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## 1 Introduction

### 1.1 Inspection Reporting Method

***The Terms and Conditions of the Home Inspection must be read, understood and signed prior to the start of the Home Inspection.***

The Home Inspection is performed in accordance with **Standards of Practice of the Canadian Association of Home and Property Inspectors.**

The Home Inspection Report begins with the overall **Summary** that indicates the significant observations and recommendations of each system.

The main body of the report provides a description with the observations and recommendations of the main systems in more detail.

The report presents the overall condition of the House by describing materials and systems, identifying defects with recommendations, providing estimated life expectancies and recommending further evaluation by specialists if required.

The report is divided into 9 house systems:

1. **Roof Surface/Chimneys**
2. **Exterior**
3. **Structure**
4. **Electrical**
5. **Heating**
6. **Cooling**
7. **Insulation/Ventilation**
8. **Plumbing**
9. **Interior**

The literature and diagrams provided in this document are intended as a **general source of information** and by no means comprehensive in nature. Numerous publications, books, manuals and websites can provide the Home Owner with more in depth analysis if desired.

Purchasing a house is perhaps the biggest investment for most people. Our purpose is to **educate a Home Owner** on the basic function and maintenance and for better enjoyment, efficiency and longevity of the various house systems.

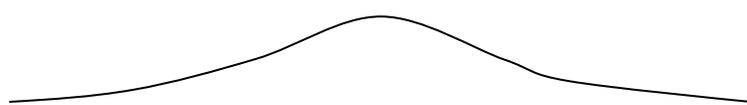
## 1.2 Report Summary

How to read the Home Inspection Report.

At the beginning of the **Report** a one page **Summary** provides the **Significant Items**.

It also allows for quick reference and overall evaluation of the main items of consideration and is essentially similar to an **Executive Summary**. However this page should not be considered as the complete report. The entire report with relevant reference material should be read.

ADDRESS	City	SUMMARY	DATE		
<b>SIGNIFICANT ITEMS</b>					
<small>This page should not be considered as the complete report. Please read all other forms and appropriate References# in the Residential Reference Book.</small>		<small>For the purposes of this report, the front of the house is considered to be facing: Described as North/South/East/West</small>			
ROOFING	Description of Roof Surfaces with Estimated Age and Life Expectancy. Recommendations for Major Defects.				
EXTERIOR	Overall Condition of Exterior Cladding Systems. Major Repairs that will be Required in the Short Term. Includes Detached Garages and Retaining Walls.				
STRUCTURE	Overall Condition of Structure. Recommendations for Major Defects.				
ELECTRICAL	Provides Service Size and Adequacy. Description of Wiring. Recommendations for Major Defects.				
HEATING	Describes System Type with Age and Typical Life Expectancy. Recommendations for Major Defects.				
COOLING/ HEAT PUMPS	Describes System Type with Age and Typical Life Expectancy. Recommendations for Major Defects.				
INSULATION/ VENTILATION	Describes Insulation Materials and Adequacy. Describes Ventilation Type and Adequacy. Recommendations for Major Defects.				
PLUMBING	Describes Watermain and Water Supply Materials. Describes Drainage Materials. Describes Overall Condition of Washrooms and Kitchens. Recommendations for Major Defects.				
INTERIOR	Describes Overall Condition of Finished Surfaces. Overall condition of windows. Identifies Potential Basement Moisture Concerns. Recommendations for Major Defects.				
<b>OVERALL RATING</b>					
<small>The following rating reflects both the original quality of construction and the overall current condition of the home, based on a comparison to similar homes.</small>					
<input type="checkbox"/>					
Below Typical		Typical		Above Typical	



The Summary includes an overall rating based on homes of similar age and construction. The rating is **not based on a '0' to '100'** scale similar to a mark you might receive on a test. It more **closely resembles a 'bell curve'** rating where the majority of homes are located around the bell peak. Most homes fall into the center and rated as typical which in our opinion is an adequate rating.

### 1.3 Report Main Systems

The main body of the report details each of the **House Systems** as follows:

<b>SYSTEM</b>
<b>Description</b>
<p>This describes the types of materials that comprise a system and if relevant will provide the system capacity, age and life expectancy.</p>
<b>Limitations</b>
<p>This provides the Inspection method and various limitations associated with a visual examination of the house.</p>
<b>Observations/Recommendations</b>
<p>This provides the conditions/maintenance of the systems and/or materials indicating if repair and/or replacement required with approximate time line if relevant. May also indicate that further evaluation is required by specialist.</p>