



OSPREY HOME INSPECTIONS

Inspection Report

Property Address:

155 Sample Street, Halifax A1B 2C3



Property Inspection Report

Prepared for

Zac Efron

(Name of Client)

Concerning

155 Sample Street, Halifax A1B2C3

(Address of Property or Property Identifier)

Report completed by

Brent Whelan

NACHI21101855

(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

A. *(Monitor)* On the day of the inspection, inspector observed a small hairline crack on Southeast side of home (opposite side of gate). Doesn't appear to allow water to intrude, however this condition should be monitored for widening of crack and water intrusion.

B. *(Repair/Replace)* At the time of the inspection, the inspector observed water dripping from the south corner of the gutter. Inspector recommends more sealant to be applied to the corner of gutter when weather conditions allow for proper bond.

C. *(Repair/Replace)* At the time of inspection, the inspector observed many exposed and partially exposed nails and nail holes. Although there was no evidence of water intrusion in the attic, if left this condition may lead to water intrusion into the attic space. Inspector recommends repair by licensed roofing contractor.

E. *(Repair/Replace)* At the time of the inspection, the inspector observed loose J-Trim on southeast side of home as well as some damaged siding. This condition does not affect the structure of the home; however, the inspector recommends fastening of the J-Trim to avoid further damage from wind.

F. *(Repair/Replace)* At the time of the inspection, the inspector observed damaged carpeting on basement stair landing. Inspector recommends replacement of carpeting at this location by licensed flooring contractor.

G. *(Repair/Replace)* The bathroom on basement level, and the en-suite bathroom didn't have an operable lock installed. This condition doesn't fall within scope of home inspection, although for the interest of privacy, inspector recommends installation of lock on both doors. Also at the time of inspection, the inspector observed torn/missing screening on patio door. Inspector recommends repair of screen by competent person.

H. *(Repair/Replace)* At the time of the inspection, the inspector observed fogging between the panes of glass of the laundry room window, indicating the seals have failed. Inspector recommends further evaluation and repair by licensed window contractor.

I. *(Repair/Replace)* At the time of the inspection, the inspector observed the interior handrails didn't return to the wall. This condition poses a possibility of snagging clothing leading to a fall. Inspector recommends replacement of rail by licensed contractor.

K. *(Safety Issue)* At the time of the inspection the inspector observed many substandard conditions in relation to the backyard deck. These include over spanning of deck overhang, Improper bearing of beam, missing drip flashing at house connection, ungraspable stair rails, and missing portion of rail. The inspector recommends repairing of all items by licensed contractor.

L. *(Repair/Replace)* At the time of the inspection, the inspector observed the baseboard and gable end of cabinet was water damaged and delaminating, this condition is unsightly and should be further evaluated and repaired by licensed contractor.

2. Electrical Systems

A. *(Repair/Replace)* At the time of the inspection, the inspector observed a rubber gasket that failed to cover the rain boot appropriately. This condition will allow rain to enter the home, and may cause damage to structural components, service panel, and the effectiveness of the attic insulation. Inspector recommends further evaluation and repair by licensed roofing contractor.

3. Heating, Venting, Air Conditioning

4. Plumbing

B. *(Repair/Replace)* At the time of inspection, inspector observed improper capping of drainpipe in basement. This condition may allow hazardous gases to enter living space. Inspector also observed degraded caulking on en-suite shower. This condition may allow water to escape shower, leading to water damage or microbial growth. Inspector recommends all items to be corrected by licensed plumbing contractor.

C. *(Repair/Replace)* At the time of the inspection, the inspector observed the water heater was installed on concrete slab without the use of a drip pan, this condition may lead to rust to develop, shortening the lifespan of the water heater. Inspector recommends drip pan to be placed under water heater by licensed plumbing contractor

5. Appliances

A. *(Repair/Replace)* At the time of the inspection, the inspector observed the lack of a high-loop regarding the drain hose for dishwasher. This condition may lead to cross-contamination in the event of a blockage in P-Trap. Inspector recommends a high-loop to be installed by competent person.

F. *(Repair/Replace)* At the time of the inspection, the inspector observed the dryer and bathroom vents were sealed shut with silicone (for dryer vent see 5H). This condition greatly affects the efficiency and may cause premature failure of the bath vent. This condition will also allow moisture to build up inside the home, promoting the growth of microbial growth, affecting indoor air quality. Inspector recommends removal of silicone or replacement of vent cover.

H. *(Safety Issue)* At the time of the inspection, the inspector observed the dryer and bathroom vents were sealed shut with silicone (for bath vent see 5F). This condition causes the dryer to work substantially harder and may cause premature failure of appliance. This will also cause lint to build up inside the dryer hose leading to a potential fire. Inspector recommends removal of silicone sealant or replacement of vent cover by a competent person.

6. Other

Additional Property Information and Legend

In Attendance: Buyer Buyer Agent	Type of Building: Detached	House Built In: 2014
Temperature: -3 Celsius	Weather: Clear	Ground/Surface Condition Dry (Snow covered)
Rain in last 3 Days: ~10 cm Snow	Property Status: Occupied	Water Service: Municipal

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.

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A. Foundation

Foundation Type: Poured Concrete

Comments: On the day of the inspection, inspector observed a small hairline crack on Southeast side of home (opposite side of gate). Doesn't appear to allow water to intrude, however this condition should be monitored for widening of crack and water intrusion.





B. Grading and Drainage

Comments: At the time of the inspection, the inspector observed water dripping from the south corner of the gutter. Inspector recommends more sealant to be applied to the corner of gutter when weather conditions allow for proper bond.



C. Roof Covering Materials

Type of Roof Covering: Asphalt Architectural Shingles

Comments: At the time of inspection, the inspector observed many exposed and partially exposed nails and nail holes. Although there was no evidence of water intrusion in the attic, if left this condition may lead to water intrusion into the attic space. Inspector recommends repair by licensed roofing contractor.







D. Roof Structure and Attic

Viewed From: Attic hatch

Depth of Insulation: 16"-18" blown in insulation

Comments: No deficiencies observed at time of inspection.



E. Walls (Exterior and Interior)

Exterior Covering Material: Vinyl siding

Comments: At the time of the inspection, the inspector observed loose J-Trim on southeast side of home as well as some damaged siding. This condition does not affect the structure of the home; however, the inspector recommends fastening of the J-Trim to avoid further damage from wind.



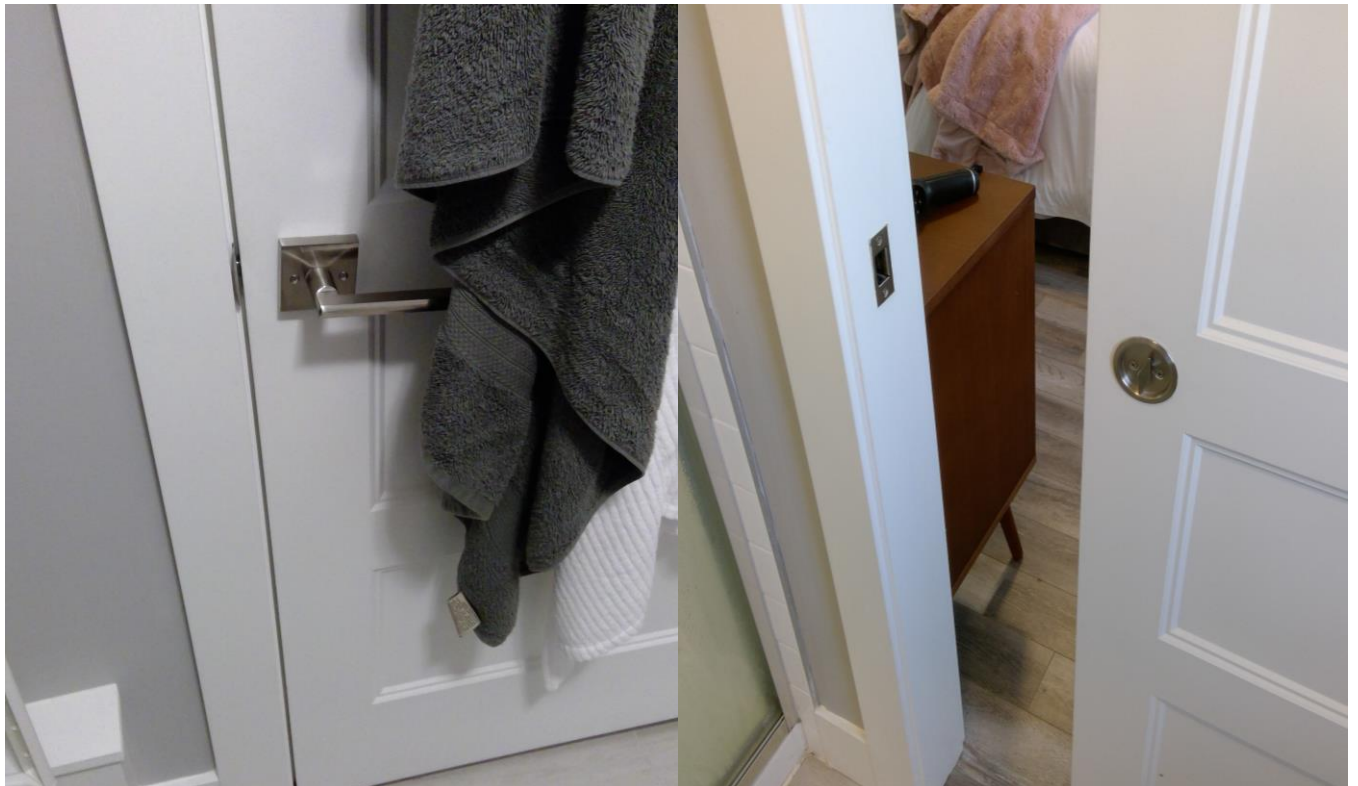
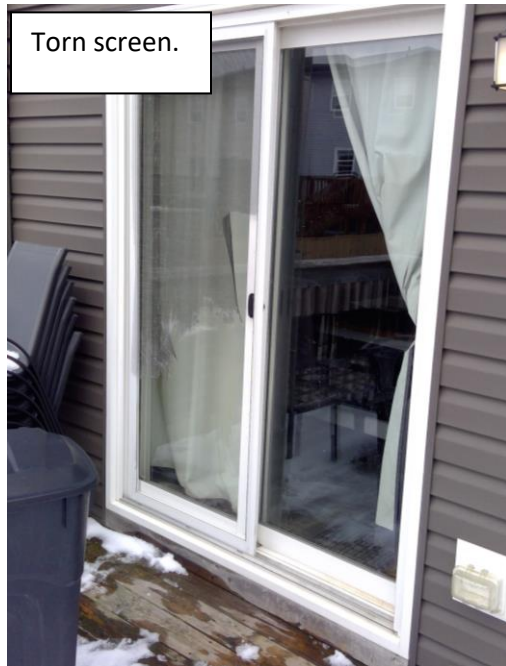
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 F. Ceiling and Floors

Comments: Various drywall patches/fixes throughout home, this does not fall within the scope of the home inspection, as this condition is cosmetic, and doesn't indicate damage. At the time of the inspection, the inspector observed damaged carpeting on basement stair landing. Inspector recommends replacement of carpeting at this location by licensed flooring contractor.



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 G. Doors

Comments: The bathroom on basement level, and the en-suite bathroom didn't have an operable lock installed. This condition doesn't fall within scope of home inspection, although for the interest of privacy, inspector recommends installation of lock on both doors. Also at the time of inspection, the inspector observed torn/missing screening on patio door. Inspector recommends repair of screen by competent person.





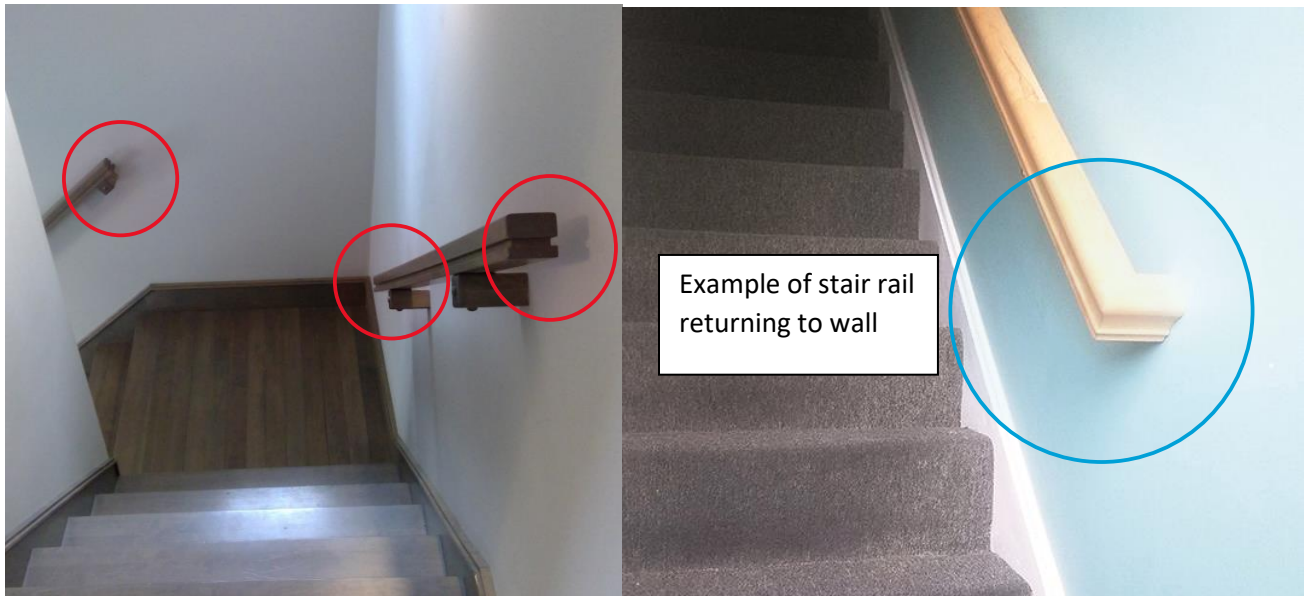
H. Windows

Comments: At the time of the inspection, the inspector observed fogging between the panes of glass of the laundry room window, indicating the seals have failed. Inspector recommends further evaluation and repair by licensed window contractor.



I. Stairways (interior and Exterior)

Comments: At the time of the inspection, the inspector observed the interior handrails didn't return to the wall. This condition poses a possibility of snagging clothing leading to a fall. Inspector recommends replacement of rail by licensed contractor.





J. Fireplace and Chimneys

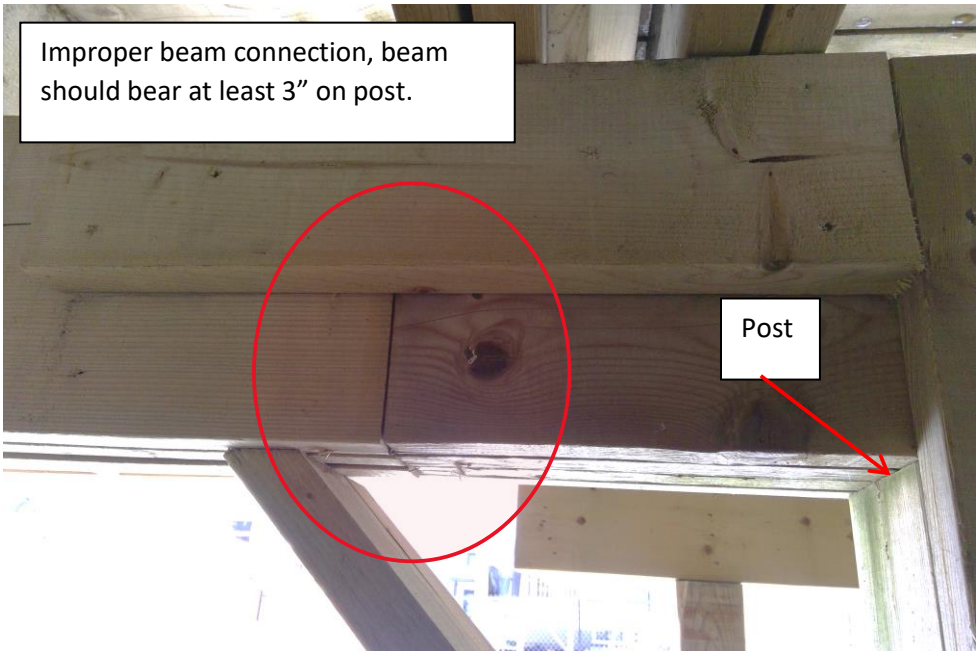
Comments: At the time of the inspection, the inspector didn't observe any deficiencies with the electric fireplace.



K. Balconies, Decks, Porches, Carports

Comments: At the time of the inspection the inspector observed many substandard conditions in relation to the backyard deck. These include over spanning of deck overhang,

Improper bearing of beam, missing drip flashing at house connection, ungraspable stair rails, and missing portion of rail. The inspector recommends repairing of all items by licensed contractor.





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 L. Other

Comments: At the time of the inspection, the inspector observed the baseboard and gable end of cabinet was water damaged and delaminating, this condition is unsightly and should be further evaluated and repaired by licensed contractor.



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.

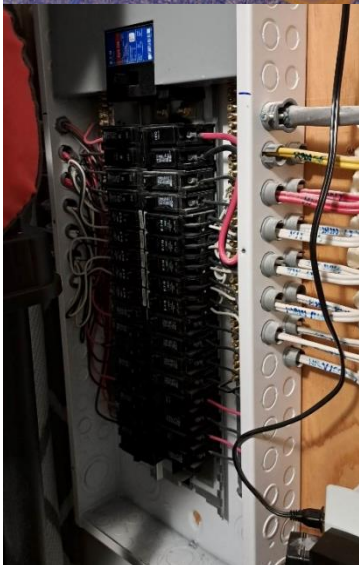
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A. Service Entrance and Panels

Service Amperage: 200 AMPS

Type of wires: Non-metallic coated copper wire

Comments: At the time of the inspection, the inspector observed a rubber gasket that failed to cover the rain boot appropriately. This condition will allow rain to enter the home, and may cause damage to structural components, service panel, and the effectiveness of the attic insulation. Inspector recommends further evaluation and repair by licensed roofing contractor.



Service Panel – No deficiencies



B. Branch Circuits, Connected Devices and Fixtures

Comments: At the time of the inspection, no deficiencies were observed by the inspector.

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.



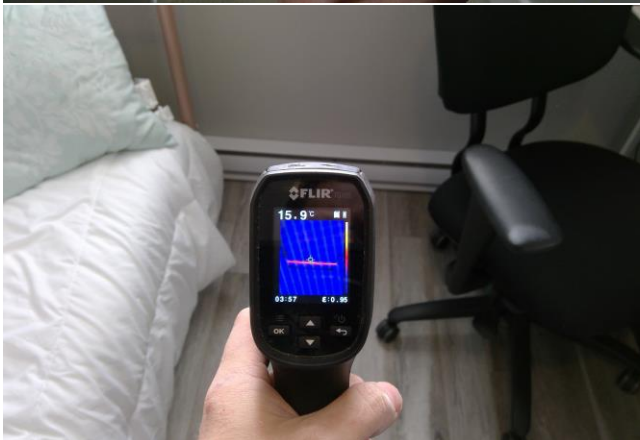
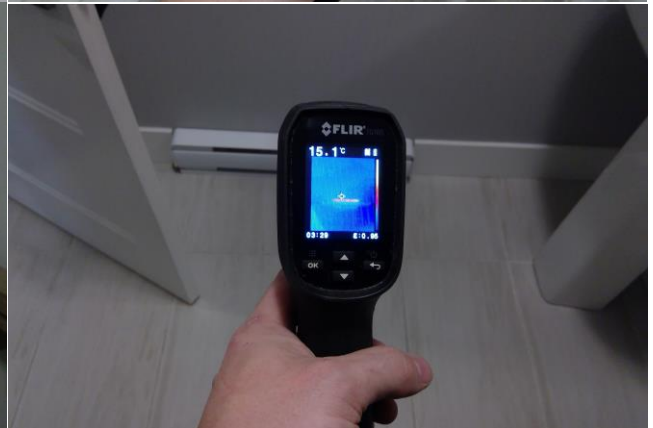
A. Heating Equipment

Type of System: Electric heat pump, electric baseboard radiators, electric fireplace

Energy Sources: Electrical

Comments: No deficiencies observed at the time of the inspection.







B. Cooling Equipment


Type of System: Electric heat pump

Comments: At the time of the inspection, air conditioning function could not be tested due to outside temperatures being less than 15 degrees Celsius.



C. Duct System, Chases, and Vents

Comments: No deficiencies observed at the time of the inspection.

		CERTIFIED RATINGS Model: VHR150 Options installed: None	Complete ratings at: www.hvi.org
Maximum Air Flow @ 0.2 in wg (50PA) 182 cfm (86 L/s) 0.4 in wg (100PA) 159 cfm (75 L/s)			
Energy Performance	Apparent Sensible Effectiveness	Sensible Recovery Efficiency	Moisture Transfer
Net Supply Air Flow			
85 cfm (40 L/s) at 32°F (0°C)	76%	61%	-0.02
101 cfm (48 L/s) at 32°F (0°C)	71%	63%	-0.02
159 cfm (75 L/s) at 32°F (0°C)	68%	60%	-0.01
85 cfm (40 L/s) at -13°F (-25°C)	75%	58%	-0.01



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.

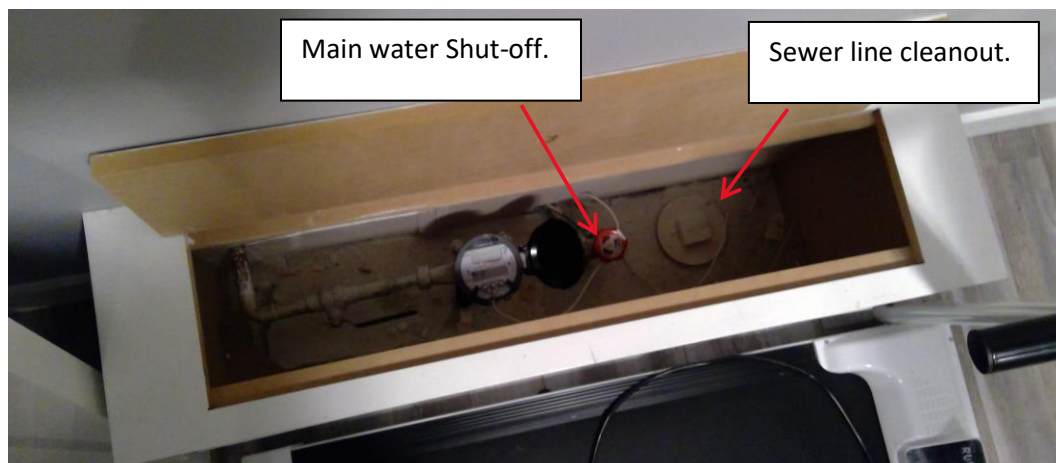
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A. Plumbing Supply, Distribution, and Fixtures

Location of Water Meter: Inside box at bottom of stairs

Location of Main Water Supply Valve: Inside box at bottom of stairs

Comments: No deficiencies observed at the time of inspection.



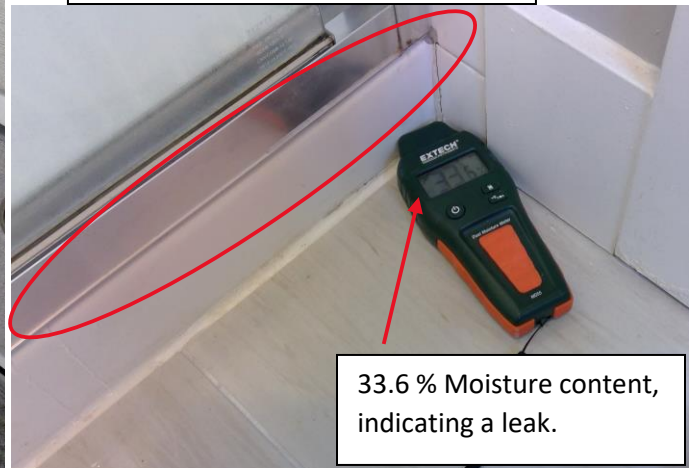


B. Drains, Wastes, and Vents

Comments: At the time of inspection, inspector observed improper capping of drainpipe in basement. This condition may allow hazardous gases to enter living space. Inspector also observed degraded caulking on en-suite shower. This condition may allow water to escape shower, leading to water damage or microbial growth. Inspector recommends all items to be corrected by licensed plumbing contractor.



Degraded caulking at joint between shower pan and door slide.



33.6 % Moisture content, indicating a leak.

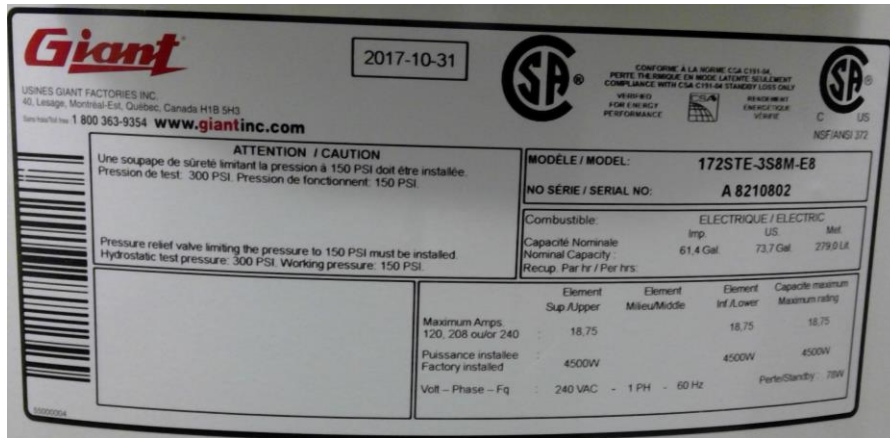


C. Water Heating Equipment

Energy Sources: Electricity

Capacity: 279 Litres

Comments: At the time of the inspection, the inspector observed the water heater was installed on concrete slab without the use of a drip pan, this condition may lead to rust to develop, shortening the lifespan of the water heater. Inspector recommends drip pan to be placed under water heater by licensed plumbing contractor.



Example of drip pan



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D. Hydro-Massage Therapy Equipment

Comments: Not on location.

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E. Other

Comments:

5. Appliances

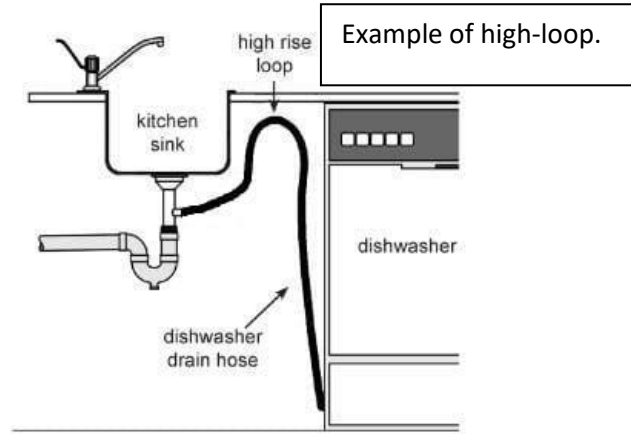
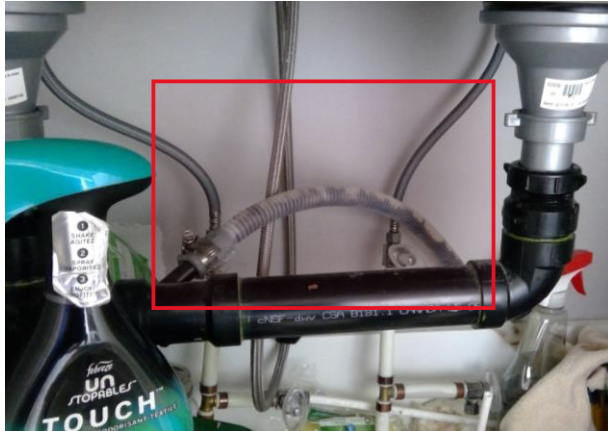
The general home inspection includes a visual, non-invasive inspection of any dishwasher, food waste disposal, range hood, kitchen range, microwave, mechanical exhaust vents, bathroom heaters, garage door openers, or dryer exhaust system. Upon observing deficiencies, the inspector may recommend further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

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A. Dishwasher

Comments: At the time of the inspection, the inspector observed the lack of a high-loop in regards to the drain hose for dishwasher. This condition may lead to cross-contamination in the event of a blockage in P-Trap. Inspector recommends a high-loop to be installed by competent person.



B. Food Waste Disposers

Comments: No food waste disposer on location.



C. Range Hood and Exhaust System

Comments: At the time of the inspection, no deficiencies were observed.



D. Ranges, Cooktops, and Ovens

Comments: At the time of the inspection, no deficiencies were observed.



E. Microwave Ovens

Comments: At the time of the inspection, no deficiencies were observed.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: At the time of the inspection, the inspector observed the dryer and bathroom vents were sealed shut with silicone (for dryer vent see 5H). This condition greatly affects the efficiency and may cause premature failure of the bath vent. This condition will also allow moisture to build up inside the home, promoting the growth of microbial growth, affecting indoor air quality. Inspector recommends removal of silicone or replacement of vent cover.



G. Garage Door Operators

Comments: Not on location at time of inspection.



H. Dryer Exhaust Systems

Comments: At the time of the inspection, the inspector observed the dryer and bathroom vents were sealed shut with silicone (for bath vent see 5F). This condition causes the dryer to work substantially harder and may cause premature failure of appliance. This will also

cause lint to build up inside the dryer hose leading to a potential fire. Inspector recommends removal of silicone sealant or replacement of vent cover by a competent person.



I. Other

Comments:

Recommended Contractors

The contractors on this list aren't affiliated with Osprey Home Inspections and do not receive compensation or any other kind of payment to be recommended. Osprey Home Inspections does not assume liability, risk, or offer guarantees on the work performed by the companies on this list. Always receive a quote from at least 3 contractors before deciding which contractor to use for any project you undergo.

General Contractors

A Better Choice Contracting

(902)818-6218

All-Craft Renovations

(902)417-5691 allcraft.ca

Electrical Contractors

Henderson Electrical Installations

(902)403-3504 hendersonelectrical.ca

Erico Energy

(902)579-2140

David Hartley Electric

(902)449-3329

Plumbing Contractors

Mister Hot Water Heater

(902)802-0170 misterhotwaterheater.com

Window Repair

Kinstone Glass

(902)536-1980

kinstoneglass.ca

Get The Fog Out

(902)468-4364

gtfoatlantic.ca

Landscaping

CJ Lawn and Landscaping

(902)717-0247

cjlawnlandscape.ca

Xcel Landscaping

902-880-9779

xcellandscaping.com

Roofing

Companion Roofing

(902)999-5902

Companionroofing.ca

Rydel Roofing

(902)510-0018

Rydelroofing.ca

Pest Control

Adams Pest Control

(902)220-4003

adamspestcontrol.ca

Truly Nolen Pest Control

(902)425-7378

Water Treatment

Evolution Water

(902)252-3363

Evowater.ca

Power Washing and Cleaning

Falcon Property Solutions (soft wash)

(902)670-4357

falconproperty.ca

East Coast Vapour Blasting

(902)292-6373

eastcoastvb.ca