



OSPREY HOME INSPECTIONS

Inspection Report

Property Address:
34 Sample Street



Property Inspection Report

Prepared for

Sam Smith

(Name of Client)

Concerning

34 Sample Street

(Address of Property or Property Identifier)

Report completed by

Brent Whelan

(Name of Inspector)

Terms and Conditions of Home Inspection

1. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.
2. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI"), posted at www.nachi.org/sop. If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.
3. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.
4. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.
5. **LIMITATION ON LIABILITY AND DAMAGES.** We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform

the inspection for the agreed-upon fee. If you wish to eliminate this liquidated damages provision, we are willing to perform the inspection for an increased fee of \$_____, payable in advance.

6. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

7. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

8. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim, in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.

9. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

10. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

11. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

12. You may not assign this Agreement.

13. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

14. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

15. If you would like a large print version of this Agreement before signing it, you may request one by emailing us.

16. If your inspector participates in InterNACHI's Buy-Back Guarantee Program, you will be bound by the terms you may view at www.nachi.org/buy.

17. Thermal images included in this inspection report are provided as a courtesy, are limited to certain portions of the home and should not be considered as part of a full-home thermal imaging inspection. The inspector chooses the portions of the home to be scanned or photographed and photographs are included in the report at the Inspector's sole discretion.

Report Summary

1. Structural Systems

C. Inspector found a few missing tabs/shingles upon walking the roof. Inspector recommends correction by licensed roofing contractor.

D. Attic floor insulation depth averages 6 to 8 inches. The Inspector recommends installing additional insulation to comply with local energy codes.

H. Third bedroom window had a crack in the glass, Inspector recommends replacement by licensed contractor. Many of the windows in the home were “sticky”, Inspector recommends annual lubricating of window slides

I. Top-level stairs had inconsistent rises. Basement stairs handrail doesn’t clear the bottom few steps. Both stairways need a continuous handrail from top to bottom of stairs. Inspector recommends a continuous rail be installed on both sets by licensed contractor.

K. Back deck was supported by deck blocks, this condition is substandard for a deck of this height. It needs to be supported by concrete piles that extend below the frostline (48”). Side entry deck was supported by deck blocks, This condition is substandard when the deck is attached to the house. Side entry deck also needs joist hangers to be installed. Inspector recommends all work to be conducted by licensed contractor.

2. Electrical Systems

A. The panel was mostly OK. Inspector found 2 breakers that had more than one connection or “double-tapped” at time of inspection. Panel should be clearly labelled with a legend. Some rust spots at bottom of the panel. Although these conditions are consistent with houses built around the same time, these conditions are below standard and the inspector recommends further evaluation and correction by a licensed electrical contractor.

B. No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Safety standards after 2015 state new homes must comply require the installation of AFCI protection of all bedroom electrical receptacles. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing bedroom receptacles to provide AFCI protection.

No ground fault circuit interrupter (GFCI) protection of electrical receptacles was provided in the kitchen. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that the home electrical system be upgraded to meet modern safety standards. All work should be performed by a qualified electrical contractor.

The receptacle in living room above baseboard heater had hot and neutral reversed. This may present a safety hazard so anyone who uses it. Inspector recommends correction by licensed electrical contractor

Outside receptacle is broken at front of home. Inspector recommends correction by licensed electrical contractor.

3. Heating, Venting, Air Conditioning

A. Baseboard radiator didn't turn on at the time of inspection, inspector recommends further evaluation and correction by licensed electrical contractor.

C. basement bathroom vent doesn't line up with vent pipe, this may affect the operation of vent blower.

Primary bathroom fan vents into the soffit. This condition is substandard and may lead to increased presence of moisture in attic, which may lead to microbial growth. Inspector recommends an appropriate vent be installed by licensed contractor.

4. Plumbing

C. A pan was not installed under water heater. This may lead to corrosion and shortened lifespan of water heater. The water heater also had a crack in the TPS discharge pipe. Both deficiencies should be corrected by a licensed plumbing contractor.

5. Appliances

C. Range hood doesn't vent outside. This condition is substandard and may result in the accumulation of smoke and moisture in the home while cooking. Inspector recommends correction by licensed contractor.

6. Other

Additional Property Information and Legend

In Attendance: Buyer Buyer Agent	Type of Building: Semi-Detached	House Built In: 1986
Temperature: 25 Degrees Celcius	Weather: Sunny	Ground/Surface Condition Dry
Rain in last 3 Days: No	Property Status: Active	Water Service: Municipality

I = Inspected

Component is found to be present and in working/serviceable order upon time of inspection

NI = Not Inspected

Component wasn't present at time of inspection, or inspector was unable to inspect component at time of inspection, please refer to comment section of component

M = Monitor for Maintenance

Homeowner/Buyer should be aware of component condition and is encouraged to monitor for further deterioration

SI = Safety Issue

Component exposes occupant with unnecessary or immediate risk of injury
Component exhibits safety concern or hazard and should be fixed immediately

RR = Repair/Replace

Component has deteriorated to the point it is recommended to be repaired or replaced by competent person

1. Structural Systems

The general home inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

I NI M SI RR

A. Foundation

Foundation Type: Poured Concrete

Comments: The Inspector observed no deficiencies in the condition of the finished basement.

B. Grading and Drainage

Comments: The inspector observed no deficiencies with drainage at the

time of the inspection

C. Roof Covering Materials

Type of Roof Covering:

Comments: Missing shingles in some areas, I recommend further evaluation and repair by licensed roofing contractor.

3-tab fiberglass

The roof was covered with 3-tab fiberglass asphalt shingles. These shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. An asphalt sealant strip binds shingles together so that they act as a single membrane. 3-tab shingles usually have a 20-30 year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection.

Areas of the asphalt roof had lichen growing on it. This condition indicates high moisture levels. Lichen are slow growing and do not damage roofing materials, but are a cosmetic issue. Efforts at removal are likely to remove granules, exposing the underlying asphalt to damaging UV radiation from sunlight. Lichens are better left in place. They are a cosmetic issue only.

Inspector found a few missing tabs/shingles upon walking the roof. Inspector recommends correction by licensed roofing contractor



D. Roof Structure and Attic

Viewed From: Attic hatch

Depth of Insulation: 8 inches of blown-in insulation

Comments: Attic floor insulation depth averages 6 to 8 inches. The

Inspector recommends installing additional insulation to comply with local energy codes.



E. Walls (Exterior and Interior)

Exterior Covering Material: Vinyl siding, vinyl/faux stone

Comments: Inspector didn't see any deficiencies at time of inspection



F. Ceiling and Floors

Comments: Front entry landing isn't supported by joist hangers. Inspector recommends correction by licensed contractor.

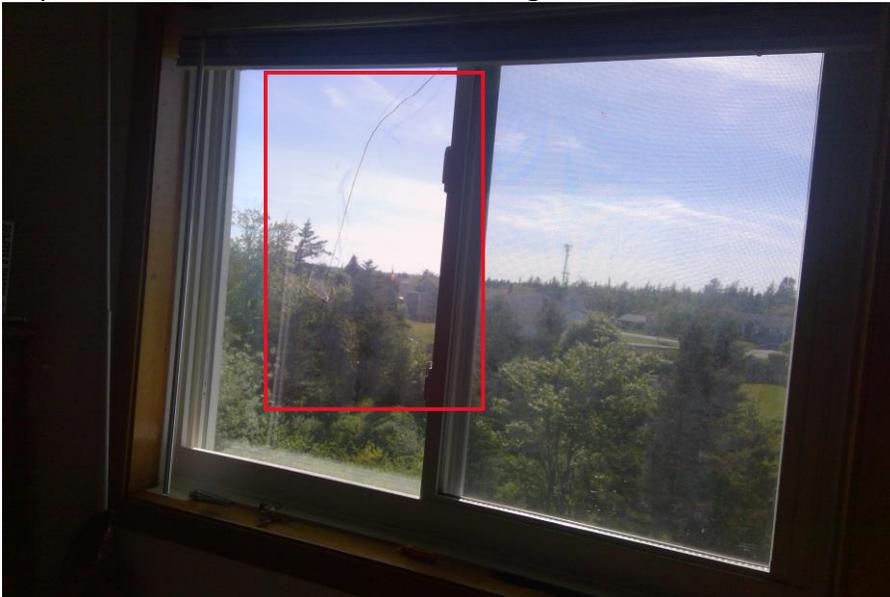


G. Doors

Comments: Inspector didn't see any deficiencies at time of inspection

H. Windows

Comments: Third bedroom window had a crack in the glass, Inspector recommends replacement by licensed contractor. Many of the windows in the home were "sticky", Inspector recommends annual lubricating of window slides.



I. Stairways (interior and Exterior)

Comments: Top-level stairs had inconsistent rises. Basement stairs handrail doesn't clear the bottom few steps. Both stairways need a continuous handrail from top to bottom of stairs. Inspector recommends a continuous rail be installed on both sets by licensed contractor.



No continuous handrail



No continuous handrail

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J. Fireplace and Chimneys

Comments: No fireplace or chimney at time of inspection

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K. Balconies, Decks, Porches, Carports

Comments: Back deck was supported by deck blocks, this condition is substandard for a deck of this height. It needs to be supported by concrete piles that extend below the frostline (48"). Side entry deck was supported by deck blocks, This condition is substandard when the deck is attached to the house. Side entry deck also needs joist hangers to be installed. Inspector recommends all work to be conducted by licensed contractor.





L. Other

Comments:

2. Electrical Systems

The general home inspection includes inspection of the electrical components of the home that were readily visible at the time of the inspection. This typically includes the service cables, service panel, any sub panels, branch circuits, connected devices and fixtures. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all electrical deficiencies. Upon observing indications that electrical problems may exist, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

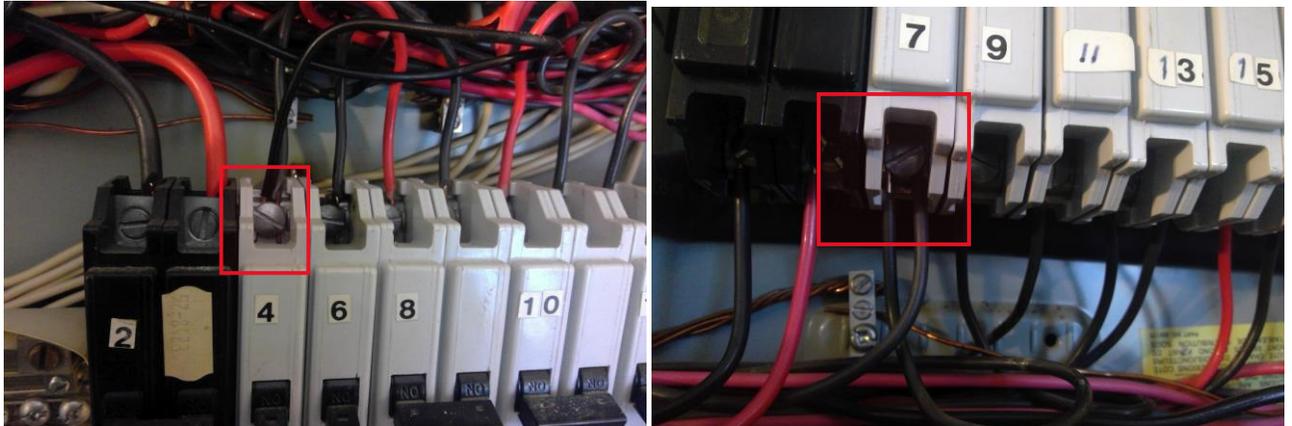


A. Service Entrance and Panels

Service Amperage: 200 amps

Type of wires: NM coated copper

Comments: The panel was mostly OK. Inspector found 2 breakers that had more than one connection or “double-tapped” at time of inspection. Panel should be clearly labelled with a legend. Some rust spots at bottom of the panel. Although these conditions are consistent with houses built around the same time, these conditions are below standard and the inspector recommends further evaluation and correction by a licensed electrical contractor.



B. Branch Circuits, Connected Devices and Fixtures

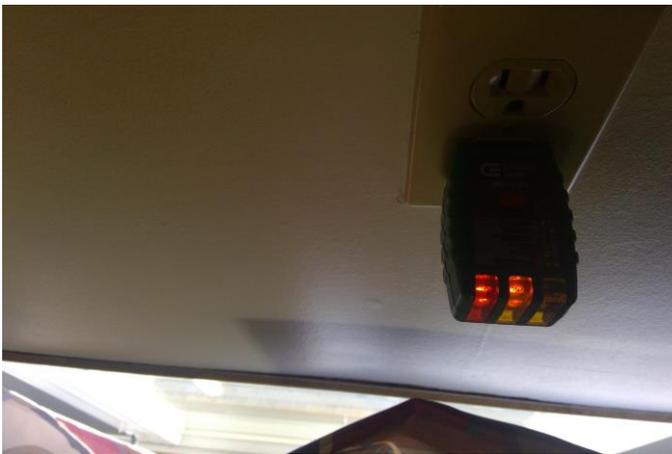
Comments: No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Safety standards after 2015 state new homes must comply require the installation of AFCI protection of all bedroom electrical receptacles. Although AFCI protection was not

required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing bedroom receptacles to provide AFCI protection.

No ground fault circuit interrupter (GFCI) protection of electrical receptacles was provided in the kitchen. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that the home electrical system be upgraded to meet modern safety standards. All work should be performed by a qualified electrical contractor.

The receptacle in living room above baseboard heater had hot and neutral reversed. This may present a safety hazard so anyone who uses it. Inspector recommends correction by licensed electrical contractor

Outside receptacle is broken at front of home. Inspector recommends correction by licensed electrical contractor.



3. Heating, Ventilation, and Air Conditioning

The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report

comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

I NI M SI RR

A. Heating Equipment

Type of System: Baseboard radiators, Heat pump, Electrical Thermal Storage Unit (ETS)

Energy Sources: Electrical

Comments: Baseboard radiator didn't turn on at the time of inspection, inspector recommends further evaluation and correction by licensed electrical contractor



B. Cooling Equipment

Type of System: Electric heat pump

Comments: No deficiencies found at time of inspection. Inspector recommends annual cleaning by licensed HVAC contractor. Head filters should be cleaned on a regular basis by homeowner.

C. Duct System, Chases, and Vents

Comments: basement bathroom vent doesn't line up with vent pipe, this may affect the operation of vent blower.

Primary bathroom fan vents into the soffit. This condition is substandard and may lead to increased presence of moisture in attic, which may lead to microbial growth. Inspector recommends an appropriate vent be installed by licensed contractor.



4. Plumbing Systems

The general home inspection includes a visual, non-invasive inspection of the plumbing supply, distribution, fixtures, waste pipes, and water heater. Much of the homes supply and waste piping is hidden in wall, ceiling, and floor cavities. Because the general home inspection uses visual only and non-invasive methods, the report may not identify all plumbing deficiencies. Upon observing evidence of a plumbing deficiency, the inspector may recommend further inspection, testing, evaluation, or repair by a specialist that may include invasive measures.

I NI M SI RR

A. Plumbing Supply, Distribution, and Fixtures

Location of Water Meter: Crawl space under front entry

Location of Main Water Supply Valve: In recreation room under electrical panel

Comments: Water tank capacity is 178 Litres.

B. Drains, Wastes, and Vents

Comments: No deficiencies found at time of inspection.

C. Water Heating Equipment

Energy Sources: Electric

Capacity: 178 Litres

Comments: A pan was not installed under water heater. This may lead to corrosion and shortened lifespan of water heater. The water heater also had a crack in the TPS discharge pipe. Both deficiencies should be corrected by a licensed plumbing contractor.



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D. Hydro-Massage Therapy Equipment

Comments: No equipment at time of inspection

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E. Other

Comments:

5. Appliances

The general home inspection includes a visual, non-invasive inspection of any dishwasher, food waste disposal, range hood, kitchen range, microwave, mechanical exhaust vents, bathroom heaters, garage door openers, or dryer exhaust system. Upon observing deficiencies, the inspector may recommend further evaluation or repair by qualified specialist.

I NI M SI RR

A. Dishwasher

Comments:

B. Food Waste Disposers

Comments: No disposal at time of inspection

C. Range Hood and Exhaust System

Comments: Range hood doesn't vent outside. This condition is substandard and may result in the accumulation of smoke and moisture in the home while cooking. Inspector recommends correction by licensed contractor.



D. Ranges, Cooktops, and Ovens

Comments: No deficiencies found at time of inspection

E. Microwave Ovens

Comments: No microwave present at time of inspection

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: No bathroom heaters on location at time of inspection

G. Garage Door Operators

Comments: No garage door or opener present at time of inspection

H. Dryer Exhaust Systems

Comments: No deficiencies found at time of inspection

I. Other

Comments:

6. Other Systems

The general home inspection typically does not include the components listed below but may be inspected and reported as a courtesy by the inspector. The general home inspection uses non-invasive, visual methods. Upon observing evidence of a deficiency, the inspector may recommend further evaluation by a specialist that may include invasive methods.

I NI M SI RR

A. Landscape Irrigation (sprinkler) System

Comments: Not within scope of work

B. Outbuildings

Comments: Shed present in backyard at time of inspection, but was not within scope of work

C. Private Water Well

Comments: No private water well on location at time of inspection

D. Private Sewage Disposal (Septic) System

Comments: No septic system present at time of inspection

E. Other

Comments: