

INSPECTION REPORT



For the Property at:
123 SAMPLE STREET
WINNIPEG, MB

Prepared for: JOHN HOMEBUYER
Inspection Date: Saturday, July 23, 2005
Prepared by: Roger Chamberland



House Review Inspection Services
432 Speers Rd.
Winnipeg, MB
R2J 1N2
204-253-4076
204-990-4076
www.housereview.ca

The Professionals who know what it takes to call a house, home!



July 24, 2005

Dear John Homebuyer,

RE: Report 1107
123 Sample Street
Winnipeg, MB

Thank you for choosing House Review to perform your Home Inspection. We trust the experience will be 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. 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 www.housereview.ca at your convenience and feel free to fill out and return our client questionnaire. Your feedback regarding our service and reports is greatly appreciated.

Thanks again for allowing us to work with you.

Sincerely,

Roger Chamberland
on behalf of
House Review Inspection Services

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INVOICE

July 24, 2005

Client: John Homebuyer

For inspection performed at:
123 Sample Street
Winnipeg, MB

on: Saturday, July 23, 2005

1000-2000 sq. ft.

\$300.00

GST #
889326526

\$21.00

Total

\$321.00

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INSPECTION AGREEMENT

123 Sample Street, Winnipeg, MB July 24, 2005

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This is an agreement between John Homebuyer and House Review 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 <http://cahi.ca/CAHPI.pdf>.

The Home 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.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

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

The purpose of your Home 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. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. 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 house, 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 conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes

INSPECTION AGREEMENT

123 Sample Street, Winnipeg, MB July 24, 2005

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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 Home 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.

Home 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 Home Inspection is a sampling exercise with respect to house 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 roofing, siding, wall, ceiling or 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 look for, or comment on, the past use of chemical termite treatments in or around the property.

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

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

6. 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 Home Inspector and House Review Ltd. arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

INSPECTION AGREEMENT

123 Sample Street, Winnipeg, MB July 24, 2005

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I, John Homebuyer, have read, understood and accepted the terms of this agreement.

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ROOFING

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Sloped: • [Asphalt](#)

LIMITATIONS

Inspection performed: • With binoculars • From ladder at roof edge

Roof inspection limited/prevented by: • Lack of access (too high/steep)

RECOMMENDATIONS

Sloped roofing \ Asphalt shingles - wear or damage

Condition: • [Old, worn out](#)

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

Location: West Exterior

Task: Replace

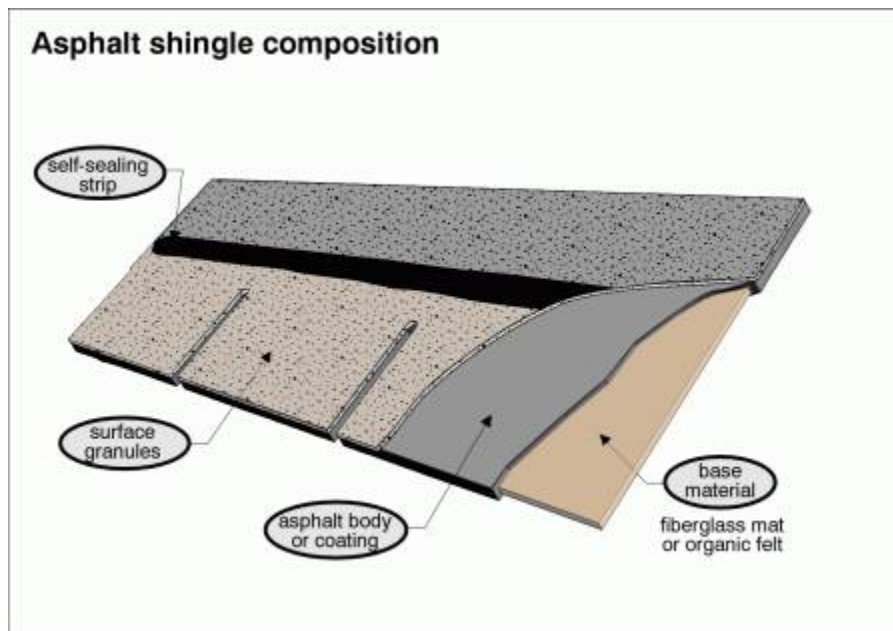
Time: Less than 1 year

Note: Leaking gutter allowing constant dripping of water on small area on back porch causing premature wear of shingles

Sloped roofing \ Asphalt shingles - wear or damage

Condition: • [Granule loss](#)

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



Sloped roofing \ Asphalt shingles - wear or damage

Condition: • [Patched](#)

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

Location: Northeast

Task: Repair

Time: Immediate

ROOFING

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

www.housereview.ca

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



Sloped roofing \ Asphalt shingles - installation

Condition: • [Exposed fasteners](#)

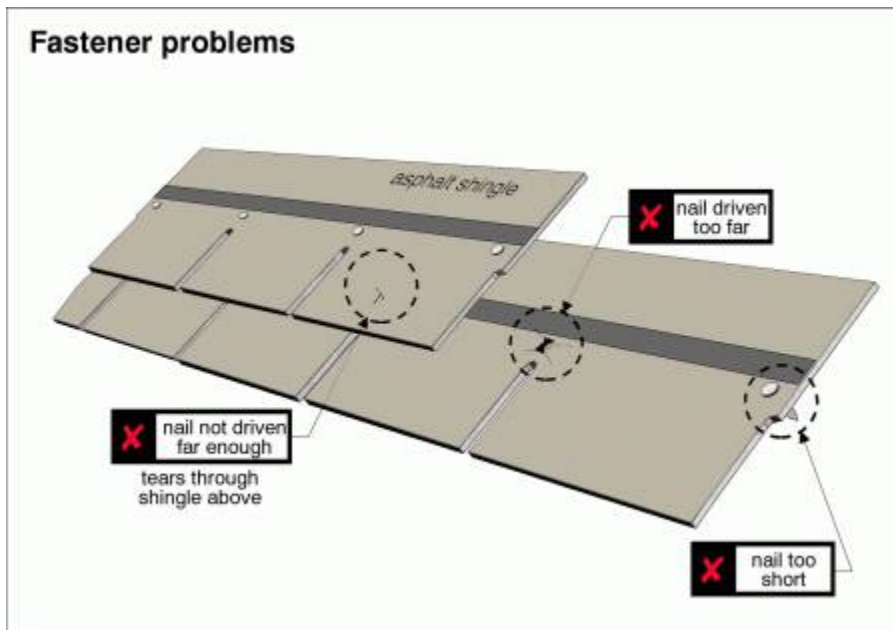
Implication(s): Risk of water damage to contents, finishes and structure

Location: Various

Task: Repair

Time: Immediate

Note: Re-fasten and seal tops of nail heads with roofing cement.



ROOFING

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

www.housereview.ca

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



Sloped roofing \ Asphalt shingles - installation

Condition: • [Vulnerable areas](#)

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

Location: South Second floor

Task: Repair

Time: Immediate

Note: Fascia board is installed higher than eave in south area causing shingles to have a dip and trap water.



ROOFING

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

www.housereview.ca

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



Sloped roof flashings \ Chimney flashings

Condition: • [Damage, loose, open seams, patched](#)

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

Task: Repair or replace

Time: Immediate



EXTERIOR

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

www.housereview.ca

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Gutter & downspout material: • [Galvanized steel](#)

Gutter & downspout type: • [Eave mounted](#)

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

Lot slope: • [Flat](#)

Wall surfaces - wood:

• [Boards](#)

Note: first floor

• [Shingles](#)

Note: second floor

Wall surfaces :

• [Stucco](#)

Note: garage

LIMITATIONS

Inspection limited/prevented by: • Poor access under steps, deck, porch • Vines/shrubs/trees against wall

Upper floors inspected from: • Ground level

RECOMMENDATIONS

Roof drainage \ Gutters

Condition: • [Leak](#)

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

Location: various

Task: replace

Time: Immediate

Note: Rusted through. Full replacement of system recommended.

EXTERIOR

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

www.housereview.ca

ROOFING

EXTERIOR

STRUCTURE

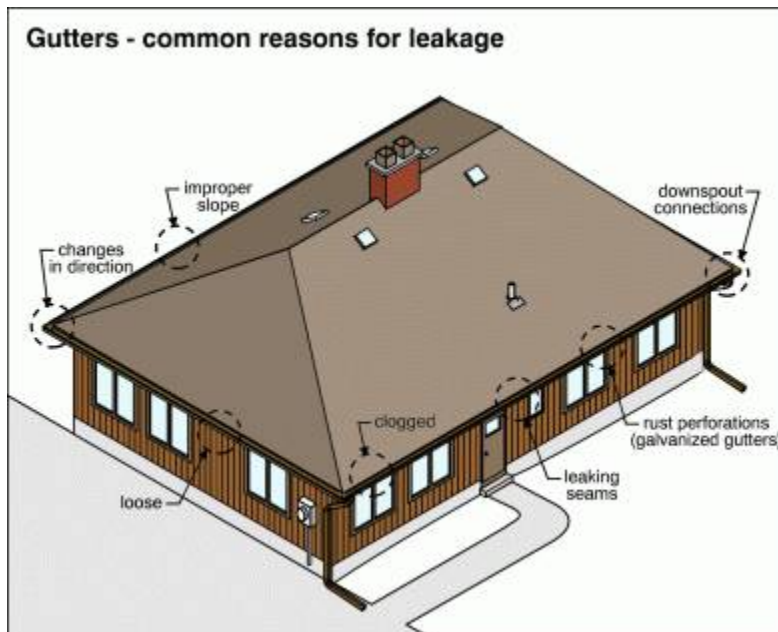
ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



Roof drainage \ Gutters

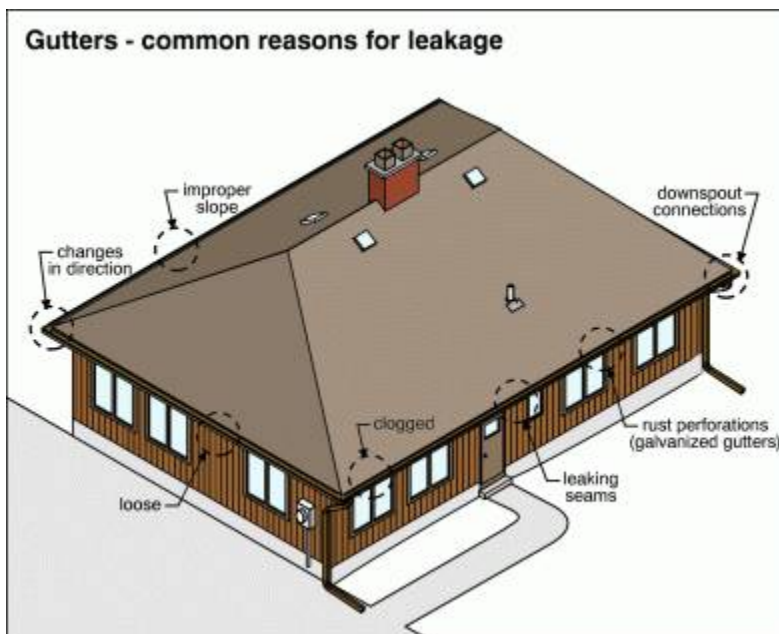
Condition: • [Rust](#)

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

Location: various

Task: Replace

Time: Immediate



Roof drainage \ Downspouts

Condition: • [Leak](#)

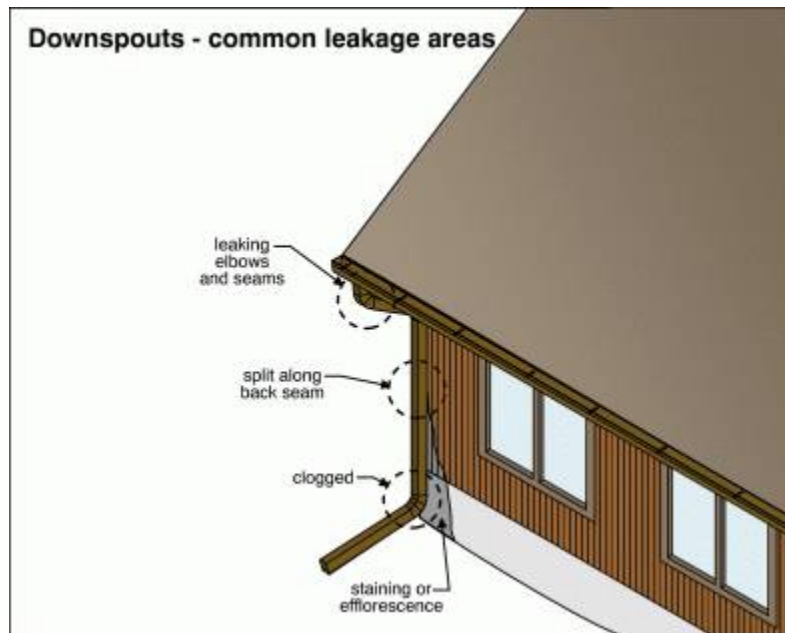
Implication(s): Risk of water damage to contents, finishes and structure

Location: Throughout

Task: Repair or replace

Time: Immediate

Note: Split from clogs and freezing water



EXTERIOR

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

www.housereview.ca

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Roof drainage \ Downspouts

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

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

Location: North Exterior

Task: Improve

Time: Immediate



EXTERIOR

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Walls \ Soffits and fascia

Condition: • [Rot or insect damage](#)

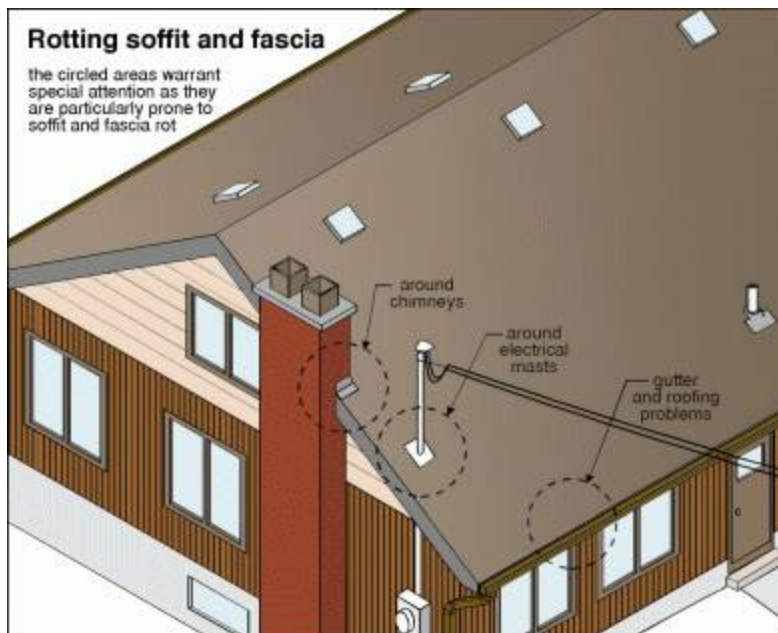
Implication(s): Cosmetic defects | Risk of water damage to contents, finishes and structure | Material deterioration

Location: Throughout

Task: Replace

Time: Discretionary

Note: Replace when replace eavestrough system



Walls \ Brick, stone and concrete

Condition: • [Mortar deterioration](#)

Implication(s): Risk of water entering house | Weakened structure | Risk of structural failure

Location: Various

Task: Repair

Time: Immediate

Note: Foundation walls in need of repointing

EXTERIOR

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

www.housereview.ca

ROOFING

EXTERIOR

STRUCTURE

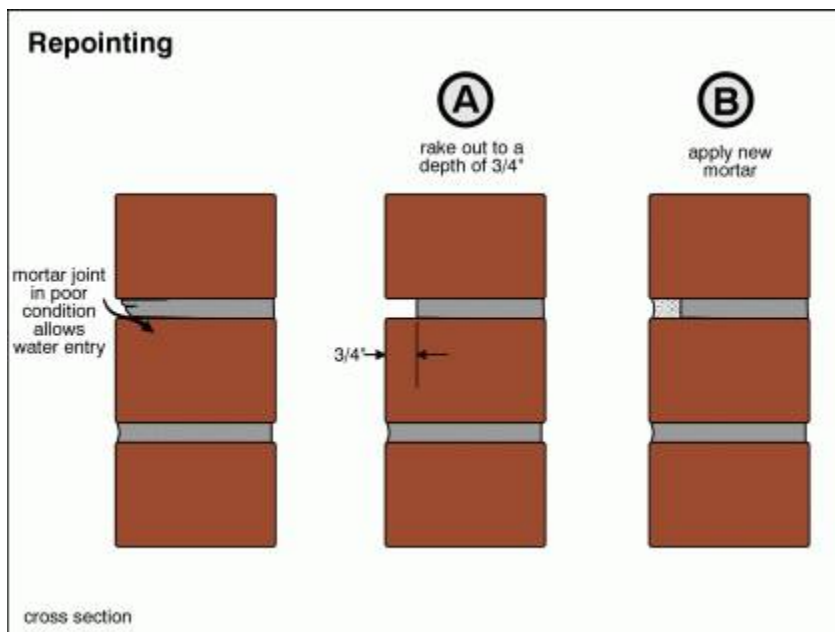
ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

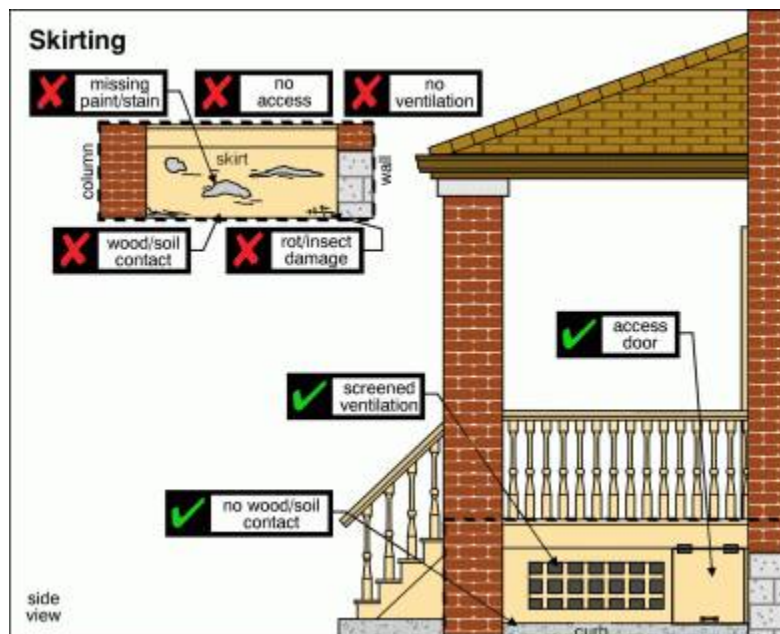


Porches, decks, patios and balconies \ Skirting

Condition: • [Rot or insect damage](#)

Implication(s): Material deterioration

Note: Back and front porch skirting. Front porch trapping water on horizontal projections causing rot.



Porches, decks, patios and balconies \ Skirting

Condition: • [Wood/soil contact](#)

Implication(s): Rot

Note: Back porch skirting

Porches, decks, patios and balconies \ Steps and landings

Condition: • [Carpet over wood steps or landing](#)

Implication(s): Shortened life expectancy of material | Material deterioration

Location: Rear

Task: Correct

Time: Discretionary

EXTERIOR

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

www.housereview.ca

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



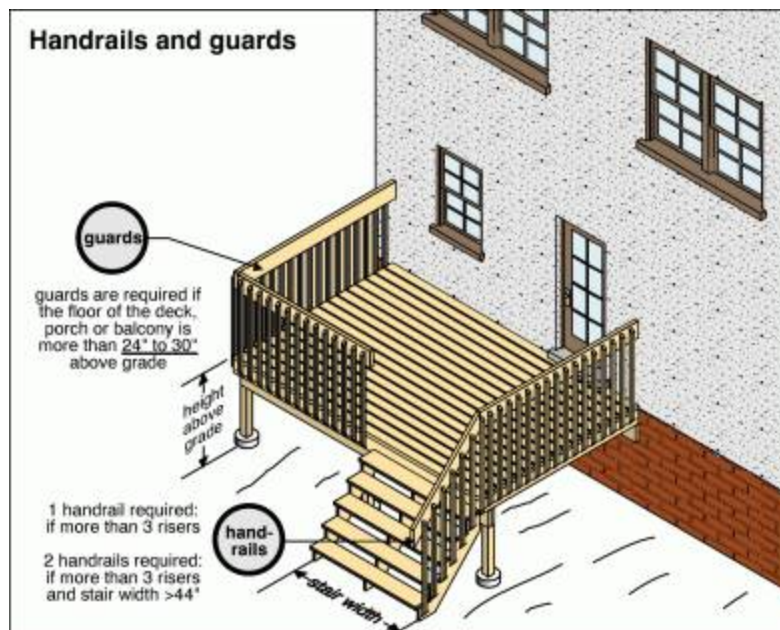
Porches, decks, patios and balconies \ Handrails and guards

Condition: • [Missing](#)

Implication(s): Health/safety hazard--fall hazard

Location: Front Porch

Task: Provide



EXTERIOR

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

www.housereview.ca

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Porches, decks, patios and balconies \ General

Condition: • Extensive rot

Implication(s): Weakened structure

Location: Rear Porch

Task: Repair or replace

Time: Discretionary

STRUCTURE

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

Floor construction: • [Joists](#) • [Concrete](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Rafters/roof joists](#)

LIMITATIONS

Percent of foundation not visible: • 50 %

Attic/roof space: • Entered but access was limited

Inspection limited/prevented by: • New finishes/paint

ELECTRICAL

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

www.housereview.ca

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Service entrance cable and location: • [Overhead - cable type not determined](#)

Service size: • [60 Amps \(240 Volts\)](#)

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

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

System grounding material and type: • [Copper - water pipe](#)

Distribution panel rating: • [100 Amps](#)

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

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

Type and number of outlets: • [Grounded - upgraded](#) • [Ungrounded - minimal](#)

Circuit interrupters: • [GFCI - bathroom](#)

Smoke detectors: • [Present](#)

LIMITATIONS

System ground: • Continuity not verified

RECOMMENDATIONS

Service drop and service entrance \ Service drop

Condition: • [Branches, vines interfering with wires](#)

Implication(s): Damage to wire | Health/safety hazard--electric shock | Interruption of electrical service

Service drop and service entrance \ Service size

Condition: • [Marginal service size](#)

Implication(s): Interruption of electrical service

Task: Monitor

Time: Ongoing

Note: May consider upgrading to 100 amps.

ELECTRICAL

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

www.housereview.ca

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



Distribution system \ Wiring - damaged or exposed

Condition: • [Exposed in attics](#)

Implication(s): Health/safety hazard--electric shock

Location: East

Task: Repair

Time: Immediate



Distribution system \ Wiring - installation

Condition: • Openings in outdoor conduit

Implication(s): water entry in electrical system to garage

Location: west exterior

Task: seal opening

Time: immediate



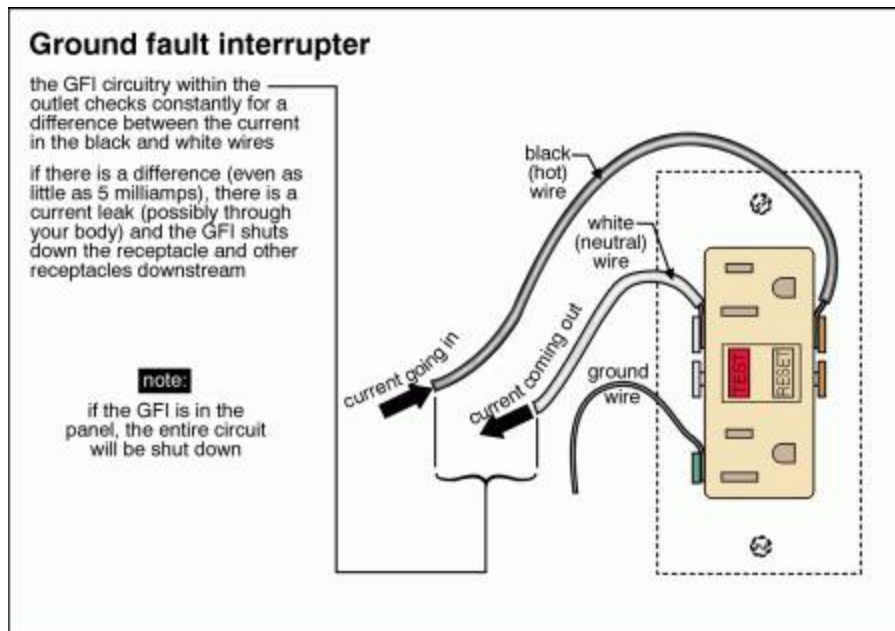
Distribution system \ Outlets

Condition: • [No GFI](#)

Implication(s): Health/safety hazard--electric shock

Location: First floor Bathroom

Task: Provide



HEATING

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Fuel: • [Gas](#)

System type: • [Boiler](#)

Approximate age: • [Old](#)

Main fuel shut off at: • Meter

Fireplace:

• [Wood fireplace](#)

Note: Appears to be designed for coal. Have fireplace inspected/cleaned and approved for use before using.

Chimney: • [Masonry](#)

LIMITATIONS

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

Zone, boiler and radiator valves: • Not tested as part of a home inspection

RECOMMENDATIONS

Gas hot water boiler \ Circulator pump

Condition: • [Hot](#)

Implication(s): Reduced system life expectancy | Equipment not operating properly

Task: Monitor

Time: Ongoing

Note: Pump running a bit hot. Monitor and get further evaluation when cleaning/servicing if condition persists.

INSULATION AND VENTILATION

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

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

Attic/roof insulation amount: • [R-20](#)

Attic/roof ventilation: • [Roof vent](#)

Foundation wall insulation material: • [Glass fiber](#)

LIMITATIONS

Inspection prevented by no access to: • Wall space

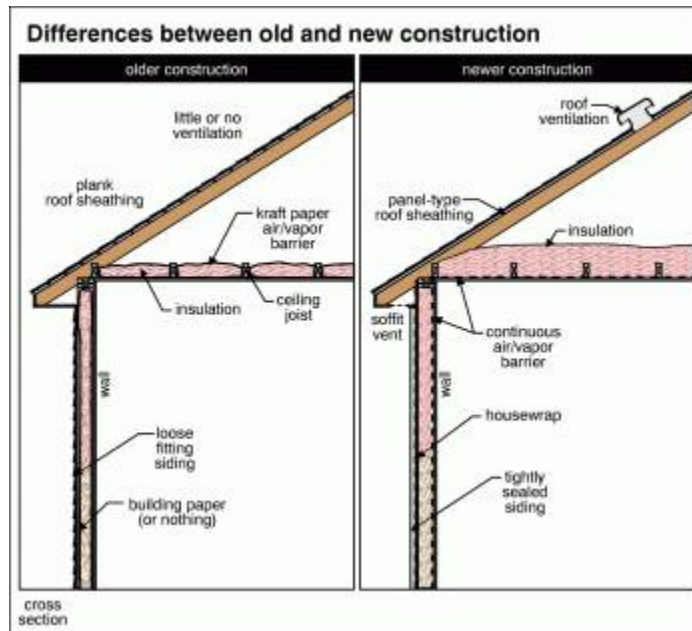
RECOMMENDATIONS

Attic/roof \ Air/vapor barrier

Condition: • [Missing](#)

Implication(s): Risk of condensation damage to finishes and structure | Increased heating and cooling costs | Reduced comfort

Note: Typical for age of house

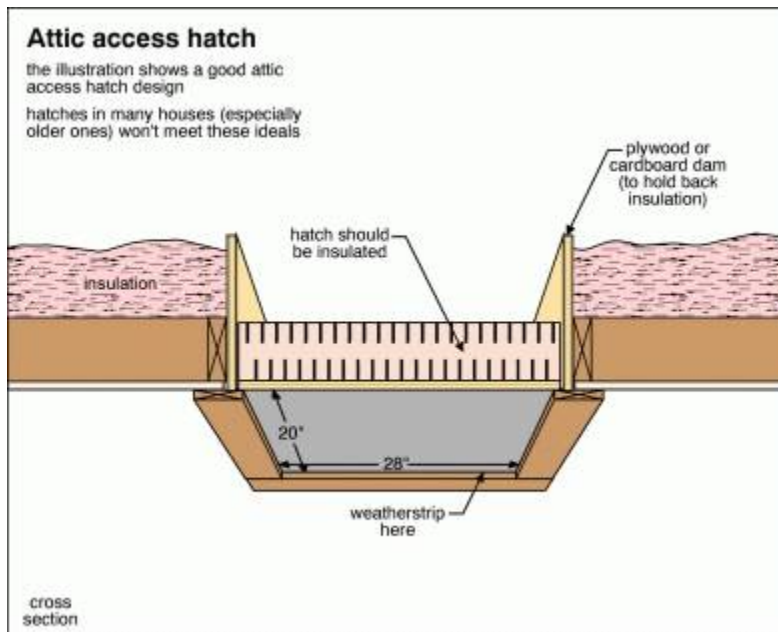


Attic/roof \ Hatch

Condition: • [Not weatherstripped](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Task: Provide



Foundation \ Interior insulation

Condition: • [None](#)

Implication(s): Increased heating costs

Location: Basement Utility room

Task: Provide

Time: Discretionary

PLUMBING

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Water supply source: • Public

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

Supply piping in house: • [Copper](#)

Main shut off valve at the: • Basement

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

Water heater fuel: • Gas

Water heater type: • [Conventional](#)

Tank capacity: • [33.3 gallons](#)

Water heater approximate age: • 22 years

Waste disposal system: • [Public](#)

Waste piping in house: • [Plastic](#) • [Cast Iron](#) • [Galvanized steel](#) • [Lead](#)

LIMITATIONS

Items excluded from a home inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing

RECOMMENDATIONS

Water heater \ Life expectancy

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

Implication(s): No domestic hot water

Water heater \ Temperature/pressure relief valve

Condition: • No drip tube

Implication(s): Burning and scalding as safety temperature relief valve may releasing hot water.

Location: Water heater

Task: Provide

Waste plumbing \ Drain piping - performance

Condition: • [Rust](#)

Implication(s): Health/safety hazard--sewage entering the house

Location: Basement Utility room

Task: Replace

Time: Less than 1 year

Note: Blistering paint on pipe and some leakage is found



Waste plumbing \ Venting system

Condition: • [Ineffective](#)

Implication(s): Health/safety hazard--sewer gases entering the house

Location: First floor Bathroom

Task: Repair

Time: Immediate

Note: Sink gurgling when toilet is flushed.

DESCRIPTION

Major floor finishes:

- [Hardwood](#)
- [Resilient](#)
- [Concrete](#)

Note: basement slab

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

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

Glazing: • [Single](#)

Exterior doors: • [Solid wood](#)

Basement/crawl space leakage: • [Cannot predict how often or badly basement will leak](#)

LIMITATIONS

Not included as part of a home inspection: • Carbon monoxide detectors, security systems, central vacuum

Percent of foundation not visible: • 50 %

RECOMMENDATIONS

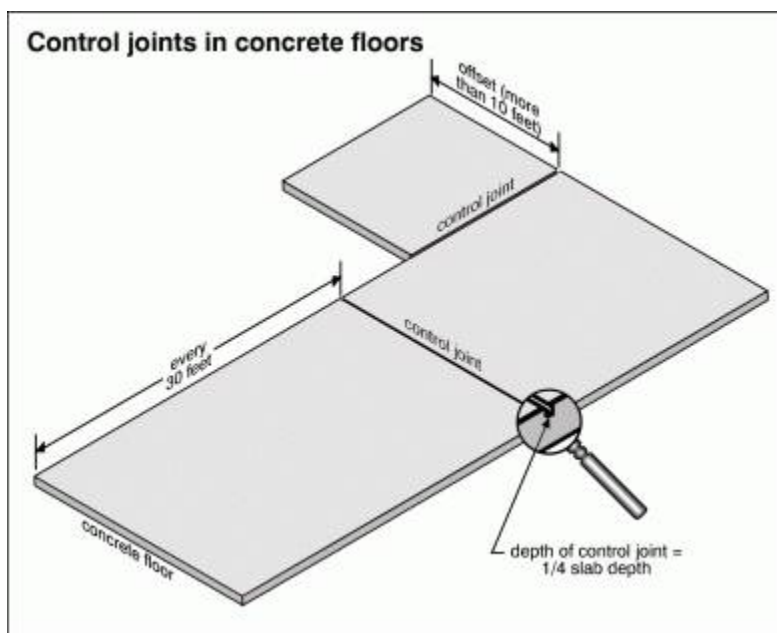
Floors \ Concrete floors

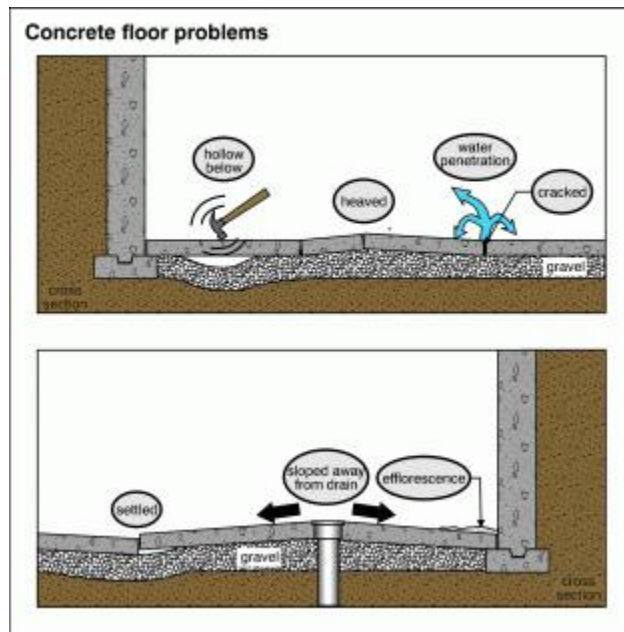
Condition: • [Cracked](#)

Implication(s): Cosmetic defects | Health/safety hazard--trip or fall hazard | Difficult access

Location: basement

Note: typical cracks are noted in basement floor





Floors \ Concrete floors

Condition: • [Efflorescence](#)

Implication(s): Cosmetic defects

Location: Basement

Task: Improvement of roof drainage system will probably help with basement efflorescence



INTERIOR

123 Sample Street, Winnipeg, MB July 24, 2005

Report No. 1107

www.housereview.ca

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Floors \ Concrete floors

Condition: • [Hollow below](#)

Implication(s): Weakened structure | Risk of structural failure

Location: Basement Utility room

Walls \ Plaster or drywall

Condition: • [Typical flaws](#)

Implication(s): Cosmetic defects

Location: Throughout

Task: Repair

Time: Discretionary

Note: Typical cracking is found throughout plaster walls.

Exhaust fans \ Exhaust fan

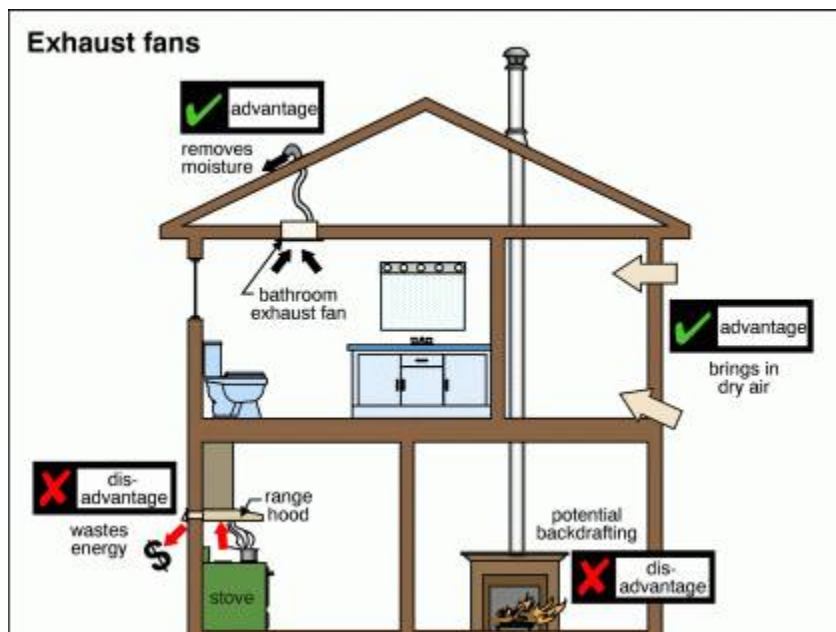
Condition: • [Missing](#)

Implication(s): Risk of condensation damage to finishes and structure

Location: Second floor Bathroom

Task: Provide

Time: Immediate



END OF REPORT