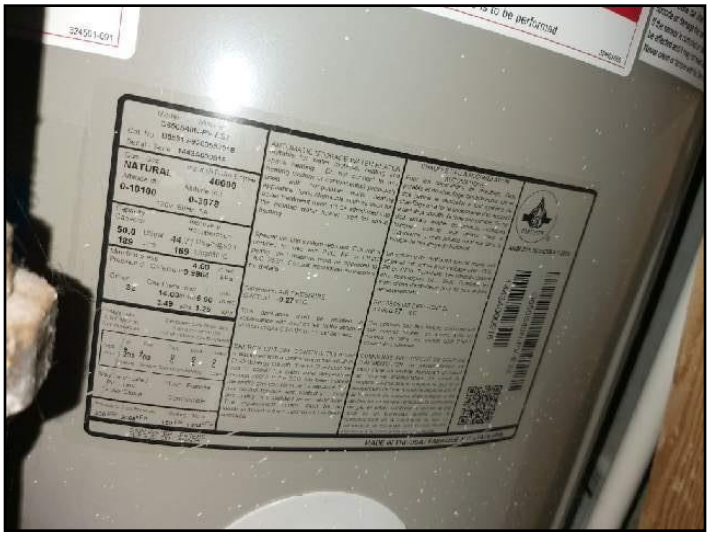
Water heater type: • Induced draft

Water heater fuel/energy source: • Gas

Water heater manufacturer:

• GSW

54. *GSW*



55. *GSW*

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 11 years

Waste disposal system: • Public

Waste and vent piping in building: • Plastic

Water treatment system:

• Water Treatment Systems

56. *Water Treatment*

Main gas shut off valve location:

• Gas meter

57. *Gas Meter*

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

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

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Descriptions

Major floor finishes: • Carpet • Laminate • Ceramic • Vinyl

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Sliders • Casement • Vinyl

Glazing: • Double

Exterior doors - type/material: • Sliding glass • Metal • Garage door - wood

Appliances:

• Refrigerator

58. *Refrigerator*

• Dishwasher

59. *Dishwasher*

• Electric Range

60. *Electric Range*

Laundry facilities: • Washer • Dryer

Kitchen ventilation: • Range hood

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Observations and Recommendations

BASEMENT \ Wet basement - evidence

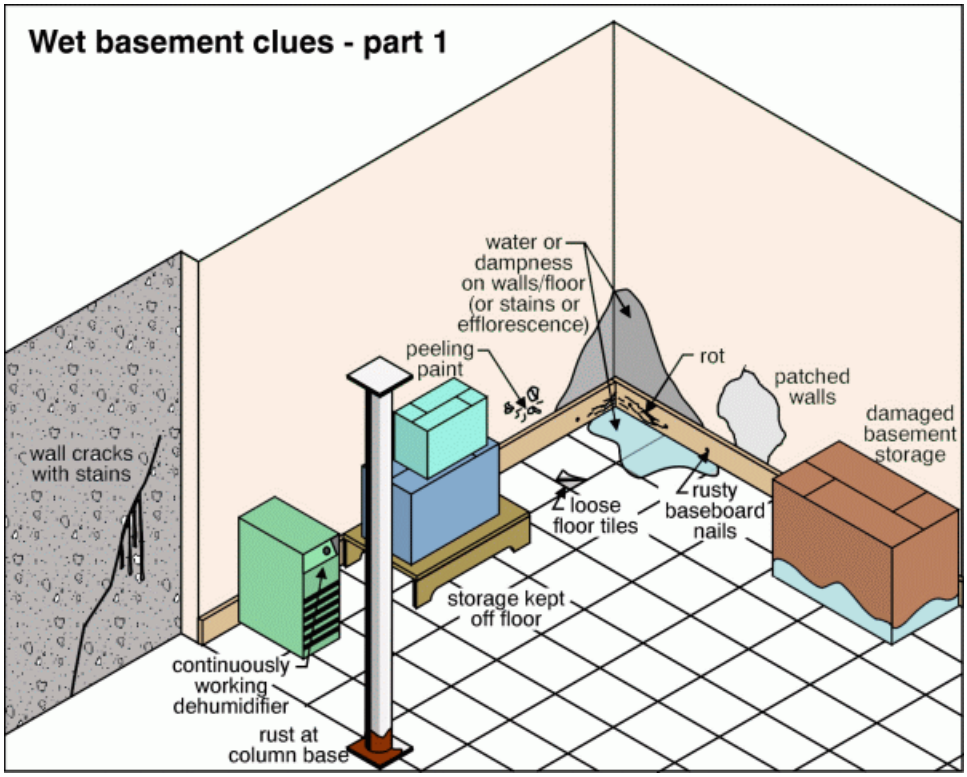
11. Condition: • Stains

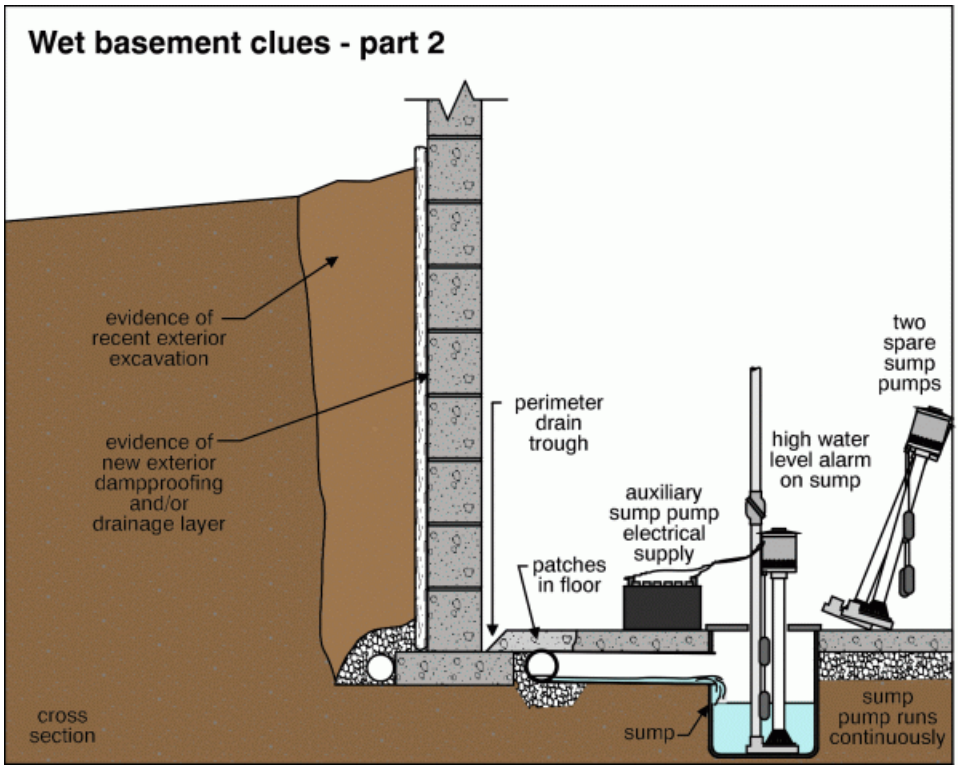
Implication(s): Chance of water damage to structure, finishes and contents

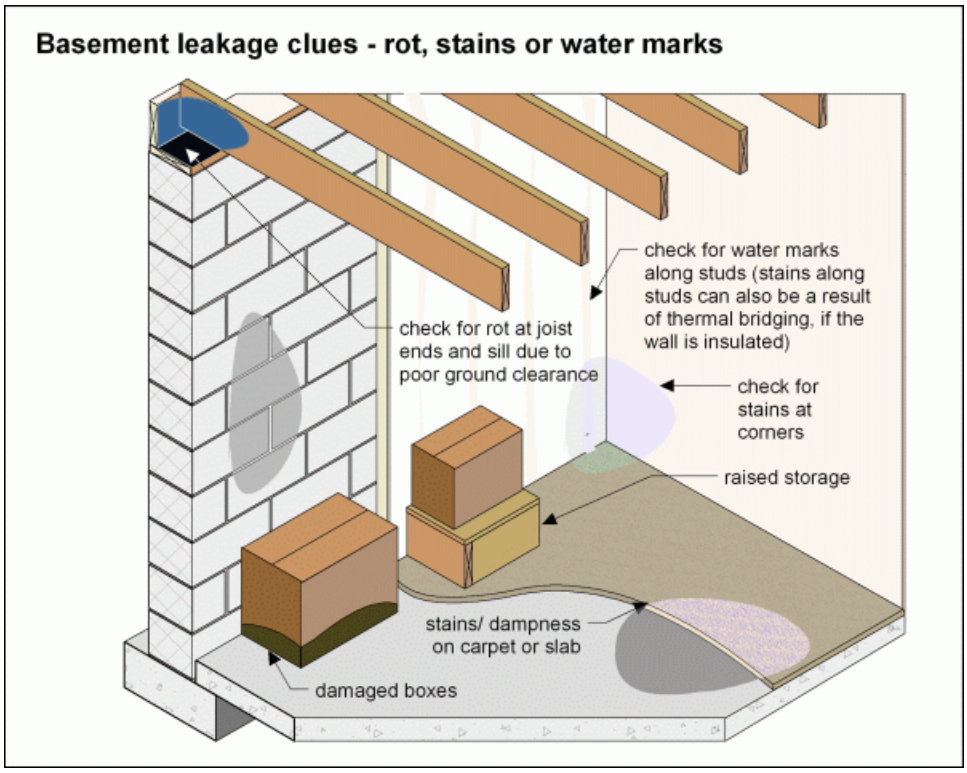
Location: Left Side Rear Corner of Basement

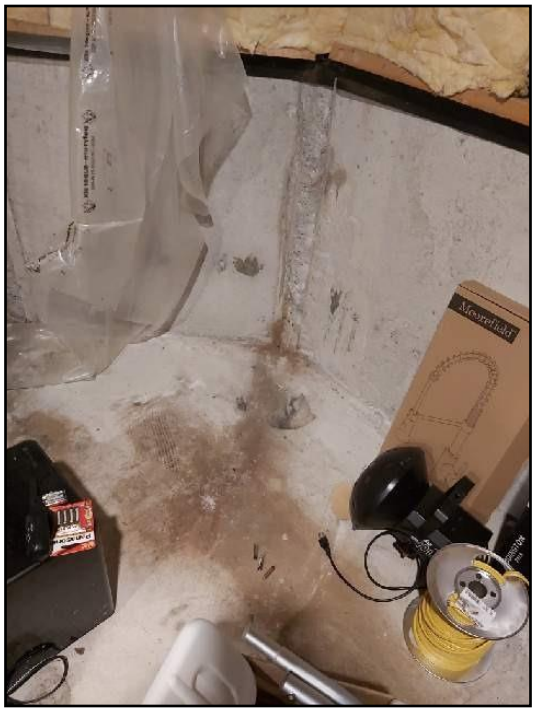
Task: Further evaluation by a Foundation Specialist

Time: Immediate




Wet basement clues - part 2
evidence of recent exterior excavation
evidence of new exterior dampproofing and/or drainage layer
perimeter drain trough
patches in floor
auxiliary sump pump electrical supply
high water level alarm on sump
two spare sump pumps
sump
sump pump runs continuously
cross section


Basement leakage clues - rot, stains or water marks
check for water marks along studs (stains along studs can also be a result of thermal bridging, if the wall is insulated)
check for rot at joist ends and sill due to poor ground clearance
check for stains at corners
raised storage
stains/ dampness on carpet or slab
damaged boxes



61. *Water Stains*

Inspection Methods and Limitations

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

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Central vacuum systems • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

END OF REPORT

Canadian Association Of Home & Property Inspectors

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.

INDEX

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)

INSTALL SMOKE ALARMS IT'S THE LAW!

Most fatal fires occur at night when people are asleep. Often, victims never wake up. A working smoke alarm will detect smoke and sound an alarm to alert you, giving you precious time to escape.

Every home in Ontario must have a working smoke alarm on every storey and outside all sleeping areas.

Homeowners
It is the responsibility of homeowners to install and maintain smoke alarms on every storey of their home and outside sleeping areas.

Landlords
It is the responsibility of landlords to ensure their rental properties comply with the law.

Tenants
If you are a tenant of a rental property and do not have the required number of smoke alarms, contact your landlord immediately. It is against the law for tenants to remove the batteries or tamper with the alarm in any way.

Failure to comply with the Fire Code smoke alarm requirements could result in a ticket for $235 or a fine of up to $50,000 for individuals or $100,000 for corporations

SMOKE ALARM INSTALLATION AND MAINTENANCE

Choose the right alarms
There are smoke alarms available with different features and applications, so choosing the right alarm can be confusing. Some of the features to consider include:

- **Power Source:** Smoke alarms can be electrically powered, battery powered, or a combination of both. If you are installing an electrically powered alarm it is recommended that it have a battery back-up in case of power failures.
- **Technology:** most smoke alarms employ either ionization or photo-electric technology. Ionization alarms may respond slightly faster to flaming-type fires, while photo-electric alarms may be quicker at detecting slow, smouldering fires.
- **Pause feature:** Smoke alarms with a pause button are highly recommended as it permits the alarm to be temporarily silenced without disconnecting the power source.

Install in the proper locations
Smoke alarms must be installed on each storey of the home as well as outside sleeping areas. Because smoke rises, smoke alarms should be installed on the ceiling. If this is not possible, install the alarm high up on a wall. Always follow the manufacturer's instructions when installing smoke alarms.

Avoid putting smoke alarms too close to bathrooms, windows, ceiling fans and heating and cooking appliances.

Test smoke alarms monthly
Test your smoke alarms every month by using the test button on the alarm. When the test button is pressed, the alarm should sound. If it fails to sound, make sure that the battery is installed correctly or install a new battery. If the alarm still fails to sound, replace the smoke alarm with a new one.

Change the batteries every year
Install a new battery at least once a year, or as recommended by the manufacturer. Install a new battery if the low-battery warning sounds or if the alarm fails to sound when tested.

Vacuum alarms annually
Dust can clog your smoke alarms. Battery-powered smoke alarms should be cleaned by opening the cover of the alarm and gently vacuuming the inside with a soft bristle brush.

For electrically-connected smoke alarms, first shut off the power to the unit, and then gently vacuum the outside vents of the alarm only. Turn the power back on and test the alarm.

Replace older smoke alarms
All smoke alarms wear out. If your alarms are more than 10 years old, replace them with new ones.

Handle nuisance alarms
Steam from the shower or cooking in the oven, stove or toaster can cause smoke alarms to activate. If these types of nuisance alarms occur, **do not remove the battery**. There are several options you can try to reduce nuisance alarms.

- Relocate the alarm. Sometimes moving the alarm just a few inches can make the difference.
- Install a smoke alarm with a pause button that will allow you to temporarily silence the alarm.
- Replace alarms located near kitchens with photo-electric types.

Plan your escape
Make sure that everyone knows the sound of the smoke alarm and what to do if it activates. Create an escape plan with the entire household and practice it. Make sure your plan identifies two ways out of each room, if possible, and a meeting place outside. Once outside, stay outside. Never re-enter a burning building. Call the fire department from a neighbours' home or cell phone.

FOR MORE INFORMATION ABOUT SMOKE ALARMS, CONTACT YOUR LOCAL FIRE DEPARTMENT

Often called the invisible killer, carbon monoxide is an invisible, odorless, colorless gas created when fuels (such as gasoline, wood, coal, natural gas, propane, oil, and methane) burn incompletely. In the home, heating and cooking equipment that burn fuel can be sources of carbon monoxide.

- CO alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards. For the best protection, interconnect all CO alarms throughout the home. When one sounds, they all sound.
- Follow the manufacturer's instructions for placement and mounting height.
- Choose a CO alarm that is listed by a qualified testing laboratory.
- Call your local fire department's non-emergency number to find out what number to call if the CO alarm sounds.
- Test CO alarms at least once a month; replace them according to the manufacturer's instructions.
- If the audible trouble signal sounds, check for low batteries. If the battery is low, replace it. If it still sounds, call the fire department.
- If the CO alarm sounds, immediately move to a fresh air location outdoors or by an open window or door. Make sure everyone inside the home is accounted for. Call for help from a fresh air location and stay there until emergency personnel.
- If you need to warm a vehicle, remove it from the garage immediately after starting it. Do not run a vehicle or other fueled engine or motor indoors, even if garage doors are open. Make sure the exhaust pipe of a running vehicle is not covered with snow.
- During and after a snowstorm, make sure vents for the dryer, furnace, stove, and fireplace are clear of snow build-up.
- A generator should be used in a well-ventilated location outdoors away from windows, doors and vent openings.
- Gas or charcoal grills can produce CO — only use outside.

HOME HEATING EQUIPMENT

Have fuel-burning heating equipment and chimneys inspected by a professional every year before cold weather sets in. When using a fireplace, open the flue for adequate ventilation. Never use your oven to heat your home.

FACTS

- A person can be poisoned by a small amount of CO over a longer period of time or by a large amount of CO over a shorter amount of time.
- In 2010, U.S. fire departments responded to an estimated 80,100 non-fire CO incidents in which carbon monoxide was found, or an average of nine calls per hour.

NFPA **Your Source for SAFETY Information**
NFPA Public Education Division • 1 Batterymarch Park, Quincy, MA 02169

www.nfpa.org/education ©NFPA 2016