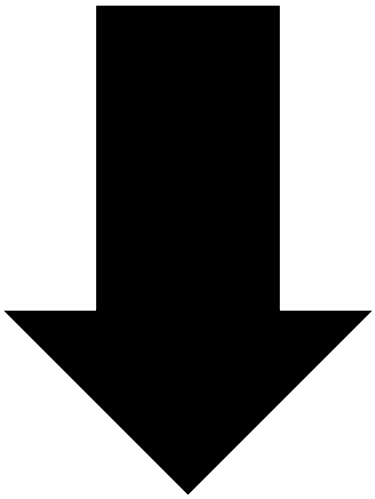
Thank you for your interest!

The sample report below does not pertain to a single home; rather, it consists of real findings from several homes.

There is an online photo album provided with each report (300+ photos); accessible via the link on the second page of the report (the cover page).

All blue links are clickable and give access to a wealth of information on that particular subject.

The house system tabs, at the top of every page, are also clickable.



ReHome Inspections

Home Inspection Report

PREPARED BY:
Philipp Schnetzer

FOR THE PROPERTY AT:
123 Sample St
Mocktown, NS

PREPARED FOR:
WOLFGANG MOZART

INSPECTION DATE:
Saturday, December 24, 2016

ReHome Inspections
5440 Granville Road
Granville Ferry, NS B0S 1K0

902-840-0570

www.rehomeinspections.com
phil@rehomeinspections.com

Inspect with me, invest with confidence

December 24, 2016

Dear Wolfgang Mozart,

RE: Report No. 1135, v.0
123 Sample St
Mocktown, NS

- -
VIEW ALL PHOTOS/VIDEOS TAKEN (300+): https://goo.gl/photos/kVJxA6VxnAY5qDpPA
- -

Please take the time to read this report in its entirety.

This report has been prepared for the exclusive use of my client, named above.

Feel free to call me and I will go through it with you; my consulting service, via phone/email, is available to you for as long as you own the home.

Thank you for choosing ReHome Inspections. I am grateful and honoured for your trust and support.

Sincerely,

Philipp Schnetzer
on behalf of
ReHome Inspections

ReHome Inspections
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Granville Ferry, NS B0S 1K0
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Note: For the purpose of this report the building is considered to be facing **North**.

As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. There is no such thing as a perfect home - even a newly constructed may have a lengthy report. Try not to feel overwhelmed with page after page of 'negatives'; the report does not highlight the good qualities. Everything can be fixed.

Photos speak volumes; I urge you to click the link on the previous page to access the online album (as long as Google is in business you will have access to that album; there is also a convenient 'download all' option available). The photo album is an integral part of this report.

My inspections focus on major/costly defects, but I typically come across many minor issues as well. As a courtesy I also report many 'little things'. Safety is an important and personal consideration for me and I typically provide many suggestions for improved safety (such as civic signs, anti-tip brackets for ovens, railings, GFCI receptacles, etc).

My inspection philosophy separates components that are functional from those that are not. Where components are found to be functional, no comments will be offered. Where defects are noted, I will recommend improvements. (Note the blue links in this report; these access additional information on the particular subject)

I pay particular attention to those components that are expensive to correct, or may create a safety concern in the home. As I look for these major items, I will come across some lesser items as well. As a courtesy, those are documented for you. However, please do not misinterpret this as an exhaustive list of all minor defects in the home. That is not the intent of the home inspection.

It is the goal of the inspection to put the client in a better position to make decisions related to their transaction and is not intended to be a method of transferring risk from the client or owner to the inspector. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

\- -

POTENTIALLY SIGNIFICANT FINDINGS ARE SUMMARIZED BELOW

A "Significant Finding" is defined as a substantial safety hazard; or, a deficiency requiring a major short term expense to correct. This summary is not a complete listing of the findings in the report, and reflects the opinion of the inspector. It should be considered highly likely there will be other issues you would like in the summary, and you should add these as desired. Please review all of the report pages. Many of these comments in the Summary below have pictures and web links that better clarify the issues; please refer to their place in the report body for additional clarification/information.

If there is nothing in the list below then I did not find anything that, in my opinion, was warranted as a 'significant finding':

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • The asphalt shingles have reached the end of their useful life. Significant granule loss, curling, thermal cracking, widened slots, blistering and other damage observed. Recommend to replace asphalt shingles within 1 year of ownership to avoid possibility of leaking.

Location: Roof

Task: Replace

Cost: $5000 - $10,000

Exterior

ROOF DRAINAGE \ Gutters

Condition: • Discharging onto roof

Downspouts should never discharge directly onto roofs; premature shingle wear may result. On this roof the shingles are still in very good condition but the deterioration and discolouration is clearly evident at the downspout discharge locations. I recommend to extend the downspouts so that they terminate directly inside a gutter further downstream.

Location: Roof

Task: Improve

ROOF DRAINAGE \ Downspouts

Condition: • Downspout ending too close to building

Water discharging from the downspout can accumulate near the foundation and cause soil erosion, damage to exterior of home and water intrusion into interior of building. Recommend to add downspout extension to divert water at least 4 feet away from exterior wall.

* The foundation interior of the crawlspace at this corner is showing efflorescence. This is a white residue (comprised of salts and minerals) that is left behind after water evaporates; a clear indicator that excessive moisture is present.

Location: Exterior

Task: Improve

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General

Condition: • Inadequate ledger board fastening; not to current standards

A properly secured ledger board is imperative for structural integrity. Lag bolts or lag screws should be used, with washers, spaced no more than 18" apart to securely attach the deck to the home.

* For instructional video click blue link above

* The ledgerboard was secured with nails and placed directly over the siding without appropriate flashing. Water will be able to penetrate behind ledgerboard and may find its way into the wall cavity via the unsealed penetrations created by the nails. Recommend to remove structure and re-attach accordingly (removing a portion of siding, flashing on the ledgerboard, and attaching with lag bolts).

Location: Exterior

Task: Improve

Structure

FLOORS \ Joists
Condition: • Joists have been improperly notched and holed; this has significantly affected the structural integrity. Several of these joists are in need of additional support underneath to create a structurally sound floor. I recommend to consult with a qualified contractor as to the best method of repair/support.
Location: Basement
Task: Correct

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel
Condition: • Double taps
There is a breaker that has two wires attached - this is referred to as a 'double-tap'; this can cause loose connections which can lead to arcing and a potential fire. This wire, I suspect, is the underground wire used to feed the garage. It is attached to the main 100-amp breaker disconnect. I recommend this be corrected by a qualified electrician; this wire should be on its own individual circuit breaker - and there are still empty slots available for additional breakers/circuits.
Location: Basement
Task: Correct

Heating

COMMENTS \ Additional
Condition: • The oil tank is sloped in the wrong direction. It is recommended to have these tanks sloped downwards towards the outlet side by at least 1/4" per foot. There is good reason for this: water is heavier than oil and will sit at the bottom of the tank. Water can be introduced into tanks many ways; through condensation or even water that is mixed in with the oil itself at delivery time. With the negative slope the water can pool and remain in the tank, rusting it from the inside out. I recommend to correct the slope of this tank. Tip: keeping the tank topped up helps to reduce the likelihood of condensation forming.
Location: Exterior Garage
Task: Correct

Plumbing

COMMENTS \ Additional
Condition: • Water has a 'rotten-egg' odour

This home has its own well and the smell may originate in the well system. There could be sulfate reducing bacteria (hydrogen sulphide) in the water supply.

Also, it is relatively common to have this rotten egg odour in hot water only. In that case, the water heaters "sacrificial" anode rod is to blame. This rod, made of magnesium, helps protect the tank lining from corrosion; instead, the rod itself corrodes. Unfortunately, as it does, the magnesium gives off electrons that nourish sulfate reducing bacteria. Removing this rod may eliminate the problem.

To eliminate sulfate reducing bacteria from the water heater, you need to raise the water temperature above 140F for 8 hours. Bacteria die out at temperatures above 140F. To safely follow this procedure, first make sure your water heater has a functioning temperature and pressure relief valve. Also, to prevent accidental scalding, warn users that water will come out of faucets extremely hot and should not be used at the increased temperature.

Finally, check with your municipal water utility. The folks there may have specific suggestions or literature on eliminating problems in well water in your area.

* Click blue link above to learn more about Hydrogen Sulphide in drinking water written by Nova Scotia Environment
Task: Further evaluation
Time: As soon as possible

THIS CONCLUDES THE SIGNIFICANT FINDINGS SECTION.
- -

GENERAL INFORMATION & DISCLAIMER FOR HOMES BUILT BEFORE 1990:

Asbestos products were commonly used in homes built pre 1990s. Many think asbestos is already banned entirely in Canada, but a historic announcement by the federal government is now making the move to officially ban the substance nationwide by 2018. Common building materials that sometimes contain asbestos are "popcorn" textured ceilings, acoustic tiles, linoleum or vinyl (which might be concealed with new material), siding, vermiculite insulation, heat duct insulation/tape, and heating pipe insulation. Asbestos products are not usually considered to be a problem as long as they are in sound condition and not friable (crumbling/flaking and thereby becoming airborne). However, if remodeling is done which may disturb this material, a strict safety protocol should be adhered to.

Lead based paints were commonly used in homes pre 1960s. If built between 1960 and 1990, the exterior may contain lead-based paint. The paint on interior surfaces may also contain lead in smaller amounts that could still be harmful, especially to young children. Houses built after 1990 should not contain lead because all consumer paints produced in Canada were virtually lead-free by this time. Common building materials that sometimes contain lead are paints, ceramic glazes including old enamel tubs & sinks, and copper pipe solder. Lead-based paints are not usually considered to be a problem as long as they are in sound condition and not friable. However, if remodeling is done there are strict safety protocols that should be followed.

A home inspection is NOT an environmental survey; therefore, a qualified specialist or environmental testing firm should be hired by the client if he or she wishes to have further evaluation/testing for any hazardous substances such as asbestos, leadbased paint, etc
- -

DESCRIPTION OF SYSTEMS & COMPONENTS

General: • I am not a professional roofer. I do my best to inspect the roof system; observing the roof covering, drainage systems, flashings, skylights, chimneys, and roof penetrations. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes.

This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, etc. A roof leak does not necessarily mean the roof has to be replaced.

The home is considered to face : • North

Sloped roofing material: • 3-tab asphalt shingles

Asphalt Shingles come in two standard design options: architectural (dimensional) shingles, and 3-tab shingles. 3-tab are essentially flat simple shingles with a uniform shape and size. They use less material than architectural shingles, and are therefore lighter (by as much as 50%) and lower cost for both the material and the installation. They are also thinner, and do not last as long or offer manufacturer's warranties as long as good architectural shingles. Architectural shingles are thicker and stronger, and they offer more aesthetic appeal with their "dimensional" look with more shadow and varied shapes and sizes. While more expensive to install, they come with longer warranties, sometimes up to 50 Years. Though, it is worth noting that most asphalt shingles are still likely to be replaced after no longer than 24-30 years, and a long warranty such as this is often prorated. While no asphalt shingle is likely to last for 50 years, dimensional shingles will stand up better to the elements, and offer less potential for leaking (and the high costs of the damage that can come with roof leaks), typically for a longer period of time. While 3-tab shingles typically need to be replaced after 15-18 years, dimensional typically last 24-30 years. Of course, there are many variables that can shorten life expectancy, such as climate, quality of installation, attic ventilation, overhanging tree branches and roof pitch.

Approximate age: • 10-15 years

RECOMMENDATIONS & OBSERVATIONS

General

• All photos shown in the Recommendations & Observations section pertain to defects, deficiencies or recommendatio ns. It is important that you view the online photo album containing ALL photos (link on 2nd page of report) thoroughly because I may consider an item imperfect but not warranted to be escalated to include in the report; you may perceive otherwise. I look for major material defects, costly repairs and safety issues and am not as concerned with cosmetic imperfections and minor issues that can be fixed easily and inexpensively.

SLOPED ROOFING \ Asphalt shingles

Condition: • The asphalt shingles have reached the end of their useful life. Significant granule loss, curling, thermal cracking, widened slots, blistering and other damage observed. Recommend to replace asphalt shingles within 1 year of ownership to avoid possibility of leaking.
Location: Roof
Task: Replace
Cost: $5000 - $10,000




Condition: • Moss or algae on roof

These organic growths can trap moisture against shingles and reduce their life expectancy. Moss can grow underneath shingles and cause poor adhesion resulting in lifting of tabs. Recommend to carefully remove, without damaging shingles, and clean affected area with a 50/50 bleach/water solution to kill any organic growth. Pre-soak the area, then apply the cleaning agent and let it soak in for 30 minutes. Afterwards, gently scrub and rinse. Use a soft-bristle brush for gentle scrubbing - always from the top down. Be careful with the delicate shingle granules; never use a pressure washer on an asphalt roof. For more detailed cleaning instructions click the blue link above. Also, since this growth can often reappear after cleaning consider installing a zinc strip near the ridge - these prevent any moss from taking hold throughout the entire roof covering.
Location: North Roof
Task: Clean

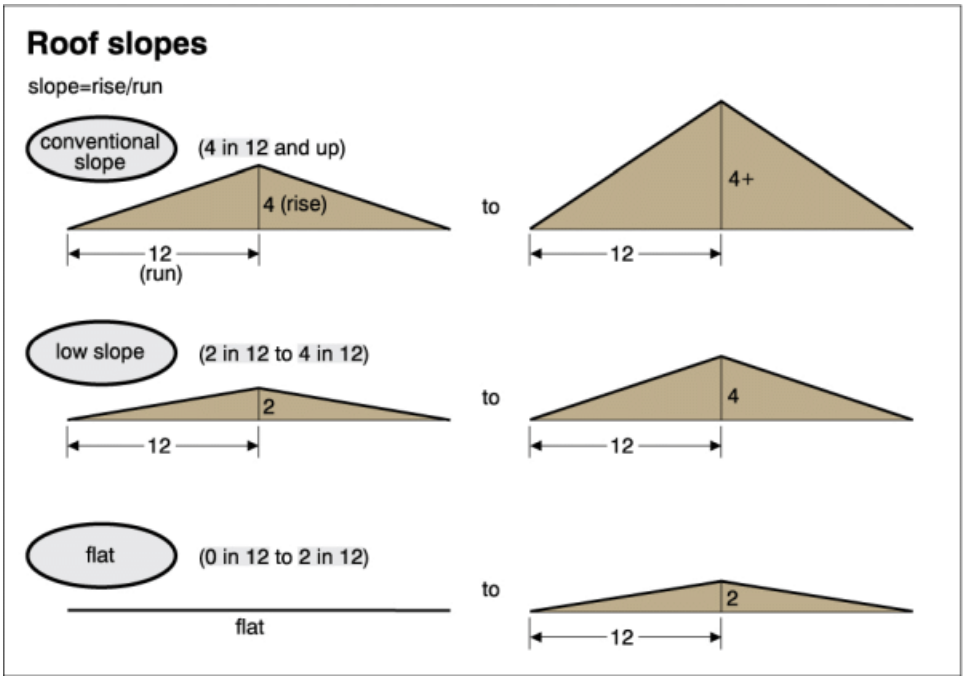
northeast corner

Condition: • Slope too low for typical asphalt shingle application

Asphalt shingles can be used on pitches as low as 4:12 (33% slope). With modified application techniques they can be safely installed on low-slope roofs down as low as 2:12 (17% slope). They should never be installed on a pitch less than 2:12. Asphalt shingles are not waterproof - they are designed to wick water. The steeper the slope the longer the shingles will last (all other variables being equal).

There are specially designed low-slope shingles available which have only one third of the shingle exposed to the weather (rather than half the shingle in slopes above 4:12). These shingles are individually sealed in place with asphalt cement, rather than relying on self-sealing strips. The entire tab area is sealed to the underlying shingle.

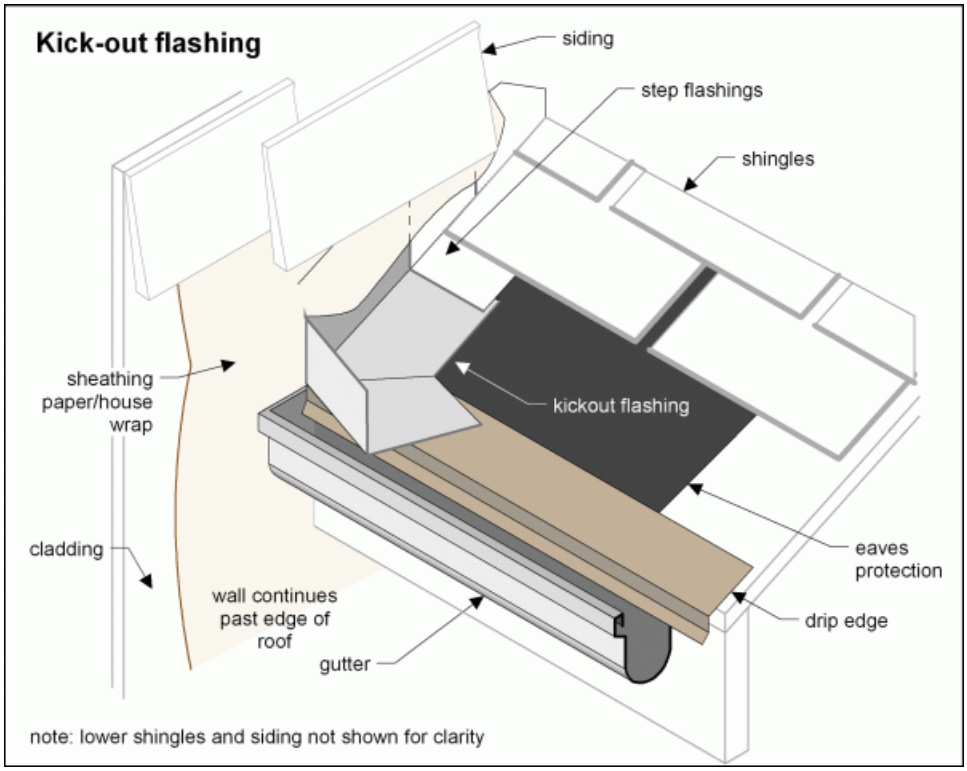
An alternative is to use conventional shingles, but to provide a felt underlayment that is a double layer. Usually, the bottom three to six feet of double underlayment is sealed together with asphalt cement. The rest of the underlayment is laid double thickness, but without cementing. The amount that is cemented depends on the eave overhang and likelihood of ice damming. Conventional shingles can be applied over this double layer of underlayment.
* The architectural shingles on this roof are in excellent condition; however, they were not designed for this pitch (this roof is considered 'flat'). Leaking is imminent; I recommend, at minimum, to monitor performance, but ideally this small roof would be replaced with an appropriate roof covering.
Location: South Roof
Task: Correct



SLOPED ROOF FLASHINGS \ Roof/sidewall flashings
Condition: • There is no kickout flashing installed

This may be allowing water draining off the roof to miss the gutter and drain behind the siding exterior covering. Kickouts also prevent water from streaking down the siding exterior covering and causing water stains. I recommend a kickout flashing - an angled piece of metal secured to the roof - to be installed near the bottom of the roof, to direct water into the gutter and away from the siding.
* Excessive water flowing down the wall at this location has caused significant damage (paint deterioration and decay) to the wooden siding. A kick-out flashing will help alleviate this condition. However, debris should be routinely removed from gutters and also ensure that a proper slope of the gutter is maintained to promote drainage (a slope of 1:200 is adequate, that is a drop of 1 cm every 2 meters).

Location: North
Task: Improve

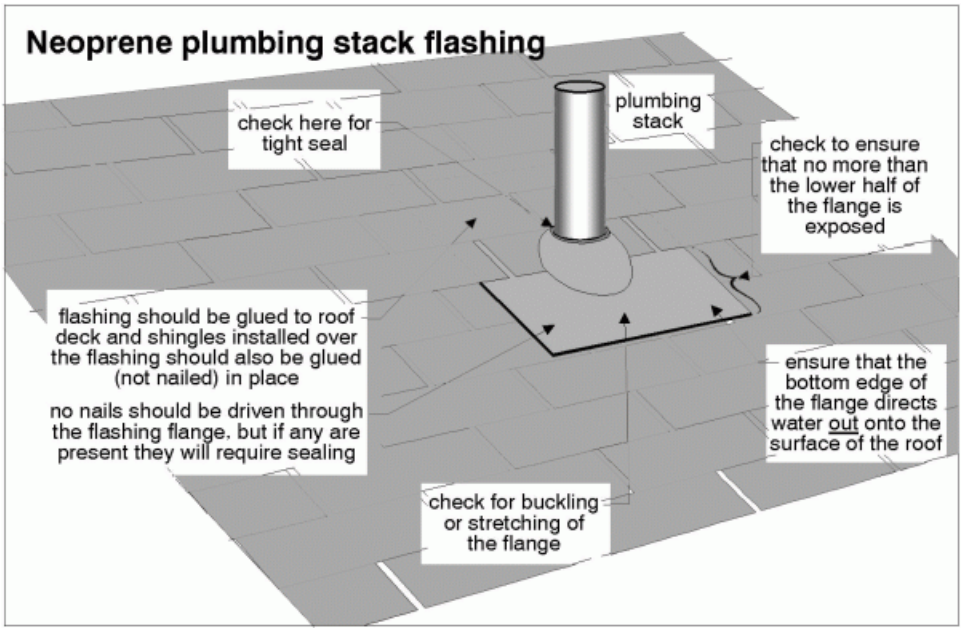


gutter issues

SLOPED ROOF FLASHINGS \ Pipe/stack flashings
Condition: • Plumbing vent stack flashing is not properly installed

These flashings that fit around pipes typically have a flat base of 12" x 12". The upper half of this base should not be visible (should be underneath asphalt shingles). The lower half should be visible (laying on top of the shingles). This

allows any water that gains access to the flashing to properly drain out and onto the roof rather than being trapped underneath the shingles.
* No active leaking was observed from inside attic at this penetration.
Location: West
Task: Monitor | Correct when re-roofing

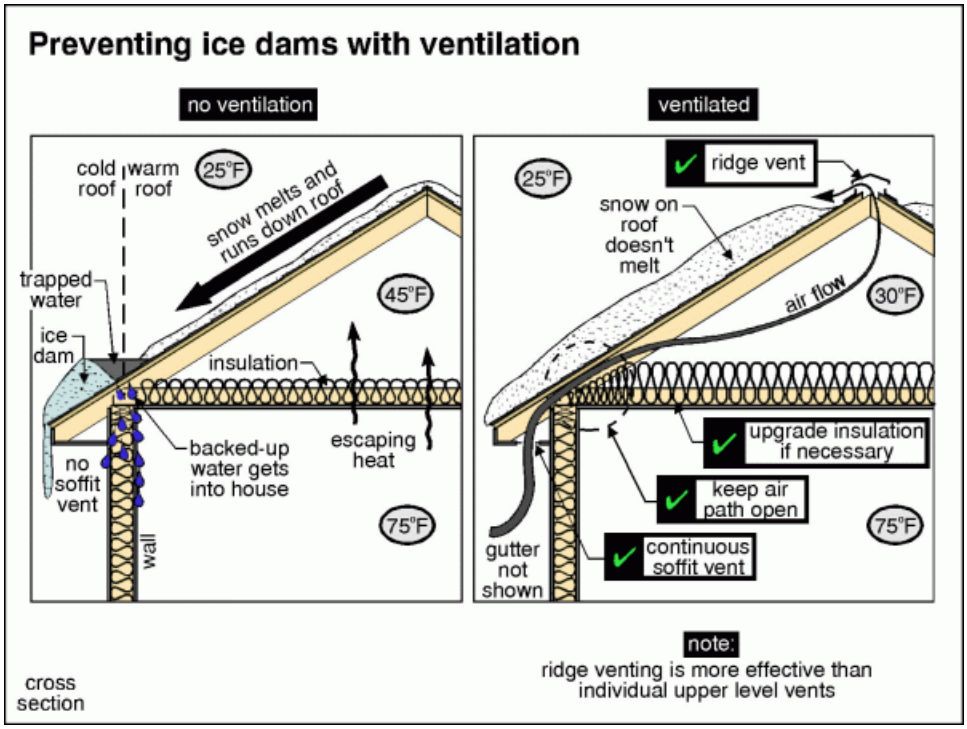


COMMENTS \ Additional
Condition: • Vulnerable to ice-damming

No indication of ice-damming was observed, however, be mindful that the current configuration at the roof edge may make it vulnerable to this condition. The ideal attic has lower air ventilation provided by soffit vents in the eaves; when these are non-existent, too few or obstructed by insulation the attic can become inadequately ventilated. With a lack of ventilation comes the ability for the heat in the attic to melt snow and as this water drains to the overhang it can freeze

again once it contacts the colder roof edge.

* For detailed information about attics, ventilation and insulation please click the blue link above.
Location: North & South roof overhang
Task: For your information | Improve



LIMITATIONS, RESTRICTIONS & EXCLUSIONS

General: • Exclusions

The following items or actions are outside the scope of a home inspection: inspection of underground downspout drainage pipes, antennae, satellite dishes, lighting arresters, de-icing equipment, predicting the service life expectancy, removal of snow/ice/debris, confirmation of proper fastening or installation of any roof-covering material.
* Click blue link above to access the full Standards of Practice

DESCRIPTION OF SYSTEMS & COMPONENTS

General: • Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter sloping away from the residence about 6 inches for the first 10 feet from the foundation. Also, the interior floors should be several inches higher than the exterior grade. Roof gutters and downspouts are also recommended - they should discharge into drains, trays or extensions that carry or divert water away from the foundation at least 4 feet.

The sellers or occupants will have a more intimate knowledge of the site than I will have during my limited visit. I recommend asking the seller about about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. I also recommend to closely monitor and inspect the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the foundation are to be avoided.

Gutter & downspout material: • Plastic

Gutter & downspout discharge: • Above grade

Lot slope: • Away from building • Towards building

Soffit and fascia: • Wood • Aluminum • Vinyl

Wall surfaces and trim: • Fiber cement siding

Retaining wall: • Wood

Driveway: • Asphalt

Walkway: • Concrete

Deck: • Raised • Pressure-treated wood

Exterior steps: • Concrete

RECOMMENDATIONS & OBSERVATIONS

ROOF DRAINAGE \ Gutters

Condition: • Discharging onto roof

Downspouts should never discharge directly onto roofs; premature shingle wear may result. On this roof the shingles are still in very good condition but the deterioration and discolouration is clearly evident at the downspout discharge locations. I recommend to extend the downspouts so that they terminate directly inside a gutter further downstream.

Location: Roof

Task: Improve

east

northwest

ROOF DRAINAGE \ Downspouts

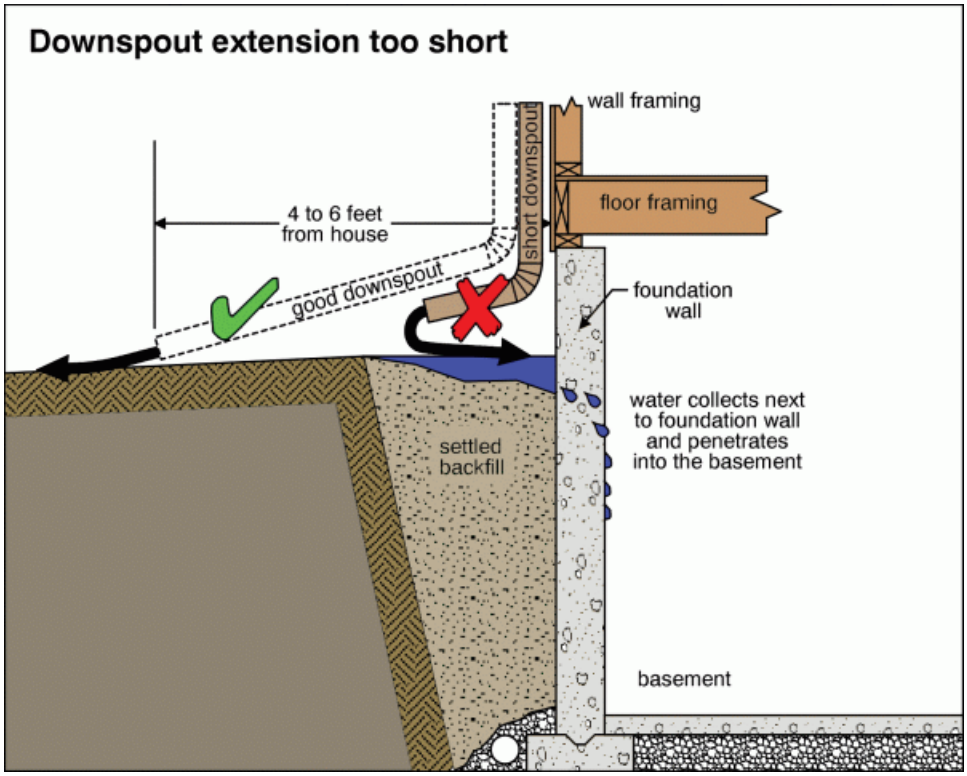
Condition: • Downspout ending too close to building

Water discharging from the downspout can accumulate near the foundation and cause soil erosion, damage to exterior of home and water intrusion into interior of building. Recommend to add downspout extension to divert water at least 4 feet away from exterior wall.

* The foundation interior of the crawlspace at this corner is showing efflorescence. This is a white residue (comprised of salts and minerals) that is left behind after water evaporates; a clear indicator that excessive moisture is present.

Location: Exterior

Task: Improve



EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • Rot

Not visible from the ground. The window sill/nosing is completely rotted through. Recommend to replace.

Location: East Second Floor Bathroom

Task: Replace

rotted window sill/nosing

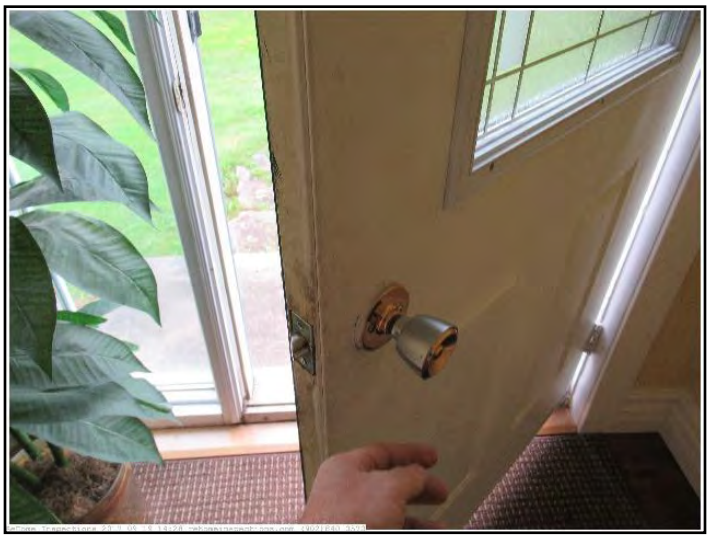
DOORS \ General

Condition: • No dead-bolt lock on exterior door

Consider installing dead-bolt locks on all exterior doors. They provide increased safety and security against theft. Make sure when installed that the deadbolt can be fully extended into the faceplate on the door frame - otherwise they can easily be pushed back into the housing, rendering them ineffective.

Location: Front

Task: Provide



PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General

Condition: • Typical deck details (click this link to view pamphlet)

For your information: if you would like to learn about deck building standards click the blue link above to download a pdf guide outlining some of the current code requirements in Nova Scotia for new deck construction. If you are planning to

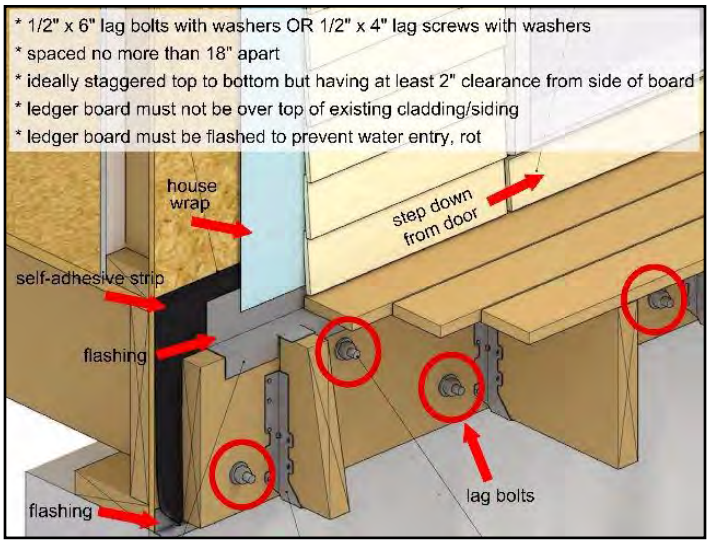
redo/upgrade a current deck you should adhere to these standards.

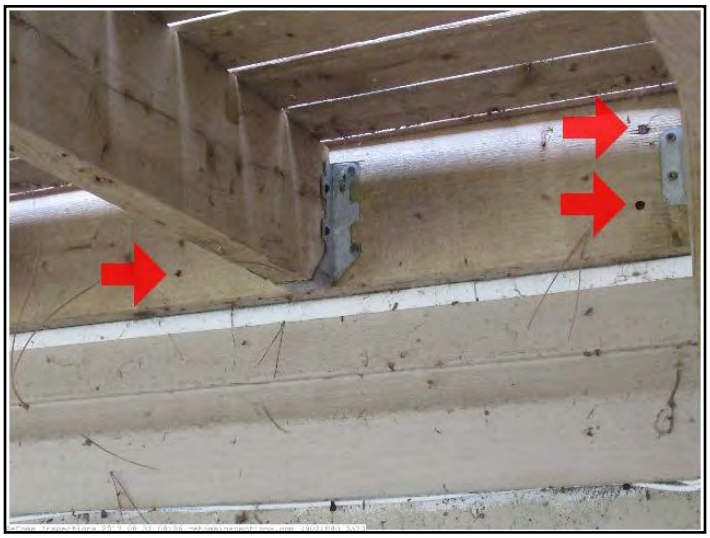
This pamphlet covers required foundations, guardrail heights, column and beam sizes, joist spans and more. (Local amendments in your area may be in place - check with your municipal building department for necessary permits and the latest requirements for deck construction).

Condition: • Inadequate ledger board fastening; not to current standards

A properly secured ledger board is imperative for structural integrity. Lag bolts or lag screws should be used, with washers, spaced no more than 18" apart to securely attach the deck to the home.

* For instructional video click blue link above
* The ledgerboard was secured with nails and placed directly over the siding without appropriate flashing. Water will be able to penetrate behind ledgerboard and may find its way into the wall cavity via the unsealed penetrations created by the nails. Recommend to remove structure and re-attach accordingly (removing a portion of siding, flashing on the ledgerboard, and attaching with lag bolts).
Location: Exterior
Task: Improve





rear deck

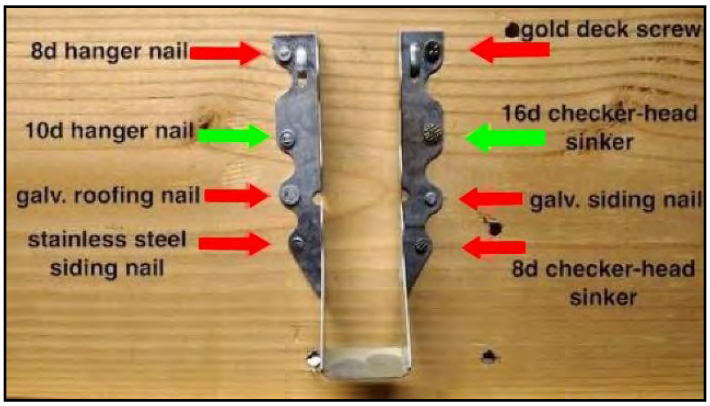
PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Joists
Condition: • Improper joist hanger fasteners used

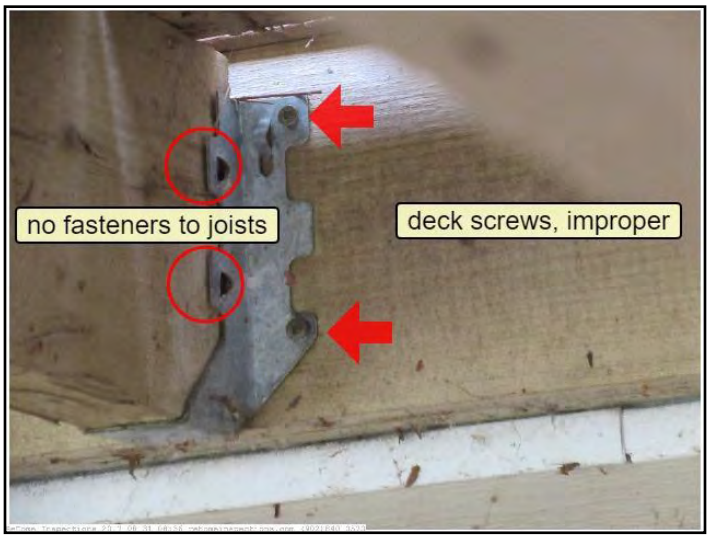
It is important to understand two structural forces exerted on fasteners: withdrawal and shear. Screws are better than nails at resisting withdrawal - it is much easier to pull a nail straight out. However, when it comes to joist hangers the shear strength of fasteners is much more important; and only proper nails (aside from a few rarely used structural bolts or specialty screws) can provide the recommended strength to resist this perpendicular force and support a heavy load as is often found on decks.

Deck screws and roof shingle nails are often used; this is a defect. Specially designed galvanized joist hanger nails (often

called ten-penny nails) should be used to fasten joist hangers.

* Click the blue link above to learn about all the different nails, screws and bolts and their uses
Location: Exterior
Task: Correct





LANDSCAPING \ General
Condition: • Plants too close to building

Trees and shrubs add aesthetic appeal to a home, but can cause damage to exterior components. Vegetation in contact with the home provides an access path for wood destroying insects, promotes moisture against the walls, and may cause physical (mechanical) damage. All vegetation should be cut back away from the home a minimum of 6". Leaves falling from overhanging tree branches can clog gutters, while the roots of larger trees can damage drain pipes and crack foundations.
Location: West
Task: Improve

west

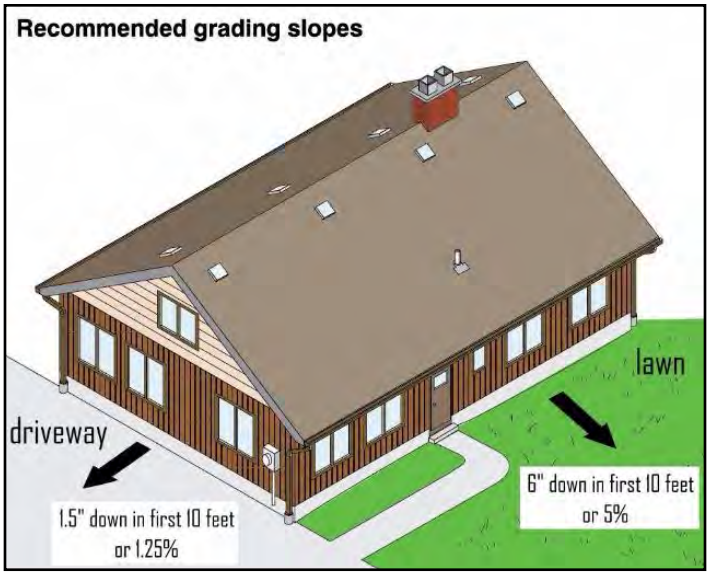
LANDSCAPING \ Lot grading

Condition: • Improper lot slope or drainage

This can cause pooling of water adjacent to the foundation which can lead to water entry into the basement and damage to building materials. The lot should be sloped at a minimum 5% drop away from the foundation (6" drop in the first 10'). For harder and less porous materials, such as concrete or asphalt, this slope can be reduced to about 1.25% (or a 1.5" drop over 10'). The goal is always to direct and divert water away from the foundation. Be mindful if re-grading that adequate clearance to the siding be maintained (6" minimum). If this clearance cannot be maintained a simple swale (small ditch) or french drain can help to divert water away.

Location: Exterior

Task: Improve



COMMENTS \ Additional

Condition: • No (or inadequate) civic sign.

If there is no civic sign I highly recommend erecting one. If the civic number is on the home itself it should be clearly visible from a distance and lit up in the darker hours. Seconds can mean the difference between life and death in an emergency; getting resources where they are needed as quickly as possible is vital. Make sure that your civic number is posted in front of your home or business, and that it is clearly visible from the road day or night.

** To find a local civic sign supplier click the blue link above **

Task: For your information

LIMITATIONS, RESTRICTIONS & EXCLUSIONS

General: • Exclusions

The following items or actions are outside the scope of a home inspection: fences, outbuildings, exterior lighting, geological or soil conditions, recreational facilities or playgrounds, seawalls/breakwalls/docks, underground utilities, wells/springs, solar/wind/geothermal systems, swimming pools or spas, septic systems and irrigation/sprinkler systems.
* Click blue link above for full list as per the Standards Of Practice

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

DESCRIPTION OF SYSTEMS & COMPONENTS

General: • I am not a structural engineer. Even if I do not identify any structural material defects please feel free to hire an engineer, prior to closing, to consult with and address concerns that you may have with the property.

I inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist.

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Joists • Steel columns • Built-up wood beams • Subfloor - plank

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Trusses • Plywood sheathing

RECOMMENDATIONS & OBSERVATIONS

FOUNDATIONS \ Foundation

Condition: • Typical hairline vertical foundation crack

A vertical/diagonal hairline crack (less than 1/8"), such as the one observed, is considered negligible and is generally not structurally significant. These are very common and typically arise due to initial minor settling or heaving of the foundation. Quite often they tend to form around the weakest sections of the foundation, such as the corners of window and door openings. I recommend to simply seal the crack using an appropriate sealant to prevent water entry into basement.

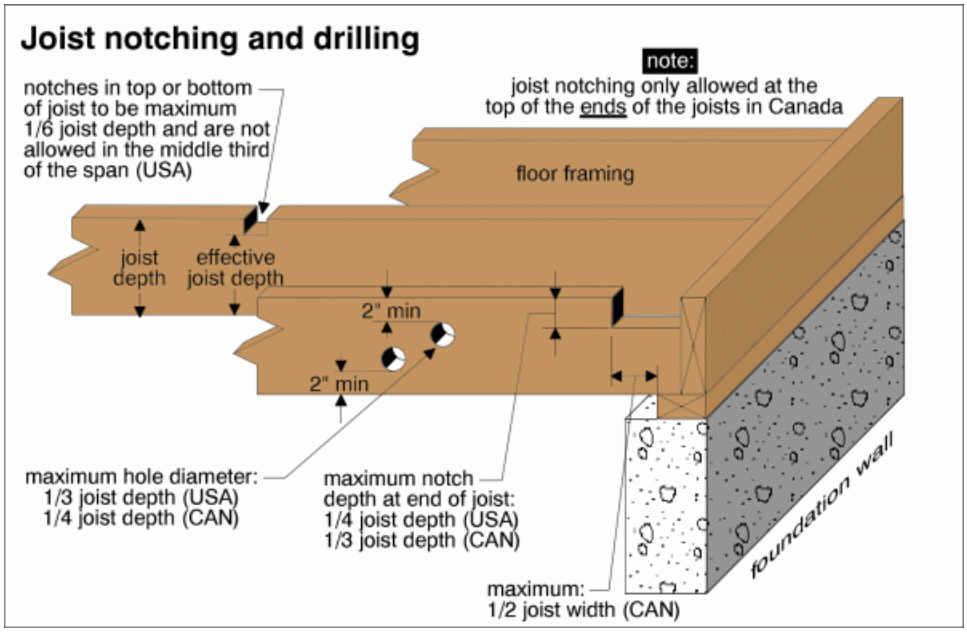
Location: West Basement

Task: For your information

FLOORS \ Joists

Condition: • Joists have been improperly notched and holed; this has significantly affected the structural integrity. Several of these joists are in need of additional support underneath to create a structurally sound floor. I recommend to consult

with a qualified contractor as to the best method of repair/support.
Location: Basement
Task: Correct



Condition: • Wood decay

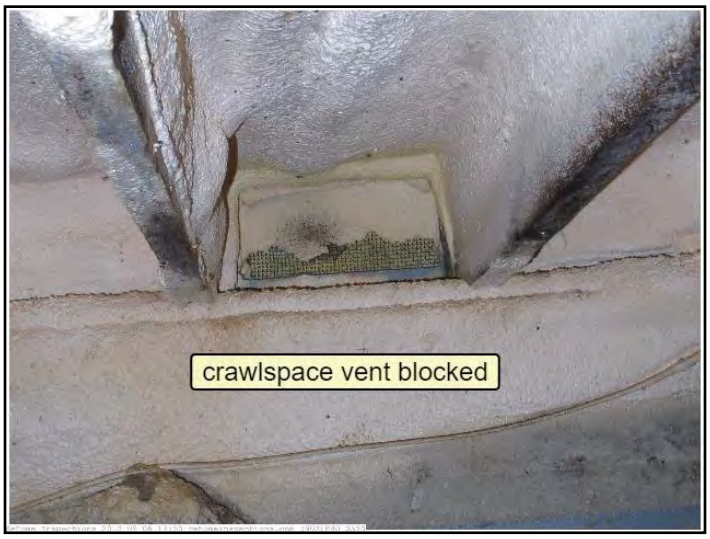
In short, wood decay is caused by fungi that are attracted to wet locations. Typically, the moisture content of wood must be higher than 25% for rotting to occur. Wood with a moisture content below 20% will rarely experience rot. It is important to know that if infected wood is in contact with sound wood the decay will spread into it. Also, any wood in contact with soil is vulnerable to decay since most soils contain fungal organisms in conjunction with higher moisture. These fungi can remain dormant in wood if the conditions are unfavourable (too dry or cold) and flare up again years later. For an in-depth white paper on wood decay click the blue link above.

** The crawlspace was excessively wet and inadequately ventilated. This has led to several joists (20+) being very wet for extended periods and they are completely rotted. I was able to puncture through the closed-cell spray foam insulation and determine there was rotted wood underneath. The reasons why this crawlspace is wet and suggested remedial actions will be discussed later in this report. I recommend getting 3 recommendations and estimates from qualified contractors to replace the rotted joists.

Location: Crawl Space

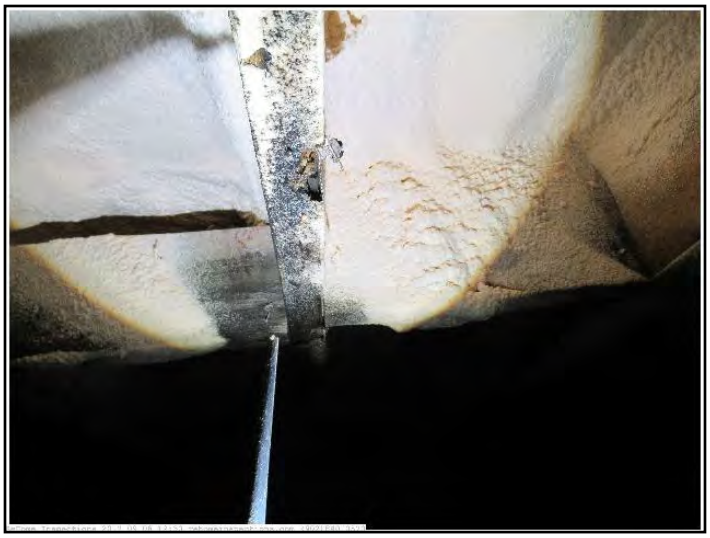
Task: Replace

Cost: $5000 - $10,000



rotted behind spray-foam

very high moisture, wet



rotted

rotted/wet

LIMITATIONS, RESTRICTIONS & EXCLUSIONS

General: • Exclusions

The following items or actions are outside the scope of a home inspection: identifying the size, spacing, span or determining the adequacy of foundation bolting, bracing, joists, joist spans or support systems. Providing any engineering or architectural services.

* Click blue link above for full list as per the Standards Of Practice

DESCRIPTION OF SYSTEMS & COMPONENTS

General: • I am not an electrician. If I feel that it is safe enough to open the electrical panel I will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, I will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that I will not have time to inspect.

I suggest that any recommendations that I may make for correction should be completed as soon as possible because an electrician could reveal other issues (that were concealed, inaccessible or otherwise outside of the scope of this home inspection) or recommend additional repairs.

General: • Some current code references to be aware of for improved safety

1) Ground-fault circuit interrupter (GFCI) protection is required for any receptacle within 1.5 m of a sink, bathtub or shower stall and also any exterior receptacles within 2.5 m of finished grade. GFCI protection is also required for the circuits supplying submersible well pumps, whirlpools, hot tubs and swimming pools.
2) Exterior outlets exposed to wet locations are required to be enclosed with covers marked with 'Extra-Duty'. Covers marked with 'Wet Location Only When Cover Closed' are only permitted in 'partially covered locations'.
3) Arc-fault circuit interrupter (AFCI) protection is required for almost all 125V receptacles that are 20 amps or less. There are some exceptions to this rule, such as those receptacles in bathrooms and kitchens (that may already be protected by a GFCI) or the dedicated branch circuit receptacle for a sump-pump. Previously, the code only required receptacles in bedrooms to be AFCI protected.

Service entrance cable and location: • Overhead - Triplex 3-wire cable

Service size: • 200 Amps (240 Volts)

System grounding material and type: • Copper - ground rods

Distribution panel rating: • 200 Amps

Distribution panel type and location: • Breakers - basement

Auxiliary panel (subpanel) rating: • 100 Amps

Auxiliary panel (subpanel) type and location: • Breakers - basement

Distribution wire material and type: • Knob & Tube wiring observed

Knob-and-tube (K&T) wiring was an early standardized method of electrical wiring in buildings, in common use in North America from about 1880 to the 1940s. The system is considered obsolete and can be a safety hazard, although some of the fear associated with it is undeserved.

- It is not inherently dangerous. The dangers from this system arise from its age, improper modifications, and situations where building insulation envelops the wires.

- It has no ground wire and thus cannot service any three-pronged appliances.

- It is not permitted in any new construction.

K&T wiring consists of insulated copper conductors passing through lumber framing drill holes via protective porcelain insulating tubes. They are supported along their length by nailed-down porcelain knobs. Where wires enter a wiring device, such as a lamp or switch, or were pulled into a wall, they are protected by flexible cloth or rubber insulation called loom.

Issues with Knob & Tube:

- Unsafe modifications are far more common with K&T wiring than they are with Romex and other modern wiring systems. Part of the reason for this is that K&T is so old that more opportunity has existed for improper modifications.

- The insulation that envelopes the wiring is a fire hazard.

- It tends to stretch and sag over time.

- It lacks a grounding conductor. Grounding conductors reduce the chance of electrical fire and damage to sensitive equipment.

Type and number of outlets (receptacles): • Grounded - typical • Ungrounded - upgraded

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom

Smoke detectors: • Present

RECOMMENDATIONS & OBSERVATIONS

General

• Smoke & CO detectors

Smoke detectors should be provided at every floor level of every home. They should be close to sleeping areas (and one in each bedroom if people sleep with the door closed). Carbon Monoxide (CO) detectors should be installed on every level of your home if any fossil fuel (gas, oil, wood, pellets) is burned OR if a garage is attached to the house. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a detector (for example, when you buy a home or if it has a yellowish colour), it should be replaced. Batteries should be replaced annually. A light vacuuming of the detector can help to keep them dust free and operating efficiently.

• Any electrical recommendations should be considered high priority items, since all electrical issues are safety concerns.

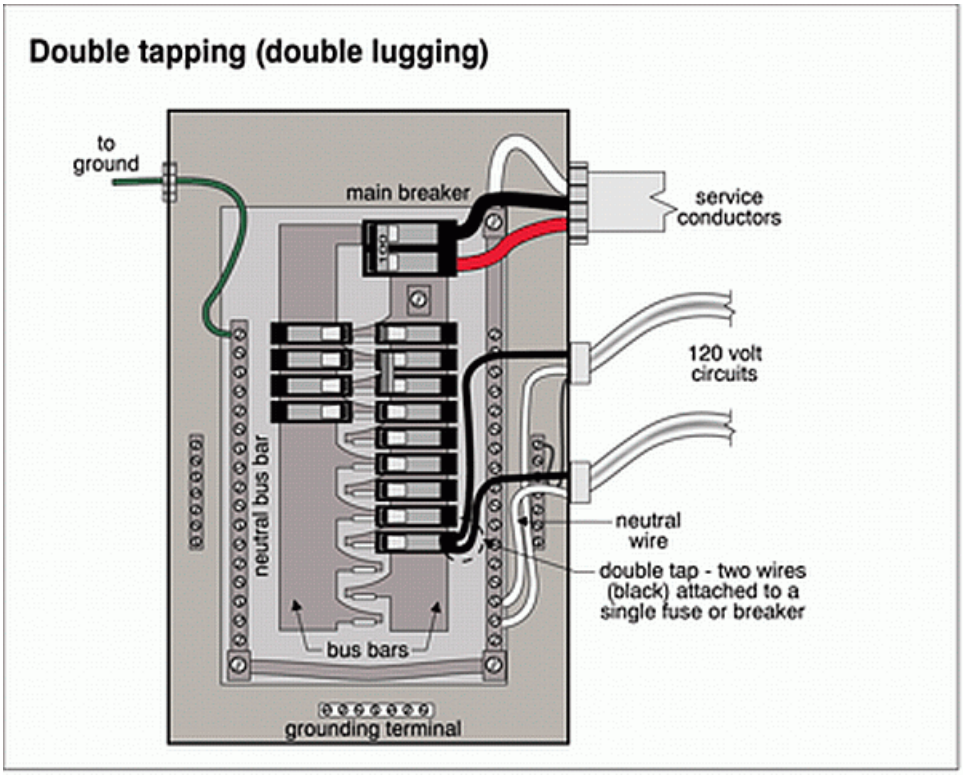
SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Double taps

There is a breaker that has two wires attached - this is referred to as a 'double-tap'; this can cause loose connections which can lead to arcing and a potential fire. This wire, I suspect, is the underground wire used to feed the garage. It is attached to the main 100-amp breaker disconnect. I recommend this be corrected by a qualified electrician; this wire should be on its own individual circuit breaker - and there are still empty slots available for additional breakers/circuits.

Location: Basement

Task: Correct



double-tap

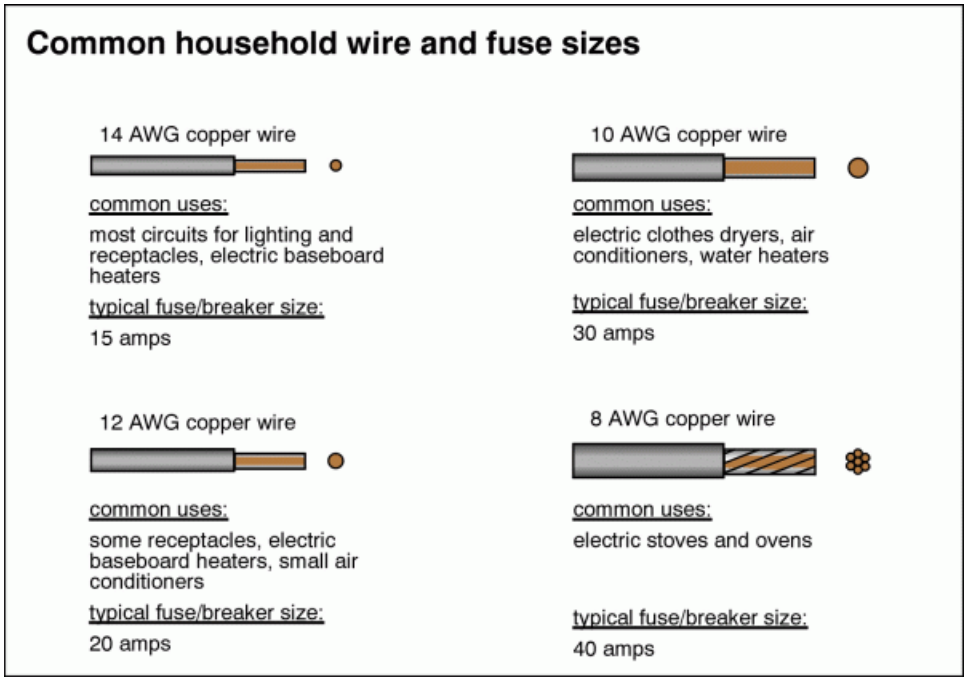
SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

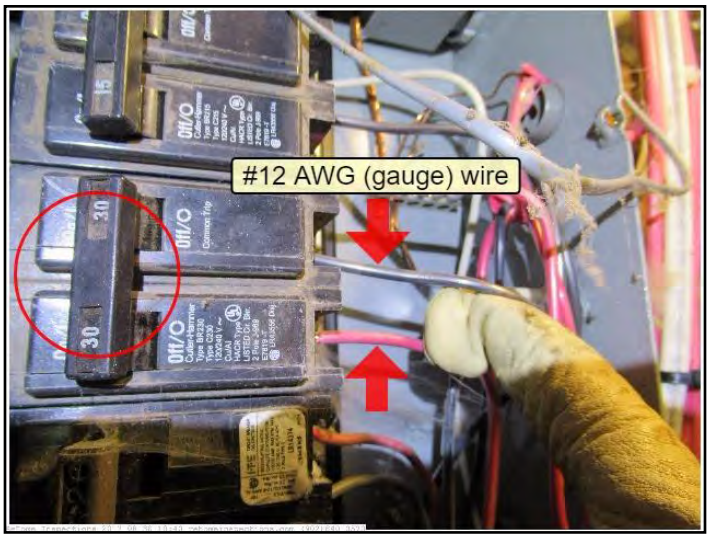
Condition: • Fuses or breakers too big

There is a 30-amp breaker being used for a Heat-Pump. Of the 4 heat-pumps on the property they call for either a maximum 15-amp or 20-amp breaker size. The #12 AWG wire serving this breaker is only rated for 20-amp breaker. I recommend to determine which heat pump this breaker serves, then read the data plate on the exterior condenser unit to determine what the maximum allowed breaker size is and replace the breaker in the panel with either a 15 or 20-amp breaker.

Location: Basement

Task: Correct





DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • Knob & Tube wiring observed

Advice:

- I recommed that a licensed electrical contractor certify that the system is safe. Only an expert can confirm that the system was installed and modified correctly.

- Do not run an excessive amount of appliances in the home, as doing so can cause a fire.

- Where the wiring is brittle or cracked, it should be replaced. Proper maintenance is crucial.

- K&T wiring should not be used in kitchens, bathrooms, laundry rooms, or at the exterior. The wiring must be grounded in order to be used safely in these locations.

- The homeowner or an electrician should carefully remove any insulation that is found surrounding K&T wires.

- You should get an estimate of the cost of replacing K&T wiring.

- Many insurance companies refuse to insure houses that have knob-and-tube wiring due to the risk of fire. Exceptions are sometimes made for houses with such systems that have been deemed safe by an electrical contractor.

In summary, knob-and-tube wiring is likely to be a safety hazard due to improper modifications and the addition of building insulation. I highly recommend to have the system evaluated by a qualified electrician.
* The only area where this live knob & tube wiring was visible was in the attic; but chances are good there is more concealed in the walls and floors - especially since there were numerous ungrounded receptacles throughout the home.
Location: Attic
Task: Further evaluation | Upgrade

Live!

DISTRIBUTION SYSTEM \ Outlets (receptacles)
Condition: • Ungrounded three-prong receptacle (outlet) observed

Three prong outlets lead people to believe the outlets are properly grounded. This outlet may be testing as ungrounded because it is not wired correctly or because it uses older wiring that does not contain a ground wire.

Steps should be taken to correct this condition. One option, if older wiring without a ground is being used, is to install a two-prong outlet. This may not be ideal because it will limit the use of this outlet with modern appliance plugs that require

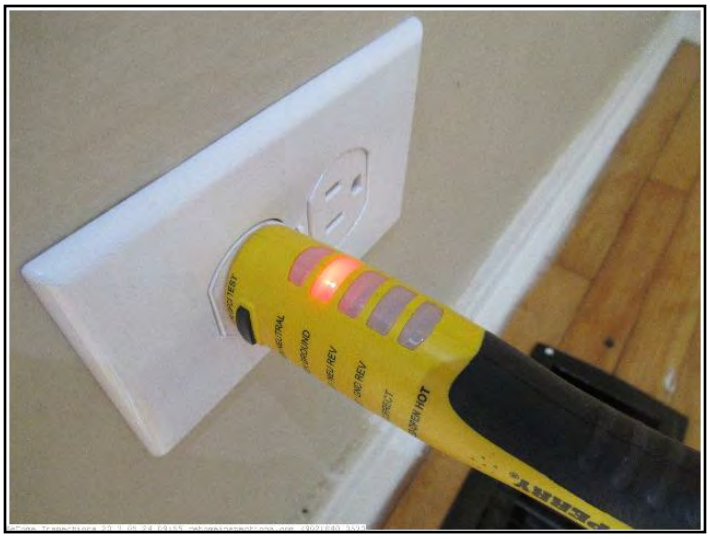
a three-prong outlet.

If the wiring is older you may consider running a newer cable from the panel that includes a ground wire, or simply run a ground wire while leaving the existing wire in place.

A third option is to install a ground-fault circuit interrupter (GFCI). These can be installed upstream or at the receptacle itself. GFCIs are an accepted replacement because they protect against electric shocks even in the absence of grounding, but they may not protect the powered appliance. Also, GFCI-protected ungrounded receptacles may not work effectively with surge protectors. Ungrounded GFCI-protected receptacles should be identified with labels that come with the new receptacles that state: "No Equipment Ground".

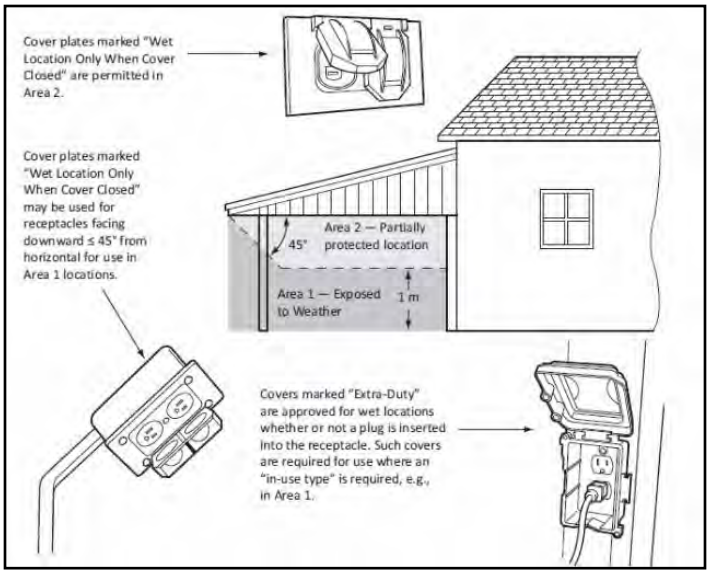
Adjustments should be made by qualified electricians - not homeowners - to an electrical system to upgrade ungrounded receptacles to meet modern safety standards and the requirements of today's typical household appliances.
Location: Second Floor
Task: Correct


upgraded to GFCI - okay


ungrounded - incorrect

Condition: • Exterior receptacle improper type for location

Exterior receptacles should be protected from the elements. Covers marked with 'Wet Location Only When Cover Closed' are only permitted when installed in a partially protected location ('area 2'). Receptacles in other areas ('area 1') should be marked with 'Extra-Duty'; they are rated for use in wet locations whether or not a plug is inserted.
* I recommend an electrician replace this receptacle with an approved GFCI receptacle with an 'extra-duty' cover.
Location: Exterior - south
Task: Improve



south

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • There is a recent recall on certain Kiddie brand smoke detectors

This brand was noted in the home but the model numbers were not verified. The issue is the alarm may no longer chirp in the model with battery backup even after the original batteries have been replaced. In the case of the model without battery backup, the chirp may not work if power is removed and then restored.

If you notice either of the following model numbers on the detectors they are part of the recall: KN-COSM-IBCA and KN-COSM-ICA.

** Click the blue link above for more information **

Location: Basement Bedroom

Task: Further evaluation

basement

LIMITATIONS, RESTRICTIONS & EXCLUSIONS

General: • Exclusions

The following items or actions are outside the scope of a home inspection: operation of electrical systems that are shut down, operation of smoke and CO detectors, security/fire/alarm systems, low voltage systems such as telephone/cable, remote controlled devices, generators, windmills, solar collectors, battery storage facilities and exterior lighting. The quality of the electrical grounding system is not determined.
* Click blue link above for full list as per the Standards Of Practice

DESCRIPTION OF SYSTEMS & COMPONENTS

General: • I am not an HVAC professional. I suggest that any recommendation that I make for service, correction, or repair be scheduled as soon as possible, because the hired-professional could reveal additional defects (that were concealed, inaccessible or otherwise outside of the scope of this home inspection) or recommend further repairs that could affect your evaluation of the property.

System type: • Boiler

Fuel/energy source: • Oil

Heat distribution: • Baseboards

Exhaust venting method: • Natural draft

Approximate age:
• 13 years
The serial number indicates a manufacture date of March 2004
Model number: Kerr - Comet *Serial number:* D03047356F23

Main fuel shut off at: • Basement

Oil tank type/age: • Click here to read about Nova Scotia oil tank install requirements
Note: Aboveground steel, located at exterior, 2.6mm double bottom steel, 909 liter capacity, manufactured in 2012

Exhaust pipe (vent connector): • Single wall • Black steel (not galvanized)

Auxiliary heat: • Heat Pump

Fireplace/stove: • Wood stove

Chimney/vent: • Masonry

Chimney liner: • Clay

Combustion air source: • Interior of building

Mechanical ventilation system for home: • Energy recovery ventilator (ERV) • Kitchen exhaust fan • Bathroom exhaust fan

RECOMMENDATIONS & OBSERVATIONS

General

• Photos of equipment data plates (model/serial numbers, manufacturer, etc) can be found in the online photo album (link on 2nd page of report).

OIL HOT WATER BOILER \ Pipes

Condition: • The oil fired water boiler supplies hot water to radiators via steel pipes. These pipes, in the basement, have been wrapped with an asbestos containing insulation. Asbestos is dangerous/carcinogenic when it is in a friable state, meaning it is deteriorating/crumbling and allows the asbestos fibers to become airborne. I recommend that 3 estimates be obtained from qualified professionals specializing in the remediation of asbestos. Note: if removal is undertaken (which is what I suggest in this case) it typically requires extensive preparation and the final cost may be a five-digit number.
Location: Basement
Task: Further evaluation | Remediation

Time: As soon as possible

deteriorated, friable

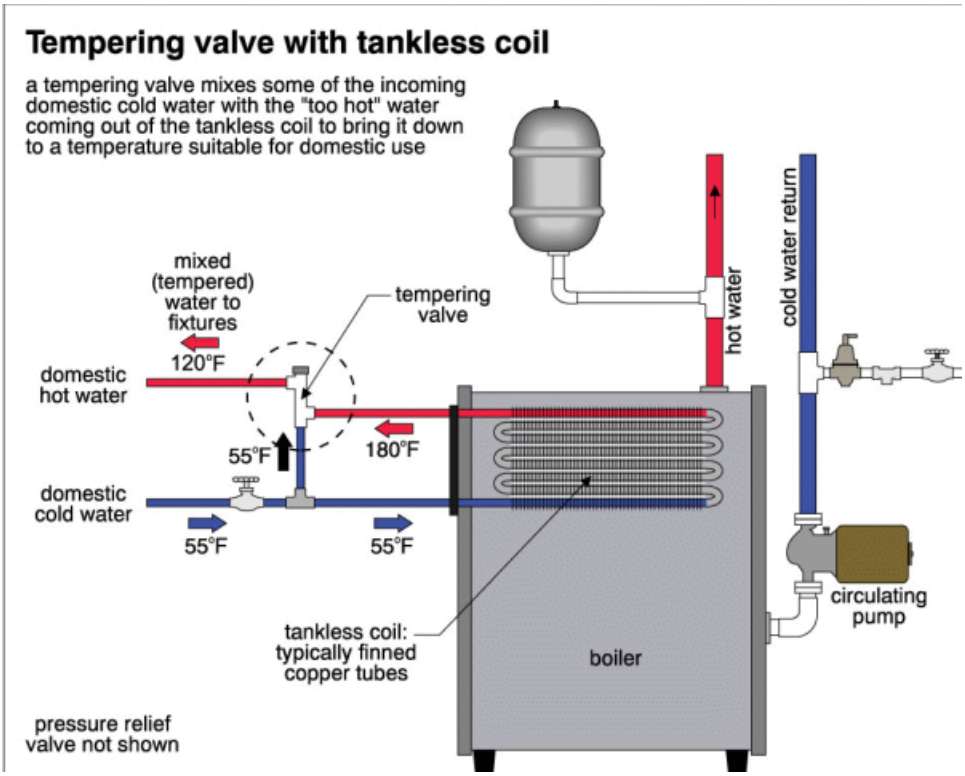
OIL HOT WATER BOILER \ Tankless coil

Condition: • Tempering valve - missing, set wrong, defective

The oil fired water boiler does not have a thermal tempering valve installed. This unit has on-demand hot domestic water supplied via a tankless coil; the water in these coils is typically very hot. A thermal tempering valve adds a little bit of cold water to the outgoing hot water to reduce it to a reasonable temperature which does not scald. The water at the kitchen tap was measured at over 140F (this is very hot, more on this in the Plumbing section). I recommend installing a tempering valve (about $75 for the valve) to prevent potential scalding via the domestic hot water.

Location: Basement

Task: Provide



tempering valve missing

CHIMNEY AND VENT \ Inspect/sweep chimney

Condition: • It is highly recommended to have all solid fuel burning appliances WETT (Wood Energy Technology

Transfer) certified and the chimneys swept/cleaned prior to initial use and annually thereafter. Some insurance companies require this certification before issuing home insurance. Properly built and clean chimneys do not catch fire.

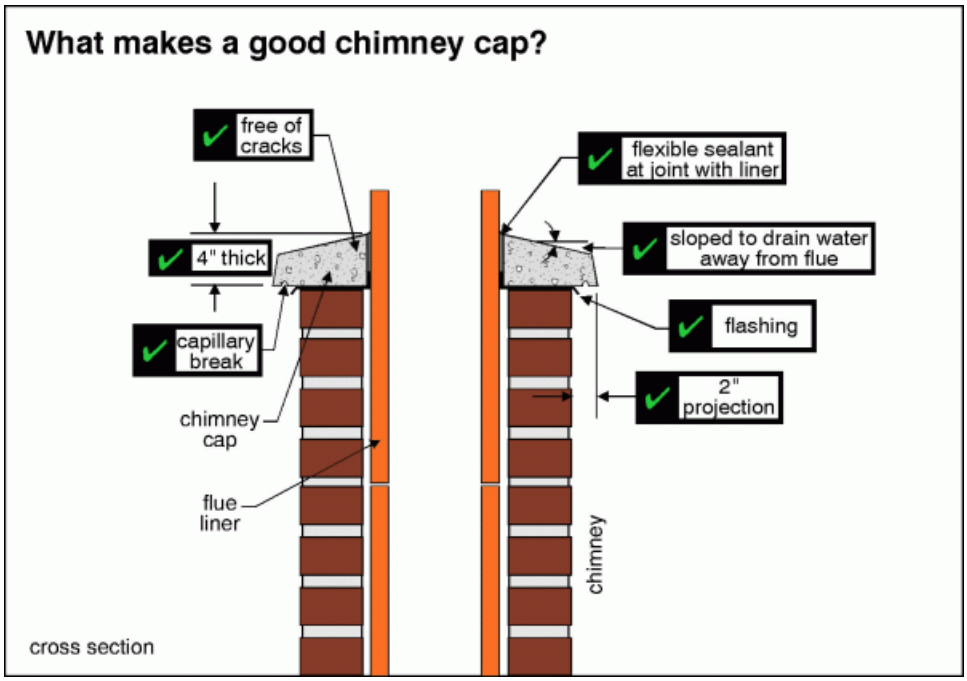
You can find several WETT technicians on my contractor directory by clicking the blue link above. This service may cost between $100-$200.

CHIMNEY AND VENT \ Masonry chimney

Condition: • The upper third of the chimney is in a state of disrepair. Spalled and cracked bricks observed as well as deteriorated mortar. There is no chimney cap installed and the flue utilized by the oil-fired water boiler does not have a liner installed. I recommend a qualified mason repair this chimney as soon as possible to prevent further deterioration. Masonry bricks can absorb a lot of water and when there is no cap installed and the mortar is in poor condition water will find its way in. When this water freezes it can cause the bricks to crack/spall.

Location: Roof

Task: Repair



deteriorated

deteriorated

missing cap

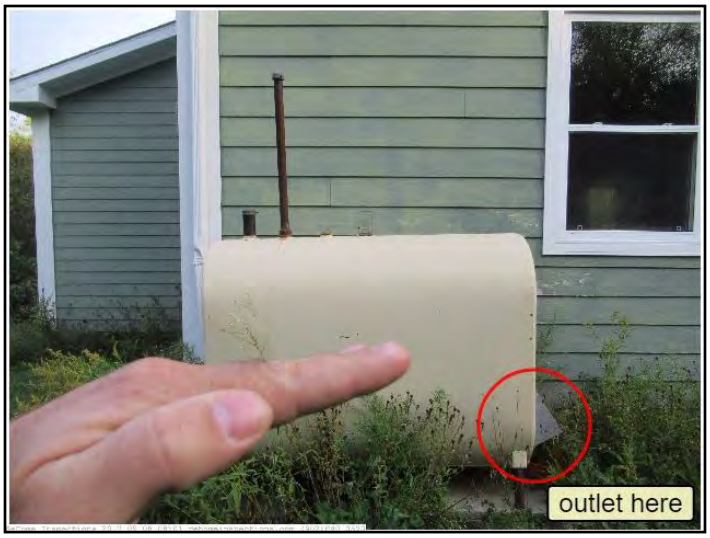
missing liner

COMMENTS \ Additional

Condition: • The oil tank is sloped in the wrong direction. It is recommended to have these tanks sloped downwards towards the outlet side by at least 1/4" per foot. There is good reason for this: water is heavier than oil and will sit at the bottom of the tank. Water can be introduced into tanks many ways; through condensation or even water that is mixed in with the oil itself at delivery time. With the negative slope the water can pool and remain in the tank, rusting it from the inside out. I recommend to correct the slope of this tank. Tip: keeping the tank topped up helps to reduce the likelihood of condensation forming.

Location: Exterior Garage

Task: Correct



oil tank incorrect slope

Condition: • Unprogrammable thermostat installed

Consider installing a programmable thermostat; it allows you to schedule automatic increases and decreases in your homes temperature. Theyre easy to install and easy to use, especially if you keep a fairly routine schedule. Just program the thermostat to drop a few degrees at night while youre sleeping or off at work during the day, and set it to return to your preferred temperature just before you wake up or return home from work. You wont notice the difference - until you see your lower utility bill.
Task: For your information

dining room

LIMITATIONS, RESTRICTIONS & EXCLUSIONS

General: • Exclusions

The following items or actions are outside the scope of a home inspection: interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal and solar heating systems, igniting unlit pilot lights, asbestos identification, detection/inspection of buried oil tanks, heating or cooling supply adequacy or distribution balance. I do not operate cooling systems if it is too cold outside (below 16C).
* Click blue link above for full list as per the Standards Of Practice

DESCRIPTION OF SYSTEMS & COMPONENTS

Heat pump type: • Air source

Manufacturer: • Fujitsu

Cooling capacity: • 20,000 BTU/hr

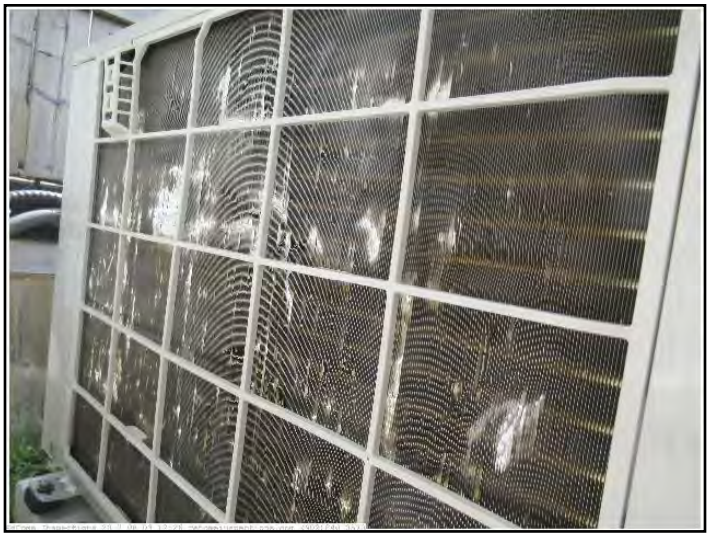
RECOMMENDATIONS & OBSERVATIONS

HEAT PUMP \ General

Condition: • The fins on the outdoor heat pump unit are damaged. These fins are very delicate and easily bent/damaged when contacted. This can cause the unit too operate less efficiently as the air ventilation is restricted. The fins can be carefully bent back into position (sometimes a butter knife can work well). I also recommend to have this unit serviced prior to use and about every 2 or 3 years thereafter. A servicing may cost about $100 - $150.

Location: South

Task: Service | Correct



fins damaged

LIMITATIONS, RESTRICTIONS & EXCLUSIONS

General: • Exclusions

The following items or actions are outside the scope of a home inspection: portable window units, through-wall units, electronic air filters, non-readily accessible components such as coils, compressors and valves.

* Click blue link above for full list as per the Standards Of Practice

DESCRIPTION OF SYSTEMS & COMPONENTS

General: • Insulation type and levels in concealed areas are not inspected. Insulation and vapour barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

Any reference made to an R-value is based on a roughly measured average depth of insulation.

General: • Natural Resources Canada: Roofs & Attics

Relatively easy access has made the attic a favourite starting point to insulate for many homeowners, despite the fact that most other areas, such as basements and uninsulated walls, lose more heat than the typical attic. Even if an attic is already insulated, there may still be an opportunity to improve the energy efficiency and soundness of the house through air sealing. Air leaks into the attic can account for substantial heat loss and can lead to a variety of moisture-related problems. The importance of air sealing cannot be overstated.
** Click blue link above for detailed information about roofs, attics, insulation and ventilation.

Attic/roof insulation material: • Possible Zonolite/Vermiculite Insulation

Following are some general notes about vermiculite insulation (commonly sold under the brand name 'Zonolite' in Canada) - recommendations are made in the 'Recommendations' section to follow.

Zonolite Attic Insulation was one particular brand of vermiculite insulation. This was a loose insulation which came in large bags. Homeowners simply opened the bags and poured the vermiculite onto their attic floor and sometimes down exterior walls.

A visual inspection, such as that performed by a home inspector, cannot determine the brand of insulation used (unless the bags have been left behind in the attic), nor can it determine the presence or absence of asbestos (only sending a sample to a lab for analysis can positively determine the presence of asbestos).

Worldwide, vermiculite has been used in various industries as long ago as 1920. With the upsurge in home ownership during the baby boom, vermiculite insulation was a popular material in the 1950s, and continued with the energy crisis into the late 1970s. In Canada, it was one of the insulating materials allowed under the Canadian Home Insulation Program from about 1976 to the mid-1980s. The CHIP program provided grants to homeowners to increase insulation levels, reducing energy consumption.

The majority of the vermiculite used worldwide was from a mine in Libby, Montana, owned and operated since 1963 by W.R. Grace. The mine was closed in 1990. As well as being rich in vermiculite, this mine had the misfortune of having a deposit of tremolite, a type of asbestos. When the vermiculite was extracted, some tremolite came in with the mix. The vermiculite from this mine was processed and sold as Zonolite. Other brands of vermiculite insulation are not believed to be affected.

Asbestos minerals tend to separate into microscopic particles that become airborne and are easily inhaled. People exposed to asbestos in the workplace have developed several types of life-threatening diseases, including lung cancer. Workers in and around the Libby mine developed serious health problems.

Like any hazards, length and intensity of exposure are major factors in the risk of asbestos-related respiratory illness. To

assess the risk of asbestos exposure at a house, a sample of the vermiculite would need to be analyzed by a lab. Since most of the vermiculite used in North America was taken from the Libby mine, the odds are quite good that if a home has vermiculite, there is some asbestos in the insulation.

The good news is that we don't live in our attics. In addition, as long as it is undisturbed, neither the asbestos fibers bound up in the vermiculite chunks nor the dust will be released into the air. Most people who get asbestos-related diseases have been exposed to high levels of asbestos for a long time. Lastly, most of the time the air in your house flows from the house into the attic, rather than into the house from the attic.

The bottom line is, like most household products that may contain asbestos, and there are many, doing nothing is often the best approach. Naturally, the risk of exposure increases with the amount of time spent in the attic.

If the attic or walls of a house contain vermiculite insulation, leave it alone. Avoid disturbing the material. Do not sweep it or vacuum it up. Do not store belongings in the attic.

If work is planned that involves these areas, for example installing potlights in a room below the attic, send a sample of the vermiculite to a private lab. Send several samples, and use a lab specializing in asbestos analysis. If it is found to contain asbestos, or if you just assume it does, precautions should be taken. The safest approach would be to have the insulation in the affected areas removed by a qualified environmental contractor if any work is planned that may disturb the insulation.

For smaller jobs it may be sufficient to isolate work areas with temporary barriers or enclosures to avoid spreading fibers, use disposable protective clothing, and use proper respiratory protection. An important note: disposable respirators or dust masks are not appropriate for asbestos. Again, it is best to consult a qualified insulation contractor.

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • R-32

Attic/roof air/vapor barrier: • None

Attic/roof ventilation: • Soffit vent • Ridge vent

Wall insulation material: • Not determined

Foundation wall insulation material: • None

Mechanical ventilation system for home: • Heat recovery ventilator (HRV)

RECOMMENDATIONS & OBSERVATIONS

ATTIC/ROOF \ Insulation

Condition: • Possible Zonolite/Vermiculite insulation

Please also read the previous description under the 'Description' heading.

** Do not disturb the insulation **

The attic floor is insulated with a material that appears to be expanded mica that was sold as vermiculite or zonolite.

Expanded mica is a mineral, silicate that is lightweight, water absorbent, and expands at high temperatures, some of which is purported to contain asbestos.

Until you discover otherwise, it is prudent to assume this insulation contains asbestos. As such, it is wise to leave it undisturbed. Depending on your outlook for the home there are various plans of actions. If you foresee any work needing to be done that may disturb the insulation (ie, adding additional insulation, installing potlights, electrical or ventilation ductwork in attic) then you would be wise to have it tested for the presence of asbestos. If found to contain none you can carry out your renovations as planned. If found to contain asbestos you should consider having it removed by a qualified contractor prior to commencing any work in the attic (or at the very least properly isolated so as not to disturb it).

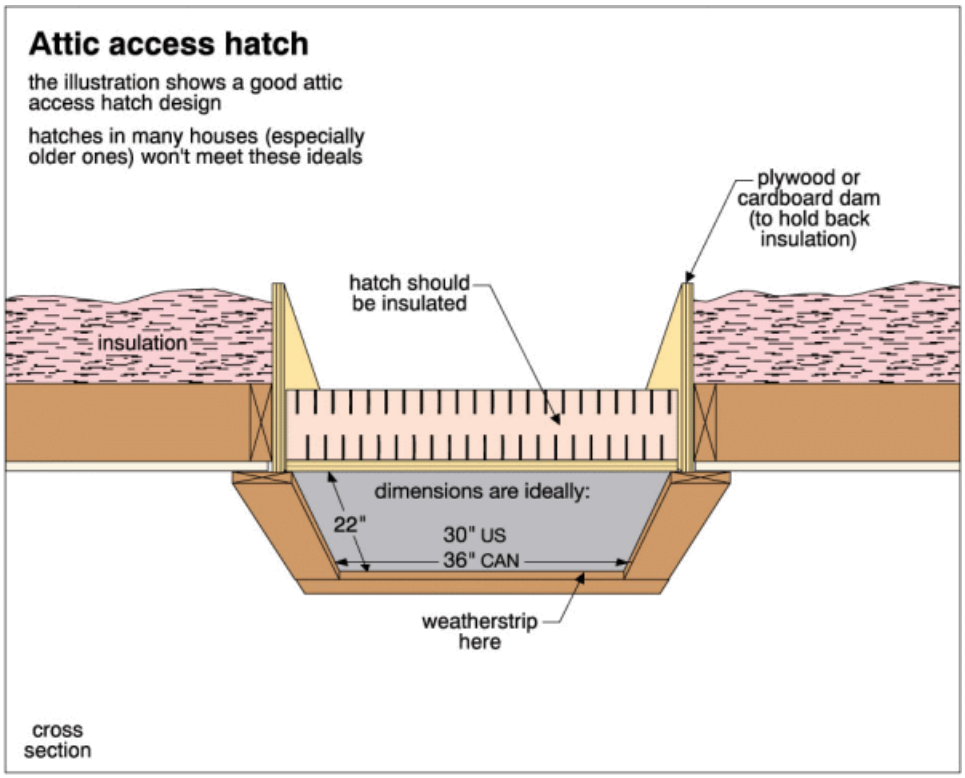
Vermiculite's thermal value does not equal that of current insulators and if it is the only insulation material in the attic I recommend that you consult with an insulation contractor with a view to having it identified and endorsed, or replaced.

Confirmation of the presence of asbestos in this insulation can only be given via analysis by a qualified laboratory. I recommend to have the insulation tested - even if you do not plan on disturbing the material, at least with a conclusive test you will be informed and can make appropriate and safe decisions now and throughout your stay in the home.
Location: Attic
Task: Further Evaluation (testing)
Time: As soon as possible


vermiculite


vermiculite

ATTIC/ROOF \ Hatch
Condition: • Not insulated and not weatherstripped
Uninsulated/weatherstripped attic access hatches can be thought of as an open window; they can allow a lot of warm/conditioned air into the attic. Recommend to provide insulation and weatherstripping to create a good seal and minimize air/heat loss.
Location: Second Floor Hall
Task: Improve


Attic access hatch
the illustration shows a good attic access hatch design
hatches in many houses (especially older ones) won't meet these ideals
plywood or cardboard dam (to hold back insulation)
hatch should be insulated
insulation
dimensions are ideally:
22"
30" US
36" CAN
weatherstrip here
cross section

attic hatch

LIMITATIONS, RESTRICTIONS & EXCLUSIONS

General: • Exclusions

The following items or actions are outside the scope of a home inspection: determining the adequacy of ventilation, disturbing insulation or vapour barriers, opening of access panels if damage to the surface finish or weather seal is probable.

* Click blue link above for full list as per the Standards Of Practice

Attic inspection performed: • By entering attic

DESCRIPTION OF SYSTEMS & COMPONENTS

General: • I am not a professional plumber. All bathroom fixtures, including toilets, tubs, showers and sinks are inspected. Readily visible water-supply and drain pipes are inspected. Plumbing access panels that I can find are opened - if they are readily accessible and available to open. I look for active leaks, which is quite limited by my short time at the property.

Water supply source: • Private Water Source

If I was able to locate this well in the Nova Scotia Well Logs Database I have attached a pdf Well Report Log at the end of this report in the Appendix section. This log will indicate things such as date created, depth and yield.

** Click the blue link above to download a pdf produced by the NS gov't: A Guide for Private Well Owners **

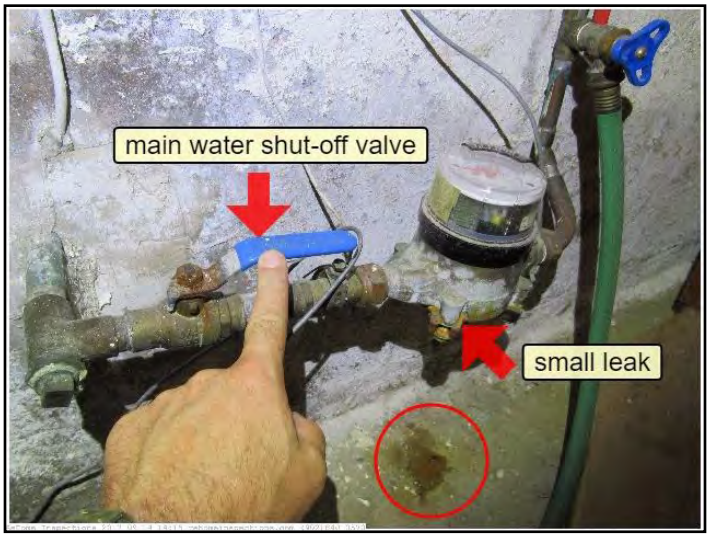
If you had, or are having, a water quality test performed and are interested in what the results mean and the recommended allowable bacterial and mineral guidelines please click the following link: https://novascotia.ca/nse/dwit/

Service piping into building: • PE (polyethylene)

Supply piping in building: • PEX (crosslinked polyethylene)

Supply piping in building: • Copper

Main water shut off valve at the:
• Basement



Main water shut-off valve

Water flow and pressure: • Functional

Water heater fuel/energy source: • Electric water heater installed

These can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years. Periodic flushing will help prolong the life of the heater.

** Click blue link above for instructional video on how to flush water heaters **

Water heater approximate age:
• 4 years
GSW water heater installed. 184 liter capacity. According to serial number this unit was manufactured in July 2013.
Model number: 6-series *Serial number:* D071353F452745

Waste disposal system: • Private septic

If you would like to learn the ins and outs of septic systems click the blue link above for the 'Homeowners Guide To Septic Systems' (pdf) produced by the Nova Scotia government.

Note: I recommend having the seller disclose (with proof/receipt) of the date the septic tank was last pumped. Generally, they should be inspected/pumped every 3-5 years (however, this schedule can vary greatly with the size of the tank and the number of occupants in the home).

** Do not put the following items in your waste plumbing system: coffee grounds, paper towels, grease/fat/oil, condoms, flushable wipes, paint, car fluids or medication **

Waste and vent piping in building: • ABS plastic

Pumps: • Sump pump

Floor drain location: • Near heating system

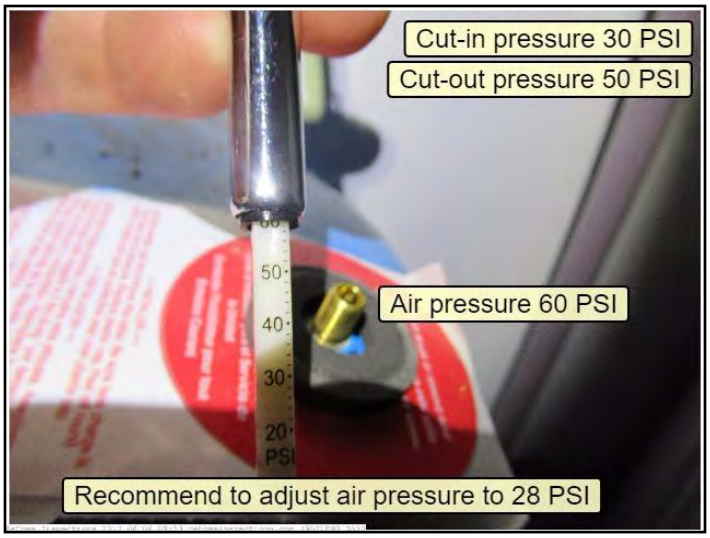
Exterior hose bibb: • Present

RECOMMENDATIONS & OBSERVATIONS

General
• Photos of equipment data plates (model/serial numbers, manufacturer, etc) can be found in the online photo album (link on 2nd page of report).

SUPPLY PLUMBING \ Pressure tank
Condition: • Pressure tank air pressure adjustment needed

Well water pressure tanks allow the plumbing system to deliver small amounts of water to fixtures without the need for the well pump to turn on. Once the water pressure in the tank drops to a pre-determined amount (called the cut-in pressure) the pump will turn on and add water to the tank until the cut-out pressure is reached (usually around 20 PSI above the cut-in pressure). The air pressure in the tank should always be set to about 2 PSI lower than whatever the cut-in pressure is set to. Proper air pressure maximizes the life of the rubber bladder and minimizes any short-cycling of the pump. I recommend to adjust this air pressure to 2 PSI lower than the cut-in pressure.
Location: Basement
Task: Correct



Schrader valve at well water pressure tank

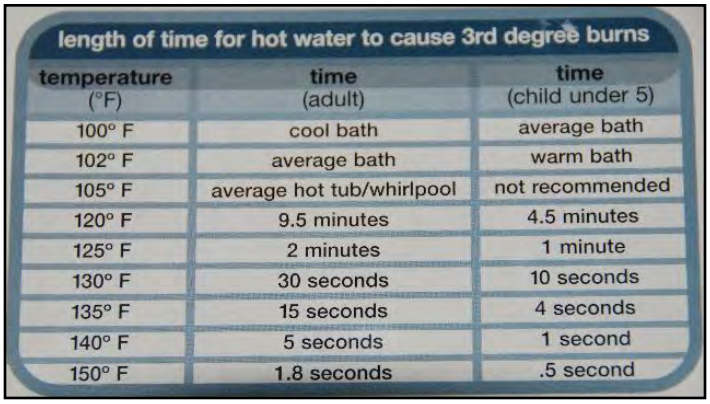
SUPPLY PLUMBING \ Supply piping in building
Condition: • Leak
There is a concealed valve on the potable water supply pipe in the basement; it can be accessed via an access panel. There is a leak at this valve; recommend to have repaired by qualified plumber.
Location: West Basement
Task: Repair


leaky valve

WATER HEATER \ Water heater
Condition: • Domestic hot water very hot

For your information the hot water heater is set quite high. If there will be children or elderly living in, or frequenting, the home you should consider lowering the temperature setting at the hot water heater. I recommend a setting of 125F (52C); this still has the benefit of killing most harmful bacteria while being low enough to prevent scalding. Children have

much more sensitive skin and will scald more quickly than adults and the elderly may have reduced reaction times and not react quick enough before they realize they are being scalded. Click blue link above for a detailed explanation from Canada's Safety Council.
Task: For your information | Improve

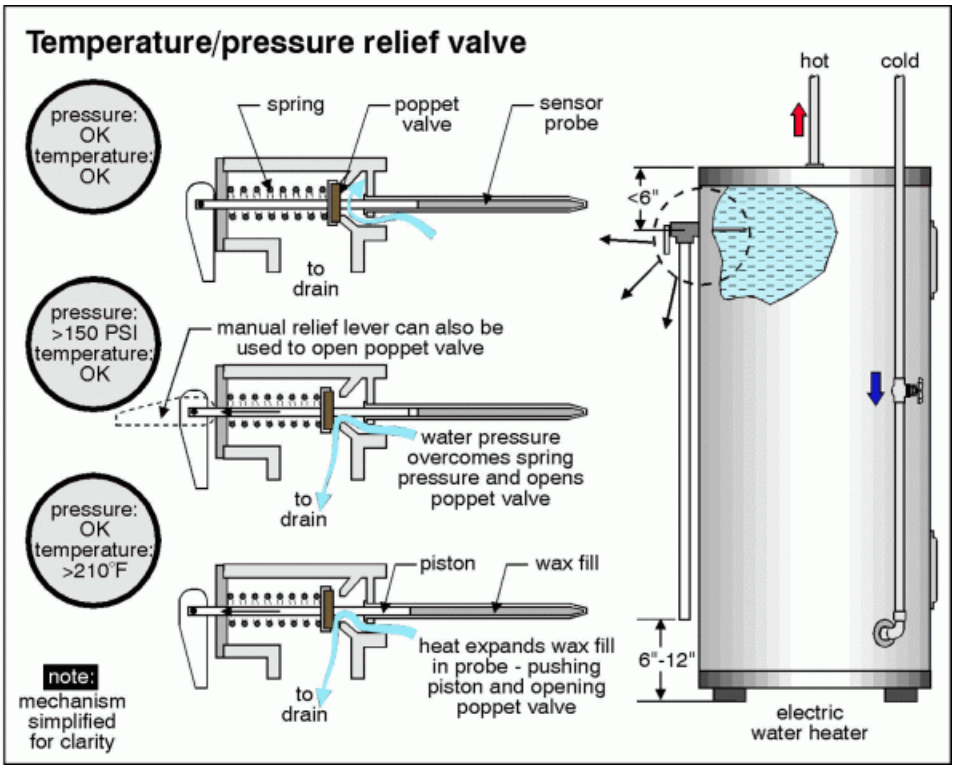


length of time for hot water to cause 3rd degree burns

temperature (°F)	time (adult)	time (child under 5)
100° F	cool bath	average bath
102° F	average bath	warm bath
105° F	average hot tub/whirlpool	not recommended
120° F	9.5 minutes	4.5 minutes
125° F	2 minutes	1 minute
130° F	30 seconds	10 seconds
135° F	15 seconds	4 seconds
140° F	5 seconds	1 second
150° F	1.8 seconds	.5 second

Kitchen sink - HOT!

WATER HEATER \ Temperature/pressure relief valve
Condition: • Discharge tube missing
It is very important to provide a discharge tube for the temperature pressure relief valve. In the event this valve discharges super heated and pressurized water it will immediately turn into a steam as it enters the air in the room. A discharge tube will at least direct this dangerous steam towards the floor - giving you the opportunity to reach the electrical shut-off switch.
Location: Basement
Task: Provide



TPRV discharge tube missing

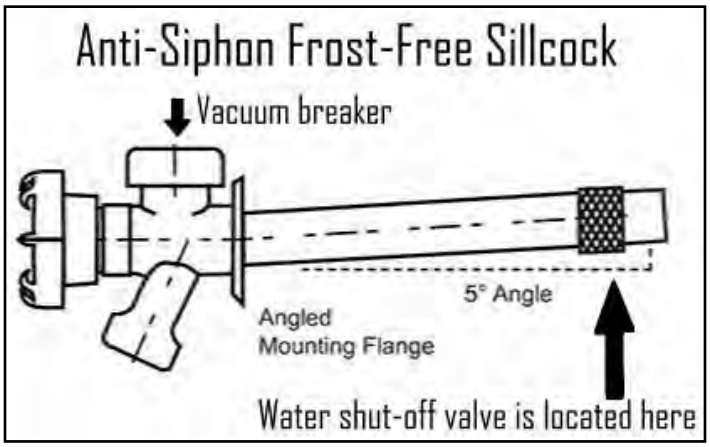
FIXTURES AND FAUCETS \ Hose bib or bibb

Condition: • Conventional exterior hose bibb installed

Exterior hose bibbs should include an integral vacuum breaker to prevent the possibility of water flowing backwards into the potable water supply; which could contaminate the water supply. Also, consider upgrading this fixture to a frost-free sillcock (less than $100) - when properly installed these sillcocks will automatically drain the water inside the faucet when shut-off thereby preventing freezing. If you keep the currently installed hose bibb be mindful that it needs to be winterized (shut-off and drained) to avoid freezing of fixture and pipe.

Location: Exterior

Task: For your information | Improve



east

COMMENTS \ Additional

Condition: • Water has a 'rotten-egg' odour

This home has its own well and the smell may originate in the well system. There could be sulfate reducing bacteria (hydrogen sulphide) in the water supply.

Also, it is relatively common to have this rotten egg odour in hot water only. In that case, the water heaters "sacrificial" anode rod is to blame. This rod, made of magnesium, helps protect the tank lining from corrosion; instead, the rod itself corrodes. Unfortunately, as it does, the magnesium gives off electrons that nourish sulfate reducing bacteria. Removing this rod may eliminate the problem.

To eliminate sulfate reducing bacteria from the water heater, you need to raise the water temperature above 140F for 8 hours. Bacteria die out at temperatures above 140F. To safely follow this procedure, first make sure your water heater has a functioning temperature and pressure relief valve. Also, to prevent accidental scalding, warn users that water will come out of faucets extremely hot and should not be used at the increased temperature.

Finally, check with your municipal water utility. The folks there may have specific suggestions or literature on eliminating problems in well water in your area.

* Click blue link above to learn more about Hydrogen Sulphide in drinking water written by Nova Scotia Environment

Task: Further evaluation

Time: As soon as possible

LIMITATIONS, RESTRICTIONS & EXCLUSIONS

General: • Exclusions

The following items or actions are outside the scope of a home inspection: operation of any valve, water softener/filtration systems, well pumps or tanks, septic systems, floor drains, lawn/sprinkler systems and clothes washing machines.
* Click blue link above for full list as per the Standards Of Practice

DESCRIPTION OF SYSTEMS & COMPONENTS

General: • I check only a representative number of doors and windows. I do not move furniture, lift carpets or rugs, empty closets or cabinets, and I do not comment on cosmetic deficiencies. I may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. I do not report on minor odors from pets and cigarette smoke. I also cannot predict how often or how badly the basement will leak. Almost all basements will leak at some point.

Major floor finishes: • Carpet • Hardwood • Vinyl

Major wall finishes: • Gypsum board

Major ceiling finishes: • Stucco/texture/stipple

Windows: • Single/double hung • Casement • Metal-clad wood • Composite

Glazing: • Double

Exterior doors - type/material: • Storm • Metal-clad

Kitchen ventilation: • Recirculating type

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

RECOMMENDATIONS & OBSERVATIONS

WINDOWS \ Glass (glazing)

Condition: • Lost/broken window seal

If a double, or triple, glazed window appears to be fogged, or there is moisture between the panes, it is an indication that the vacuum seal has failed. Sometimes this failed glazing is observable only under the right atmospheric conditions (as when sun hits the window). Screens, curtains, and blinds can hide these defects. Conditions such as temperature, humidity and lighting can limit my ability to tell if windows have broken seals. This condition is primarily a cosmetic concern, as it does not significantly reduce the insulation value of the window.
* If replacement is desired there happens to be a very good glazier just down the road from this house. You can find his contact info on my online contractor directory under the 'glazier' category: www.rehomeinspections.com/contractors. He can easily and inexpensively replace single glazed windows as well as thermopanes.

Location: Front

Task: For your information | Replace

broken window seal

WINDOWS \ Means of egress/escape

Condition: • Inadequate means of egress

There are specific recommendations and requirements for allowing a means of egress/escape from bedroom windows. If a basement has a bedroom, or you are planning on adding a bedroom, you should ensure the following conditions for proper windows are met; this is an important life safety issue.

The size of an egress window is not based on the physical size of the window frame, but on what the unobstructed clear opening is (once the window has been fully opened).

For a bedroom window to be compliant it must provide an unobstructed opening with a minimum area of 0.35 sq m (542 sq inches) and at the same time no horizontal or vertical dimension / opening can be less than 38 cm (15 inches).

It is further recommended that the bottom of any egress window opening or sill not be higher than 1.5m (5ft) above the floor. This can be somewhat challenging for any bedroom in a basement, consider installing some means of built-in furniture below the window to assist in the event of an emergency.

If a bedroom window opens into a window well, then the window well must allow at least 55 cm (21.7 inches) in front of the window. This is to ensure that the window well does not obstruct or block the ability to use the window as a means of emergency escape. Where a casement-type window is used, the window well must also project out enough to allow for the full 90 degree swing of the window opening.

** Click the blue link above to download a pamphlet on window egress requirements in Nova Scotia **
Location: Northeast Basement Bedroom
Task: For your information | Improve

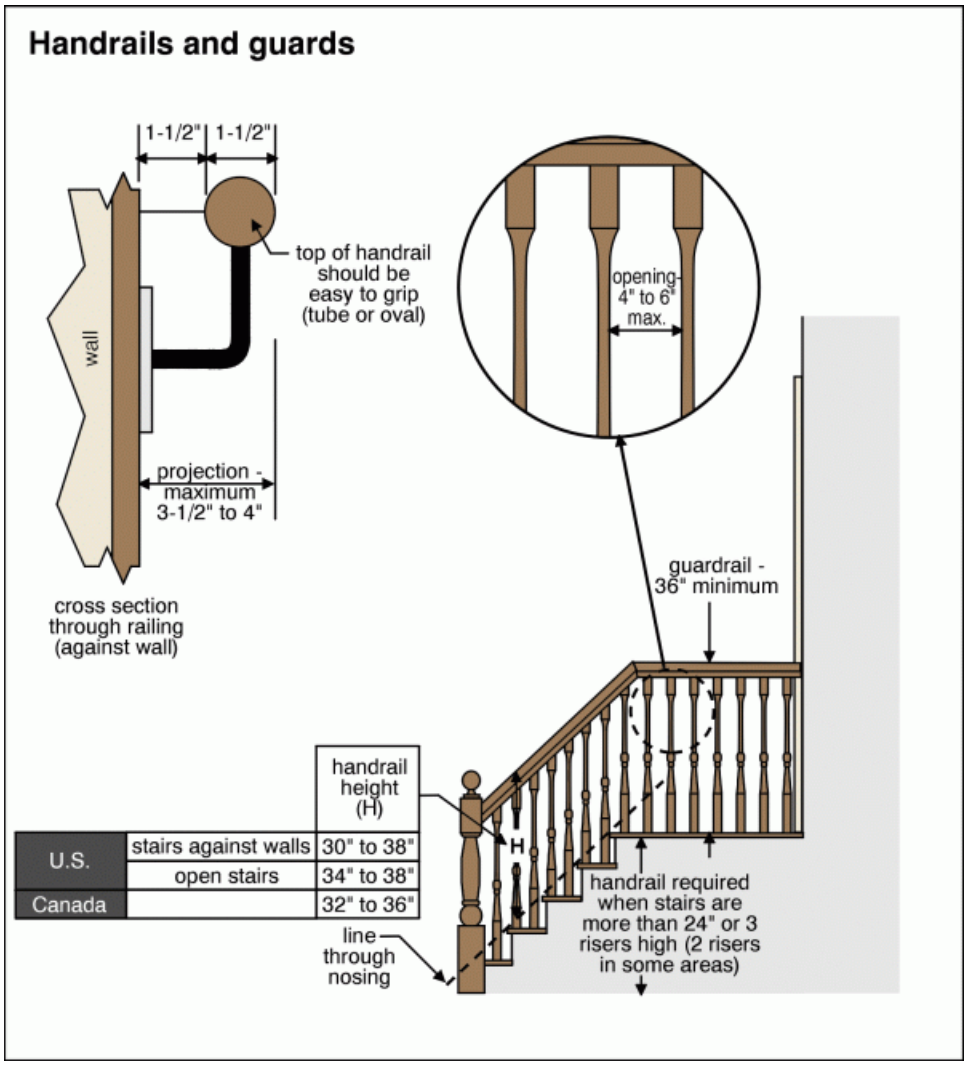
inadequate egress in basement bedroom

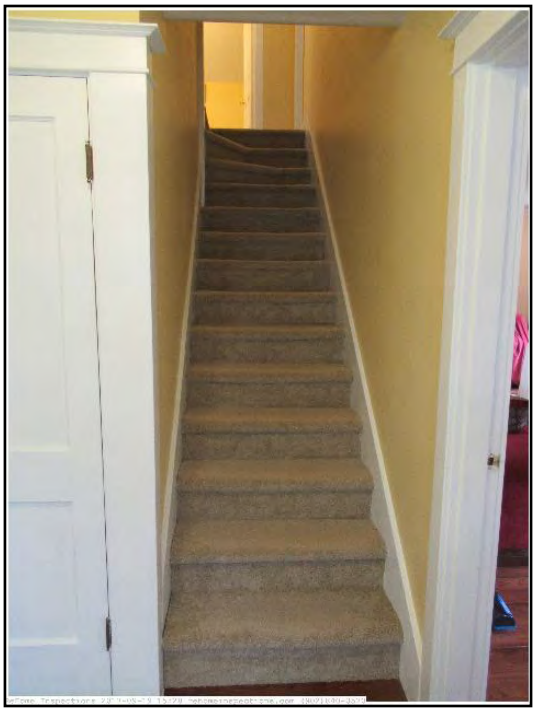
STAIRS \ Handrails and guards

Condition: • Missing

Consider installing handrails leading to the second floor for improved safety.

Task: Provide


Handrails and guards
1-1/2"
1-1/2"
top of handrail should be easy to grip (tube or oval)
wall
projection - maximum 3-1/2" to 4"
cross section through railing (against wall)
opening - 4" to 6" max.
guardrail - 36" minimum
handrail height (H)
H
handrail required when stairs are more than 24" or 3 risers high (2 risers in some areas)
line through nosing
U.S.
stairs against walls
30" to 38"
open stairs
34" to 38"
Canada
32" to 36"



missing handrails

EXHAUST FANS \ General

Condition: • The second floor bathroom exhaust duct is terminated directly in the floor of the attic. This is contributing excessive moisture into the attic space and should be corrected. I recommend to exhaust the moisture laden bathroom air directly to the exterior via an exterior wall. Needlessly introducing moisture into the attic should be avoided.

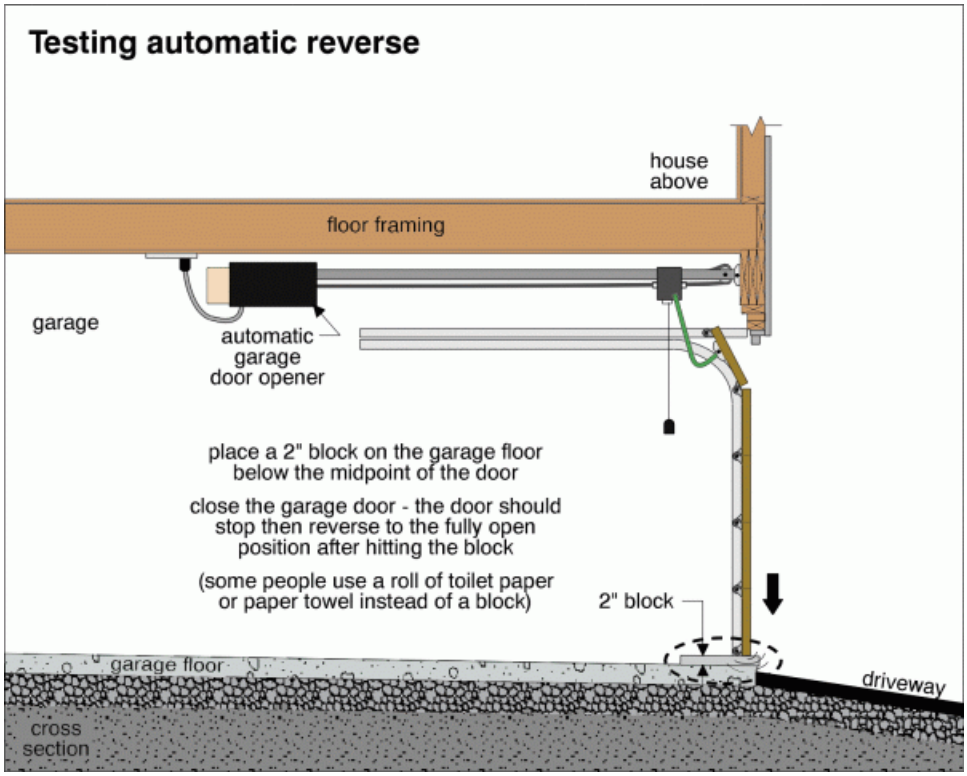
Location: Attic

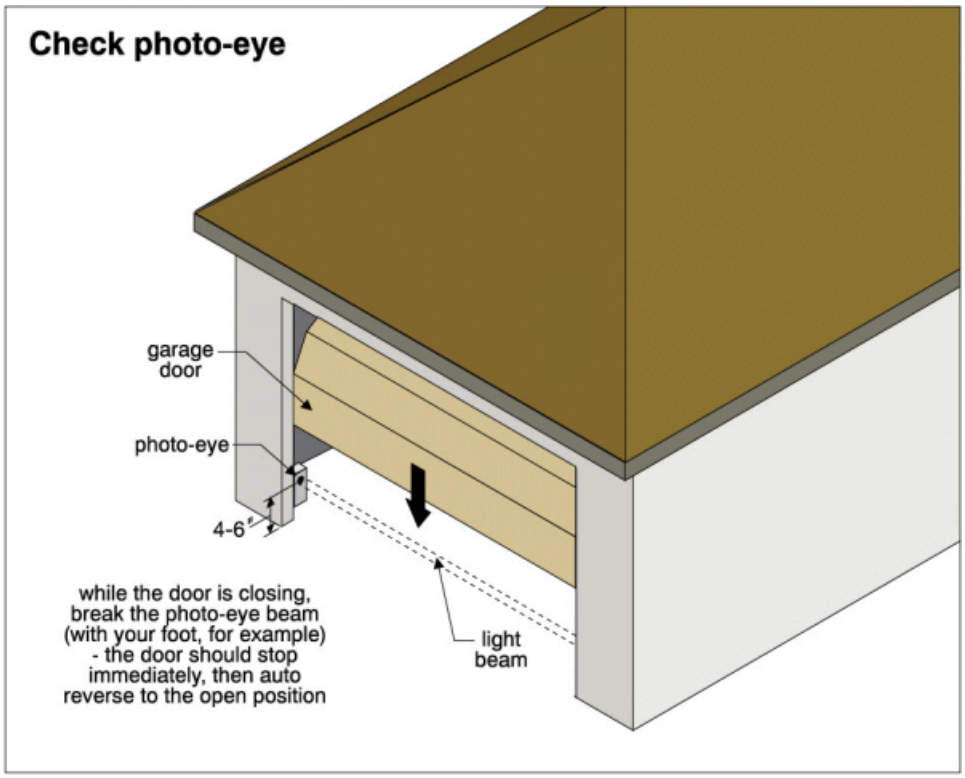
Task: Correct

GARAGE \ Vehicle door operators

Condition: • Fails to auto reverse

Garage door properly auto-reversed when the photo-eye sensor was tripped but failed to auto-reverse when sensing resistance. I recommend to adjust the sensitivity of the resistance setting which can be done via buttons on the underside of the motor. Also, I recommend to remove the manual door lock - when an automatic garage opener is installed major damage can occur if the door has the lock engaged and someone tries to open it via the automatic motor.
Task: Correct





fails to auto-reverse

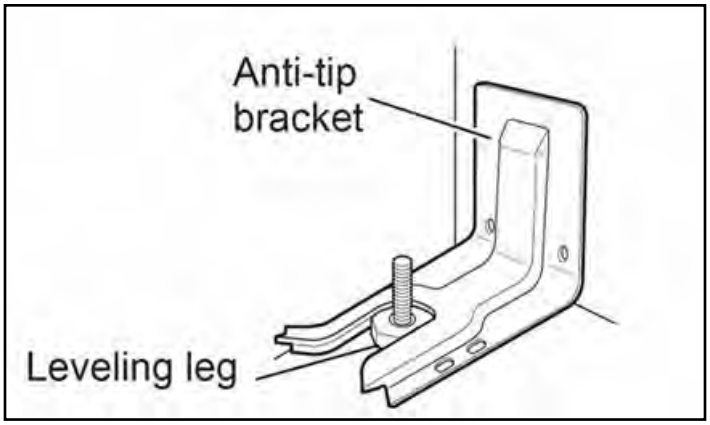
recommend to remove lock

APPLIANCES \ Oven

Condition: • Anti-tip bracket missing

These are metal devices designed to prevent freestanding ovens from tipping. Most types of these brackets are simply screwed to the floor adjacent to the wall behind the oven; when the oven is slid back into place the rear leveling leg will slide underneath the bracket and prevent possible tipping. A unit that is not equipped with this device may tip over if enough weight is applied to its open door, such as that from a large Thanksgiving turkey, or even a small child. A falling oven can crush, scald, or burn anyone caught beneath. Consider the inexpensive material cost (less than $20), ease of

installation and potential life saving benefit of installing an anti-tip bracket. If you are buying a new oven it will come with one of these brackets in the box.
Location: Kitchen
Task: Improve



APPLIANCES \ Washing machine
Condition: • Rubber hoses installed on clothes washing machine.

Although these rubber hoses are made for this application they are not ideal. They have a much lower pressure rating than the braided stainless steel hoses and have a tendency to burst; which can lead to costly water damage (a lot of water damage if you happen to be on vacation at the time of the rupture). I recommend to replace the rubber hoses (~ $10) with the superior stainless steel hoses (~ $20) for peace of mind.
Location: Laundry Area
Task: Improve

APPLIANCES \ Dryer

Condition: • Clothes dryer has a screen installed

These are prone to clogging from lint and producing fire hazards. One of the reasons that restrictions are a potential fire hazard is that, along with water vapour evaporated out of wet clothes, the exhaust stream carries lint (highly flammable particles of clothing made of cotton and polyester). Lint can accumulate in an exhaust duct, reducing the dryers ability to expel heated water vapor, which then accumulates as heat energy within the machine. As the dryer overheats, mechanical failures can trigger sparks, which can cause lint trapped in the dryer vent to burst into flames. Fires generally originate within the dryer but spread by escaping through the ventilation duct, incinerating trapped lint, and following its path into the building floor/wall.

Location: West

Task: Remove

dryer vent screened

LIMITATIONS, RESTRICTIONS & EXCLUSIONS

General: • Exclusions

The following items or actions are outside the scope of a home inspection: alarm systems, security systems, intercoms, central vacuum systems, cosmetic issues, the interior of cabinets and cupboards, appliances, indoor air quality, safety glazing, saunas, elevators, appliances, and determining firewall compromises.

* Click blue link above for full list as per the Standards Of Practice

Inspection limited/prevented by: • Storage/furnishings

DESCRIPTION OF SYSTEMS & COMPONENTS

Weather: • Overcast

Approximate temperature: • 18°

Attendees: • Buyer • Buyer's Agent

Access to home provided by: • Buyer's agent

Occupancy: • The home was vacant during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 8:30 a.m.

Approximate inspection End time: • The inspection ended at 12:30 p.m.

LIMITATIONS, RESTRICTIONS & EXCLUSIONS

General: • There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your home inspection.

Intermittent Or Concealed Problems:
Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:
These problems may have existed at the time of the inspection but there were no clues as to their existence. My inspections are based on the past performance of the house. If there are no clues of a past problem, it is unreasonable to assume I should foresee a future problem.

I Always Miss Some Minor Thing:
Some say home inspectors are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $200 problems; it is to find the $2,000 problems. These are the things that affect people's decisions to purchase.

Contractors' Advice:
The main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from mine. Don't be surprised when three roofers all say the roof needs replacement when I said that, with some minor repairs, the roof will last a few more years.

Last Man In Theory:
While my advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This may be because of the "Last Man In Theory". The contractor fears that if they are the last person to work on the roof, they will get blamed if the roof leaks, regardless of whether the roof leak is their fault or not. Consequently, they won't want to do a minor repair with high liability when they could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best:
There is more to the "Last Man In Theory". It suggests that it is human nature for homeowners to believe the last bit of "expert" advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "First Man In" and consequently it is our advice that is often disbelieved.

Why Didn't I See It:
Contractors may say "I can't believe you had this house inspected, and they didn't find this problem". There are several reasons for these apparent oversights:

1. Conditions During Inspection
It is difficult for homeowners to remember the circumstances in the house, at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, et cetera. It's impossible for contractors to know what the circumstances were when the inspection was performed.

2. The Wisdom Of Hindsight
When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

3. A Long Look
If I spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, I'd find more problems too. Unfortunately, the inspection could take several days and would cost considerably more.

4. We're Generalists
Home inspectors are generalists; not specialists. The heating contractor may indeed have more heating expertise than I do.

5. An Invasive Look
Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. I don't perform any invasive or destructive tests.

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee I charge. It would also not include the value added by the inspection.

- -

THE LAST PAGE IN THE REPORT HAS INFORMATIVE LINKS FOR ALL THE SYSTEMS OF A HOME. IF YOU WOULD LIKE TO LEARN MORE ABOUT YOUR HOME, GENERAL MAINTENANCE, LIFE CYCLES, REPAIR COSTS, AND POTENTIALLY DANGEROUS ITEMS/SITUATIONS I URGE YOU TO EXPLORE THOSE LINKS.

- -

END OF REPORT

Contractor Directory

Looking for a contractor, tradesman or other professional? Begin your search by visiting my categorized online contractor directory with over 200 listings.

www.rehomeinspections.com/contractors

Please Leave Feedback

I appreciate the trust you have placed in me for this important task and want to provide future clients with the best service possible. Would you consider posting a review online? I would be grateful if you did! The following two options take less than a minute. Just click a star rating and leave your thoughts:

Leave an online review
Google

https://goo.gl/y1Mtn7

Leave an online review
facebook

https://goo.gl/AdibKp

Resources

Now that you've had a home inspection it's time to learn about maintaining it. The following link is a 100+ page pdf with a wealth of useful information. Take a look:

Homeowner Maintenance Book: https://goo.gl/n4krBS

Help to keep your family safe and protect your investment with the following 200+ page pdf packed full of critical information. Have a read on a lazy Sunday morning:

Safe Home Book: https://goo.gl/ktEHSu

Other resources that may prove useful to you (many more available on my website):

Canada Mortgage & Housing Corporation	https://goo.gl/RdB1xp
NS Water Well Log Database	https://goo.gl/dNd9ms
Civic Sign Suppliers	https://goo.gl/si3ovG
NS Gov't Guide For Septic Systems	https://goo.gl/GqC884
Recalls & Safety Alerts Database	https://goo.gl/sCxkiA
Drinking Water Interpretation Tool	https://goo.gl/VnvuFr
Home Repair/Improvement Cost Estimates	https://goo.gl/K4FRtp
Nova Scotia Environment	https://goo.gl/9yez6J
Nova Scotia 211	http://ns.211.ca

Call or email me any time if you ever have questions about this report or your home; I make myself as available as possible to all clients. Thank you and I wish you happiness and good fortune in your new home.

Philipp Schnetzer
Owner | ReHome Inspections
(902) 840-0570
phil@rehomeinspections.com
www.rehomeinspections.com
5440 Granville Road, Granville Ferry, NS

Take note of the last page in this report – the useful **Reference Library**

Quick Tips From ReHome Inspections

1. Always be conscious of how water will flow. Patch any unsealed penetrations in the wall. Regularly monitor your window caulking. Make sure your lot slopes adequately away from the foundation and that you have gutters and downspouts with extensions installed.
2. There have been many reports of detergent pods, both for dishwashers and washing machines, clogging up the plumbing lines. The gel in these pods can form a cement-like obstruction and lead to costly repairs. Children have also been severely harmed by ingesting them.
3. Don't let rotted wood fester too long. Any sound wood in contact with rot will eventually become infected as well.
4. Always tackle the root of problems. Band-aid solutions will not make the problem go away. Why is that piece of wood rotting? Because there is too much moisture. Control the moisture – don't just simply replace the wood.
5. Always have safety in mind. Pretend you are very old and weak as you move around the home and property. Stairs should have handrails and treads/risers of uniform dimensions. A walkway stone that has settled by as little as 1cm can become a trip hazard.
6. Take the time to maintain your home. A little bit of work can go a long way. There are things that should be done on a monthly, seasonal and annual basis. Monthly – check your smoke and CO detectors. In the Fall – clean out your gutters. Annually – service your HVAC equipment. Have your dryer exhaust duct cleaned, clean your refrigeration coils, inspect your attics for leaks, walk around the home and check for damage or peeling paint, go over the emergency evacuation plan with your family, test your automatic garage door auto-reverse safety features, check your heat-pump and furnace air filters often, and the list goes on… All of these little things can really pay off down the road, not to mention greatly improve the safety and security in the home.
7. Ask your neighbours about the house – you might be surprised what you can find out!
8. Buy a ring binder and keep insurance papers, repair receipts and all other paperwork pertaining to the house in it. Storing all your house information in one handy place makes life easier for the homeowner and can be a sales 'plus' when selling the house later.
9. Live in your home for 12 to 18 months before undertaking any major renovations such as additions or knocking down walls. What you initially think you want may change after you've lived there for a while.
10. Ninety percent of a DIY project is having the guts to try. Worst case-you mess up and then bring in the professional. Best case-you save money, learn something new and feel a great sense of accomplishment. However, know your limit and when you should seek a professional right from the start (ie, electrical, plumbing, etc)
11. Finish projects! Don't learn to live with incomplete projects. If you do, the last couple of pieces of trim can linger for years.
12. Budget for trouble. When you're prepared, it's just an expense, not a financial shock. (Think furnace, heat-pump, windows, roof, exterior paint, etc)
13. If you buy from a couple that's downsizing, you might get a great deal if you purchase their garden tools, tractors, snow blowers and tools in general.

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.