

YOUR Inspection Report



Reputable, Reliable, RGM

FOR THE PROPERTY AT:

123 Hometown Street
Anywhere, PE

PREPARED FOR:

JOHN DOE

INSPECTION DATE:

Friday, April 2, 2010

PREPARED BY:

Robert G MacArthur



RGM Home Inspection Services
951 Union Rd, RR#3
Charlottetown, PE C1A 7J7

902-894-4477
Toll Free 1-877-262-4477
Fax: 902-569-8465
www.rgmhomeinspections.com
robert@rgmhomeinspections.com



December 20, 2010

Dear John Doe,

RE: Report No. 1179, v.3
123 Hometown Street
Anywhere, PE

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

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. In the report click on the highlighted areas in blue for more information. Our consulting service via telephone is available at no cost to you for as long as you own the home.

Please visit our website at your convenience www.rgmhomeinspections.com.

Thanks again for allowing us to work with you.

Sincerely,

Robert G MacArthur
on behalf of
RGM Home Inspection Services

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Note: For the purpose of this report the building is considered to be facing **North**.

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: • [Near end of life expectancy](#)

Location: Throughout Roof

Task: Replace

Time: Immediate

Condition: • [Cupping, curling, clawing](#)

Risk of leaking is high.

Location: Throughout Roof

Task: Replace

Time: Immediate



1.



2.

Heating

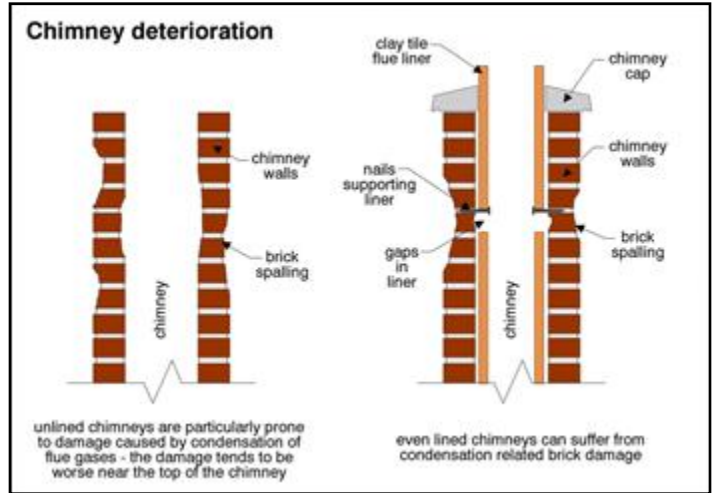
CHIMNEY AND VENT \ Masonry chimney

Condition: • This brick chimney appears to have no liner and lacks a proper chimney cap. It is recommend when burning wood that flu liner be installed inside the brick chimney. This flu liner, installed properly is a second layer of protection from a deteriorating flu fires. Flu fires can lead to structural fires. Your Insurance company may require a liner in the chimney.

Location: Throughout chimney

Task: Provide liner

Time: Immediate



3.

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.

[When Things go Wrong Our mantra to homeowners about what happens after they move in to their new house.](#)

4.

ROOFING

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THE BOTTOM

ROOFING

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Description

Sloped roofing material: • [Asphalt shingles](#)

Probability of leakage: • High

Inspection Methods and Limitations

Inspection performed: • By walking on roof

Observations and Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Near end of life expectancy](#)

Location: Throughout Roof

Task: Replace

Time: Immediate

2. Condition: • [Cupping, curling, clawing](#)

Risk of leaking is high.

Location: Throughout Roof

Task: Replace

Time: Immediate



5.



6.

EXTERIOR

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THE BOTTOM

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Description

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

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

Wall surfaces : • [Vinyl siding](#)

Driveway: • Asphalt

Deck: • Wood

Inspection Methods and Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch

Observations and Recommendations

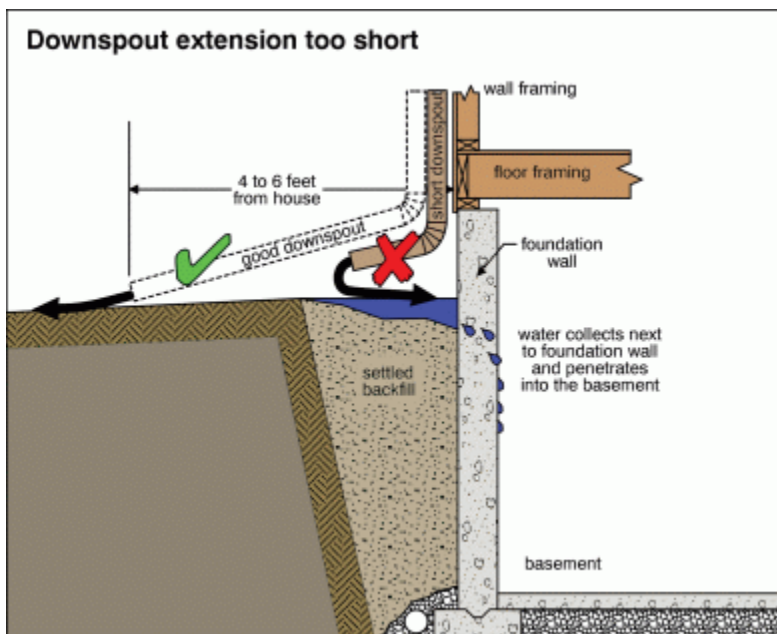
ROOF DRAINAGE \ Downspouts

3. Condition: • Should discharge 6ft. from home

Location: Northeast

Task: Provide

Time: Immediate



[Click on image to enlarge.](#)

EXTERIOR

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7.

WALLS \ Vinyl siding

4. **Condition:** • [Loose or missing pieces](#)

This gap in the siding may allow rain water to penetrate the building envelope and damage contents, finishes and/or structure.

Location: East Exterior Wall

Task: Improve - Repair gap

Time: Immediate



8.

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

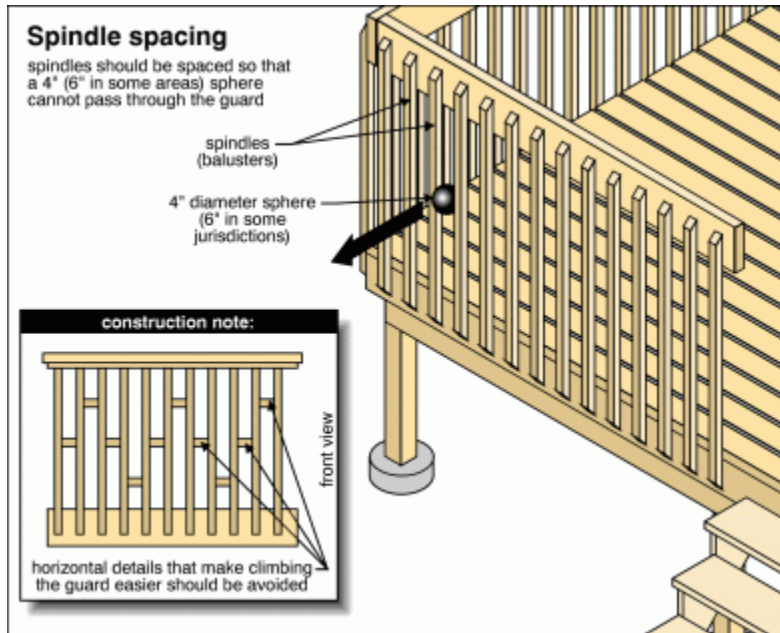
5. Condition: • [Spindles climbable](#)

Considered unsafe for children to play.

Location: Deck

Task: Replace

Time: Immediate



Click on image to enlarge.



9.

STRUCTURE

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Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Poured concrete](#)
- Floor construction:** • [Joists](#)
- Exterior wall construction:** • [Wood frame](#)
- Roof and ceiling framing:** • [Trusses](#)

Inspection Methods and Limitations

- Crawl space:** • Entered but access was limited

Observations and Recommendations

FOUNDATIONS \ Foundation

- 6. Condition:** • Typical minor cracks
- Location:** East Exterior Wall
- Task:** Monitor for leaks
- Time:** Discretionary



10.

Description

- Service entrance cable and location:** • [Overhead - cable type not determined](#)
- Service size:** • [100 Amps \(240 Volts\)](#)
- Main disconnect/service box type and location:** • [Breakers - basement](#)
- Type and number of outlets (receptacles):** • [Grounded - typical](#)
- Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom and exterior](#)
- Smoke detectors:** • [Present](#)

Inspection Methods and Limitations

- System ground:** • Continuity not verified • Quality of ground not determined
- Circuit labels:** • The circuits are not labeled at the panel

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

7. Condition: • [Circuits not labeled](#)

Circuit breakers on the electrical panel should be labeled for servicing and in case of emergency.

Location: Basement

Task: Provide - Add labeling to electrical panel

Time: Immediate



11.

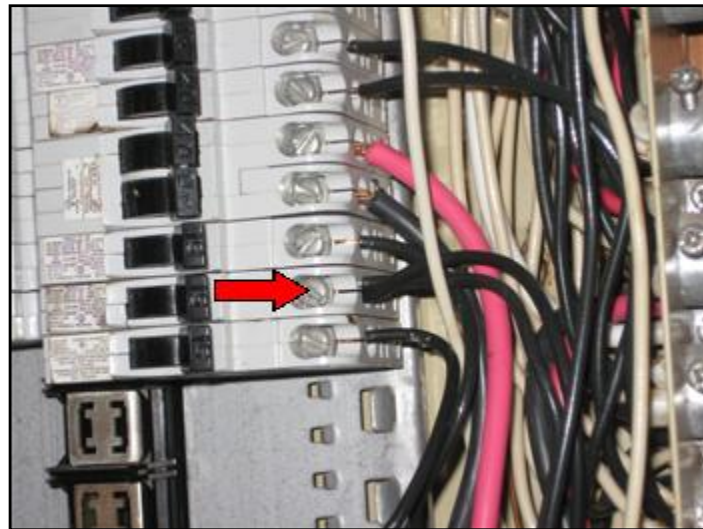
8. Condition: • [Double taps](#)

Double tap in the electrical panel is a fire hazard.

Location: Basement

Task: Further evaluation

Time: Immediate



12.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

9. Condition: • [To better understand GFI and GFCI plugs click here.](#)

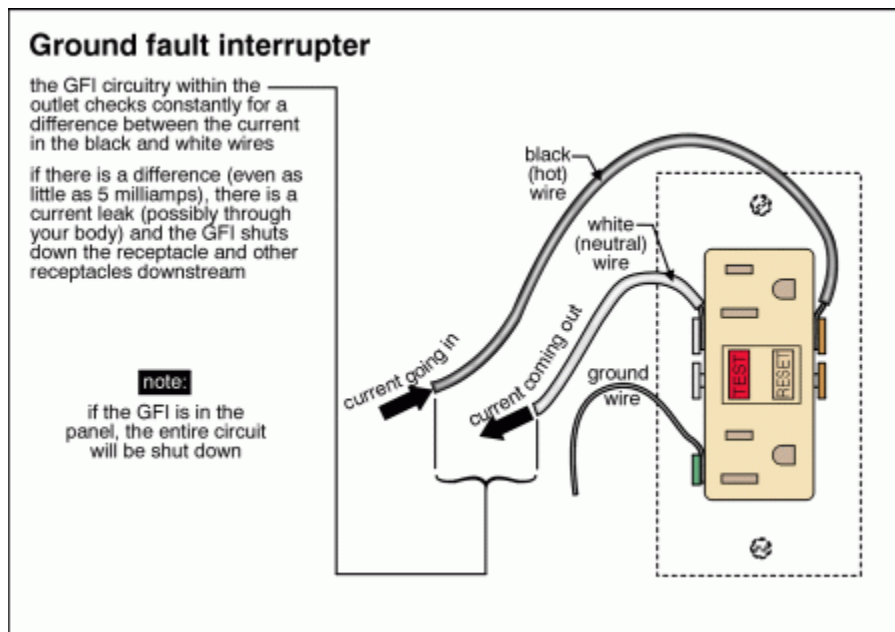
10. Condition: • [No GFI \(Ground Fault Interrupter\)](#)

The risk of no GFI is electrical shock.

Location: Bathroom

Task: Provide for safety

Time: Immediate



[Click on image to enlarge.](#)



13.

DISTRIBUTION SYSTEM \ Cover plates

11. Condition: • [Missing](#)

Risk of electrical shock

Location: First Floor Bedroom

Task: Provide cover for switches

Time: Immediate



14.

Description

General: • Replacement date of oil tank, stamped on brass tag on oil pipe located at the exterior of the home, As required by PEI Gov. Regulation.



15.

Fuel/energy source: • [Oil](#)

System type: • [Boiler](#)

Heat distribution: • [Baseboards](#)

Approximate age: • [10 years](#)

Failure probability: • [Low](#)

Oil tank age: • 10 years

Chimney liner: • [None](#)

Observations and Recommendations

General

12. • [The wood fireplace and chimney in the home should be Inspected and cleaned by a WETT \(Wood Energy Technical Training\) Certified Technician before being used, and at least once a year after that. This can greatly reduce the risk of creosote build up in the chimney which may lead to an out of control flu fire. These flu fires can lead to a structure fire.](#)

13. • This oil furnace should be serviced ASAP and once a year thereafter. The fuel line oil filter and furnace oil nozzle should be replaced once a year. This should help reduce fuel costs and run efficiently.

WOOD STOVE \ Venting

14. Condition: • [Click here for CMHC's Wood Heating guide.](#)

CHIMNEY AND VENT \ Masonry chimney

15. Condition: • This brick chimney appears to have no liner and lacks a proper chimney cap. It is recommend when burning wood that flu liner be installed inside the brick chimney. This flu liner, installed properly is a second layer of protection from a deteriorating flu fires. Flu fires can lead to structural fires. Your Insurance company may require a liner in the chimney.

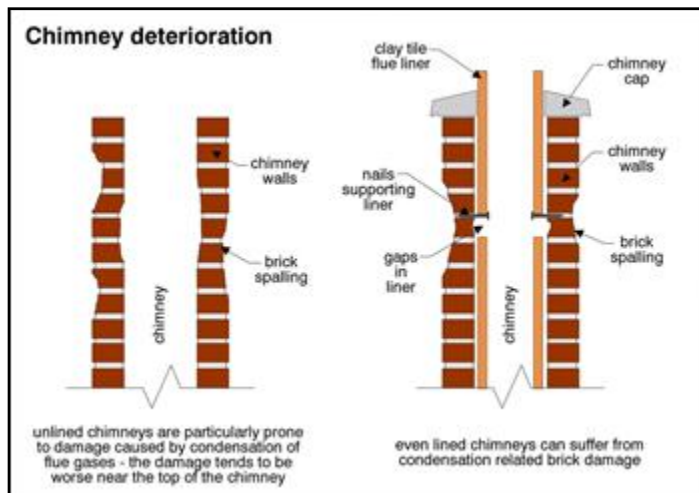
Location: Throughout chimney

Task: Provide liner

Time: Immediate



16.



17.

Description

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

Attic/roof insulation amount/value: • Approximately R-40 Insulation Value, which is approximately 10 to 12 inches of insulation.

Inspection Methods and Limitations

Attic inspection performed: • By entering attic, but access was limited

Observations and Recommendations

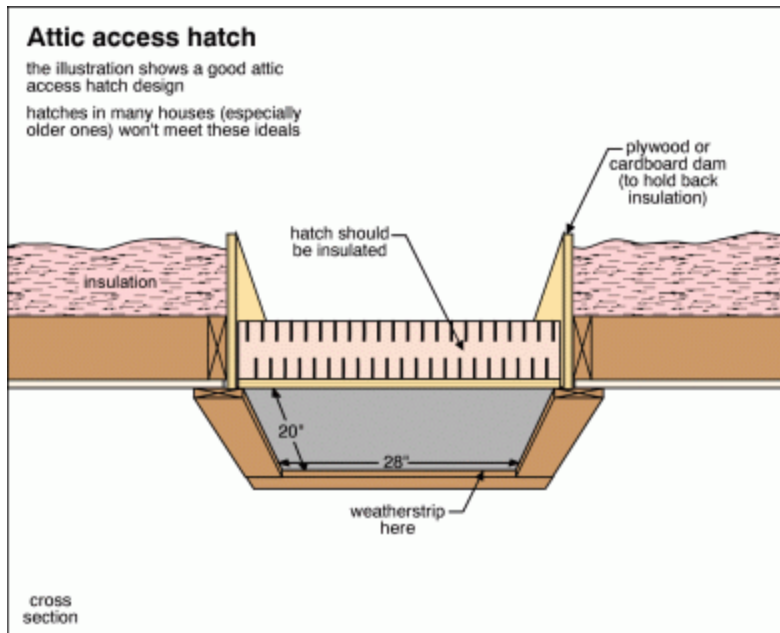
ATTIC/ROOF \ Hatch

16. Condition: • [Not insulated and not weatherstripped](#)

Location: Master Bedroom closet ceiling

Task: Provide insulation and weather stripping

Time: Less than 1 year



[Click on image to enlarge.](#)

INSULATION AND VENTILATION

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18.

Description

Water supply source: • Public

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

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

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

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

Water heater type: • [Combination system](#)

Waste disposal system: • [Public](#)

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

Pumps: • [Sump pump](#)

Inspection Methods and Limitations

Items excluded from a building inspection: • Well • Concealed plumbing • Tub/sink overflows

Observations and Recommendations

WASTE PLUMBING \ Sump pump

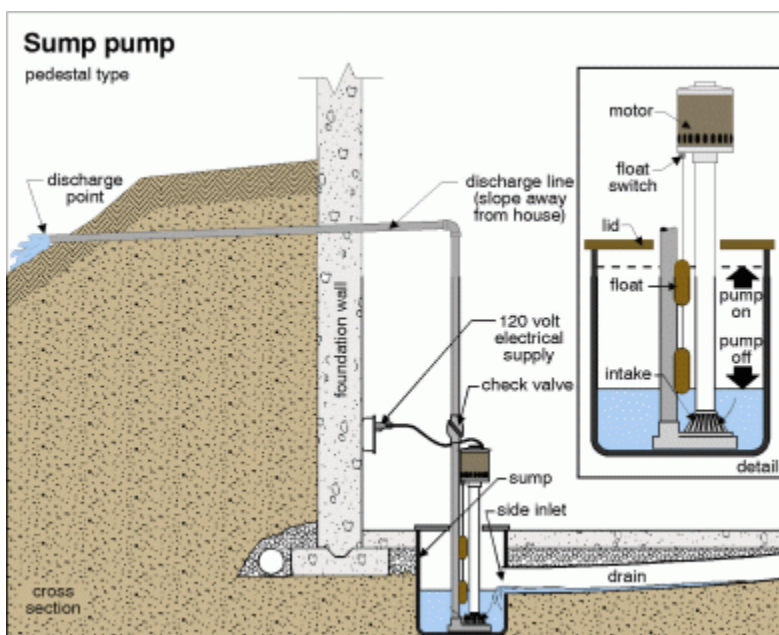
17. Condition: • [Lid missing, rotted or not secure](#)

Add cover to sump pump for safety.

Location: Basement

Task: Provide

Time: Regular maintenance



[Click on image to enlarge.](#)

PLUMBING

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19.

Description

General: • [This web site is a maintenance schedule from CMHC. It offers good advise for any homeowner. This site also leads to other CMHC web sites which may be helpful to you.](#)

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

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

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

Glazing: • [Double](#)

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

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage/furnishings

Observations and Recommendations

General

18. • Working Smoke Detectors should be on every level of the home at all times. Replace batteries in battery operated smoke detectors once every six months. It is recommended that replacement of smoke detectors every 10 years as recommended by most manufactures to help reduce the risk of a malfunction.

19. • It is recommended that a 5lb ABC fire extinguisher be installed in the home. This fire extinguisher would help reduce or extinguish a small fire.

CEILINGS \ General

20. Condition: • Stains

This ceiling stain is dry at the time of inspection.

Location: First Floor Bedroom closet ceiling

Task: Further evaluation - Monitor

Time: Immediate



20.

WINDOWS \ Glass (glazing)

21. Condition: • [Cracked](#)

Location: First Floor Living Room

Task: Replace

Time: Immediate



21.

STAIRS \ Spindles or balusters

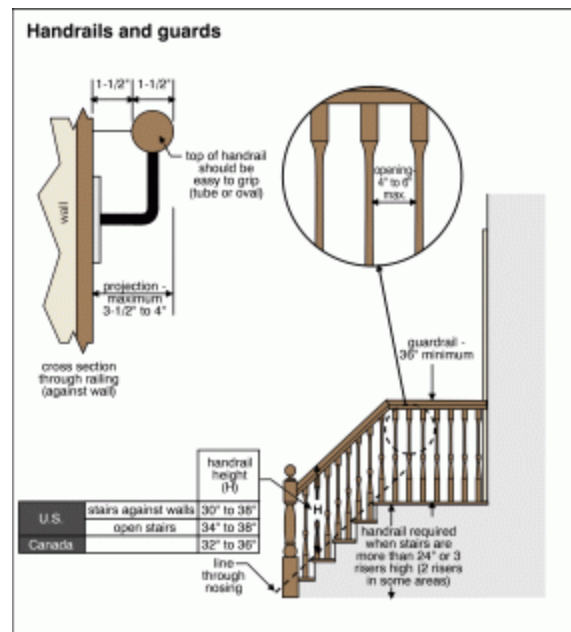
22. Condition: • [Too far apart](#)

The risk is a fall hazard for children.

Location: First Floor

Task: Improve for safety

Time: Immediate



[Click on image to enlarge.](#)

INTERIOR

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22.

END OF REPORT

REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)

INSPECTION AGREEMENT

Report No. 1301

www.rgmhomeinspections.com

_____, CHARLOTTETOWN, PE January 6, 2011

PARTIES TO THE AGREEMENT

Company

RGM Home Inspection Services
951 Union Rd, RR#3
Charlottetown, PE C1A 7J7

Client

This is an agreement between _____ and RGM Home Inspection Services.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of the Canadian Association of Home and Property Inspectors. A copy of these Standards is available at [click here](#)

The Building Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

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

The Inspection fee is based on a single visit to the property, additional fees will be charged for any subsequent visits to the property required by the client.

LIMITATIONS AND CONDITIONS OF THE BUILDING INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Building Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list of all minor deficiencies. The ultimate decision of what to repair or replace is yours. One owner may decide that certain conditions require repair or replacement, while another will not. A building Inspection is designed to reduced your risk of buying a property but cannot eliminate all risks.

1.(a) The Building Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

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

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any

INSPECTION AGREEMENT

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_____, CHARLOTTETOWN, PE January 6, 2011

conditions noted in the report at an additional cost.

1(b) The Inspection is not intended to determine compliance with the National Building Code, Electrical Code of Canada, Plumbing Code of Canada, Fire Safety Code, Local Bylaws, Insurance requirements, or any other regulations. This inspection does not replace the need for an Insurance Inspection, Municipal Building Inspection or Code Building Inspection if required. A technically exhaustive inspection would involve several professionals, and cost substantially more than a general visual inspection. The opinions of RGM Home Inspection Services is solely to enhance your safety and enjoyment of the property.

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

Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Building Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Building Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Building Inspection is a sampling exercise with respect to building components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos in materials such as roofing, siding, walls, ceilings, floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Inspector does not identify or comment on the presence of, or potential for: wood-destroying insects such as Carpenter Ants, vermin, toxins, allergens or any other living organism.

4. We are not responsible for and do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors. For example you should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

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

5. Your Building Inspector does not look for, and is not responsible for, fuel oil, septic or gasoline tanks that may be buried or hidden on the property.

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

INSPECTION AGREEMENT

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Environmental Consultant to determine whether this is a potential problem.

6. The Inspection of wood burning appliances and chimneys is general in nature. The suitability of the installation for performance, local fire regulations, safety, or insurance purposes is specifically not determined in this inspection. All wood burning installations should be cleaned and inspected by a WETT certified technician before use.

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

The liability of the Building Inspector (and the Home Inspection Company) arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fee that you have been charged for this inspection.

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