Confidential Inspection Report, Prepared for

Your name

on the Real Estate at

123 Main Street, Your Town

October 6, 2016

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Martin J. Angus

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PRE-INSPECTION AGREEMENT / CONTRACT

This contract is between _____ ("Client") and Martin J. Angus ("Inspector") to perform a visual home inspection on the property located at _____ ("Property").

Client agrees to pay the amount of $_____ plus $13% HST $_____ for a total of $_____ for inspection of property listed above.

The Client agrees to contract with the Inspector to perform an inspection of the Property. This inspection is limited to readily accessible systems and components of the property. The only purpose for the inspection is to alert the Client of major faults in the Property. The Inspector will provide a report with the findings of the inspection. The report will then be delivered to the Client for its sole, exclusive and confidential use. The Inspector will perform the inspection in accordance with the included Standards of Practice for Home Inspectors. Minor or cosmetic defects may not be reported.

The Inspector will perform an inspection on the Property and will only inspect visible and accessible areas and components of the property and report as reflects the apparent condition of the Property on the date the inspection was performed. Conditions may not be apparent at the time the inspection occurs due to inoperable systems, weather, snow, stored items, etc. Conditions may make some problems undetectable. This inspection reduces some risk of purchasing the Property, but it does not eliminate risk. The Inspector is not liable for the failure to find hidden or concealed defects or problems that occur or become obvious after the inspection has been performed.

The Inspector will not perform invasive or destructive testing. The Inspector will not dismantle or move any systems, appliances property or equipment. The Inspector will not necessarily perform a moisture content check on the walls, floors siding, ceiling, etc. Only random sample testing will be performed for certain conditions. The Inspector will not necessarily inspect for the presence of lead paint, mould, radon gas, asbestos, urea formaldehyde, carbon monoxide or any other toxic or potentially harmful or flammable chemicals.

This Inspection or Report does not constitute, nor should be implied to be any of the following:

- a compliance inspection with respect to any code, standard or regulation;
- a guaranty, warranty of policy of insurance;
- a survey, appraisal or flood plain certification;
- a wood-destroying organism report;
- an option regarding the condition of title, zoning or compliance with restrictive covenants;
- an environmental or engineering analysis;
- a technically exhaustive review;

The Client is advised to seek advice or recommendations from professionals concerning conditions revealed in the inspection Report and areas excluded from the extent of the inspection. The Inspector assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. The Inspector's liability for mistakes or omissions in the conduct of this inspection and its Report is limited to the complete or partial refund of the fee paid. This limitation of liability is binding upon customer, heirs, successors and assigns, and all other parties claiming by or through the customer.

Any other agreement, modification or amendment to this Agreement must be in writing and signed by the affected parties. In the event that any portion of this Agreement is determined to be unenforceable, the remainder of it will still remain in effect.

This Agreement is binding upon and available to the heirs, successors and, to the extent permitted hereunder, the assigns of each of the parties. If any controversy of claim between the parties arises out of or relating to the interpretation of this Agreement, the services rendered hereunder or any other matter pertaining to this Agreement, the parties will mutually appoint an arbitrator who is knowledgeable with the home inspection industry. Judgment on any award may be entered in any courts having jurisdiction and the arbitration decision shall be binding on all parties. Secondary or consequential damages are specifically excluded. All claims must be presented with (1) one year after the date of the inspection. All liability is no longer with the Inspector (1) one year after the date the inspection. If the Client commences arbitration and is unsuccessful, the Client at the Client's own cost will bear all expenses the Inspector incurred in connection with the arbitration including, but not limited to, attorney's fees, fees to employees of the Inspector to investigate, prepare for attend any proceeding or examination. Client may not present or pursue any claim against the Company until (1) written notice of the defect or omission is provided to the Inspector and (2) the Inspector is provided access to and the opportunity to cure the defect. Client waives all claims against the Inspector in the absence of diligently performing Client's pre-settlement inspection and for lack of more extensive investigation and follow through with a specialist on any problems noted including conformation of any cost approximations.

The inspection fee is due upon presentation of the inspection report or as otherwise agreed by both parties in writing. The inspection fee is for a single visit to the property, additional fees may arise if the Client acquires additional visits from the Inspector. If the Inspector is called upon for litigation or testimony as a result of this inspection, like services are not included in this scope of this inspection.

By signing below, the Client requests a visual inspection of the structure and agrees to all terms and conditions above.
In addition, at this time, the Client confirms that this property is intended to be occupied by the client as primary residence. | Yes | No |

_____ _____
Client Signature Date

_____ _____
Martin J Angus (Inspector) Signature Date

GENERAL INFORMATION

Approximate Age in Years:	**1960's est'd**		Reference No.	**20161006**

Type:	Townhouse		Side Split	
	Semi Detached		Back Split	
	Two Story		Bungalow	**x**
	Three Story		Multi Units	
	Commercial		With In-Law Suite	
	Other		Condo	

Comments: **Finished basement allows for very little exposed foundation available for inspection. Exterior shows two large vertical cracks (one per side) that open wider at top. This is indicative of a lowering at the front of the house. Further indication of this condition is evidenced at the front step where the poured concrete has shifted downward and away from the house. I recommend further evaluation by structural engineer but suspect that the motion is due to inadequate footing at front. This does not appear to be a "one-time" event as evidenced by several repair attempts that keep opening up. I am unable to ascertain that the movement has come to a stop. Grade and exterior water management should be improved immediately to help prevent water intrusion. See attached report and images for more observations.**

Inspection:	Start Time	**1:00p**
	Stop Time	
	Outside Temp	**23c**
	Weather	**Clear, dry**

ONTARIO ASSOCIATION OF HOME INSPECTORS (OAHI)

Established by the Ontario Association of Home Inspectors Act, 1994

STANDARDS OF PRACTICE

1. INTRODUCTION

1.1 The Ontario Association of Home Inspectors (OAHI) is a not-for-profit association established in 1987. In 1994, it became a self-regulating professional body when the OAHI Act received royal assent (passage of Bill Pr158). Membership in OAHI is voluntary and its members include private, fee-paid home inspectors. OAHI's objectives include promotion of excellence within the profession and continual improvement of its member's inspection services to the public. (The OAHI acknowledges The American Society of Home Inspectors®, Inc. (ASHI®) for the use of their Standards of Practice (version January 1, 2000).

2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home *inspectors* who are members of the Ontario Association of Home Inspectors. Home *Inspections* performed to these Standards of Practice are intended to provide the client with information regarding the condition of the *systems* and *components* of the home as inspected at the time of the Home *Inspection*.

2.2 The Inspector shall:

A. inspect:

1. readily accessible systems and components of homes listed in these Standards of Practice.
2. installed systems and components of homes listed in these Standards of Practice.

B. report:

1. on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives.
2. a reason why, if not self-evident, the system or component is significantly deficient or 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 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 Standards of Practice are not intended to limit *inspectors* from:

A. including other inspection services, systems or components in addition to those required by these Standards of Practice.

B. specifying repairs provided the *inspector* is appropriately qualified and willing to do so.

C. excluding *systems* and *components* from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The inspector shall:

A. inspect:

1. the structural components including foundation and framing.
2. by probing a representative number 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. the foundation and report the methods used to inspect the under-floor crawl space.
2. the floor structure.
3. the wall structure.
4. the ceiling structure.
5. the roof structure and report the methods used to inspect the attic.

3.2 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.

4. EXTERIOR

4.1 The inspector shall:

A. inspect:

1. the exterior wall covering, flashing and trim.
2. all exterior doors.
3. attached decks, balconies, stoops, steps, porches, and their associated railings.
4. the eaves, soffits, and fascias where accessible from the ground level.
5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.

B.describe the exterior wall covering.

4.2 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. outbuildings.
6. seawalls, break-walls, and docks.
7. erosion control and earth stabilization measures.

5. ROOF SYSTEM

5.1 The inspector shall:

A. inspect:

1. the roof covering.
2. the roof drainage systems.
3. the flashings.
4. the skylights, chimneys, and roof penetrations.

B. describe the roof covering and report the methods used to inspect the roof.

5.2 The inspector is NOT required to:

A. inspect:

1. antennae.
2. interiors of flues or chimneys which are not readily accessible.
3. other installed accessories.

6. PLUMBING SYSTEM

6.1 The inspector shall:

A. inspect:

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

B. describe:

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

6.2 The inspector is NOT required to:

A. inspect:

1. the clothes washing machine connections.
2. the interiors of flues or chimneys which are not readily accessible.
3. wells, well pumps, or water storage related equipment.
4. water conditioning systems.
5. solar water heating systems.
6. fire and lawn sprinkler systems.
7. 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 safety valves or shut-off valves.

7. ELECTRICAL SYSTEM

7.1 The inspector shall:

A. inspect:

1. the service drop.
2. the service entrance conductors, cables, and raceways.
3. the service equipment and main disconnects.
4. the service grounding.
5. the interior components of service panels and sub panels.
6. the conductors.
7. the overcurrent protection devices.
8. a representative number of installed lighting fixtures, switches, and receptacles.
9. the ground fault circuit interrupters.

B. describe:

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

C. report:

1. on the presence of solid conductor aluminum branch circuit wiring.
2. on the absence of smoke detectors.

7.2 The inspector is NOT required to:

A. inspect:

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

8. HEATING SYSTEM

8.1 The inspector shall:

A. inspect:

1. the installed heating equipment.
2. the vent systems, flues, and chimneys.

B. describe:

1. the energy source.
2. the heating method by its distinguishing characteristics.

8.2 The inspector is NOT required to:

A. inspect:

1. the interiors of flues or chimneys which are not readily accessible.
2. the heat exchanger.
3. the humidifier or dehumidifier.
4. the electronic air filter.
6. the solar space heating system.

B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 The inspector shall:

A. inspect the installed central and through-wall cooling equipment.

B. describe:

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

9.2 The inspector is NOT required to:

A. inspect electronic air filters.

B. determine cooling supply adequacy or distribution balance.

10. INTERIOR

10.1 The inspector shall:

A. inspect:

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

10.2 The inspector is NOT required to:

A. inspect:

1. the paint, wallpaper, and other finish treatments.
2. the carpeting.
3. the window treatments.
4. the central vacuum systems.
5. the household appliances.
6. recreational facilities.

11. INSULATION AND VENTILATION

11.1 The inspector shall:

A. inspect:

1. the insulation and vapour retarders in unfinished spaces.
2. the ventilation of attics and foundation areas.
3. the mechanical ventilation systems.

B. describe:

1. the insulation and vapour retarders in unfinished spaces.
2. the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to:

A. disturb insulation or vapour retarders.

B. determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:

A. inspect:

1. the system components.
2. the vent systems, flues, and chimneys.

B. describe:

1. the fireplaces and solid fuel burning appliances.
2. the chimneys.

12.2 The inspector is NOT required to:

A. inspect:

1. the interiors of flues or chimneys.
2. the firescreens and doors.
3. the seals and gaskets.
4. the automatic fuel feed devices.
5. the mantles and fireplace surrounds.
6. the combustion make-up air devices.
7. the heat distribution assists whether gravity controlled or fan assisted.

B. ignite or extinguish fires.

C. determine draft characteristics.

D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

A. Inspections performed in accordance with these Standards of Practice

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

B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

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

B. Inspectors are NOT required to determine:

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

C. Inspectors are NOT required to offer:

1. or perform any act or service contrary to law
2. or perform engineering services.
3. or perform 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 dangerous to the inspector or other persons or damage the property or its systems or components.
2. the under-floor crawl spaces or attics which are not readily accessible.

F. Inspectors are NOT required to inspect:

1. underground items including, but not limited to underground storage tanks or other underground 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 entered in accordance with these Standards of Practice.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. Inspectors are NOT required to:

1. perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous 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 Standards of Practice.

GLOSSARY OF TERMS

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

Automatic Safety Controls
Devices designed and installed to protect *systems* and *components* from unsafe conditions

Component
A part of a *system*

Decorative
Ornamental; not required for the operation of the essential *systems* and *components* of a home

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

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\

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 home and which *describes* those *systems* and *components* in accordance with these Standards of Practice

Household Appliances
Kitchen, laundry, and similar appliances, whether *installed* or free-standing

Inspect
To examine *readily accessible systems* and *components* of a building in accordance with these Standards of Practice, 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 Standards of Practice

Installed
Attached such that removal requires tools

Normal Operating Controls
Devices such as thermostats, switches or valves intended to be operated by the homeowner

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

Significantly Deficient
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 investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

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, improper installation or a change in accepted residential construction standards

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 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.

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EXTERIOR - Inspection Findings

MC = Monitor Closely NI = Not Inspected NP = Not Present OK = Acceptable R = Repair Needed IS = Investigate with Specialist

MC	NI	NP	OK	R	IS	
☐	☐	☐	☑	☐	☐	**Eavestroughs:** clogged, damaged, deteriorated, leaks loose, missing paint, rust, slope
☐	☐	☐	☐	☑	☐	**Downspouts:** clogged, damaged, discharge close to house, discharge to roof, loose, missing, paint, rust, quantity
☐	☐	☐	☐	☑	☐	**Eaves, Soffits & Fascia:** damaged, loose, missing, paint, rot
☐	☐	☐	☐	☑	☐	**Wall Cover, Flashing and Trim:** brick contact, caulking, cracked, damaged, deteriorated, greenery, loose morter/masonry, paint, spalling, weeping holes, wood/ground proximity
☐	☐	☐	☐	☑	☐	**Windows:** caulking, cracked, damaged, deteriorated, paint, screens, weather stripping, wells, wood / ground proximity
☐	☐	☐	☑	☐	☐	**Doors:** caulking, cracked, damaged, fit, hardware, operation, paint, screens, weather stripping wood / ground proximity
☐	☐	☐	☑	☐	☐	**Attached Decks, Balconies, Stoops and Porches:** damaged, deteriorated, lattice, leaning, paint, railings, steps, support, wood / ground proximity
☐	☐	☐	☐	☑	☐	**Driveway, Walkways & Patios:** caulking, damaged, deteriorated, settlement, trip hazard
☐	☐	☑	☐	☐	☐	**Retaining Walls:** damaged, deteriorated, leaning,
☐	☐	☐	☐	☑	☐	**Vegetation & Lot Grading:** caulking at driveway / walkway / patio, drainage, low/vulnerable lot slope / grade
☐	☐	☑	☐	☐	☐	**Garage Door:** adjustment, opener auto-reverse, inoperative or absent electric "eye",
☐	☐	☑	☐	☐	☐	**Garage:** man-door auto-closer, door damage, walls or ceiling deterioration, damaged, floor cracks, gas proofing, wood / ground proximity

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STRUCTURE Inspection Findings

MC = Monitor Closely NI = Not Inspected NP = Not Present OK = Acceptable R = Repair Needed IS = Investigate with Specialist

MC	NI	NP	OK	R	IS	
☐	☐	☐	☑	☐	☐	**Roof Structure:** bowed, collar ties, cracked, damaged, deteriorated, modified, repaired, tor, twist
☐	☐	☐	☑	☐	☐	**Roof Sheathing:** damaged, delaminated, leak evidence, mildew, rot, soft
☐	☐	☐	☐	☐	☑	**Exterior Walls:** foundation, cracks - typical/minor, damaged, deteriorated, leak evidence, modified, repaired, tree / roots STRUCTURAL MOVEMENT.
☐	☐	☐	☑	☐	☐	**Columns:** damaged, deteriorated, not original, not plumb, rot, suspect
☐	☐	☐	☑	☐	☐	**Beams:** damaged, deterioratede, end support, improperly secured, rot, sag, suspect
☐	☐	☐	☑	☐	☐	**Framing:** damaged, deteriorated, not plumb, rot, suspect
☐	☐	☐	☐	☐	☑	**Floors:** anchors, braces missing, cracked, damaged, end support, joist hangers, modified, repaired reverse crown, rot, sag, seams, suspect SHIFTING IN BASEMENT.
☐	☐	☐	☐	☐	☑	**Foundation:** cracks-minor/major, parging, damaged, deteriorated, modified, repaired, suspect
☐	☐	☐	☑	☐	☐	**Pest Evidence:** damage, droppings, pests visible, suspect, wood borers
☐	☐	☐	☑	☐	☐	**Fire Seperation:** damaged, fire evidence, incomplete, missing, modified

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ROOFING - Inspection Findings

MC = Monitor Closely NI = Not Inspected NP = Not Present OK = Acceptable R = Repair Needed IS = Investigate with Specialist

MC	NI	NP	OK	R	IS	
✓						**Main Slope:** buckle / curl, cracked, damaged, design, granules, loose, missing, moss, old, patched tar paper, drip edge, tree branches NORMAL WEAR - EST'D @ 12 YRS.
✓						**Second:** buckle / curl, cracked, damaged, design, granules, loose, missing, moss, old, patched tar paper, drip edge, tree branches 11
		✓				**Garage:** buckle / curl, cracked, damaged, design, granules, loose, missing, moss, old, patched tar paper, drip edge, tree branches
		✓				**Other:** buckle / curl, cracked, damaged, design, granules, loose, missing, moss, old, patched tar paper, drip edge, tree branches
		✓				**Flat Roof:** blistered, cracked, damaged, design, granules, gravel missing, moss, old, ponding patched, seams, tree branches, UV protection, vulnerable / unpredictable
			✓			**Ridge/Hip:** caulking, cracked, damaged, granules, loose, patched, vulnerable
		✓				**Valley:** caulking, cracked, damaged, granules, loose, patched, vulnerable
		✓				**Roof at Wall:** caulking, damaged, loose, patched, step / counter flashing, vulnerable
		✓				**Parapet Wall:** caulking, damaged, loose, nails, quality, rust
			✓			**Chimney(s):** cap, caulking, cracked, damaged, deteriorated/leaning, drip collar, flue/liner, height, mortor, nails, rain cap, rust, screen, spalling, step/counter flashing
			✓			**Plumbing Stacks:** caulking, collar, cracked, damaged, leaning, missing,nails
			✓			**Vents & Skylights:** caulking, damaged, loose, nails, noisy, quantity, flashing
	✓					**Electrical Mast:** caulking, missing, support

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FAQ-EXTERIOR / GARDEN

What should I look for when I check the exposed foundation?

The first thing is be aware of the grade at the foundation. The land profile should grade away from the house to help shed moisture away from the foundation. If you encounter areas where the land is level or at a negative grade, build it up with sods, stone or other landscaping materials sufficient that the rain and melt waters from snow will tend to shed away from the house.

Foundations will crack to some degree over time. The small "normal" settling cracks are not worth a panic – although I would certainly keep an eye on them to make sure they are not getting worse. This would be indicative of further shifting and movement. All cracks should be filled to prevent the intrusion of water that will freeze, expand and cause the crack to get worse. Any cracks that appear in the viscinity of basement wetness should be investigated by a competitant foundation repair company.

Also, it is common for the "parging" that is (painted on) used to create a cosmetic enhancement in exposed concrete or block is generally very brittle and will tend to crack and flake away over the years. Again, water intrusion between the parge and the concrete will tend to exaggerate the cracking over time. Cracked parging should be repaired and sealed.

What about broken or loose bricks?

Some repairs can be done by the homeowner with little handy "aptitude". If you feel so inclined, I offer the following. Otherwise, you might want to seek out a professional contractor to do the work for you.

Mold, mildew and moss thrive in shady areas. They will not usually hurt a brick foundation, but they can cause discoloration. A 50/50 solution of bleach and water and a stiff-bristled brush can be used to remove them. Rinse with water after an hour. Moss can be removed by spraying it with a store-bought weed killer.

For brick homes older than a century, you will need to make sure that the mortar you plan to use for repairs is softer than the brick. Today's mortar mixes are often harder than old bricks, and can cause the brick edges to chip or flake.

When replacing areas of old brick with salvaged brick, you must test if they will stand up to the weather. You can do this in one of two ways. First, holding the brick in one hand, tap it lightly with a hammer. If it makes a dull thud, it indicates a soft brick. A metallic ring indicates a hard brick. A more involved test is to soak several of the bricks in a bucket of water and put them in the freezer overnight. Allow them to thaw, then repeat the process two or three more times. If the brick does not crack, you are good to go.

Mortar that is loose, crumbling or cracked means that the bricks need re-pointing. Scrape out the loose mortar with a screwdriver to a depth of 3/4 inch. Clean with a stiff brush. Match the color as close as possible, dry-mix three parts of masonry cement with one part sand. Add enough water to make it stiff but not crumbly. Premixed mortar is an even easier option, although you will pay for the convenience. Place some mortar on a trowel and stuff it into the joints with a pointed tool. Make sure that the joint is completely filled. Run a re-pointing rake with wheels, found at home improvement stores, over the joints to level and flatten the wet mortar to match the old mortar. After the mortar begins to stiffen, brush the joints to match textures. Any clumps of excess hardened mortar on the bricks can be removed by simply striking them off with a trowel.

What care does siding require?

Although vinyl siding is considered maintenance free, it requires cleaning once or twice a year; gentle scrubbing, or by spraying it off with a hose. Homeowners should expect to repair or replace a few pieces here and there. Although strong, it will crack or break if struck with enough impact at the wrong angle.

Note: Because PVC siding material it does not break down, environmentalists see it as a potential disposal hazard.

Aluminum siding has a baked enamel finish, is fireproof and will not rust. However, it dents easily, shows scratches, and requires re-painting every 5 to 10 years. Like vinyl, aluminum siding needs to be cleaned at least once each year.

Gutters and downspouts?

Overflowing gutter can lead to water accumulation and penetration into the foundation and basement. They also lead to erosion of soils and sods etc. A gutter should slant gradually towards the downspout where water is discharged to a point

safely away from the home. For a gutter to work, it should be sealed to prevent leaks and it should grade as mentioned above. It should also NOT be full of leaves and other debris that might impede the flow of water.

Downspouts need to discharge the flowing water to a point where it can do no harm. Some are below grade where permitted by the municipality. Others discharge above grade. The latter often do not carry the water far enough away from the foundation to prevent intrusion in the basement. When orienting the exhaust end be mindful of trip hazards and the potential for ice build-up in walkways etc. Downspouts on the upper gutters at the roof should never discharge onto a shingled surface.

Exterior windows and trim?

Broken and cracked windows should be replaced and resealed. Caulking (or extruded seal) at the glass should be effective and not deteriorated. Caulking should also be in place where the wood / vinyl / metal frame meets the exterior cladding.

Does the roof require any special care?.

While checking the eaves troughs (gutters) it is a good idea to take a look at the roof surface for broken or loose shingles. Also, be aware that sagging of the roof substrate (plywood) may mean it's time for a shingle replacement. Where vents, chimney and other appointments meet the shingled surface, the joint should be well sealed against moisture intrusion. These indicators can lead to a roof repair BEFORE the damage of intruding water occurs.

In addition, there is a phenomenon known as ice-damming that can occur as a result of ineffective insulation. The upper area melts snow faster than a lower area and the resultant water accumulates to the extent that it backs up past the shingle. This can lead to moisture in the roof space and home.

In extreme winters it is sometimes worthwhile shovelling the snow from the roof to reduce the weight. This can be a dangerous activity and tie-offs are recommended when working at any significant height.

Lawn and Garden

What do the three numbers on the bags and boxes of fertilizer mean?

They represent the percentages of plant nutrients by weight. Just remember "up, down and all around." The first number represents the nitrogen, the second represents the phosphorus and the last one represents the potassium. These numbers are always expressed in the same order.

What is a good all-around, multi-purpose fertilizer?

A 12-12-12 helps promote growth and is good for all vegetables, flowers, fruit and nut trees, shade trees, evergreens and shrubs. A 1-1-1 ratio (10-10-10,15-15-15, 20-20-20, etc.) is widely used at the time of lawn establishment, but established lawns generally respond better to fertilizer ratios high in nitrogen. Two of the more common complete fertilizers used by homeowners for flowers and vegetables are 10-10-10 and 5-10-10. A high phosphorus fertilizer such as 6-18-6 is often recommended for vegetables when transplants are set out.

When should I apply fertilizers to plants and trees?

Don't apply liquid fertilizer at the same time you plant. Some root hairs will break, and the fertilizer will burn them. Wait two to three weeks after planting before you fertilize. In general, apply fertilizers to plants at the beginning of the growing season. For deciduous trees, fertilize when leaves appear; and for evergreens, when it turns cold. Shrubs do not require much fertilizing.

Can I spray my fruit trees from the ground?

Yes, a hose-end tree sprayer will do the job, but will often end up applying the chemical to other surrounding plants and the lawn. Consider using a ladder and a regular hose-end sprayer or pump sprayer.

How do I plant grass seed?

Start with top-quality grass seed. Work the soil up a little with a rake. If you are over-seeding consider using a slicing machine. Evenly sowing larger areas by hand is difficult, so use a spreader. Cover the seeds by raking a little soil over them. Fertilize and mulch only if it's on a hillside. Use very little mulch. Water, water, water.

How often should I fertilize my lawn?

In early spring, apply a fertilizer with a pre-emergent herbicide. About six to eight weeks later in late spring apply a fertilizer with a post-emergent herbicide. In late summer, apply a fertilizer with insect control. In early fall, apply fertilizer to stimulate root growth. In late fall, apply a winterizer fertilizer that builds resistance to the cold and provides nutrients to extend the green period in the fall and green up quicker in the spring.

When is the best time to plant grass?

In late winter or early spring as soon as weather permits. Another good time is around Labor Day.

What is the difference between a round-point and square-point shovel?

Round-point shovels are used for digging, while most square points are used for scooping.

Is there any advantage of a metal leaf rake over a plastic leaf rake?

A metal rake usually has more spring and is better suited for large areas. It is easier to clean around flowerbeds, shrubs and bushes and does not rake up essential thatch in a lawn.

What size of string do I need to buy for my string trimmer?

This varies greatly. You either need to bring in your old string or know what brand and model you have. If you don't know, we can make a guess. If we are right, you won't have to come back. If you have an electric trimmer, it's probably .064 and if you have a gas trimmer it's most likely .080.

Are lawn mower blades specific to particular mowers?

Yes, you need to know the brand, width of the cut and whether it is a mulching mower. Some blades come with adapter kits that allow them to be used on different brands.

What is the best way to water a lawn?

Once a week for an extended period (slow watering) rather than more often for shorter periods of time. This allows moisture to go deeper into the soil.

When is the best time of day to water?

Some people mistakenly believe that daytime watering can burn their grass, but the best time to water is actually from 10 a.m. to 2 p.m. If that is not possible then morning or early evening.

When do I apply insect controls?

These can be applied anytime there is a problem. However, a preventative application for surface insects should be made in late spring. The best time to attack insects below the surface is in late July and early August. This application

should include watering the lawn before and after the application to ensure the insecticide gets down to the root zones where the grubs are active.

How short should I cut my grass?

About 2" or 3", but never more than about 1/3 of its length.

What's the best way to trim large branches with a saw?

About 6" to 1' away from the trunk of the tree, cut about halfway up through the branch. Next, cut down from the top. Finally, cut off the stub at its collar on the trunk.

What should I look for when buying a lawn mower?

For a mulching or self-propelled mower, you need plenty of horsepower. Look for one that has a 5- to 6-horsepower engine.

How do I maintain my mower after each use?

After each mowing, wait until the engine cools and then use a hose to spray the clippings and grass debris that may be clinging to the underside of the mower deck. Some people recommend that you get your blade sharpened about once a month.

What about annual maintenance on my mower?

If you are going to store your mower for the winter, disconnect the sparkplug and drain the fuel from the tank. Then, reconnect the sparkplug and run the engine until it runs out of gas. This keeps aging fuel from going bad inside the engine. In the spring, change the oil in the mower if you have a four-stroke engine. In addition, replace the spark plug, fuel filter and air filter.

Wasps have built a nest on our patio. How can I get rid of them?

There are sprays that have a range of 20' so that you can stand far away and still be effective. Some sprays leave a foam so that returning pests will also be killed.

What do you recommend for eliminating mice in the house?

There are a variety of traps, or you can use pellets that you can place in the area.

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INTERIOR - Inspection Findings

MC = Monitor Closely NI = Not Inspected NP = Not Present OK = Acceptable R = Repair Needed IS = Investigate with Specialist

MC	NI	NP	OK	R	IS	
			✓			**Insulation in unfinished areas:** amount, asbestos, disturbed, missing, pest evidence, storage, UFFI, uneven, unsafe, wet
			✓			**Vapour Retarder in unfinished areas:** damaged, incomplete, location, missing, seal
			✓			**Attic Area Ventilation:** amount, blocked, duct, missing, shared duct, uneven, mechanicals
			✓			**Foundation Area Ventilation:** amount, blocked, duct, missing, shared duct, uneven, mechanicals
				✓		**Ceilings / Walls:** cracked, damaged, deteriorated, not plumb, patched, sag, water marks/damage
✓					✓	**Floors:** cracked / torn, damaged, deteriorated, sag / slope, seams, squeeks, trip hazard, water marks BASEMENT.
			✓			**Cabinets / countertops:** damaged, hardware, fit/operation, loose, mildew, missing, rot, water damage
				✓		**Stairs & Steps:** damage, design, deteriorated, feadroom, railing loose/missing, steps uneven, steep, headroom
					✓	**Fireplaces:** clearance, damaged, safety, deteriorated, dirty, mortar WOODSTOVE - RECOMMEND WETT INSP.
					✓	**Vents, Flues & Chimneys:** clearance, damaged, damper stuck/missing, deteriorated, dirty, inoperative, mortar N
		✓				**Other Solid Fuel-burning Appliances:** clearance, damaged, safety, deteriorated, dirty, mortar
			✓			**Windows:** condensation, cracked, damaged, hardware, leak, screens, sticking
			✓			**Doors:** damaged, double key entry, fit/operation, hardware
				✓		**Exhaust Fans:** flow, inoperative, missing, noisy, obstructin, venting LWR WASH ROOM
✓					✓	**Dampness:** Efflorescence, Mildew, Mould, Mustiness, Other moisture evidence STAINS

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FAQ – INTERIOR MAINTENANCE

What is Caulking and what maintenance is required?

Caulking is used throughout the home to seal gaps or unfinished edges. There are a variety of types of caulking in your home, but they will all require maintenance.

Mildew resistant silicone caulking is used in kitchen and bath areas. Latex caulking is more commonly used around trim. Although both products are designed to maintain some flexibility, they can dry out and crack over time. Caulking should be inspected regularly to ensure a tight seal. Be sure to thoroughly remove old caulking and clean the surface before applying new caulking.

Maintaining the caulked joints in your home requires very little time and is one of the most effective ways of protecting your home from moisture damage while preserving its beauty.

Does Ceramic Tile require any special care?

Ceramic tile has a beautiful water resistant finish and is virtually maintenance free. However, grout, the material used between the tile is porous and has a tendency to crack.

Grouted tubs and showers require a little more attention, where silicone sealant has been applied to form the water tight joint. It is very important that both the grout and silicone in the bath be properly maintained, as water can get in behind the tile and cause the tiles to become loose or fall off. Your local hardware store can offer assistance and provide the proper materials to maintain your grout and silicone.

Does Hardwood Flooring require special care?

The hardwood floors of today are very different from traditional hardwood. They come with a cured factory finish that resists but does not prevent scratches and damage. Floors take a lot of abuse, but some simple precaution will help preserve your hardwoods natural beauty for years to come.

Sweep hardwood regularly. Fine pieces of gravel that are brought into the home on the bottom of shoes can cause severe dents and scratches in hardwood. Keep pets nails trimmed and avoid footwear that can damage your hardwood. Damp mopping with plain water should easily remove dust and most dirt. Remove tough dirt by hand with a soft washcloth and mild dish soap. Never use harsh chemical cleaners on your floor. Do not allow water to sit on hardwood and immediately wipe up spills that can seep into the joints between boards.

Because wood takes on the humidity of its environment, your hardwood is going to move around a little. This is normal. Maintaining a consistent humidity level in your home during every season is the best care you can give your hardwood flooring.

Exposure to light will cause the colour of your hardwood to change over time. If you have an area rug over your hardwood, you will find that after time, the colour under the rug will differ from the rest of the exposed wood. This is normal and not considered a defect of the wood or its performance.

Cabinets & Countertops

Cabinetry should always be treated with care, cleaned properly and not abused by overloading the shelves or banging the doors. Check the hinges regularly to ensure the doors and drawers are properly aligned to prevent chips.

It's very important that water not be left to sit on countertops, especially around the sink or on the mitres. Water damaged countertops are not warranted and can be costly to replace. Never use a laminate countertop to cut on, and do not clean counters with abrasive cleaners or bleach. Hot pots and pans can leave a burn mark in laminate, so be sure to take care with hot items.

What about Doors and Trim?

The building code requires builders to install an automatic door closer on the door between your home and garage. This is for your safety and helps to prevent dangerous fumes from the garage from entering your home. Do not force it, as it will break and damage your trim.

Any other comments about Interior Maintenance and Cleaning?

Floors, doors, windows, and other like fixtures should be properly cleaned, and maintained. Even the ceiling should be cleaned, if not regularly, then at least once a month. Dusting should be done daily to keep your house clean and healthy to live in. Try to choose furniture which is suitable for your requirements. Remember not to overdo anything. Light bulbs should be cleaned regularly and replaced from time to time.

Smoke Alarms

Clean smoke alarms by pulling down the cover

Remove the power cell (if battery operated) and replace

Vacuum any accumulated dust from the sensing-chamber openings

Wash cover with soap and water, replace

Also examine and clean any Carbon Monoxide Sensors, replace batteries

Appliances

Pull the refrigerator out and remove all the dust on the coils and behind the unit

Remove cover on furnace and clean all coils and other areas accessible

Replace filter in heating and A/C systems

Rooms

Check ground fault interrupters

Inspect walls for cracks, fill and repair as required

Electrical Panel

Remove cover and inspect for loose wires or any dampness.

Windows and Doors

Check latches and pivots on storm windows for signs of weakness and wear. Replace loose or worn parts.

Check weather stripping on windows and doors for damage and tightness of fit.

Check caulking around windows and doors.

Whole House Humidifier

Test for water input to unit.

Drain and clean water pan.

Ream with a piece of wire or bent clothes hanger to clean water inlet of mineral build up.

Lubricate electric motor with a drop or two of 20W oil.

Adjust the humidistat for the proper humidity setting.

Furnace

Check flame color on gas furnace. It should be blue with a little or no yellow. If not true blue, a leak is likely and should be repaired.

Remove cover on thermostat and dust components with a soft brush. To clean oily film from metal contacts, slide a piece of white paper several times between closed switch contacts.

Have a professional check and clean your furnace yearly. He should check for air intake for any obstructions, check burners and heat exchange area for soot, debris and corrosion.

Lubricate electric motor with a drop or two of 20W oil.

Replace filters in heating and A/C systems.

Fireplace

Check fireplace damper to be sure it operates properly.

Clean iron grates.

Examine the interior of the firebox for any cracks in the firebrick.

Chimney

Inspect the outside of the chimney for any loose bricks or joints and repair if necessary.

Check chimney for worn flue-liner and bird nests or other obstructions.

Check for flue-cap.

Hire chimney sweep to properly clean chimney.

Smoke Detectors, Etc.

Inspect all smoke detectors. Change batteries and remove the dust.

Change the batteries and clean out all Carbon Monoxide sensors.

Potential Sources of Asbestos in Older Homes

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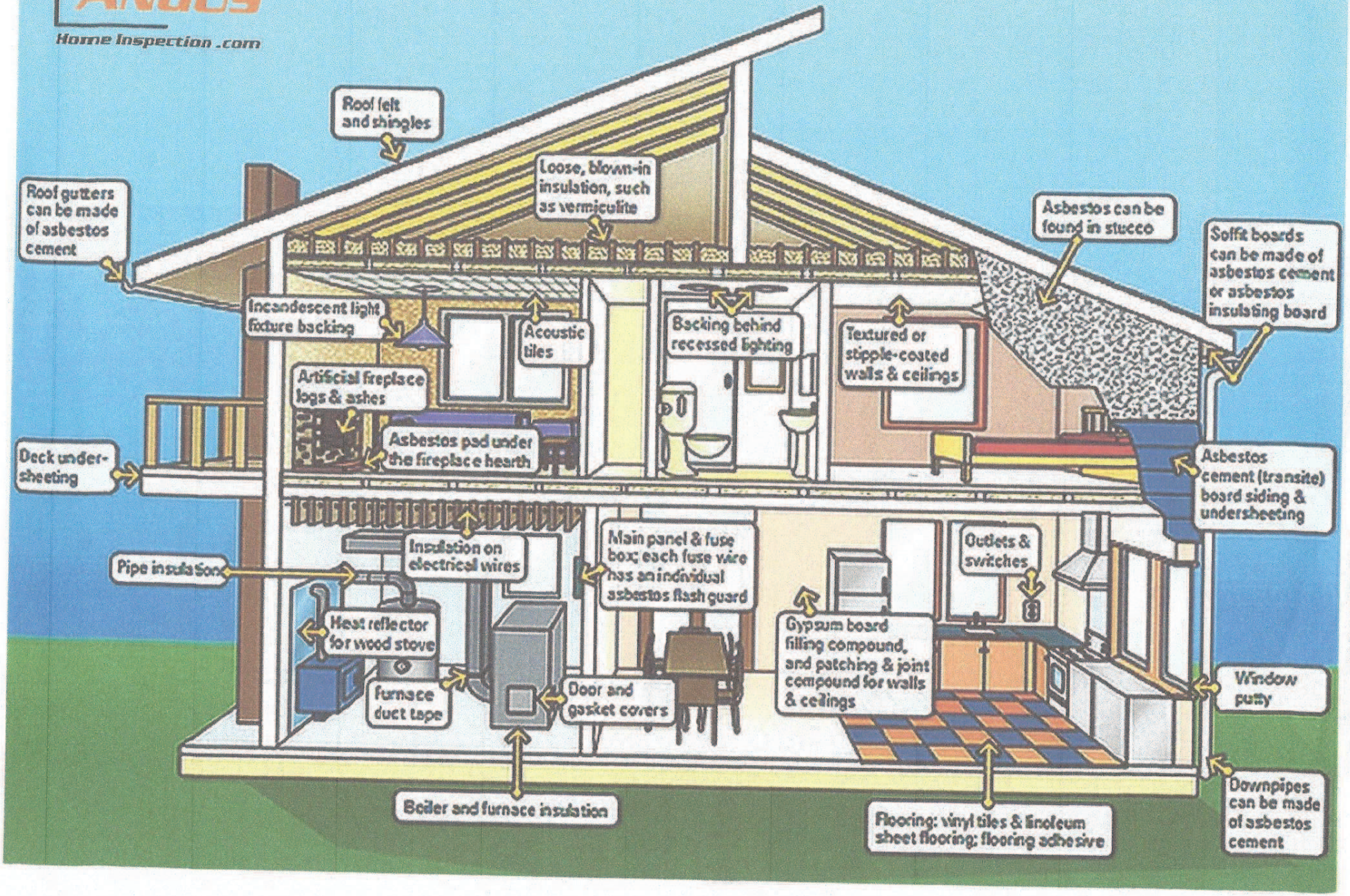

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HEATING - Inspection Findings

MC = Monitor Closely NI = Not Inspected NP = Not Present OK = Acceptable R = Repair Needed IS = Investigate with Specialist

MC	NI	NP	OK	R	IS	
☐	☐	☐	☑	☐	☐	**Thermostat:** damaged, inoperative, obsolete, poor location, poorly secured
☐	☐	☐	☑	☐	☐	**Controls / Safeguards:** adjust, covers, damaged, inoperative, leak, service
☐	☐	☐	☑	☐	☐	**Furnace:** clearance, damaged, drainage, heat exchanger, inoperative, old, rust, service, suspect 2010 BST'D
☐	☐	☐	☐	☑	☐	**Filter:** access, damaged, dirty, inoperative, missing, service
☐	☑	☐	☐	☐	☐	**Humidifier:** dirty, filter, float, humidistat, inoperative, leak, missing, service, tray, valve
☐	☐	☐	☑	☐	☐	**Air Handler / Fan:** adjust, dirty, inoperative, loose, noisy
☐	☐	☐	☑	☐	☐	**Ductwork / registers:** damaged, flow, insulation, location, missing, seams, size, support
☐	☐	☑	☐	☐	☐	**Oil tank / lines:** abandoned, in concrete, leak, old, rust, support, suspect, underground/concealed
☐	☐	☑	☐	☐	☐	**Boiler & Circulating Pump:** clearance, corrosion, damaged, inoperative, leak, old, patched, service, suspect, inoperative, mounting, noisy
☐	☐	☑	☐	☐	☐	**Radiators:** cold, corrosion, damaged, leaks, location, missing, service, valves
☐	☐	☑	☐	☐	☐	**Expansion tank:** access, leak, missing, waterlogged
☐	☐	☐	☑	☐	☐	**Vent, Flue & Chimney:** clearance, corrosion, dampers, obstructed, seams, slope
☐	☐	☐	☑	☐	☐	**Gas lines:** bonding, corrosion, damaged/pinched, support, suspect
☐	☐	☐	☑	☐	☐	**Air intake for combustion:** insufficient, restricted
☐	☐	☑	☐	☐	☐	**Electric baseboard / space:** covers, damaged, inoperative, location, rust, size

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FAQ - HEATING

How can I make sure that my HVAC system is safe for operation?

Always have your system checked annually to make sure that the unit is safe. In many cases, tiny cracks or perforations in the heat exchanger occur. If your furnace is burning inefficiently or incompletely, carbon monoxide can escape and fill the house causing serious health problems and/or death to those inside.

I see the arrow on my furnace filter but I`m not sure how to correctly position it? What should I do?

A: The arrow should point in the same direction as the air flow. In most cases, it will point towards the furnace and should fit between the return air part of the system and the furnace. The filter screens out the dust and other impurities before the air is warmed in your furnace and then distributed through the duct system.

My thermostat is equipped with a two position setting for the fan, "automatic" and "on". Where should I set it?

The two positions are usually used in conjunction with a central air cleaning system. The normal setting is on "automatic" and the fan`s cycle will be controlled by the temperature in the room. However, if your home is equipped with an air cleaner (media or electronic) or you wish to keep a continuous flow of air, switch the setting to "on". Remember, central air cleaning devices only work when the furnace is circulating air. If you wish to get the most from your air cleaner, you should keep the setting to "on".

Do I need to get my furnace cleaned every year?

A cleaning means that your furnace will operate more efficiently, getting more heat for your fuel dollar. More importantly, however, the cleaning also includes a thorough safety check of the entire unit for cracked or defective/damaged parts.

This annual maintenance check will assure you a carbon monoxide free winter. An annual cleaning is also recommended by all manufacturers as well as

If I go away for a few days or even longer during the winter, at what temperature should I set my thermostat?

I recommend 55 degrees. It`s low enough to save you energy and money but warm enough to protect your pipes and other vital parts of your structure. Also, it`s a good idea to turn your main water supply off even if you`re only going to be gone for a day. A water leak could cause serious and very costly damage to your home.

I have trouble getting even amounts of heat/cooling to certain parts of my house. How can I get more heat/cooling to the upstairs/downstairs of my home?

Adjust the louvers inside the registers on the wall or floor in the room where too much heat/cooling is present so that the registers are partially closed. For example, to get more cooling upstairs during hot summer months, partially or fully close the registers downstairs to force more airflow to the upstairs registers.

Another possible solution is a furnace equipped with a variable speed blower motor. These furnaces are designed to overcome airflow problems in a home and will keep the airflow steady all over the home. These types of furnaces also use about 1/3 the electricity of a standard furnace and can save considerable amounts of money in operating costs.

How often should I change the standard throw-away 1" filter on my furnace?

You should change your standard 1" furnace filter every 6-8 weeks. Believe it or not, a filter actually becomes more efficient as it get dirtier...up to a point. After peak efficiency is reached, the efficiency drops again. Make sure to inspect the filter and use your own judgment. Don`t let the filter get "clogged" as this can cut down on the efficiency and/or cause damage to the unit.

How efficient is my standard 1" throw-away filter as far as how much it will remove from the air?

A standard 1" throw-away furnace filter is between 5-10% particle efficient. This means that across the particle size spectrum, these filters will only trap about 5-10% of what passes through them. You can improve the efficiency of the filtration of your heating and/or cooling system by upgrading to either a media or electronic style filter. Their particle removal efficiencies are 60-65% and 90-95%, respectively and either is quite an improvement over standard 1" filtration capabilities. By doing an upgrade like this, you will also cut down on maintenance costs on the system as

dirty systems are the #1 cause for malfunction. This will also boost the efficiency of the system as the heat and cooling transfer coils will be able to operate with the least amount of resistance.

How can I make sure that my HVAC system is safe for operation?

Always have your system checked annually to make sure that the unit is safe. In many cases, tiny cracks or perforations in the heat exchanger occur. If your furnace is burning inefficiently or incompletely, carbon monoxide can escape and fill the house causing serious health problems and/or death to those inside.

How do I know when my Carbon Monoxide (CO) detector needs to be replaced?

Carbon Monoxide (CO) plug-in detectors have a limited lifespan – 10 years and some are fewer than five years if you purchased your detector somewhere else. Many people think they can just plug in their CO detector and forget it. What`s important is that all detectors eventually lose their sensory capabilities and must be replaced. If your CO detector is up there in age, it`s best to replace it. You can also test the detector using a CO test kit available at many retailers.

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COOLING - Inspection Findings

MC = Monitor Closely NI = Not Inspected NP = Not Present OK = Acceptable R = Repair Needed IS = Investigate with Specialist

MC	NI	NP	OK	R	IS	
☐	☐	☐	☑	☐	☐	**Air conditioning:** inoperative, old, service, suspect Age: UNKNOWN
☐	☐	☑	☐	☐	☐	**Heat pumps:** inoperative, old, serice, suspect
☐	☐	☐	☑	☐	☐	**Evaporator section:** corrosion, dirty/plugged, drip pan, inoperative, old, suspect
☐	☐	☐	☑	☐	☐	**Condenser section:** clearance/air flow, coil damaged, corrosion, dirty/plugged, noisy, not level, oil stains, service, suspect
☐	☐	☐	☑	☐	☐	**Condensate drainage:** incomplete, leak, obstructed
☐	☐	☑	☐	☐	☐	**Water cooled system:** damaged, leak
☐	☐	☐	☑	☐	☐	**Refridgerant lines:** caulking, corrosion, damaged, insulation
☐	☐	☐	☑	☐	☐	**Thermostat / shutoff:** damaged, inoperative, obsolete, poor location, poorly secured
☐	☐	☐	☑	☐	☐	**Ductwork / registers:** damaged, flow, insulation, location, missing, seams, size, support

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FAQ – AIR CONDITIONING

I have trouble getting even amounts of heat/cooling to certain parts of my house. How can I get more heat/cooling to the upstairs/downstairs of my home?

Adjust the louvers inside the registers on the wall or floor in the room where too much heat/cooling is present so that the registers are partially closed. For example, to get more cooling upstairs during hot summer months, partially or fully close the registers downstairs to force more airflow to the upstairs registers.

Another possible solution is a furnace equipped with a variable speed blower motor. These furnaces are designed to overcome airflow problems in a home and will keep the airflow steady all over the home. These types of furnaces also use about 1/3 the electricity of a standard furnace and can save considerable amounts of money in operating costs. An Arzel zoning system is also a possible solution to this problem. Zoning is the controlled delivery of heated or cooled air to a particular area of the home, without heating and cooling the entire home. Temperatures can be set and maintained indpendently throughout the home through the use of multiple thermostats.

Should I cover my outdoor air conditioning unit during the cold winter months?

The one thing you should do is cover the top of the condensing unit (with a piece of plywood with something to hold it down) so that no debris can get in. We recommend putting some sort of a hard cover over at least the top of the unit to also protect against damage from falling ice, etc. A specially made cover is a good idea but it`s not absolutely essential. A cover will also protect the finish and guard against rodents making the unit their winter home. Any cover, however, must be removed before the start of operations the following Spring.

Can I turn off the power to my central air conditioning system during the cold winter months?

Yes, you can. There is a disconnect in your panel box or at the outside unit. Turn it off over the winter and save energy. But when you turn it on again in the Spring, do it at least 24 hours before turning on the cooling equipment. A day`s delay will give the oil time to warm and lubricate the essential parts upon startup.

How does an air conditioning system actually work to cool the air in my home?

An air conditioning system consists of 2 parts: an outdoor unit (where liquid refrigerant is contained) and an indoor coil (where the refrigerant is pumped into). As the air moves across the air conditioning coil (usually located on top of the furnace), the refrigerant removes the heat from the air as well as the moisture by condensing it on the cold surface of the coil. In this way, an air conditioner not only cools but also dehumidifies the air. Virtually any system can have air conditioning hooked up to it provided that it is a forced air system. In cases where there is not forced air heating or a duct system, "ductless" air conditioning systems to cool an entire home or small business.

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PLUMBING - Inspection Findings

MC = Monitor Closely NI = Not Inspected NP = Not Present OK = Acceptable R = Repair Needed IS = Investigate with Specialist

MC	NI	NP	OK	R	IS	
☑	☐	☐	☐	☐	☐	**Main water supply:** condensation, corrosion, damaged, flow, galvanized steel, lead, leak, old, pump switch, tank WATER DAMAGE @ WALL.
☐	☐	☐	☑	☐	☐	**Main shut off:** access, condensation, corrosion, handle, leak, old
☐	☐	☐	☐	☑	☐	**Distribution piping:** condensation, corrosion, cross connection, damaged, dissimilar metal contact, flow, galvanized steel, hot/cold reversed, leak, old, support AT LAUNDRY SINK.
☐	☐	☐	☑	☐	☐	**Water heater:** clearance, combustion air, damaged, discharge tube, inoperative, leak, old, rust temp setting, tpr valve, undersized, fuel storage, fuel distribution RENTAL.
☐	☐	☐	☑	☐	☐	**Drain & Waste System:** amateur work, cover, damaged, floor drain missing, flow, gases/odour, leak, old, rust, slope, sumps, sump pumps, support, traps related piping
☐	☐	☐	☑	☐	☐	**Sinks:** chipped, cracked, deteriorated, leak, loose, rust, seal, support
☐	☐	☐	☐	☐	☑	**Venting (flues and chimney) Systems:** cracked, deteriorated, leak, loose, rust, seal, support, absent - SURGE DUE TO NOISE AT LWR UNR SINK + UPPER TOILET WHISTLE
☐	☐	☐	☐	☐	☑	**Toilets / bidet:** bowl, condensation, damaged, flow, hardware, inoperative, leak, loose, running, seal seat, tank NOISE DURING RE-FILL
☐	☐	☑	☐	☐	☐	**Whirlpool:** caulking, chipped, damaged, GFCI, inoperative, leak, motor access, timer
☐	☐	☐	☑	☐	☐	**Tubs/shower:** caulking, chipped, damaged, doors, grout, high maintenance, leak, seal, suspect, threshold, tiles, window
☐	☐	☐	☑	☐	☐	**Taps/faucets:** aerator, caulking/seal, damaged, drip, handles, hot/cold reversed, inoperative, leak loose, missing, old, support
☐	☐	☐	☐	☑	☐	**Laundry tub:** concrete, cracked, damaged, drainage pump, leak, old, support
☐	☐	☐	☑	☐	☐	**Hosebibs:** drainage, inoperative, leak, no shut off, shut off not found

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FAQ-PLUMBING

What does it mean when a faucet is said to have 8-inch centers?

The faucet mounts with the fixture holes set 8 inches apart. It's important that you buy the right size faucet to fit.

What is plumber's putty?

It is a sealing putty used for a variety of tasks including to seal basket strainers, garbage disposal rims and tub drains.

I don't have enough room under my sink to get the faucet nut off.

A basin wrench is a tool designed especially for that.

What is the purpose of pipe joint compound or tape?

They reduce friction in assembly and provide a watertight seal.

Which is better for sealing - Teflon(TM) tape or thread joint compound?

They do the same job, but Teflon(TM) tape is easier to work with and makes a cleaner joint.

What kind of solder do I use on a water line?

Health codes require lead-free solder.

Do you recommend plastic pipe cleaners and primers?

These are applied to a pipe and fitting before applying the solvent weld glue to ensure a strong bond. Their use is always a good idea, especially if it's for a water supply line or the connection is going to be somewhere that will be difficult to get to in the future.

What does flux do?

It cleans the surface prior to soldering. It prevents the oxidation of the metal. And it allows the solder to flow freely.

Is there a wrench I can use that will not damage the brass, aluminum or other soft material?

Yes, a strap wrench grips the pipe without teeth.

What is the difference between PVC and CPVC plastic pipe?

CPVC can be used on hot and cold lines, while PVC is for cold water only. PVC is usually used as a drainpipe.

How should I cut plastic pipe?

Any fine-tooth saw will work, but make sure you remove any burrs.

What is the proper way to join galvanized pipe to copper pipe?

You should use a dielectric union. This will prevent electrolysis from occurring, which deteriorates the copper tubing.

Is 1/2" CPVC and 1/2" PVC the same size?

No. CPVC is measured by O.D., which makes its sizing similar to hard copper. PVC is measured by I.D., which makes its sizing similar to iron pipe.I am not getting enough hot water from my gas water heater.The thermostat may be set too low, otherwise the burner is probably not burning correctly. If that's the case, it's best to call a service technician.

Are all electric hot water heater elements the same?

There are three types: screw in, bolt in and clamp in. They all have different wattage ratings and can work on either 120 or 240 voltage.

There is water leaking from my water heater. What's the cause?

The pressure relief valve could be leaking. Try operating the valve to see if it will stop. It also might need tightening. A gasket around the heating element may need to be replaced, or the tank could be rusted out, which requires a new hot water heater.

What size water heater should I buy?

Most people base their purchases on the size of the storage tank, but a better method is to first estimate how much hot water you will need during the peak hour

of use. This is referred to as the first-hour rating (FHR) on the Energy Guide label posted on new water heaters. Typical hot water use is:

Showering 3 gallons/minute

Bathing 15-25 gallons per bath

Shaving 1-3 gallons

Washing hands 1/2-2 gallons

Washing dishes 4-6 gallons

Running dishwasher 5-20 gallons

Running clothes washer 25-40 gallons

Cleaning house 5-12 gallons

Food preparation 1-6 gallons

What is the purpose of a pressure relief valve on a water heater?

This is a safety device that will open in case of high pressure or temperature.

What diameter trap do I need for my kitchen sink?

These are almost always 1-1/2 inches. The 1-1/4 inch traps are for bathroom lavatories.

What is the correct size of garbage disposal that I should put under my sink?

If you are replacing an existing unit that has worked well for a number of years, the old size should work fine. Otherwise, 1/3 horsepower will handle limited use once a day. A standard 1/2 horsepower will normally suffice for general use. Heavy-duty 1/2 horsepower units and larger are designed for a large volume of garbage.

What are the working parts of a toilet?

The refill valve, the flush valve and the trip lever.

How do I replace a damaged refill valve?

Turn off the toilet's water supply valve, flush the toilet and sponge out any remaining water in the tank. The refill valve is usually removed by turning a nut that holds it in place. When the nut is off, the refill assembly can be lifted out. Install the new assembly by following the manufacturer's directions.

You stock two sizes of supply lines. Which one will I need for my toilet?

The toilet supply line head is the larger of the two. The smaller ones are sink supply lines.

My toilet fills up every 10 minutes. What is the problem?

If the toilet flushes on its own, the flush valve is probably not seating properly and water is leaking from the tank into the bowl. This could be the result of the lift chain being tangled. If it is the valve, you can change the flapper. Scale deposits on the seat can be removed with steel wool or with No. 500 abrasive paper. Make sure you clean the valve seat. If it still leaks, the seat is damaged and you will need to replace it as well.

What do I need to do to repair my leaking faucet? Is it leaking from the handle or out the spout?

Most faucets are washer-type, and if these are leaking from the spout, you will have to replace the washer. If the seat is corroded, you will have to dress it or replace it.

If it is leaking from the handle, you may need to replace the O-rings, tighten the packing nut or replace the packing.

If a disk faucet is leaking, you will need to replace the O-ring. If it is leaking from the spout, you will need to replace the disk assembly. For ball-type faucet leaks, you may need to replace the cam assembly, the seat assembly and the ball.

My sump pump runs constantly. Do I need to buy a new one?

It could just be a bad switch that is easy to replace.

I just refinished my basement and I want to ensure that it doesn't flood. Do you have any advice?

You can buy a sump pump that has a battery back up. There are also high-water alarms.

I am getting no hot water from my electric water heater.

The high-temperature cutoff may have been tripped, which requires someone to press the reset. Otherwise it's probably a faulty heating element or thermostat, which can be replaced.

I'm not getting enough hot water from my electric water heater.

The temperature control may be set too low. Otherwise it's probably a faulty heating element or thermostat, which can be replaced.

The water from my electric hot water tank is too hot.

The thermostat may be set too high, or it may be faulty. It could also be a grounded heating element.

I am getting no hot water from my gas water heater.

The pilot light might be out, or you may have a faulty thermostat.

Is there any maintenance for a water heater?

Yes, you should test the pressure relief valve regularly and replace it if it fails to operate. At least once a year you should flush out the sediments. As long as a tank has a functioning anode, it should not rust. Therefore you should check the anode about once every two years. The fitting is usually on the top of the tank and it's often tight, so a torque multiplier is a useful tool. If you find 6" or more of the steel core wire exposed, or if the rod formed a hard, adherent calcium carbonate coating that prevents further corrosion of the sacrificial metal, replace the rod. There are segmented rods if overhead clearance is limited.

I think my kitchen drains are partially clogged because the sink drains slowly. What do you recommend?

First, try using a plunger. Second, try using a liquid drain opener, but use caution and read directions. Third, you can remove the trap. Be careful if you have used a liquid drain opener because there may be some in the trap. Fourth, if the clog is beyond the trap, there are drain augers that extend from about 15' to about 50'.

Do you have anything I can put in my drain line that will kill the tree roots invading the line?

There are root killers that contain copper sulfate.

What is the purpose of an aerator on a faucet?

An aerator diffuses the water to prevent splashing.

Is a trap necessary under the sink?

You need a trap to shut off odor (sewer gas) from coming into the kitchen and bath area.

Can I use plastic drain parts on metal drain parts under the sink?

Yes.

What is a compression fitting?

This type of fitting squeezes a brass or plastic ring around copper or plastic tubing.

What is a flare fitting?

A connector is slipped over the end of a copper tube, which is then flared out using a special tool. The fitting can then be screwed into another fitting.

There is water seeping from around the base of my toilet. What do I need to do to solve this problem?

Your wax gasket is probably not working anymore. This is a simple problem to fix. You need to remove the toilet and install a new wax ring. While you have the toilet off, you should go ahead and replace the bolts. Otherwise, it could be a crack in your toilet bowl.

What do I do if there is a crack in the bowl?

If it is a small crack, you can try to repair it. Drain the toilet, dry it off, apply some Plumber's Goop and let it dry completely before refilling the tank. However, you may have to replace the bowl.

The toilet bowl is not filling up. What is the problem?

See if your toilet has an overflow pipe. If so, a rubber tube should go into it. It has a metal clip on it and sometimes it can come loose.

When replacing a faucet, I was told that I should put some putty underneath the faucet. Why?

This is a good idea to keep moisture from getting under the faucet and into the cabinet below.

I have a problem with the plumbing in my house making groaning and honking sounds.

It could be that you have lost your "air cushion." To get it back, turn the water supply off at the main valve. Turn on all the faucets around your home. Then turn on the main valve again and shut off each faucet. This should take care of the problem.

What is a supply valve?

This valve is under the sink or beside the toilet and shuts off the water to the faucet or toilet.

Is there an easy way to replace the seat?

There are glue-in repair kits, but not all kits fit all toilets. And you must follow the manufacturer's directions closely.

How do I replace the seat?

The flush valves are held to the tank by one large jam nut on the bottom of the tank. Installing a new valve usually requires removing the tank from the bowl.

How do I test to see if water is leaking from the tank into the bowl?

After flushing the toilet, let it refill. Now put a few drops of food coloring into the tank. If the color appears in the bowl after a few minutes, there is a leak.

Can I test to see if the leak is coming from the refill or the flush valve?

Yes. Shut off the water supply to the toilet. Mark the water level on the inside of the tank with a pencil. Check the water level in 10 or 20 minutes. If the water has fallen, you know the flush valve is leaking.

The water in my toilet seems to run constantly.

If the refill valve is leaking, the tank overfills and the excess water runs into the overflow pipe and into the bowl.

How do I adjust this water level?

To adjust the water level on a conventional toilet tank, you simply bend the float arm down to lower the water level or up to raise it. Another widely popular valve has a pinch clamp that allows you to raise or lower the float.

What is a toilet vent?

It is a pipe that runs from the toilet drain to the outside, usually to the roof. This prevents air lock in the drain line.

What can I use to keep outdoor faucets from freezing?

Install a frost-free lawn faucet that is angled down to drain. For existing faucets, you can use an insulating cover.

Condensation is dripping from the water line in my basement. What can I do about this?

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ELECTRICAL - Inspection Findings

MC = Monitor Closely NI = Not Inspected NP = Not Present OK = Acceptable R = Repair Needed IS = Investigate with Specialist

MC	NI	NP	OK	R	IS	
☐	☐	☐	✓	☐	☐	**Service drop:** burn evidence, caulking, clearance, damaged, insulation, mast loose, size, suspect unsafe
☐	☐	☐	☐	✓	☐	**Main Disconnect:** access, burn evidence, clearance, corrosion, cover, damaged, duct seal ground wire, mounting, multi-tap, old, over fused, pest evidence, size, unsafe, wet/water
☐	☐	☐	☐	✓	☐	**Main panel:** access, GFCI, burn evidence, clearance, corrosion, cover, crowding, damaged, duct seal, mounting, multi tap, old, overfused, pest evidence, size, unsafe, wet/water, grounding fuses/breakers, conductors,
☐	☐	☐	✓	☐	☐	**Sub panel:** access, GFCI, burn evidence, clearance, corrosion, cover, crowding, damaged, duct seal, mounting, multi tap, old, overfused, pest evidence, size, unsafe, wet/water, grounding fuses/breakers, conductors,
☐	☐	☐	☐	✓	☐	**Distribution wiring:** aluminum, amateur work, burn evidence, clearance, damaged, inappropriate, insulation, knob & tube, loose, surface, unsafe, unterminated
☐	☐	☐	☐	✓	☐	**Receptacles:** amateur work, burn evidence, covers, damaged, GFCI defective/recommended inoperative, loose, missing, quantity, reverse polarity, ungrounded, unsafe X1
☐	☐	☐	✓	☐	☐	**Switches:** amateur work, burn evidence, covers, damaged, inoperative, location, missing, loose, miswired, unsafe
☐	☐	☐	✓	☐	☐	**Fixtures:** amateur work, burn evidence, covers, damaged, flickering, inoperative, location, missing miswired, quantity, unsafe
☐	☐	☐	✓	✓	☐	**Junction boxes:** amateur work, burn evidence, covers, crowded, damaged, location, loose, missing mounting, unsafe
☐	☐	☐	✓	☐	☐	**Smoke detectors:** damaged, location, loose, missing, old/original

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FAQ - ELECTRICAL

Could I just throw away my old recyclable batteries?

No, laws require that they be recycled. This includes Nickel Cadmium (Ni-Cd), Nickel Metal Hydride (Ni-MH), Lithium Ion (Li-ion) and small sealed Lead (Pb) batteries. You can look for a battery recycling seal on the rechargeable batteries found in cordless power tools, cellular and cordless telephones, laptop computers and camcorders.

What is a time delay fuse?

Time delay fuses are used on circuits where appliance motors have initial surges of electrical power when the motor starts. This initial surge might blow a regular fuse.

I need a circuit breaker, but I don't have it with me. Are they all the same?

No, it's best if you bring in the old breaker and match it up. If you know the name of the brand of service box, we could also match it that way.

I have a circuit breaker that tripped. Is this dangerous?

Usually the problem is simply an overload and you only need to run fewer appliances on the circuit. However, if it is not overloaded and it keeps tripping, you should suspect a short. Also, look for a defective cord, socket or plug.

Is it all right to replace a fuse or circuit breaker with a larger one to prevent them from blowing or tripping?

In most cases the answer is no. They are designed to blow at certain levels to protect equipment and for fire safety.

What is the difference between a floodlight and a spotlight?

The floodlight will have a broader light pattern, while a spotlight will focus on a more narrow area.

Do 4-foot fluorescent fixtures come in different wattages?

Yes, the most common are 25-, 34- and 40-watt bulbs.

What is the advantage of a halogen bulb?

It provides brighter, cleaner light. However, it consumes lots of electricity and gets very hot. You should ensure that it stays away from draperies, bedding, clothing and hanging plants.

Do I need to buy a special bulb for my garage door opener?

It's best to use a rough service bulb.

What's making the tubes in my fluorescent light flicker?

Wiggle the tubes to make sure they are properly seated. Replace any tubes that are dark or have damaged pins. Replace the starter if there is one.

The dryer plug will not fit the receptacle in our new house. How can I remedy this?

In most new homes, there should be four-prong dryer and range receptacles. If you have a three-prong power cord, you will need to change it.

What is a polarized plug?

One prong is bigger than the other. This feature is designed to make sure that a 110-volt plug is never put into a socket that is not a 110-volt outlet.

Will a three-pronged plug adapter protect me against electrical shock when I use it in a two-prong receptacle?

Only if the wall plate screw is grounded.

What do I need to buy for a basic electrical tool kit?

Needle-nose pliers

Insulated screwdriver

Combination tool

Utility knife

Keyhole saw

Continuity tester

Neon circuit tester

Fish tape

Electrical tape

Wire connectors

How do I test a switch to see if it is working?

I recommend using a continuity tester. First, shut off the electricity going to the switch and remove it. Touch the tester leads to both of the switch's terminals. If the switch is working properly, the tester will light up when the switch is on and go out when the switch is turned off.

What type of switches will I need to turn a light on from two different locations?

You will need a three-way switch at each location. A three-way switch will have three terminal screws on it.

What is the easiest way to test an outlet?

Use a receptacle analyzer. Leave the power on, but make sure nothing is plugged into any outlet on the circuit, and turn off all switches on the circuit. Now, plug the analyzer into the outlet. A series of lights will tell you if the outlet is wired correctly and working.

My extension cords are always getting tangled. Is there anything I can use to store them?

There are a variety of cord storage reels available.

What do numbers on electrical cable mean?

They refer to the number and types of wire inside the cable. For example, 14-2 means the cable has two 14-gauge wires inside. 12-3 G means the cable has three 12-gauge wires plus a bare ground wire.

How large of a cord should I use when wiring an appliance?

Use cords with 16-gauge wire for appliances pulling less than 15 amps and 12-gauge wire for appliances pulling up to 20 amps.

What do the colors of the plastic insulation mean on wires?

They are designed to indicate their use, but be careful because they are not always hooked correctly. Hot wires, those carrying current at full voltage, are usually black,

red or white with black marks. Neutral wires are usually white or gray. Ground wires are usually either green or bare copper.

I am installing a ceiling fan; do I need a special electrical box?

Yes, special saddle boxes are designed for hanging heavy fixtures-up to about 50 pounds. Since a ceiling fan moves, these boxes are good for about a 35-pound ceiling fan.

What is a ground fault interrupter?

It's a safety device that shuts off the power if a wire in an outlet develops a leak that could electrocute someone. This hazard is so serious that the National Electrical Code requires all new homes be equipped with them in the bathroom, kitchen, workroom, outdoor, basement, garage and swimming pool circuits.

What is a transformer?

It's a device that changes the voltage. In most home usage, it reduces the voltage for use on low-voltage equipment, such as thermostats, doorbells and low-voltage outdoor lighting.

If there is a short in the line, where should I look for it?

Search for loose taped wire; also look for worn fabric insulation on old wires and check any terminals that have multiple wires since one of the wires may have slipped off.

How do you figure amperage?

It's watts divided by volts. For example, a 1500-watt heater (divided by) 120 volts equals 12.5 amps.

Do all of the outlets in my kitchen need to have ground-fault circuit interrupters?

No, if the first in the series is GFCI, then all are protected.

Is there a light switch that I can use to replace one in my house?

Yes, but is it a single pole or is it a three-way switch. A three-way switch is one that is used when a light is controlled by more than one switch.

What does gauge mean?

Wires have size numbers that express their diameter. These are even numbers from 0 to 18, and smaller numbers indicate larger diameters that can carry more power.

I am putting a couple of more outlets in my garage. Can I use 14-gauge wire?

While 14-gauge wire is the minimum for most house wiring, it can only be used for 15-amp circuits. Number 12-gauge wire is recommended for general home use. There is often a chart on boxes of wire that will show you recommended gauges for specific applications.

I am running an underground cable in my lawn. What should I use to connect the wires?

You can use waterproof wire nuts if you do not have a waterproof box.

I need to install a receptacle for my kitchen range. Is it okay to use one designed for a dryer?

No, they may look similar, but they have different features. Make sure you check the manufacturers' label to ensure you are buying one that is rated for the proper amperage.

Do I need a special lamp for this droplight?

Use a rough service bulb. These heavy-duty bulbs will take rougher treatment and water droplets.

I have a water pipe in an unheated garage. How can I protect it from freezing?

Wrap the pipe with heat tape, which comes in different lengths.

How is UF electric wire different from regular Romax cable?

If you lay cable underground, it must be UF (underground feed) cable, which has each individual wire insulated and has plastic wound around the insulated wire for weather and sunlight protection. Romax has a paper product around the wires.

What type of wire should I use for a 220-volt outlet?

The best choice is a three-wire cable with a ground. Also, make sure it's rated for the amperage you need.

What type of switches will I need to turn a light on from three different locations?

Two of the locations will use a three-way switch and the other location will need a four-way switch.

How do I troubleshoot a fluorescent fixture that doesn't light?

It's probably not the bulb because they rarely go bad all at once. Wiggle the tube to make sure it is seated. Replace any damaged lamp holders. Replace the starter. Check the switch and outlet box to make sure it is getting power.

What's causing my fluorescent fixture is hum?

The ballast probably needs to be replaced. Another sign of a faulty ballast is black tar-like substance oozing from the fixture.

How do I know the size ballast I need for a fluorescent fixture?

You need to know how many bulbs there are and how long they are. However, make sure you check the starter before you change the ballast. In fact, you may want to replace the whole fixture.

How do I check the starter in the fluorescent fixture?

Older, delayed-start fluorescent lights flicker when they first light up. If this lasts more than a couple of seconds, make sure the starter is seated by pushing it in and turning clockwise. If the ends of the tube light up and the middle does not, the starter is bad. Remove it by turning counterclockwise.

The tubes in my fluorescent light are graying near the ends. Does this mean they are wearing out?

Working tubes usually have a gray tinge on the ends, but dark gray or black is a sign that the tube is failing.

My fluorescent fixture does not seem to be putting out as much light as it used to. Could the tube be failing?

If the entire tube is dim, it may simply need washing. Try removing it and wiping it with a damp cloth.

Which color of wire nut do I need?

Check the package. It will tell you what size and how many wires each color of nut will hold.

Is there a special extension cord for my window air conditioner?

Yes, you need to use a major appliance cord. A regular extension cord doesn't have heavy enough wire to safely conduct the necessary current.

Is there a special receptacle I should install outside?

Yes, there is a special box with a cover designed to protect. In addition, the receptacle should also have ground-fault circuit-interrupt protection.

What is the difference between an extension cord rated for outdoor use and a standard one?

The outer coating of the insulation on the outdoor-use cord is weather and sunlight resistant.

Why are electric heaters limited to 1,500 watts?

Because anything over that would exceed the safe amp rating of most wiring and would present a fire hazard.

What tool should I use to strip the plastic sheathing off wire?

A combination tool has openings that fit different sizes of wire. When a wire is put into the correct one and pulled, it will remove the covering without damaging the wire.

Is there a tool for removing the outer sheathing on cables such as Romax?

A utility knife will work, but an inexpensive cable ripper is designed for the task and will not damage the wires inside.

How do I use a wire nut?

Strip off about 1/2" of insulation from the wires you want to connect. Hold these wires next to each other and twist clockwise. Screw on the wire connector using only your hand strength. Make sure no bare wire is exposed.

I need to run some wire through my wall. Do you have any suggestions?

Instead of trying to feed the wire through, use a fish tape. This tool is a small wire on a reel that is easier to feed through. Once you have fed it through the wall, attach the wire and pull the tape back through.

I have some slots left on my circuit breaker box that do not have breakers in them. Can I add more circuits?

You need to see how many amps your box is rated for and then look at the existing circuits to see how many total amps are already being used. If you have not

reached the maximum, it's possible to add more, but it's best to have a professional do the work inside the box unless you have the specific knowledge.

How do I connect a wire to the terminal on my light switch?

Bend a stripped wire 180 degrees by bending it over the tip of needle-nose pliers. Wrap the wire clockwise around the screw so that it will stay in place as you tighten the screw. Don't over tighten and make sure there is no insulation under the terminal.

I think there is a short in a wire running to one of my rooms. Is there some way to test it to find out?

A continuity tester will let you know if there is a short. It is a tool that includes a battery so that it can supply a low-voltage current to devices and wires to see if there is a complete circuit.

I have low-voltage outdoor lighting. Can I add additional lights?

You will have to look at your transformer to determine what its maximum wattage is. Most bulbs are 4 watts, but they come in different wattages. You will have to add up what you are currently using.

My dusk to dawn light doesn't go off and remains on all day. Do I need to replace it?

First find the sensor and see if it is being obscured by something. If not, you can probably just replace this sensor.

Is replacing my thermostat an easy project?

Yes, simply remove the old thermostat from the wall. Next, disconnect each wire and mark it so you can keep track of where it was connected. Attach the new thermostat to the wall and attach the old wires.

I want to run a new wire to install some additional outlets. Do I have to run these wires through the wall?

You can use surface wire channels that allow you to run the wire on the outside of the wall and still maintain an attractive appearance.

What is a voltage tester?

It's an inexpensive tool that tests for live current. It can save your life. To use a voltage tester, simply plug its leads into a receptacle, or, if the cover plate is off, touch them to the screw terminals of the device. If current is present, the tester will light.

I have some tools that have three prongs, but the outlet I want to use has only two prongs. Can I safely cut the extra prong off?

No, the third prong is the grounding prong. If you cut it off or use a plug adapter that is not grounded, you will disable a feature that is designed to protect against electrical shock.

Why do some appliances and tools only have two prongs and no grounding prong?

These products are "double-insulated" and do not need the added protection of a grounding plug. You can plug them into ungrounded outlets and still be protected. I've noticed that some outlets have a T-shaped neutral slot. What does this do? It identifies the outlet as a 20-amp grounded receptacle and it should be used only on 20 amp circuits.

What is BX cable?

This is a trade name for an armored cable that wraps the wires in a flexible metal sheathing.

Is it easy to replace a faulty plug?

Yes, start by snipping off the original plug. Slide the cord into the new plug, strip the wires and connect them to the proper terminals. For lamps and small appliances there are quick-connect plugs. The snipped wire is inserted and a small lever is closed, which holds and pierces the wire to make the connection.

Can I add additional outlets to an existing circuit?

You need to figure the current circuit load in watts to see if it can handle additional use. The National Electric Code is 20 percent less than maximum. This means a 15-amp circuit has a safe capacity of 1,440 watts. A 20-amp circuit limit is 1,920 watts, a 25-amp circuit's limit is 2,400 watts and a 30-amp circuit has a safe limit of 2,880 watts.

How can you recognize a socket used for a three-way lamp?

This socket will have a regular contact tab inside, which all sockets have, plus another raised contact point.

Is there a nightlight that will come on automatically when it gets dark for use in my bathroom?

Yes, it's called a photoelectric nightlight.

I know there are fluorescent plant lights that stimulate plant growth, but do they make these bulbs for standard lamps?

Yes, there are incandescent models that screw in.

I am going on vacation. Are there any easy-to-use products that will turn my lights on and off so it looks as if the house is occupied?

Yes, there are a variety of timers that simply plug in.

Do you have something I can use to insulate and repair cords and wire with?

You can use heat-shrink tubing. It's designed to fit something half its size in diameter.

Is it okay to use an extension cord with a fuse on it rather than a surge protector for my computer?

No, a surge protector has components that trip before a spike in electricity damages your electronic equipment.

Do I need special tape for wiring?

Yes, you should use electrical tape.

How much energy do compact fluorescent light bulbs save?

Most estimates are 70 percent, which means that over the life of the bulb you can save as much as $100.

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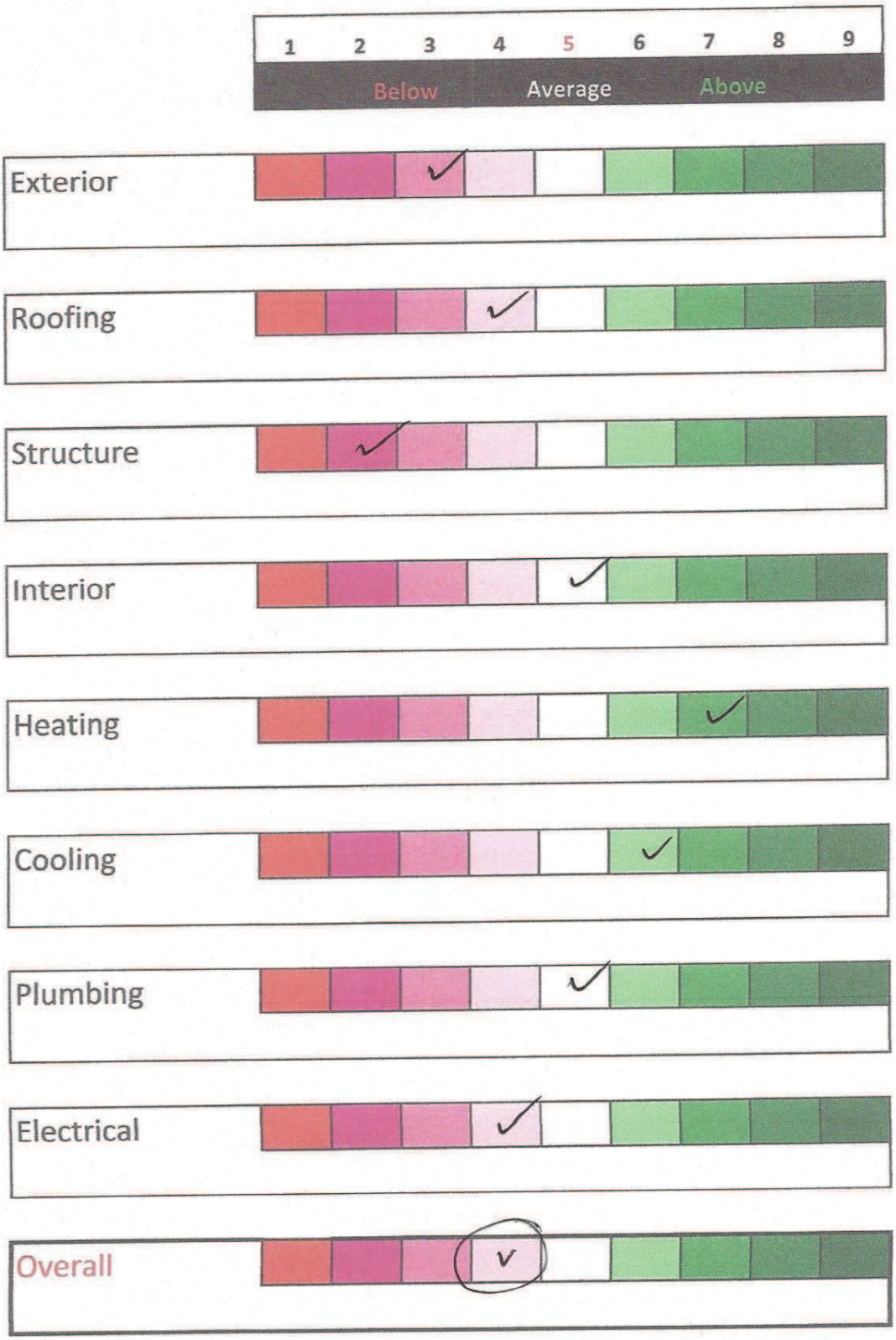
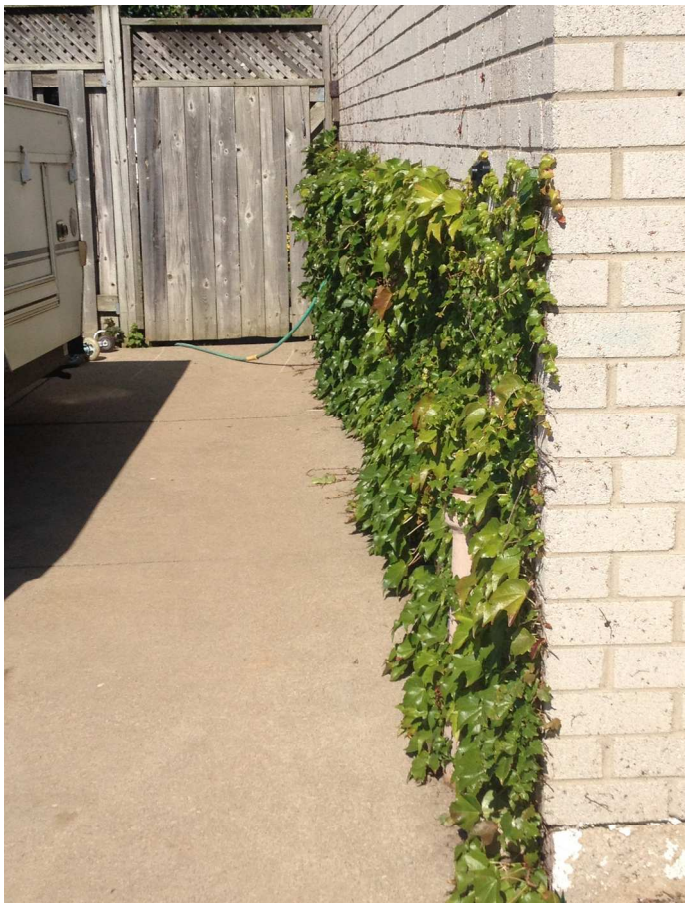
Home Inspection .com

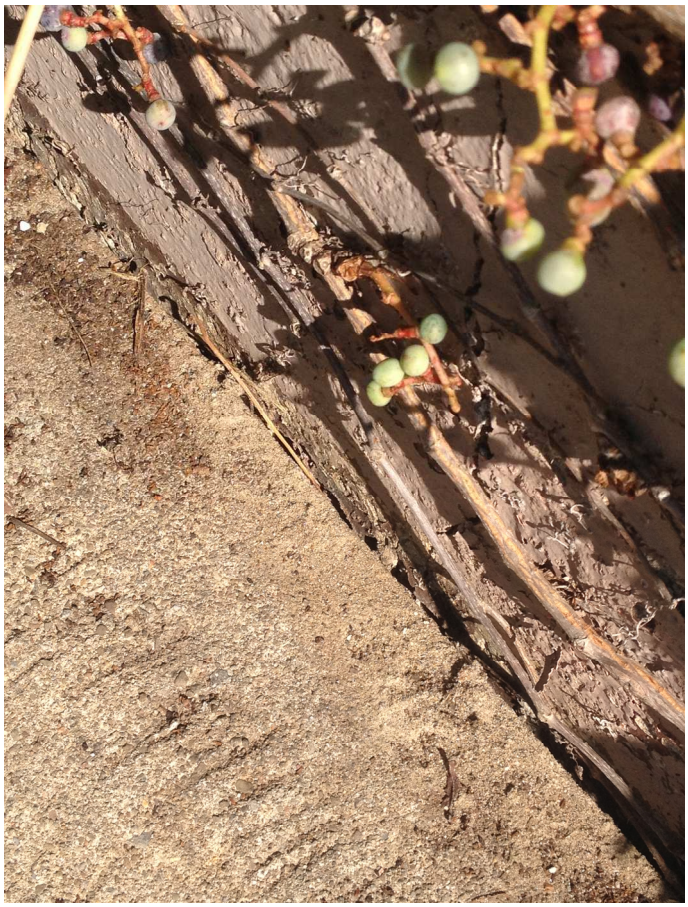
Summary Page

Ratings on this page value the respective sections in comparison to a home of simillar age and size.
A "5" would represent "average". Below 5 is below average and above 5 is above average

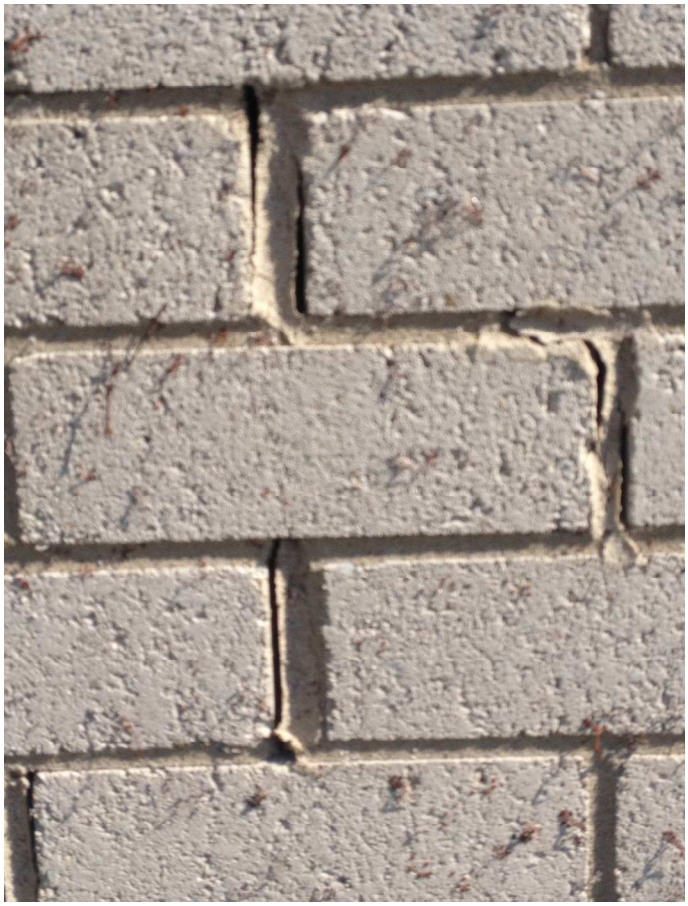




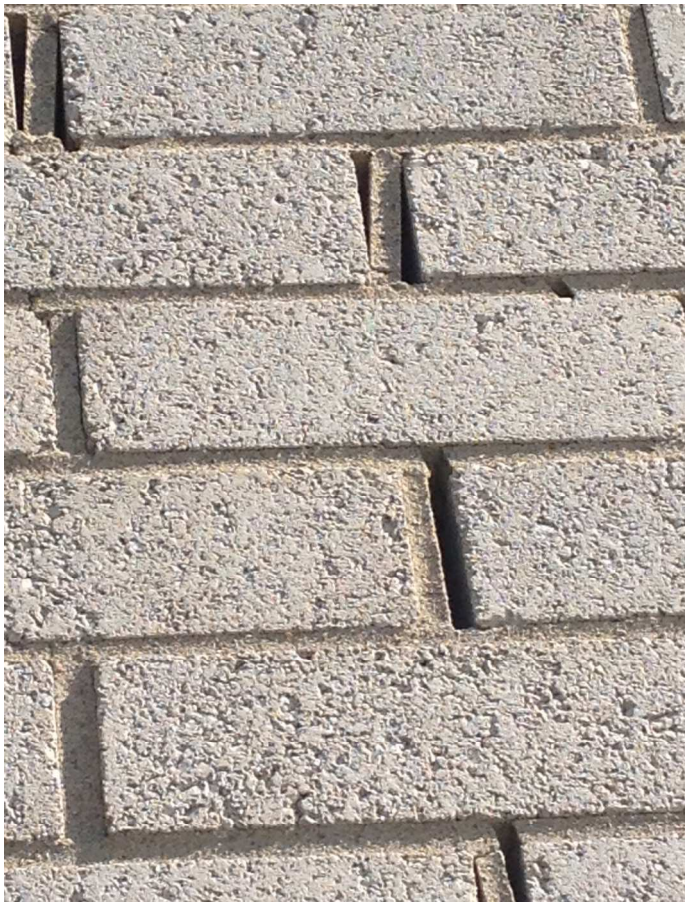
Foiliage makes water management difficult



Gap should be sealed

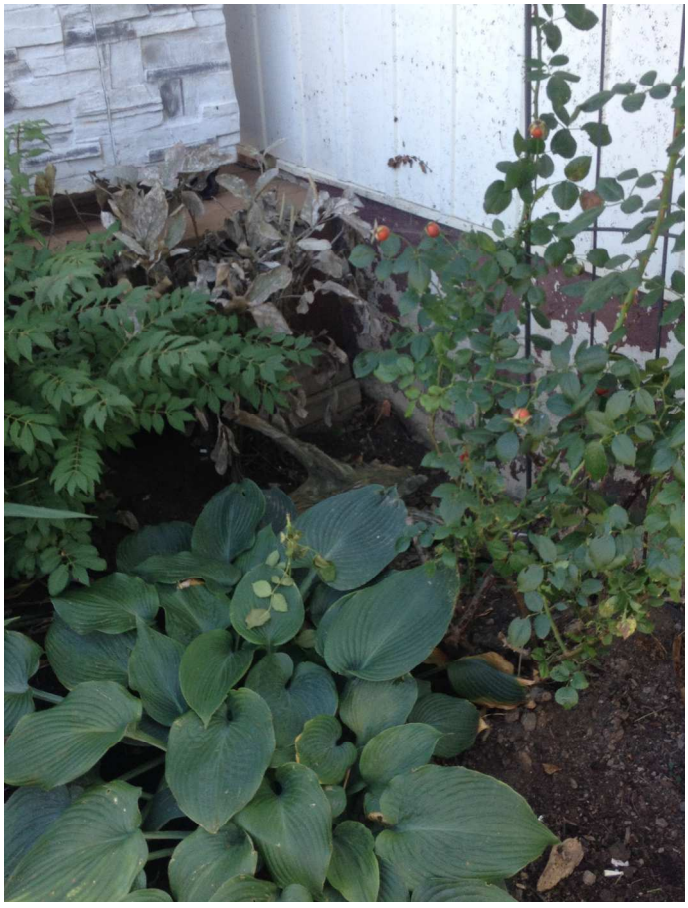


Crack gaps increases as it progresses upwards (both sides of house).

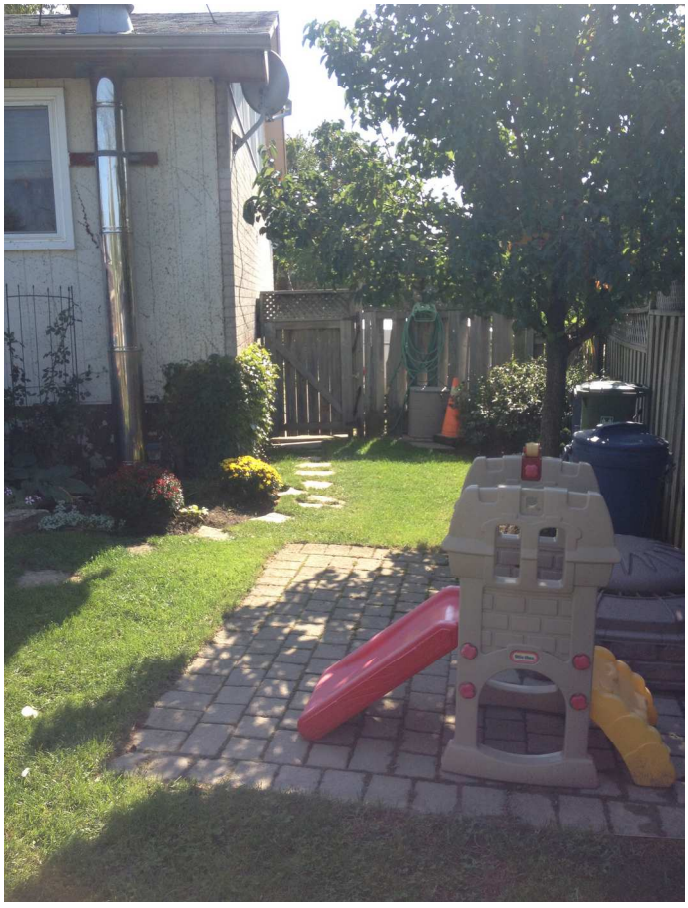


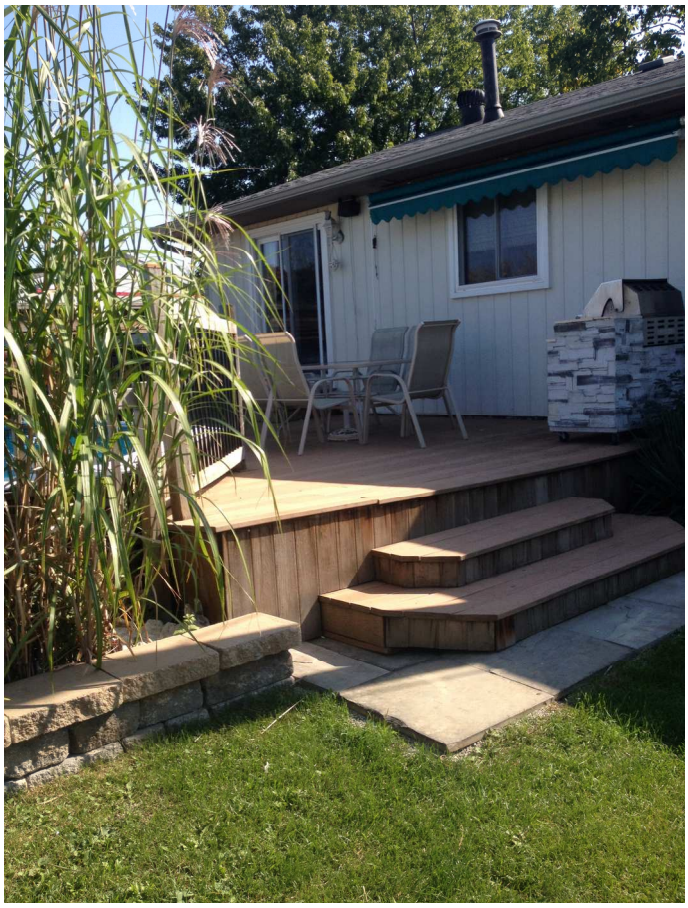
Driveway side - crack at foundation - it has seen previouse repair and reopened

Grade/slope issue here



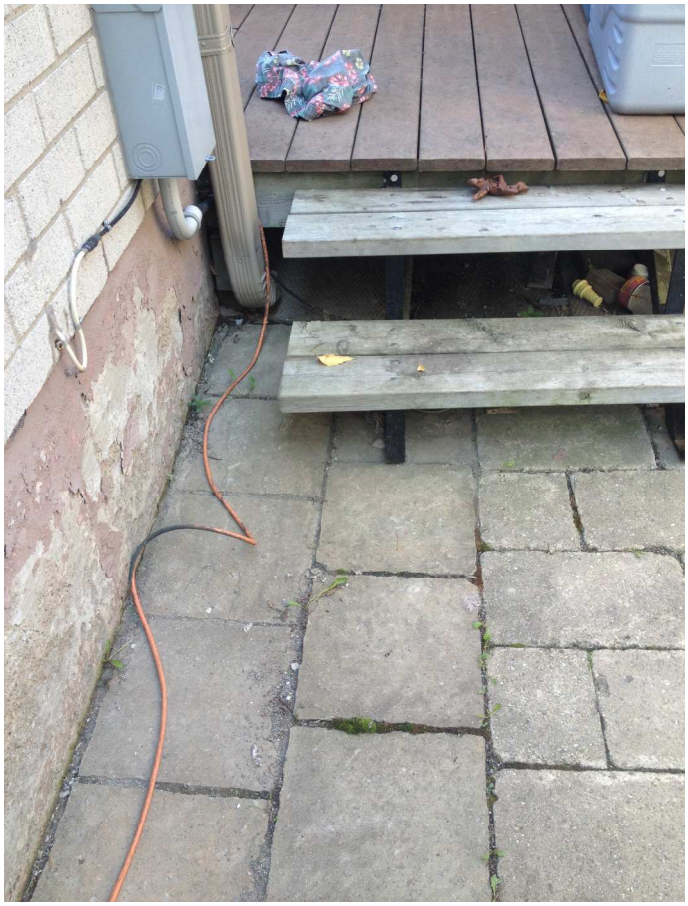
Water management/slope issue



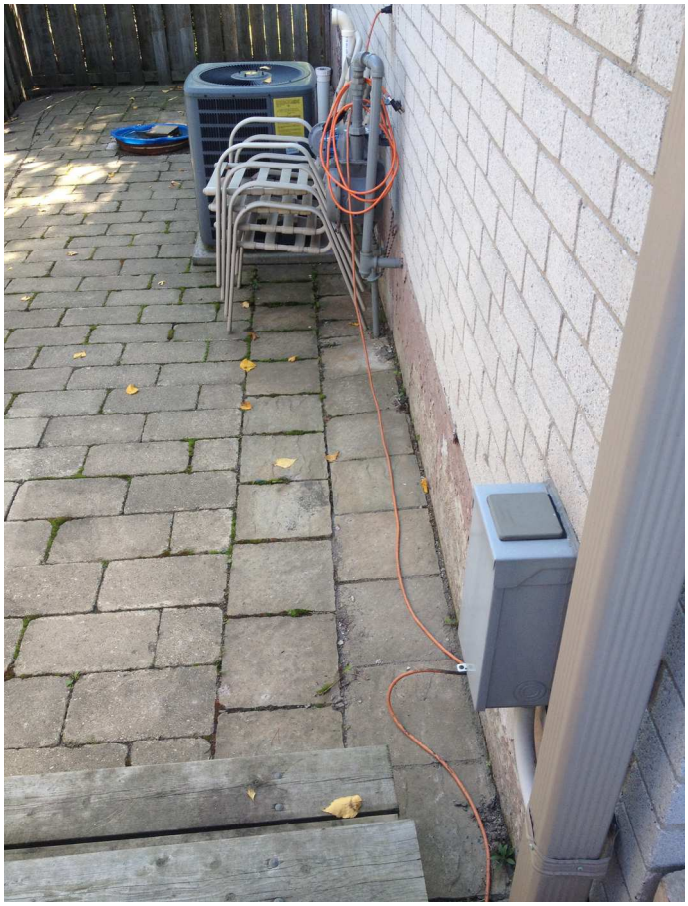


Rear grade / foundation not inspected due to decking

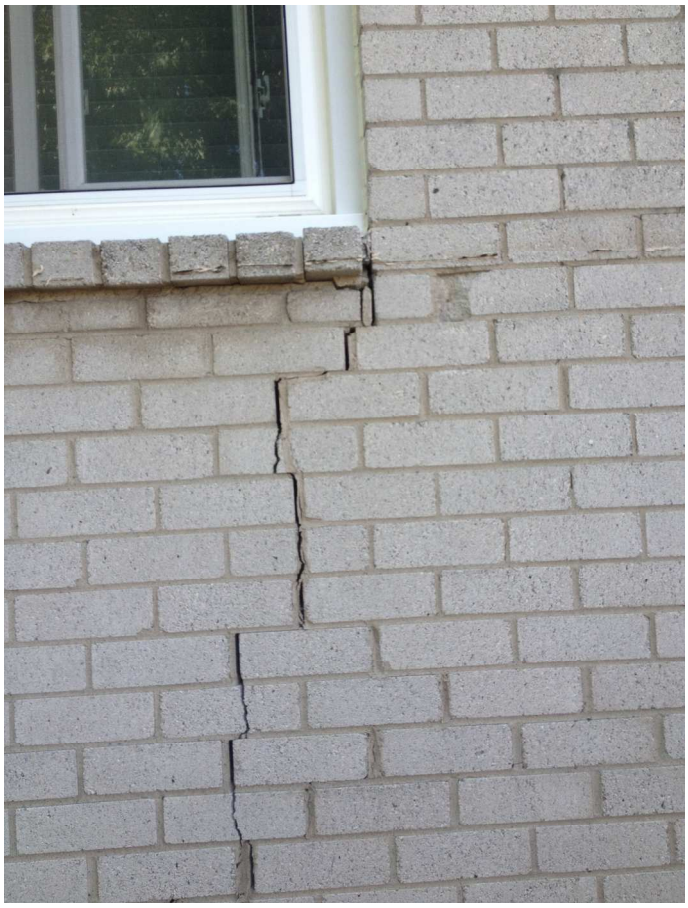
Discharge too close to foundation



Negative slope (towards foundation)



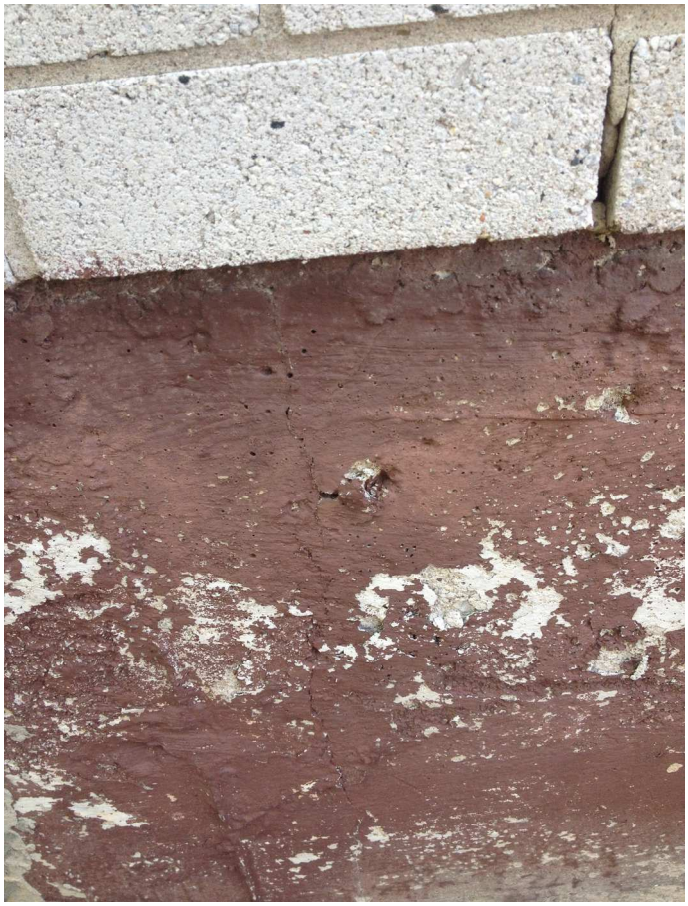
Negative slope

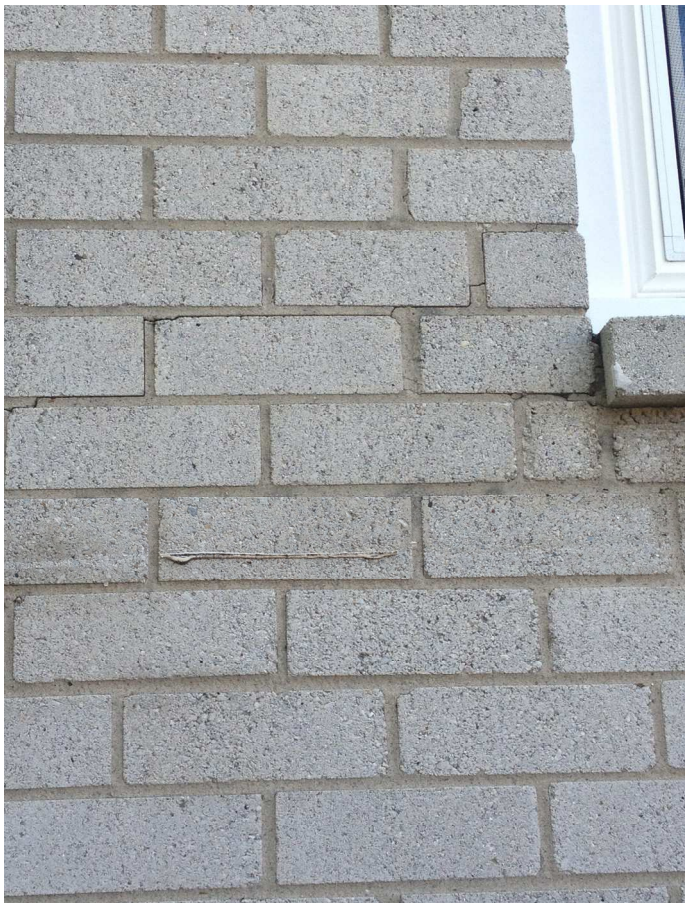


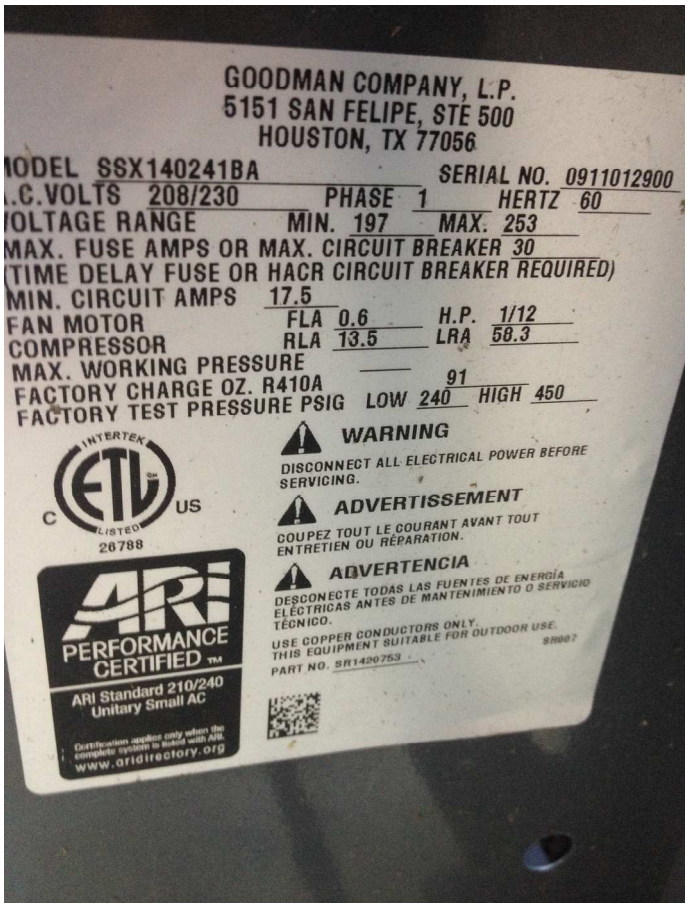
At least two seperate repairs here indicates progressive movement

Rot in woodwork

Smaller crack

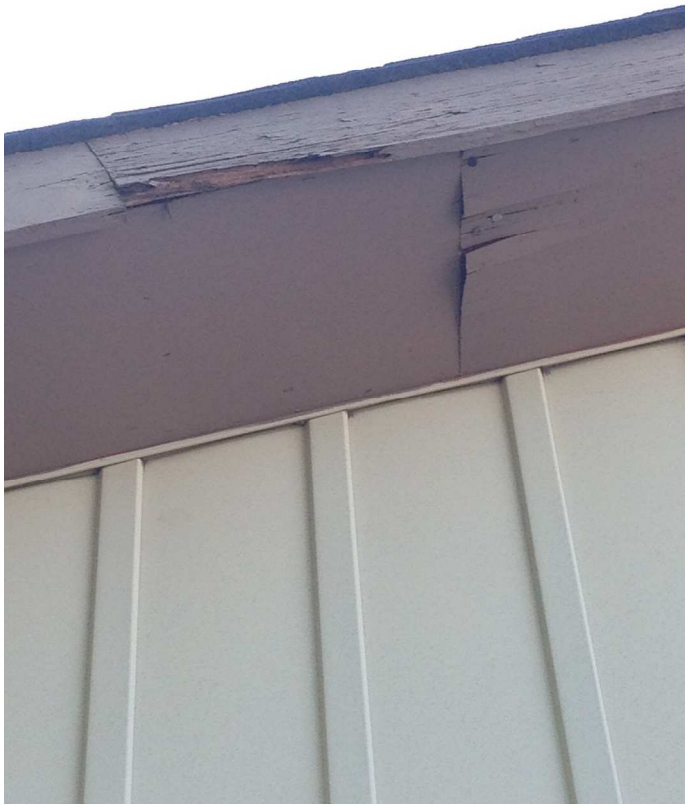




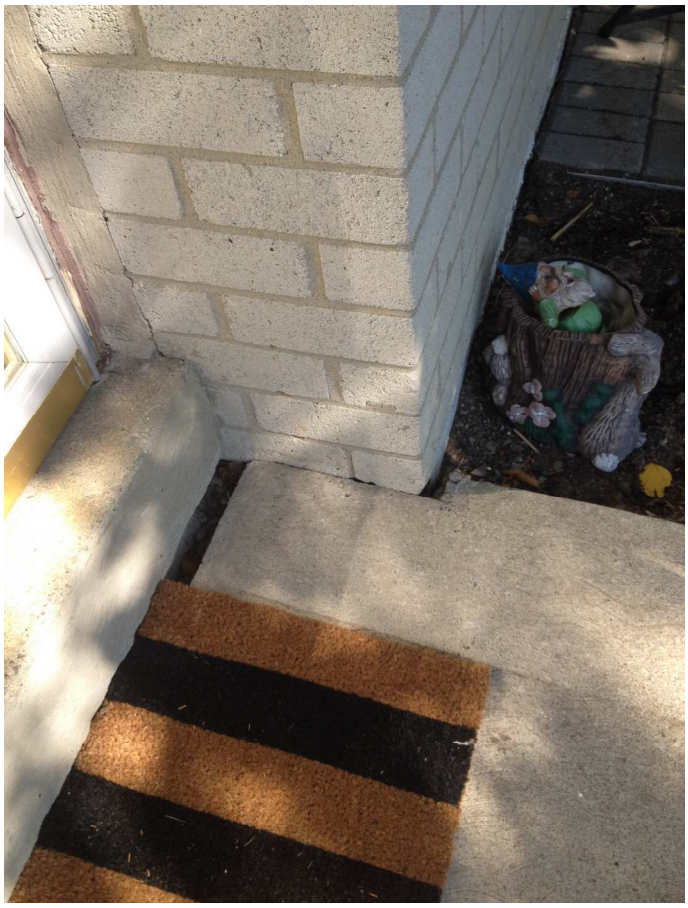


Est'd 2010 unit

This region was once a shed/lean-to structure against the house. Unsure why drain access is located here.

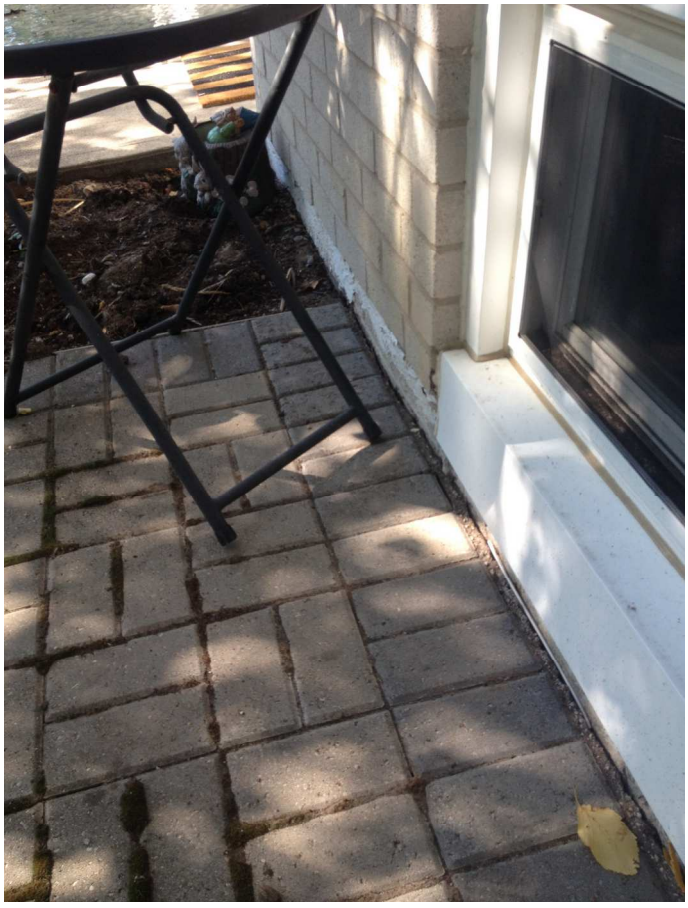


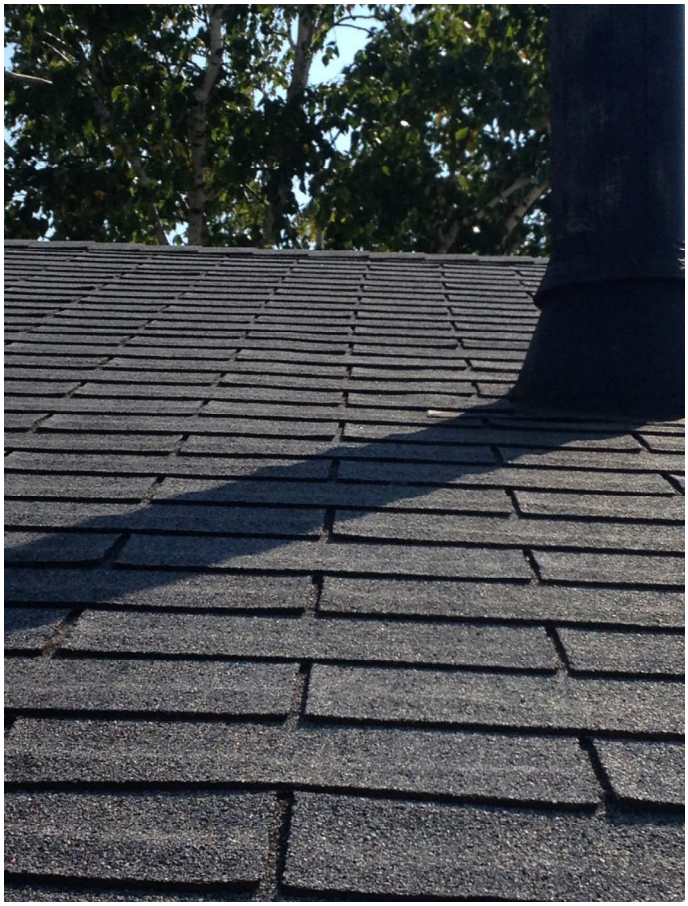
Water will collect here rather than drain away

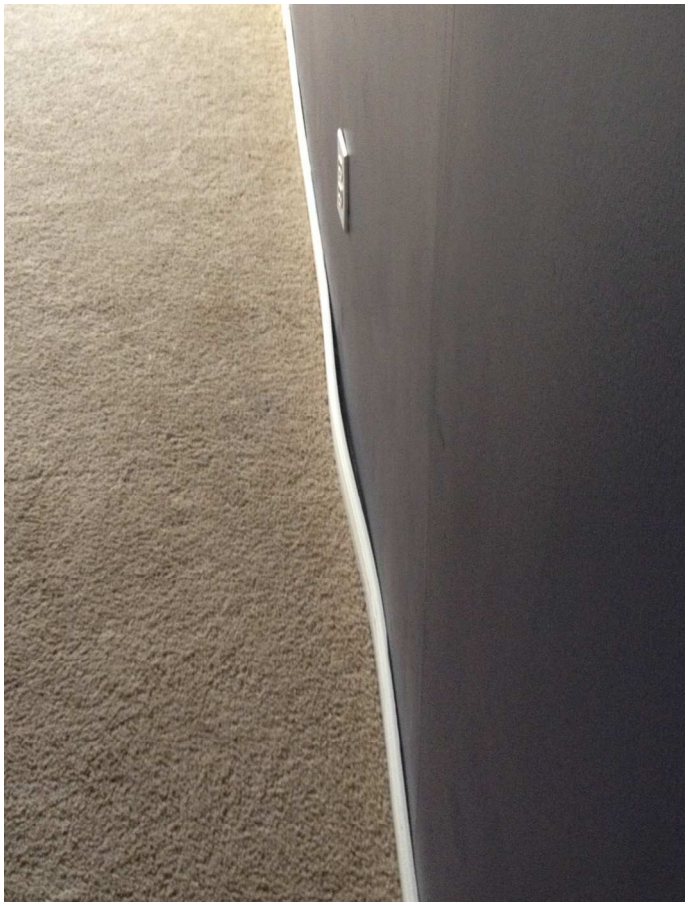


Front pad/step has tilted/shifted away from house. Indicates ongoing movement?

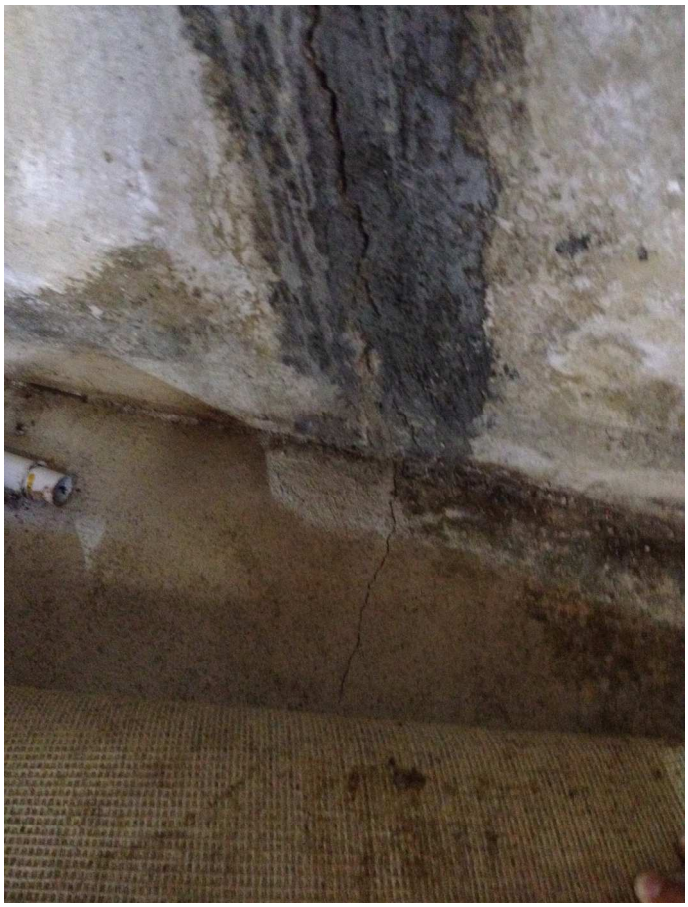
This was not originally a gap.



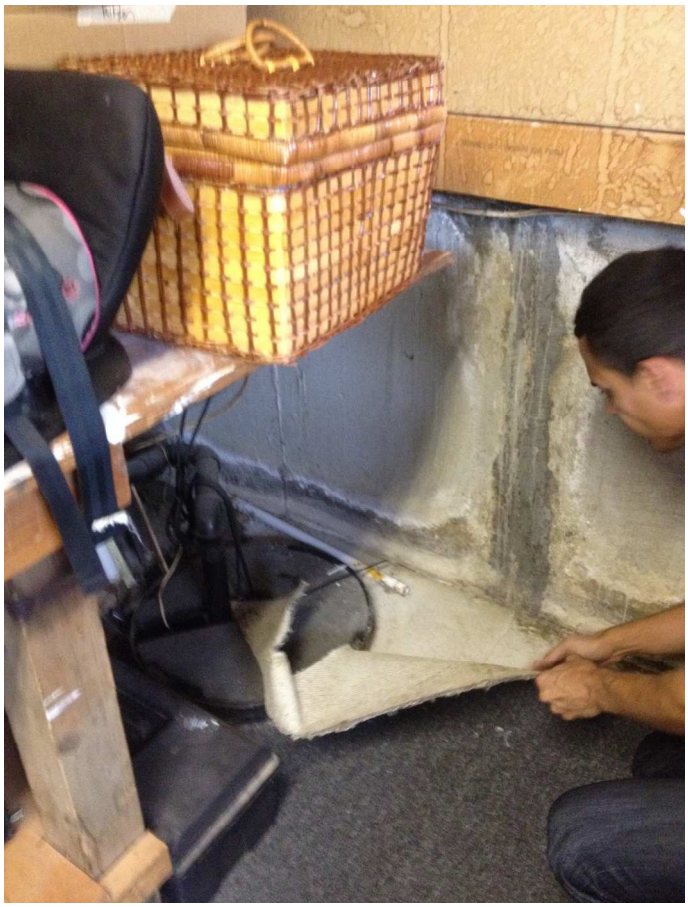


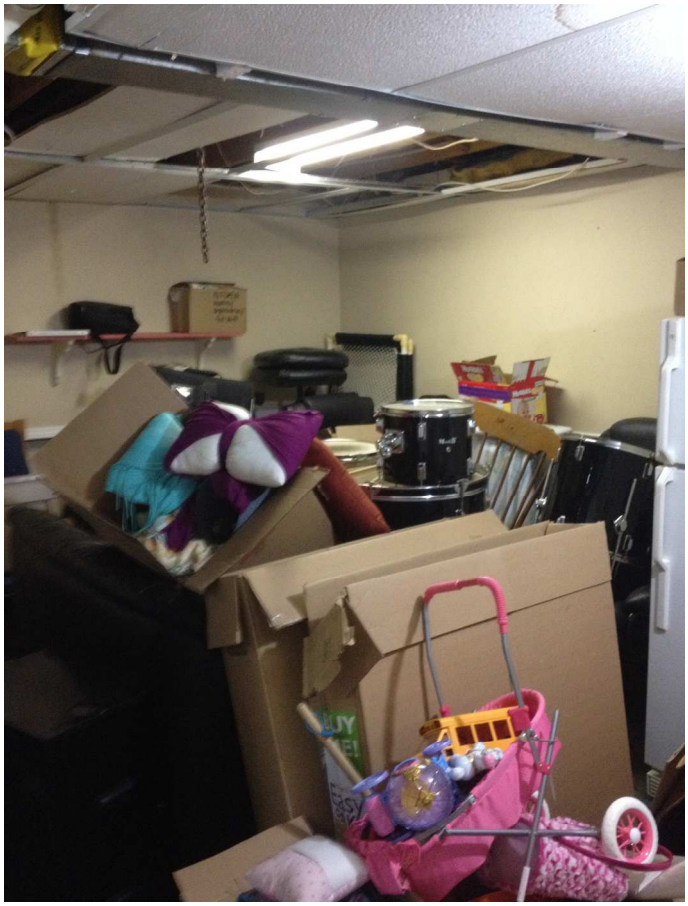


In viscinity of crack.

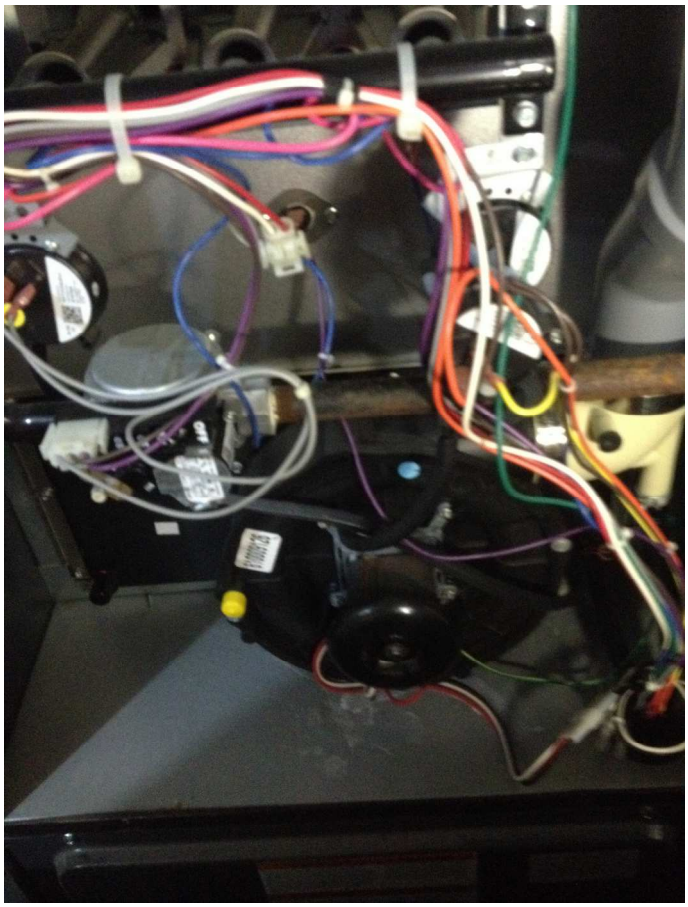


Interior of crack shows floor involvement

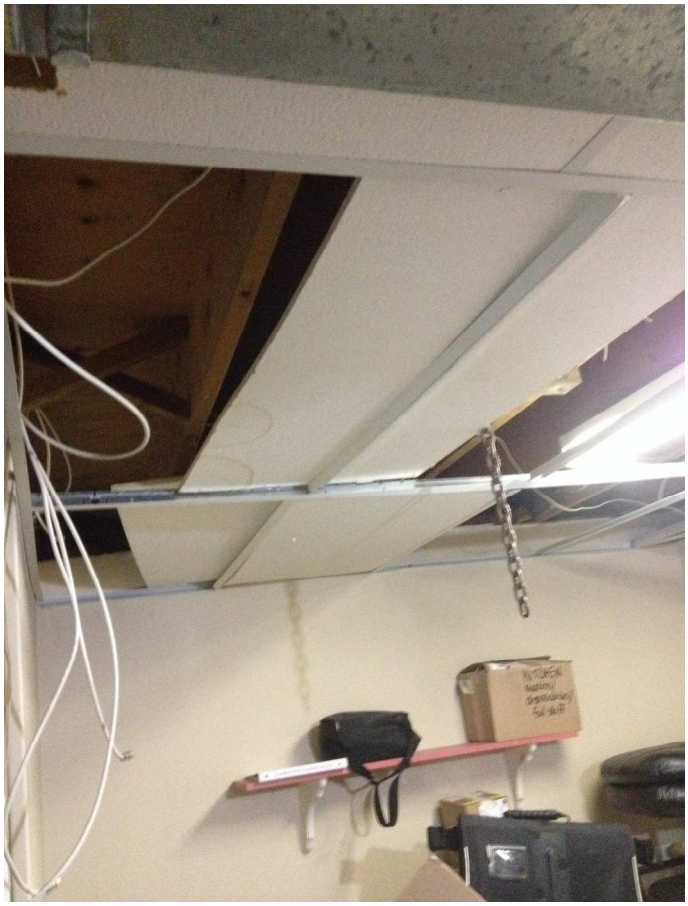


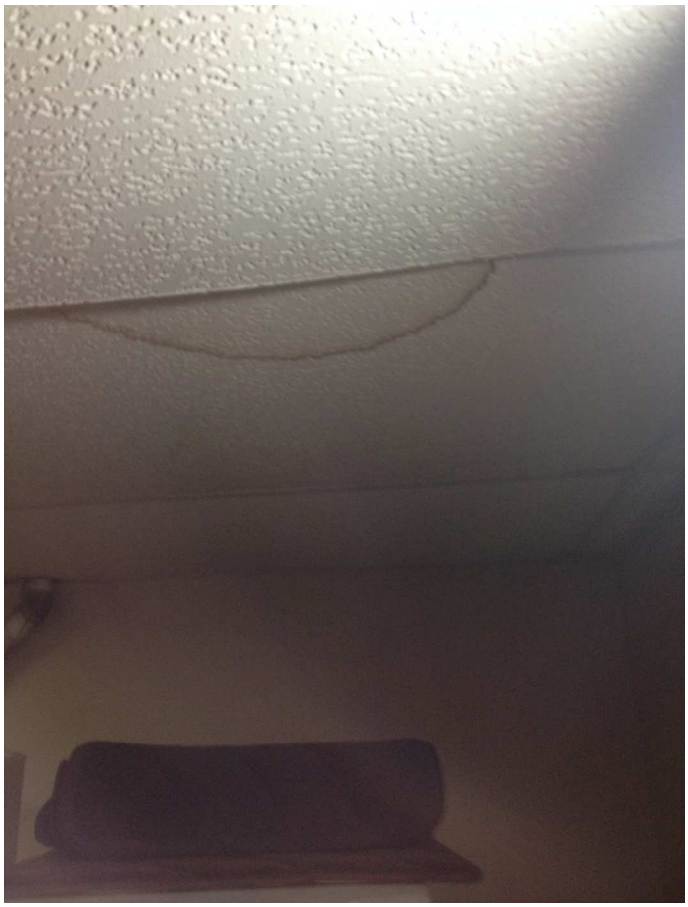


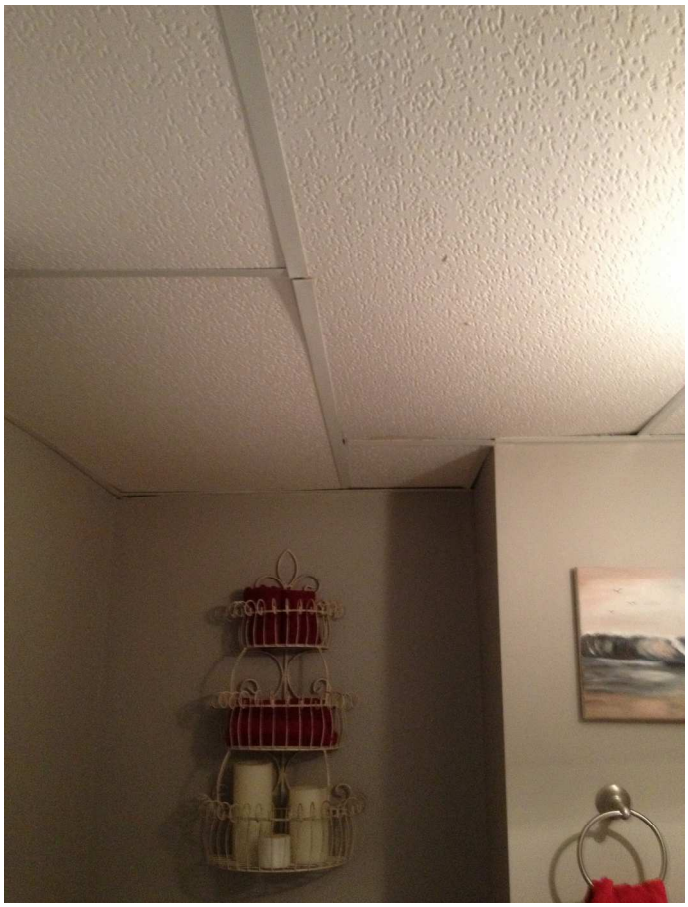
Water damage in ceiling?



2010 est'd furnace - good condition

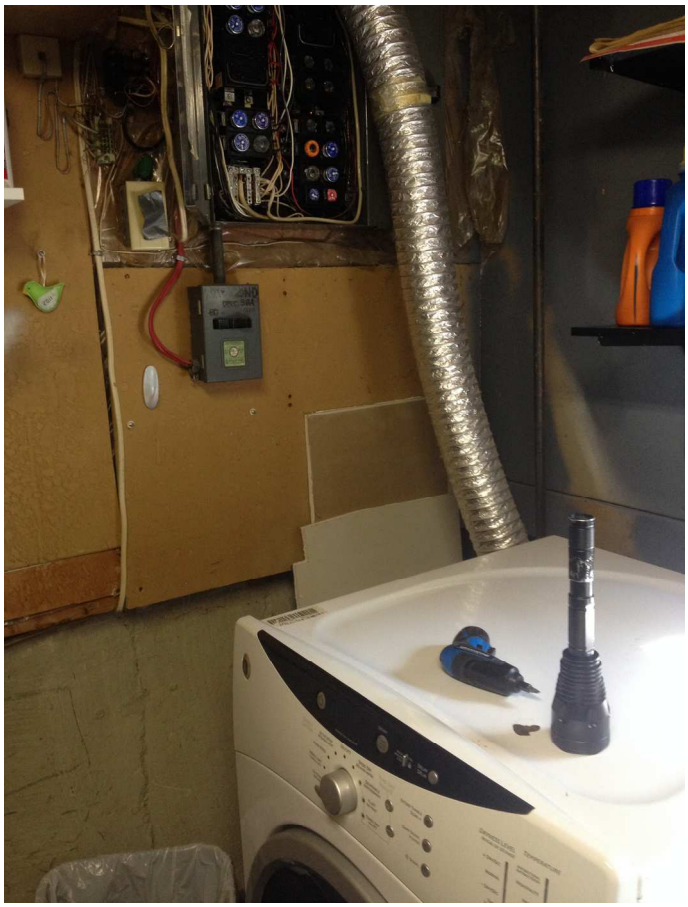




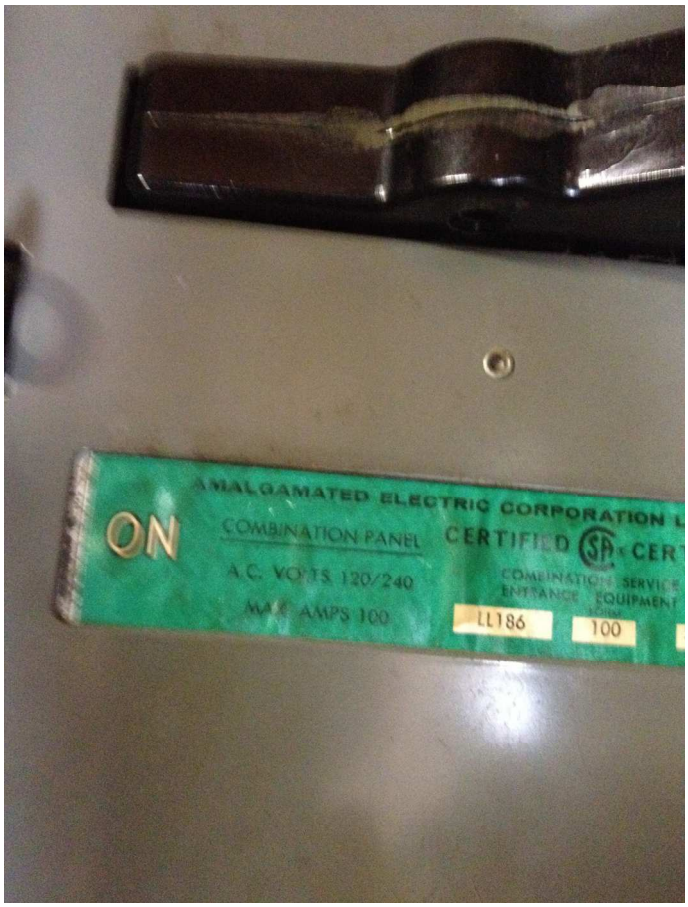


popping sound here and whine in upper toilet may be due to poor venting.

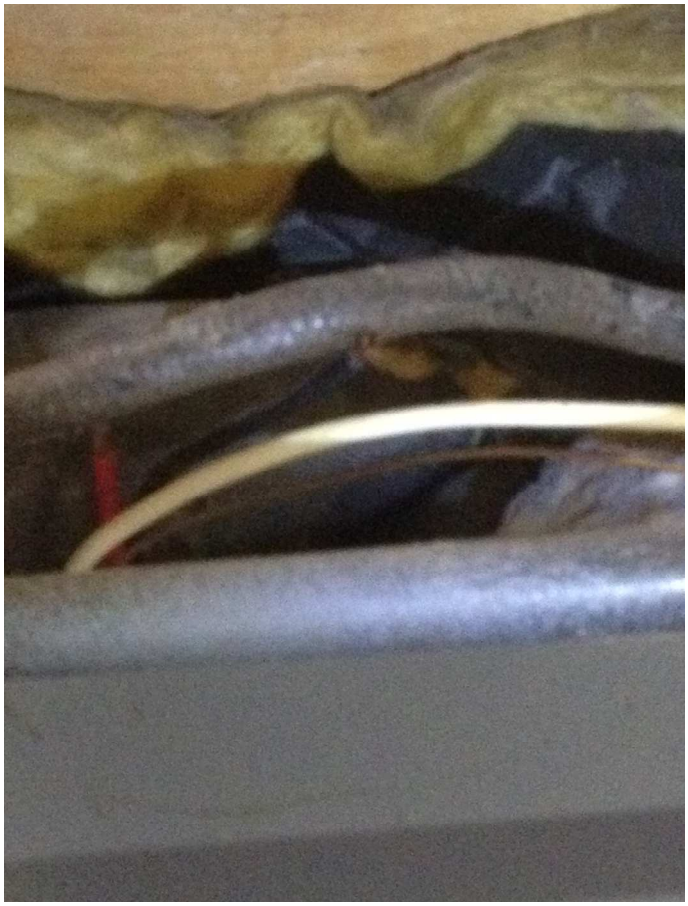
VERY dangerous - cover is missing. These wires are live!



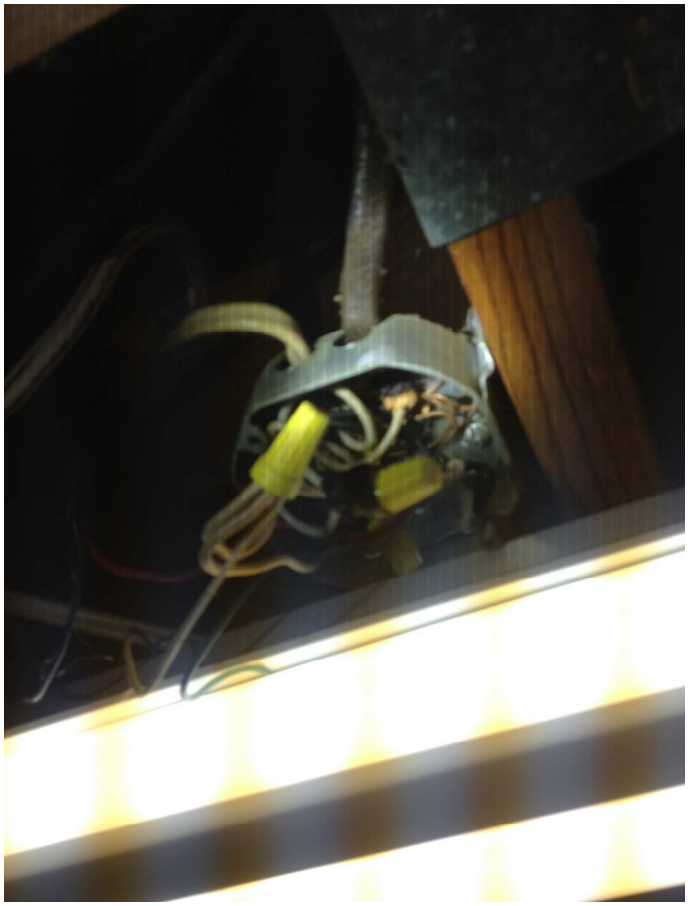
1 meter clearance in from of panel is code



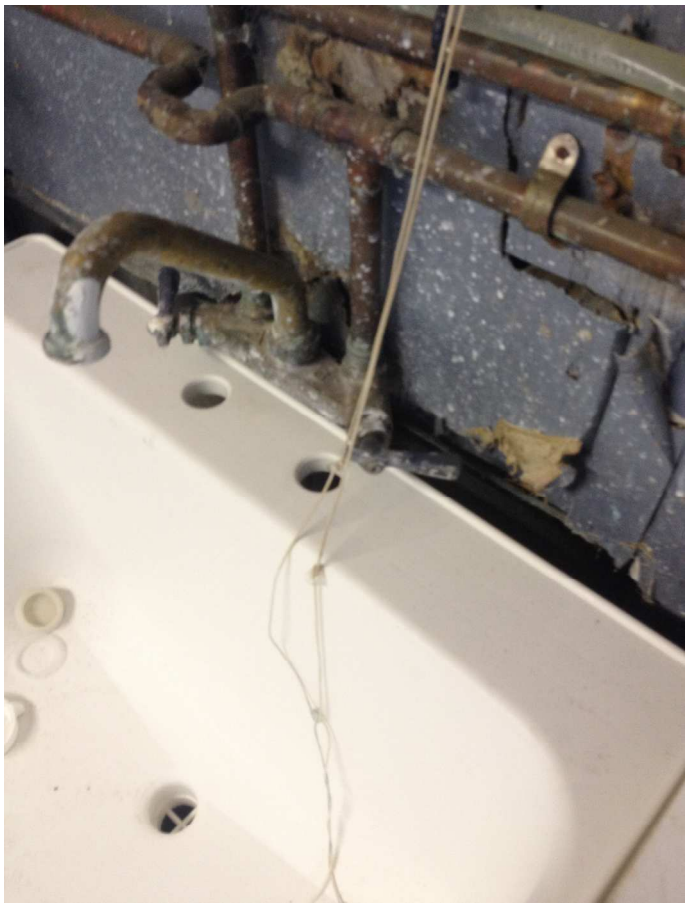
100 amp



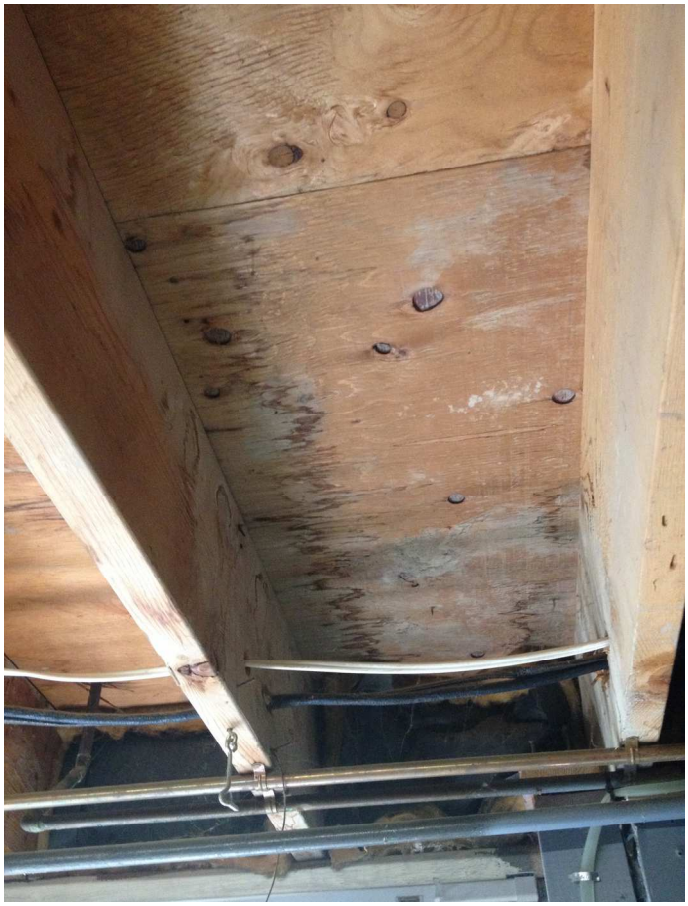
Unterminated / exposed wiring

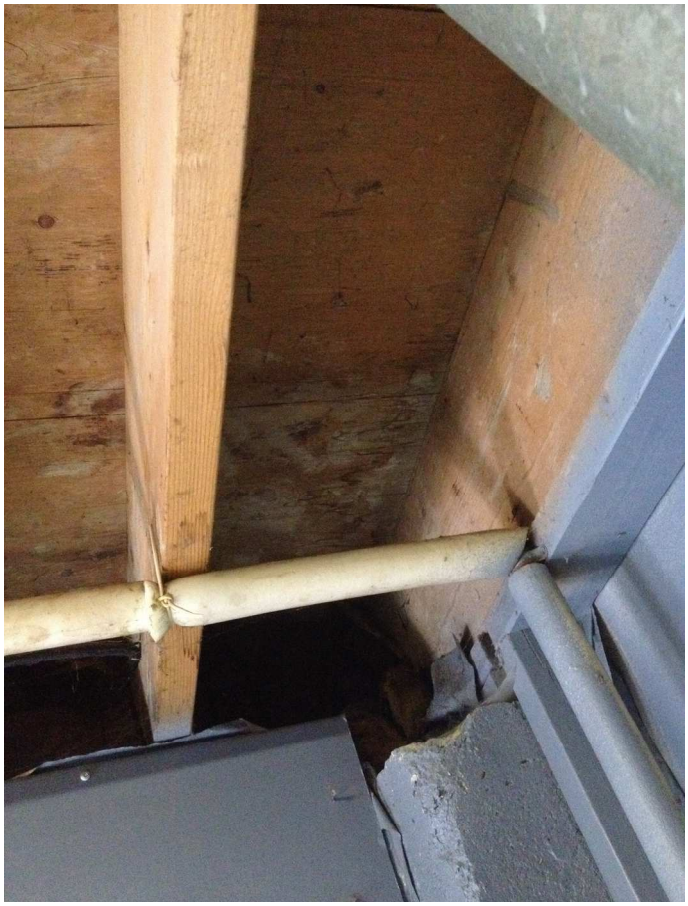


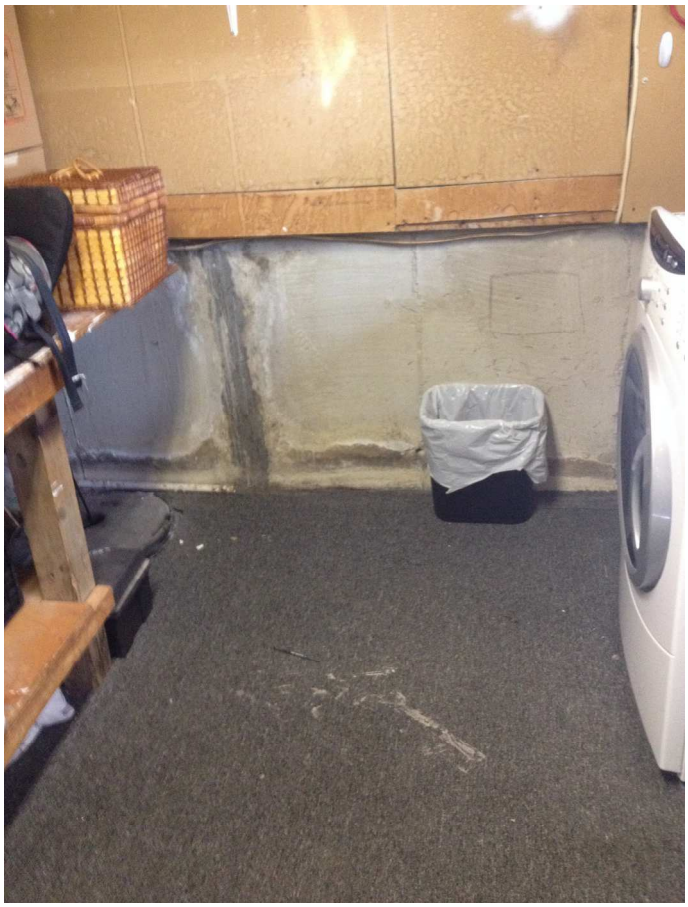
Cover required

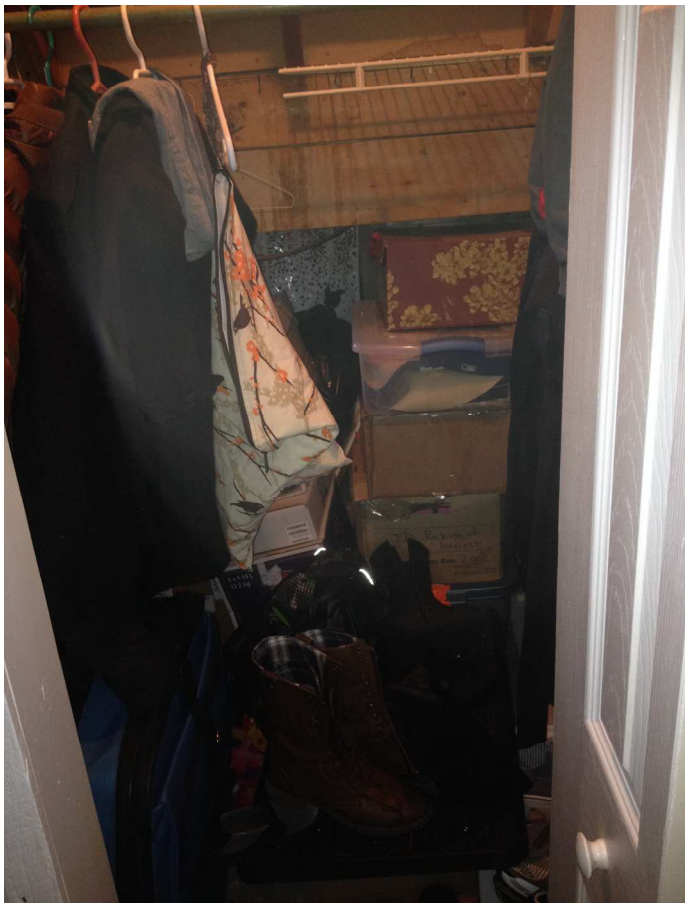


Loose pipes and basin

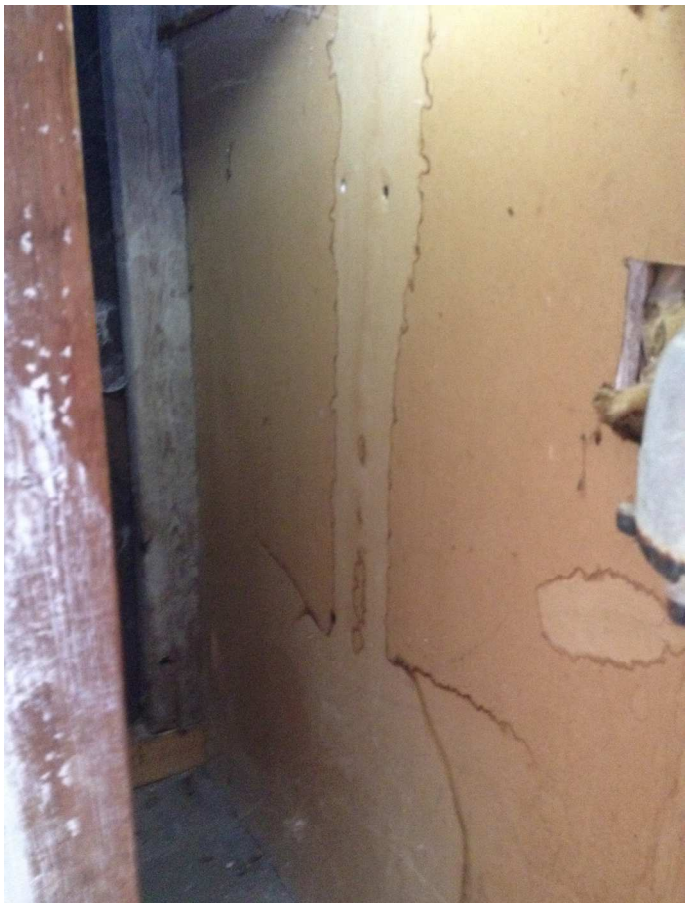




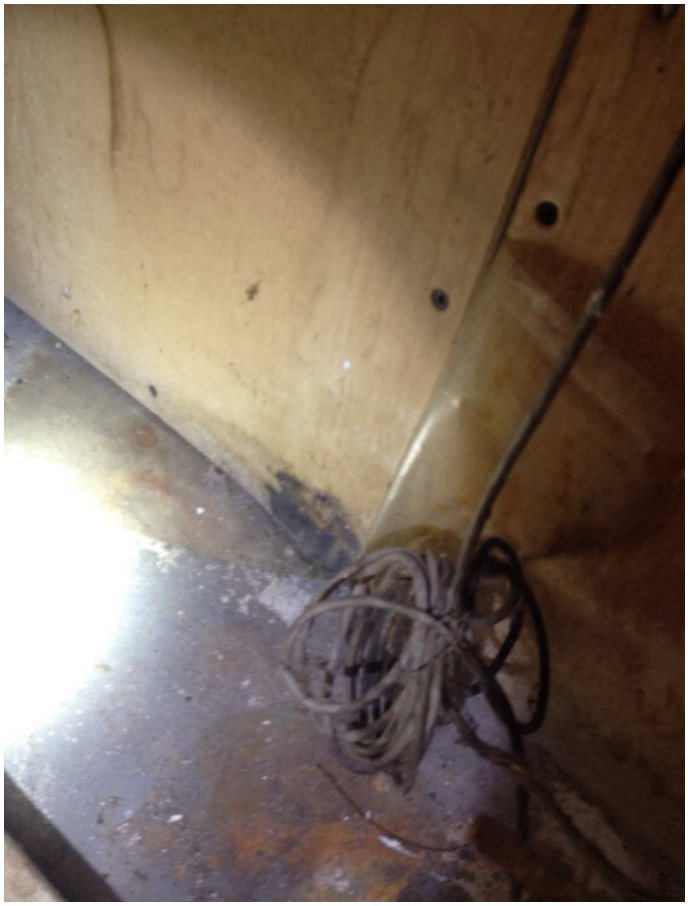


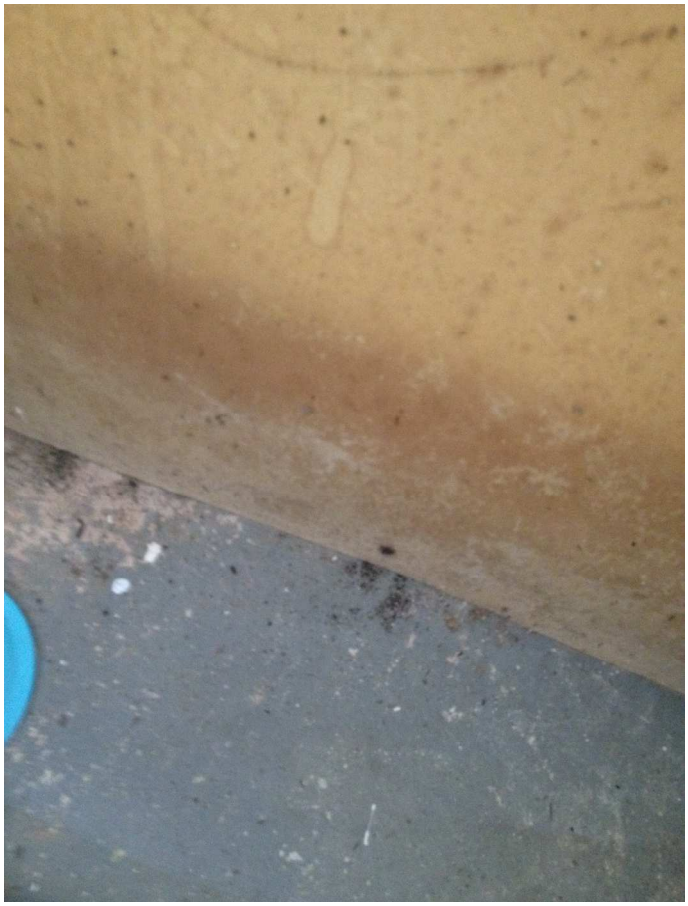


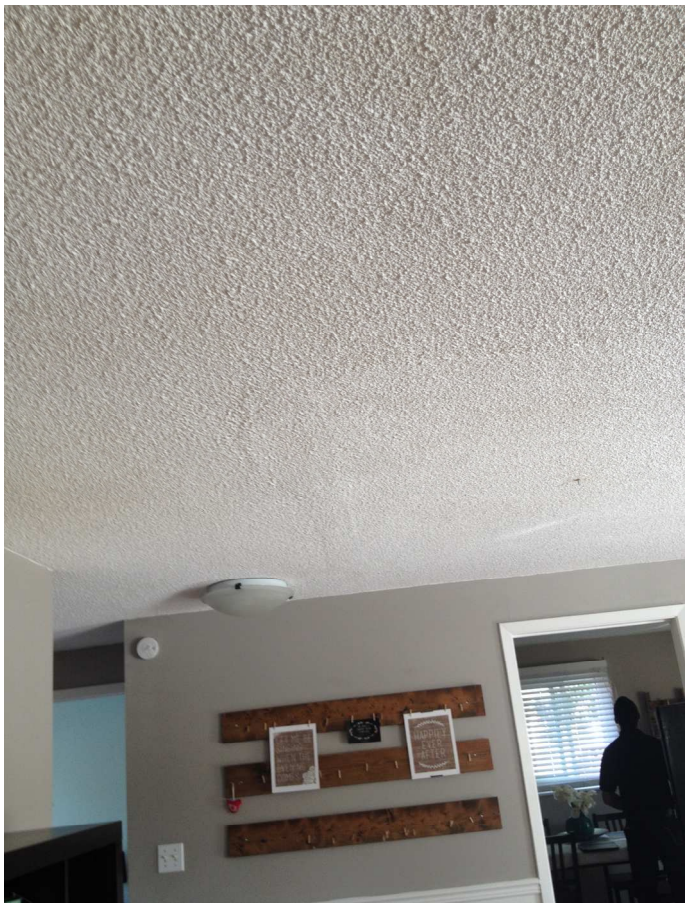
Could not confirm flue functions in woodstove.
Recommend WETT insp prior to use.



Water marks / possible mould near water main shut off

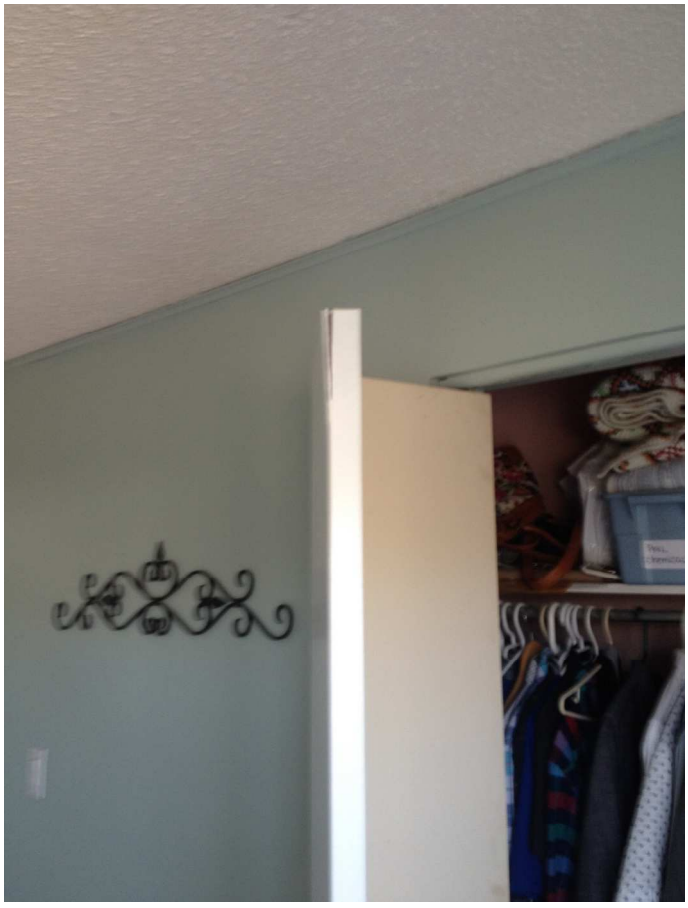






Ceiling reveals where walls were opened up. Was a building permit issued?

Non functional



Attic appears to be clear and well ventilated.


14/2
32