

# INSPECTION REPORT SAMPLE



**FOR THE PROPERTY AT:**

123 anywhere street

Edmonton AB T5C 0C8

**INSPECTION DATE:**

March 27, 2022

**PREPARED FOR:**

John Doe

**PREPARED BY:**

Mounsef Mounsef

**Pivotal Home Inspections Ltd**

4919-27 A Avenue NW,

Edmonton, AB T6L5V3

780-220-7984

[pivotalhomeinspections@outlook.com](mailto:pivotalhomeinspections@outlook.com)



***THE CONDITION OF A HOME IS PIVOTAL***

March 27, 2022



Dear John Doe

Thank you for choosing Pivotal Home Inspections Ltd. to perform your property inspection. Please carefully read your entire Inspection report, The inspection itself and the attached report comply with the requirements of the CAHPI Standards of Practice. and the following report is based on the visible portion of the structure.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. This report identifies specific non-code, non-cosmetic concerns that the inspector may feel needs further investigation or repair.

Please Note that this report is effectively a snapshot of the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that may occur after the inspection. For your safety and liability purposes, we recommend that a licensed contractor evaluate and repair any critical concerns and defects.

We recommend that you or your representative carry out a final walk-through inspection immediately before closing, to check the condition of the property to determine if any changes occurred. If conditions change, we are available to revisit the property and update our report.

The report has been prepared for the exclusive use of our client, no use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, we would like to Thank you for choosing Pivotal Home Inspections Ltd.

Sincerely,

Mounsef Mounsef

On behalf of

Pivotal Home Inspections Ltd

Pivotal Home Inspections Ltd

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# Invoice



Pivotal Home Inspections Ltd.

March 27, 2022

John Doe  
123 Anywhere Street, Edmonton AB T5C 0C8

Home inspection, 1000 - 2400 sq. ft.

\$400.00

GST

\$20.00

**Total**

**\$420.00**

**PAID IN FULL**

Pivotal Home Inspections Ltd

4919-27 A Avenue NW,

Edmonton, AB T6L5V3

780-220-7984

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Setting the standard for home inspection

[pivotalhomeinspections.ca](http://pivotalhomeinspections.ca)

Summary

Roofing

Exterior

Structure

Electrical

Heating

Cooling

Insulation

Plumbing

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# Summary

## Introduction

This Summary outlines potentially significant issues from a cost or safety standpoint and lists some of the items that may need attention in the short term. This section is provided as a courtesy, this must not be considered as the complete report. Please read the complete document, and the appropriate text included in the hyperlinks.

The goal of a home inspection is to identify significant issues that would affect the average person's decision to buy a home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand a home inspection is not a Technical Audit. When you move into the home you may find some issues not identified in the report, that is to be expected due to limitations present at the time of inspection.

Images corresponding to these issues can be found in the appropriate sections in the body of the report.

## Roofing

### Sloped roofing\Asphalt shingles

#### Aging

**Notes:** House roof shingles where visible are showing signs of curling and deterioration in the valleys. Recommend monitoring and further evaluation by a roofing specialist when snow has melted.

**Location:** East

**Task:** Monitor

**Time:** Ongoing

#### Old, worn out

**Notes:** Garage roof shingles are near end of life. Recommend replacement.

**Implications:** Chance of water damage to structure, finishes and contents

**Location:** Throughout

**Task:** Replace

**Time:** As soon as practical

## Electrical

### Distribution system\Wiring (wires) - damaged or exposed

#### Exposed on walls or ceilings

**Implications:** Electric shock

**Location:** Interior of garage

**Task:** Correct

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**Time:** Immediate**Distribution system\GFCI (Ground Fault Circuit Interrupter) protection not noted at Bathroom****Notes:** Receptacle at bathroom counter required to be GFCI protected as it is near sink location.**Location:** First Floor Bathroom**Task:** Correct**Time:** Immediate**Distribution system\Smoke alarms (detectors)****Missing****Implications:** Safety issue**Location:** Basement, hallway**Task:** Correct**Time:** Immediate**Past life expectancy****Notes:** Recommend replacing smoke alarm with combination smoke alarm CO2 detector.**Implications:** Life safety hazard**Location:** Hallway**Task:** Replace**Time:** Immediate**Conclusion**

The remainder of the report shows Descriptions of the home's Installed systems and components and any Recommendations/Observations we have for improvements, It also Lists any Limitations that restricted our inspection.

The suggested time frames for completing any recommendations is based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of Licensed Professional.

Unplanned repairs or replacements are never welcome, but are part of the 'joy of home ownership'. We encourage you to set up maintenance programs to protect your investment, reduce costs, improve comfort and efficiency, and extend life expectancy.

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## A WORD ABOUT WATER

Uncontrolled water is the enemy of homes. It not only damages the replaceable components, it also attacks the permanent elements of a home including wood and steel structural members, siding, trim, windows, doors, walls, floors, and ceilings. Water also promotes mold growth.

Water sources include rain, snow, surface water, ground water; leaks from plumbing and heating systems and condensation. Again, preventative maintenance is the key to protecting your investment and avoiding water damage. This includes keeping gutters and downspouts clear and leak free and discharging water well away from the building. Lot grading should slope slightly down away from the home to direct surface water away from the home.

Annual maintenance programs on roofs, gutters, heating and cooling systems help minimize water damage.

## ASBESTOS, MOULD AND OTHER ENVIRONMENTAL ISSUES

Environmental issues are outside the scope of a home inspection. Inspectors do not identify or evaluate issues such as asbestos, mold and indoor air quality. Many building materials contain asbestos, and moisture problems may result in visible or concealed mold. An Environmental Consultant can assist with these types of issues.

**NOTE: BALLPARK COSTS AND TIME FRAMES** Any ballpark costs and time estimates provided are a courtesy and should not be relied on for budgeting or decision-making. Quotes from specialists should be obtained. The word 'Minor' describes any cost up to roughly \$1,000.

END OF SUMMARY

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# Roofing

## Description

**The home is considered to face**

East

**Sloped roofing material**[Asphalt shingles](#)**Sloped roof flashing material**

Roof flashing material not visible due to snow covered roof.

**Approximate age**

12 years

**Typical life expectancy**

15-20 years

## Limitations

**Inspection limited/prevented by**

Snow

**Inspection performed**

From roof edge



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## Recommendations/Observations

### Sloped roofing\Asphalt shingles

Aging

**Notes:** Roof shingles where visible are showing signs of curling and signs of deterioration in the valleys. Recommend monitoring and further evaluation by a roofing specialist when snow has been removed or melted.

**Location:** East

**Task:** Monitor

**Time:** Ongoing



### Old, worn out

**Notes:** Garage roof shingles are near end of life. Recommend replacement.

**Implications:** Chance of water damage to structure, finishes and contents

**Location:** Throughout

**Task:** Replace

**Time:** As soon as practical





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# Exterior

## Description

### Gutter & downspout material

[Aluminum](#)[Galvanized steel](#)

### Soffit (underside of eaves) and fascia (front edge of eaves)

[Wood](#)

### Wall surfaces and trim

[Stucco](#)[Wood](#)

### Retaining wall

[Concrete](#)[Stone](#)

### Driveway

Concrete

### Walkway

Concrete

### Window Shutters/Panels

Decorative shutters

### Exterior steps

Concrete

### Garage

Detached

### Garage vehicle door operator (opener)

Present

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## Limitations

### Inspection limited/prevented by

Snow / ice / frost



### Exterior inspected from

Ground level

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## Recommendations/Observations

### Roof drainage\Gutters

[Improper slope, ponding](#)

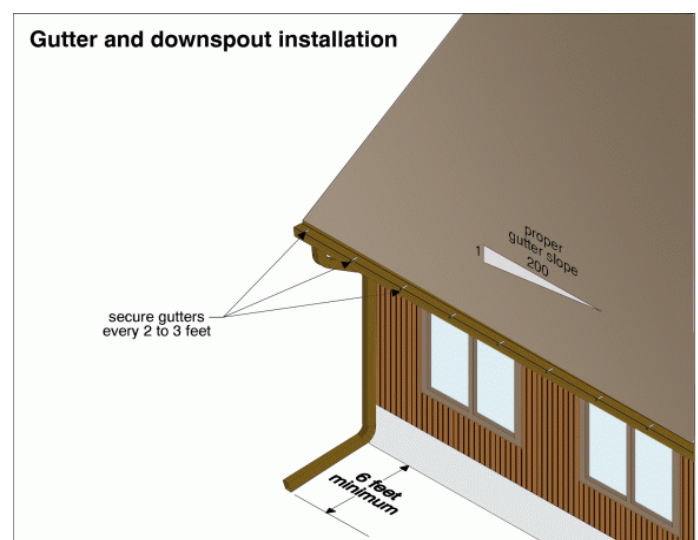
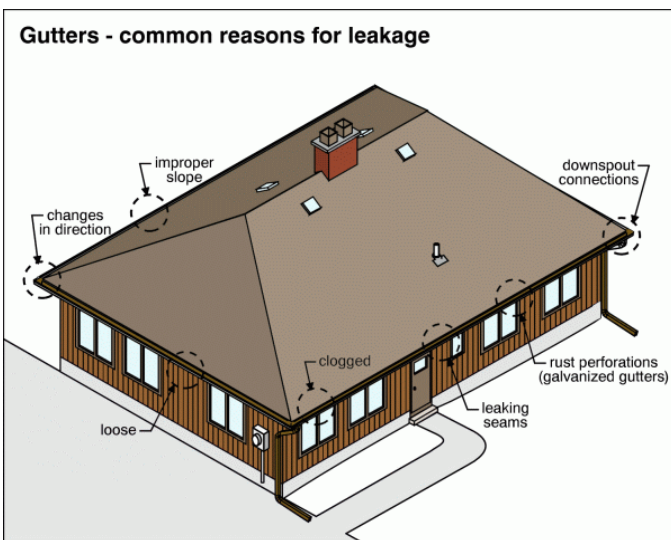
**Notes:** Gutters at garage are full of water. Recommend repair to avoid water infiltration.

**Implications:** Chance of water damage to structure, finishes and contents

**Location:** Throughout

**Task:** Repair or replace

**Time:** As soon as practical



[Loose or damaged](#)

**Implications:** Chance of water damage to structure, finishes and contents

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**Walls\Soffits (underside of eaves) and fascia (front edge of eaves)****Rot****Notes:** Facia under gutters showing signs of rot on north end of home. Recommend replacement.**Implications:** Weakened structure**Location:** North**Task:** Replace**Time:** Immediate**Garage\Vehicle door operators (openers)****Sensors on north door of garage not present. Garage door opener at north door nearing end of its life. Recommend replacing with new unit including door sensors.****Location:** North**Task:** Replace**Time:** As soon as practical



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# Structure

## Description

### Configuration

[Basement](#)

### Foundation material

[Poured concrete](#)

### Floor construction

[Joists](#)

### Exterior wall construction

Not visible

### Roof and ceiling framing

[Plank sheathing](#)

## Limitations

### Attic/roof space

Inspected from access hatch

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## Recommendations/Observations

### Floors\Concrete slabs

#### Cracked

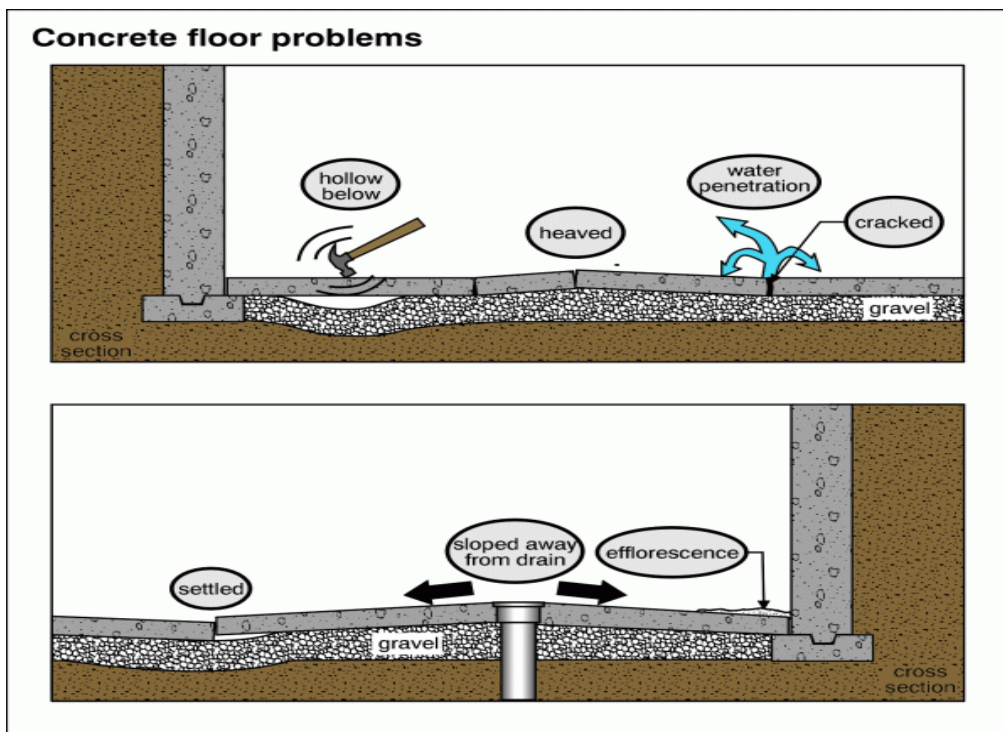
**Notes:** Cracks in concrete floors is typical.monitoring is required for any separation of the cracks.

**Implications:** Trip or fall hazard | Chance of water damage to structure, finishes and contents

**Location:** Garage

**Task:** Monitor

**Time:** Ongoing





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# Electrical

## Description

### Service size

[100 Amps \(240 Volts\)](#)

### Main disconnect/service box type and location

[Breakers - basement](#)

### System grounding material and type

[Not visible](#)

### Distribution panel type and location

[Breakers - basement](#)

### Distribution wire (conductor) material and type

[Copper - non-metallic sheathed](#)

### Smoke alarms (detectors)

[Present](#)

### Carbon monoxide (CO) alarms (detectors)

None noted

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## Recommendations/Observations

### Service box, grounding and panel\Service box

#### [Box location poor](#)

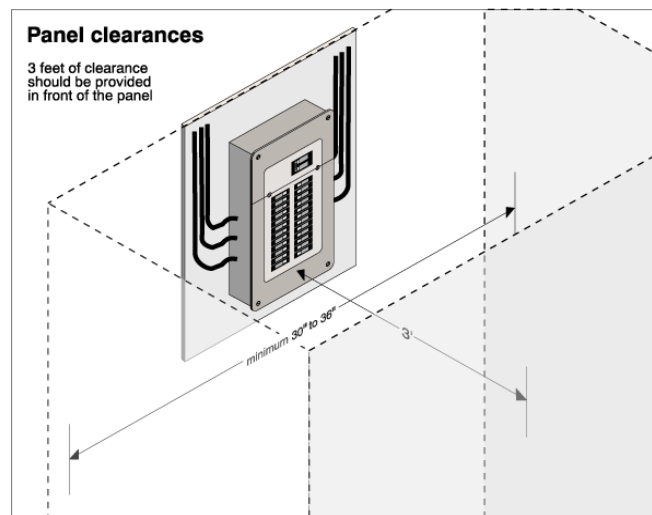
**Notes:** Service panel is located in small closet. Insufficient clearance in front of panel. Further evaluation by Licensed electrician required.

**Implications:** Difficult to service | Difficult access

**Location:** Basement

**Task:** Correct

**Time:** As soon as practical



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### Distribution system\Wiring (wires) - damaged or exposed

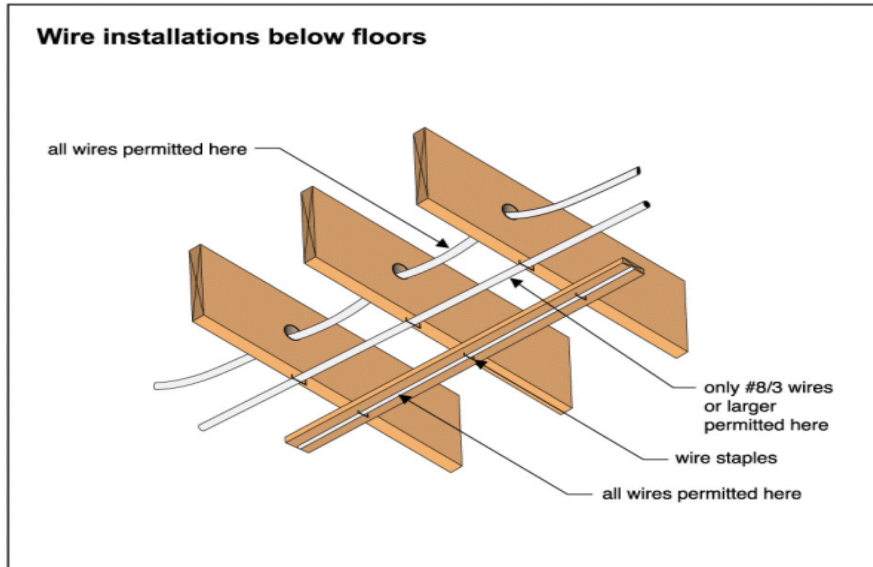
[Exposed on walls or ceilings](#)

**Implications:** Electric shock

**Location:** Interior of garage

**Task:** Correct

**Time:** Immediate



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**Distribution system\Outlets (receptacles)**Inoperative

**Notes:** exterior receptacles when tested were not operable. Recommend further evaluation by licensed electrician.

**Implications:** Equipment inoperative

**Location:** Various, exterior of house

**Task:** Further evaluation

**Time:** Immediate

**Distribution system\GFCI (Ground Fault Circuit Interrupter) protection not noted at**

Bathroom

**Notes:** Receptacle at bathroom counter required to be GFCI protected as it is near sink location.

**Location:** First Floor Bathroom

**Task:** Correct

**Time:** Immediate



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**Distribution system\Smoke alarms (detectors)**

Missing

**Implications:** Safety issue**Location:** Basement, hallway**Task:** Correct**Time:** Immediate

Past life expectancy

**Notes:** Recommend replacing smoke alarm with combination smoke alarm CO2 detector.**Implications:** Life safety hazard**Location:** Hallway**Task:** Replace**Time:** Immediate



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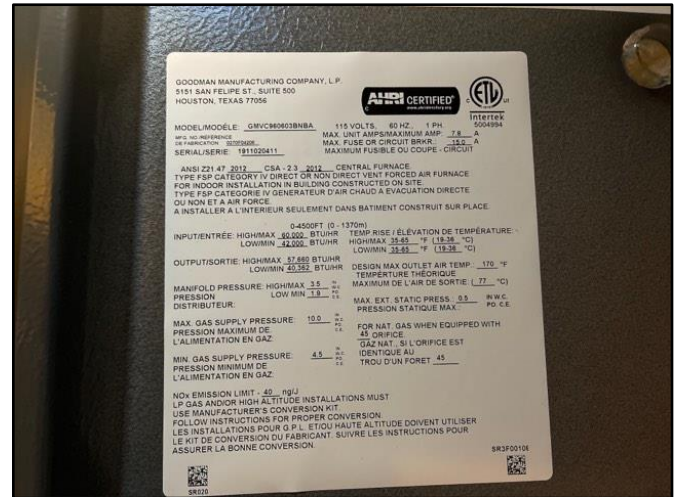
Reference

# Heating

## Description

### Heating system type

[Furnace](#)



### Fuel/energy source

[Gas](#)

### Furnace manufacturer

Goodman

### Heat distribution

[Ducts and registers](#)

### Approximate capacity

[60,000 BTU/hr](#)

### Efficiency

[High-efficiency](#)

### Exhaust venting method

[Direct vent](#)



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**Approximate age**[3 years](#)**Typical life expectancy**

Furnace (high efficiency) 15 to 20 years

**Main fuel shut off at**

Utility room

**Air filter**

Disposable

**Exhaust pipe (vent connector)**

PVC plastic

**Chimney/vent**

None

**Chimney liner**[Not required](#)**Humidifiers**[Trickle/cascade type](#)**Location of the thermostat for the heating system**

Hallway

**Condensate system**

Discharges into floor drain

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# Cooling & Heat Pump

## Description

**Air conditioning type**

None present

**Heat pump type**

None present

**Cooling capacity**

Not determined

**Compressor approximate age**

Not determined

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# Insulation and Ventilation

## Description

**Attic/roof insulation material**[Mineral wool \(rock wool\)](#)**Attic/roof insulation amount/value**[R-40](#)**Attic/roof air/vapor barrier**[Not visible](#)**Wall insulation material**

Not visible

**Wall insulation amount/value**

Not visible

**Wall air/vapor barrier**

Not visible

**Foundation wall insulation material**

Not visible

**Notes:** Foundation wall insulation not present in exposed areas. Not visible in finished areas.

## Limitations

**Attic inspection performed**

From access hatch

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# Plumbing

## Description

### Water supply source (based on observed evidence)

Public

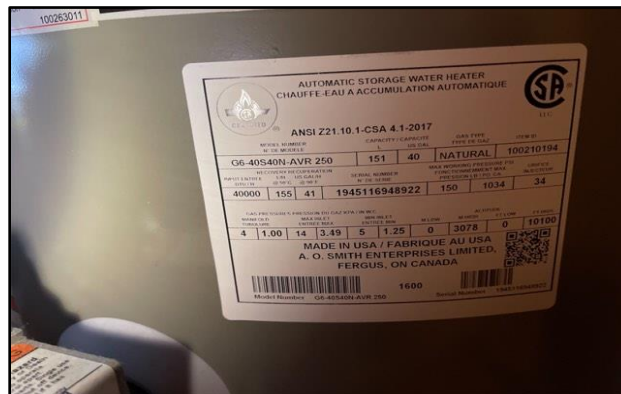
### Supply piping in building

[Copper](#)

### Main water shut off valve at the

North

### Water heater type

[Conventional](#)

### Water heater fuel/energy source

[Gas](#)

### Water heater exhaust venting method

Natural draft

### Water heater tank capacity

[40 gallons](#)

### Water heater approximate age

3 years

### Water heater typical life expectancy

10 to 15 years

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**Waste and vent piping in building**[ABS plastic](#)[Copper](#)**Floor drain location**

Near water heater

**Gas meter location**

Exterior right side

**Gas piping material**

Steel

**Main gas shut off valve location**

Right

Exterior

**Exterior hose bibb (outdoor faucet)**

Present

**Recommendations/Observations****Supply plumbingWater shut off valve**

Main water shut off showing signs of corrosion due to leaking. Recommendation is to monitor and replace as soon as practical

**Location:** North Basement Utility Room**Task:** Monitor**Time:** Ongoing

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# Interior

## Description

### Major floor finishes

[Carpet](#)

Vinyl

### Major wall finishes

[Plaster/drywall](#)

### Major ceiling finishes

[Stucco/texture/stipple](#)

### Windows

[Sliders](#)

### Exterior doors - type/material

[Wood](#)

Metal-clad



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## Recommendations/Observations

### Recommendations\Overview

All interior components appear to be aging, this includes Flooring, wall finishes, and appliances. All components are in acceptable, usable, and operable condition but recommend ongoing monitoring.

**Location:** Throughout First Floor

**Task:** Remodel

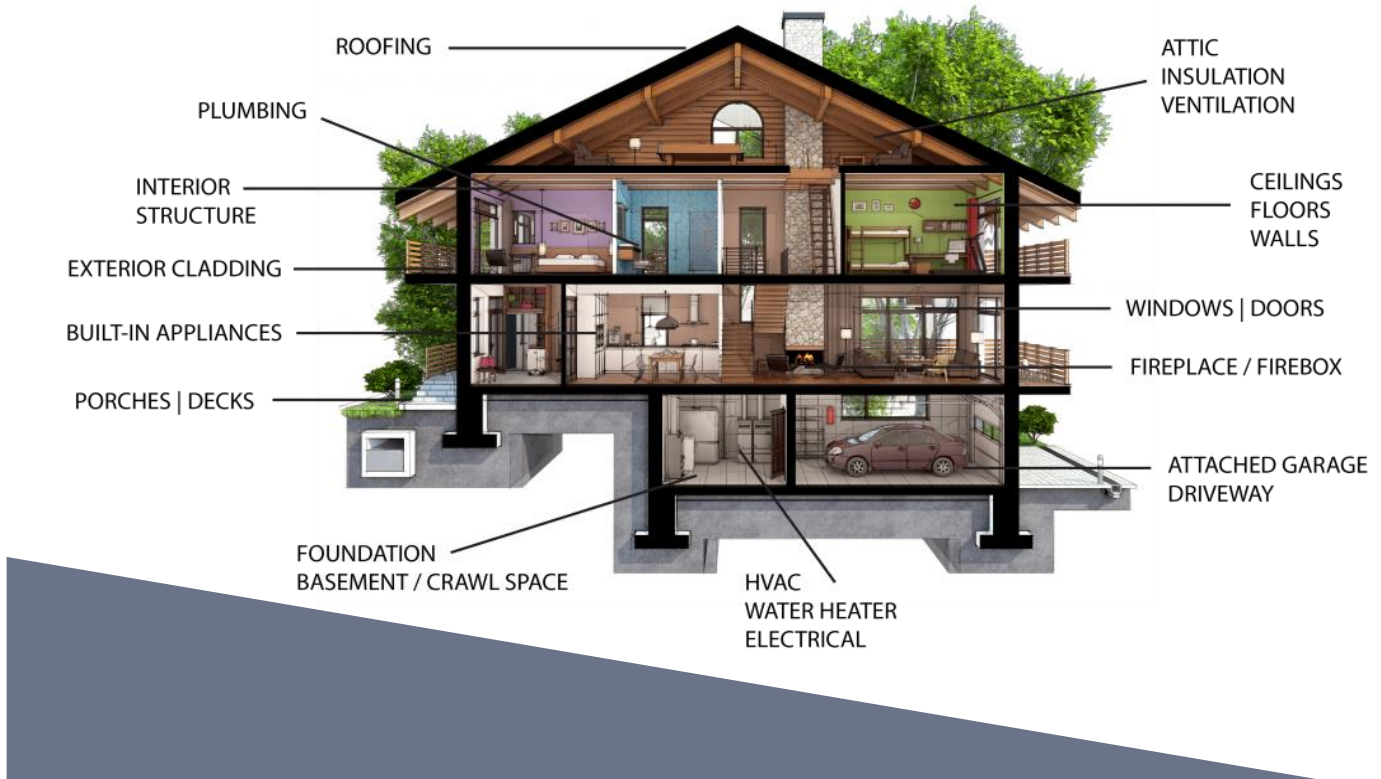
**Time:** Discretionary



# Reference Library

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.

- ROOFING, FLASHINGS AND CHIMNEYS
- PLUMBING
- EXTERIOR
- INTERIOR
- STRUCTURE
- APPLIANCES
- ELECTRICAL
- LIFE CYCLES AND COSTS
- HEATING
- SUPPLEMENTARY
- COOLING/HEAT PUMPS
- HOME SET-UP AND MAINTENANCE
- INSULATION
- MORE ABOUT HOME INSPECTIONS



# Inspection Contract

PIVOTAL HOME INSPECTIONS LTD LICENSE #: 353955

INSPECTOR : Mounsef Mounsef LICENCE #: 353956

SUB CONTRACTED INSPECTOR : LICENCE #:

If Applicable: Client agrees that all or a portion of the home inspection will be performed by the above named subcontractor Inspector/inspections company

CLIENTS Signature: \_\_\_\_\_X

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this Home is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible installed Components & features of the Home . The Inspection is performed in accordance with the Standards of Practice of the Canadian Association of home & Property Inspectors (CAHPI). The CAHPI standards of practice and code of ethics can be found at [www.cahpi.ca](http://www.cahpi.ca) and the Alberta Home Inspections business regulations.

The inspection is Non-Invasive & Non- Destructive, The report is representative of the inspectors opinion of the OBSERVABLE conditions of the Home on the day of the inspection. While this Inspection may reduce the Clients risk of Home ownership, it is NOT an insurance policy, warranty, or guarantee on the condition of the Home. The Inspection does not include, an inspection of any outbuildings or other structure not attached to the Home other than a garage or carport.

## LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. The ultimate decision of what to repair or replace is the clients .

### 1) TECHNICALLY EXHAUSTIVE.

The Inspection provides you with a basic overview of the condition of the Home. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is NOT TECHNICALLY EXHAUSTIVE. Some conditions noted in the inspection, such as foundation cracks or other signs of settling in the Home, may either be minor or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Professional in that field. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost.

## 2) THE REPORT

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible installed components and features of the home. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes but is not limited to Electrical, Plumbing, Heating, Cooling, Structural, Roofing, & Insulation that are hidden or inaccessible. Some intermittent problems may not be obvious on a Home Inspection because they only happen/appear under certain circumstances. As an example, the Inspector may not discover leaks that occur only during certain weather conditions, such as gutters that leak during heavy rain, or when a specific tap or an appliance is used during everyday life. Inspectors do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage or furniture to look underneath or behind.

## 3) HAZARDOUS MATERIALS.

The inspection does not include building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspection does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. The inspection does not look for lead or other toxic metals in such things as pipes, paint or window coverings. The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

## 4) QUALITY OF AIR IN THE HOME.

The Inspection does not determine the quality of air in the home, if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include testing of spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling. If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at an additional cost.

## 5) BURIED TANKS.

The inspection does not look for or comment on septic, cistern, fuel oil, gasoline or any other tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

#### 6) TIME TO INVESTIGATE

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

#### 7) EXCLUSIVITY

The inspection report is for the sole, confidential, and exclusive use and benefit of the client named herein and Pivotal Home Inspections Ltd. has no obligation or duty to any other party. Pivotal Home Inspections Ltd. accepts no responsibility for use of the inspection report by any third party. There are no third party beneficiaries to this agreement. this agreement is not transferrable or assignable.

Notwithstanding the foregoing, the client must understand that Pivotal Home Inspections Ltd. may notify the homeowner, occupant, or appropriate public agency of any condition(s) discovered that may pose a health and safety concern.

#### 8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% will apply.

#### 9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the condition of the Home.

#### 10) EXCLUSIONS



The contract does not include the inspection of the items that have been requested to be EXCLUDED by the Client, item to be checked off below and initialed.

- |  |  |
|--|--|
| <input type="checkbox"/> Roofing, Flashings or chimney | <input type="checkbox"/> Exterior - lot grading, walkways, driveways, retaining walls, patios, and decks |
| <input type="checkbox"/> Structure                     | <input type="checkbox"/> Electrical  |
| <input type="checkbox"/> Insulation                    | <input type="checkbox"/> Plumbing  |
| <input type="checkbox"/> Interior                      | <input type="checkbox"/> Heat Pumps & Cooling  |
| <input type="checkbox"/> Heating                       |  |

Clients Initial: \_\_\_\_\_X

#### 11) ENTIRE AGREEMENT

This Agreement represents the entire agreement between the CLIENT and Pivotal Home Inspections Ltd., No statement or promise made by Pivotal Home Inspections Ltd. or its respective Officers, Agents or Employees shall be binding.

I have read, understood, and accept the above Limitations and Conditions of this Home Inspection.