



**T. E. Gordon Home Inspections Inc.**  
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Specializing in Home Inspections & Infrared Inspections  
Terry - 902.499.1011 or Paul - 902.452.1706

## Home Inspection Report

**Inspection Location: 1234 Spring Garden Road**

**Halifax, NS B4M 1F8**

**Date of Inspection: 02-30-2013**

**Prepared for: John & Mary Home Buyer**



**Inspector: Terry Gordon, RHI**

Registered Home Inspector

National Certificate Holder # NCA00171

Certified Infrared Thermographer # 801355

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## REPORT SUMMARY

**Date of Inspection: 02-30-2013**

**Inspection Location: 1234 Spring Garden Road**

**Halifax, NS B4M 1F8**

**Prepared For: John & Mary Home Buyer**



This Summary provides a brief overview of some of the more significant items found in the report. This is not all-encompassing, nor should it be considered a substitute for reading the report in entirety. The entire Inspection Report including the Standards of Practice, limitations and Scope of Inspection, as well as Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This summary is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate professional licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

**Overall, the home was constructed in a workmanlike manner consistent with local building trades and codes in effect at the time of construction; however, here is a list of defects that require further evaluation or repair by a Professional Licensed Contractor.**

### **GROUNDS & DRAINAGE**

#### Steps & Landings:

##### *Location:*

front of dwelling.

##### *Condition Of Steps & Landings:*

major repairs required or re-build steps and landing, large areas of rust noted, "this is a safety hazard" spalling or chipping noted in concrete on stairs and landing, a professional building contractor should be called to make further evaluation.

### **INTERIOR**

#### Fireplace:

##### *Condition Of Fireplace:*

wood stove insert certification could not be found, The fireplace insert should not be used until a professional WETT installer certifies it.

### **ATTIC**

#### Attic & Insulation:

##### *Condition Of Attic Ventilation:*

staining noted on the sheathing, this is caused by a lack of proper ventilation, ridge venting is not properly installed; sheathing not cut completely open, a professional roofing contractor should be called to make further evaluation.



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Other items were also noted during the inspection and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

## **ROOFING**

### Eavestrough & Downspouts:

#### *Condition Of Eavestrough & Downspouts:*

eavestrough & downspouts appear serviceable, downspout located on the back of the dwelling should be relocated.

## **EXTERIOR**

### Exterior Walls:

#### *Condition Of Exterior Walls:*

exterior wall covering appears serviceable, checking for loose or missing caulking is required yearly to prevent water penetration and damage to the exterior of the dwelling.

## **GROUNDS & DRAINAGE**

### Driveway:

#### *Condition Of Driveway:*

driveway surface raised & settled.

### Deck:

#### *Condition Of Deck:*

deck appears serviceable, low elevation of deck prevents full viewing under the structure. Additional lot grading improvements are required along the side to provide proper drainage.

## **GARAGE**

### Garage Exterior Windows:

#### *Condition Of Garage Windows:*

garage windows show signs of paint peeling and deterioration noted; it is important that all surfaces are kept well protected to ensure a maximum service life.

### Garage Floor:

#### *Condition Of Floor:*

garage floor appears serviceable, typical cracks noted in garage floor.

## **PLUMBING**

### Water Heater:

#### *Condition:*

hot water heater appears serviceable, a water shutoff valve is installed, pressure relief valve noted, not tested, you should consider the instillation of a thermal blanket for the electric hot water boiler.

## **HEATING**

### Ductwork / Plenum:

#### *Condition Of Ductwork / Air Plenum::*

ductwork appears serviceable, unable to locate return air register in the basement.

### Oil Tank:

#### *Condition Of Oil Tank:*

oil tank appears serviceable, no signs of any oil leaks were observed at the time of the inspection, oil tank should be painted with light color rust paint.

## **AIR EXCHANGER**



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Air Exchanger:

*Condition:*

missing container or drain pipe for air exchanger drain hose, a new drain hose with a loop should be installed, recommend filters in the air exchanger and exterior intake air vent be cleaned yearly or as directed in the service manual.

**AIR CONDITIONING**

Air Conditioning:

*System Condition:*

Outside air temperature was below 18 degrees Celsius. Unable to test system at this time.

**KITCHEN & APPLIANCES**

Kitchen & Appliances:

*Kitchen Counter & Cabinets:*

counters appear serviceable, cabinets appear serviceable, moderate to heavy wear, loose shelf.

*Water Purifier:*

water purifier installed but is not a part of this inspection.

**LAUNDRY AREA**

Laundry:

*Clothes Washer:*

Plumbing appears serviceable, Washer was not operated at the time of inspection. New braided stainless steel fill hoses should be installed.

**BATHROOMS**

Main Level Half Bath:

*Condition Of Sink, Faucets, Drain & Cabinetry:*

The following problems were noted at the bathroom sink: Two front support legs are missing, Bathroom sink faucet appears serviceable, Bathroom sink drain appears serviceable.

2nd Level - Main Bathroom:

*Condition Of Bathroom Ventilation:*

Only a window is provided for ventilation. Consider installing a bathroom exhaust fan to provide proper ventilation.

*Condition Of Bathroom Gfci Receptacles:*

recommended the installation of a Ground Fault Circuit Interrupter (GFCI) outlet in the bathroom.

**ATTIC**

Attic & Insulation:

*Condition Of Attic Framing:*

attic sheathing appears serviceable; the rafters or truss system appears to be in satisfactory condition, staining on the decking behind the chimney appears to be an old stain.

*Condition Of Insulation:*

insulation in attic does not meet current energy standards; today's standards are based on R 2000 homes; you should monitor the attic temperature during the winter to see if more insulation is required.

**BASEMENT:**



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*Condition Of Foundation Walls:*

There are two hairline cracks in the foundation walls. These cracks should be filled with a silicon base, flexible-sealing compound, which should stop water/moisture from penetrating. At the time of the inspection no signs of water or water penetration were found.

*Condition Of Concrete Floor & Drainage:*

A water seepage control system is already in place, small drain runs along the bottom of the foundation walls. You should check for any transferable guarantees or warranties.

**CRAWL SPACE**

Crawl Space:

*Conditions Of Crawl Space:*

Evidence of moisture in crawl space indicates that the area has experienced ground water penetration, monitor this area.

**The following Safety Concerns were also noted and should receive attention:**

**GARAGE**

Garage Heating:

*Condition Of Garage Heating:*

hot air heating vents located in garage ceiling must be properly sealed.

Garage Smoke & Carbon Monoxide Detectors:

*Smoke & Carbon Monoxide Detectors:*

no smoke detector or carbon monoxide detectors were found in garage area; a smoke detector & carbon monoxide detector should be installed.

**BATHROOMS**

Main Level Half Bath:

*Type Of Floor:*

Vinyl asbestos tile noted, monitor.

**INTERIOR**

Smoke / Fire / Co 2, Detectors:

*Condition:*

Battery smoke detectors are old and did not operate properly when tested, replace all battery smoke detectors.

**BASEMENT:**

Basement:

*Condition Of Basement Windows*

older windows, suggest removal of security bars.

**The following are answers to questions that your insurance company may ask, household notes, tips or reminders:**



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## **ELECTRICAL**

### Amperage At Main Panel:

*Amperage:*

100 amps. 120/240 volts., up grade in 2009.

### *Type Of Main Dwelling Disconnect:*

circuit breakers.

### Branch Wiring:

*Type:*

copper.

## **PLUMBING**

### Main Water Line:

*Location Of Main Water Line:*

water meter and main water shut-off valve are located; along the front wall;

### Supply Lines:

*Type Of Piping:*

copper.

### Waste Lines:

*Type Of Piping:*

the predominant waste pipe material is; ABS Plastic.

### Water Heater:

*Type Of Hot Water Heater:*

electric hot water tank.

*Age Of Hot Water Heater:*

year hot water tank was manufactured; 2011.

## **HEATING**

### Primary Heating Equipment:

*General Suggestions:*

suggest a maintenance service & insurance contract from a professional heating contractor be considered.

### Oil Tank:

*Oil Tank Location:*

oil tank is located outside of dwelling.

*Type Of Oil Tank:*

steel oil tank.

*Age & Metal Thickness:*

year oil tank was manufactured; 2004 with 2.3 mm metal thickness.

*Oil Line & Valve:*

oil line & valve appear serviceable, there is a loop in the oil line.



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**INTERIOR**

Fireplace:

*Type Of Fireplace:*

standard masonry fireplace with a wood stove insert.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call or email our office.

Sincerely,

Terry Gordon, RHI  
Registered Home Inspector  
National Certificate Holder # NCA00171  
Certified Infrared Thermographer # 801355





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## GENERAL INFORMATION

### Client & Site Information:

*Invoice #* 9966.  
*Inspection Date:* 02-30-2013.  
*Time Of Inspection:* 5:00 pm.  
*Client Name:* John & Mary Home Buyer.  
*Mailing Address:* 1150 Solutions Drive  
*City/Province/Postal Code:* Halifax, NS B3S 0E5.  
*Home Phone #* 902.555.3344.  
*Work Phone #* 902.120.0000.  
*Cell Phone #* 902.777.7654.  
*E-mail Address:* [tegordondhomeinspections@gmail.com](mailto:tegordondhomeinspections@gmail.com).  
*Inspection Location:* 1234 Spring Garden Road  
*Inspection Address:* Halifax, NS B4M 1F8.  
*House Occupied?* Yes.  
*Client Present:* Yes.  
*People Present:* Selling agent, Purchasers.

### Building Characteristics:

*Front Of Dwelling Faces:* Southeast.  
*Area:* City.  
*Estimated Age:* 44 Years.  
*Building Type:* Single family home.  
*Stories:* 2  
*Space Below Grade:* Basement.

### Weather Conditions:

*Weather:* Clear/Sunny.  
*Soil Conditions:* Frozen.  
*Approximate Outside Temperature (c):* 0 to -5 degrees celsius.

### Utility Services:

*Water Source:* Municipal.  
*Sewage Disposal:* Municipal.  
*Utilities Status:* All utilities on.

### Report Limitations

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted National Standards of Practice of the Canadian Association of Home & Property Inspectors, a copy of which is available upon request or found on our web site, [www.gordonshomeinspection.com](http://www.gordonshomeinspection.com)

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments



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about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight; maximum liability must be limited to the fee paid.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, the client must first notify T. E. Gordon Home Inspections Inc. The Client will allow T. E. Gordon Home Inspections Inc. to inspect the claim prior to any repairs or waive the right to make a claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



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## ROOFING

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. Roofs may leak at any time; leaks often appear at roof penetrations, flashing, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of the roof.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, heat tape, satellite dish and lightning arrestors.

### Roof:

*Style:*

*Inspection Method:*

*Roof Covering:*

*Roofing Shingle Layers:*

*Age Of Roof:*

*Condition Of Roof:*

gable.

walked on roof.

asphalt shingle & rolled asphalt, modified bitumen, torched on roofing on sun room.

one.

+ or - 5 years for asphalt shingle, + or - 10 years for rolled asphalt, modified bitumen, torched on roofing

roof covering appears serviceable, no leaks detected at the time of the inspection.



**roof covering appears serviceable**

*Type Of Ventilation:*

*Condition Of Ventilation:*

soffit and gable vents & ridge venting.

exterior ventilation appears serviceable.

### Chimney:

*Flue Type:*

one clay liner with what appears to be a metal liner for wood stove insert, a clay liner with rain cap for the furnace



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*Conditions Of Flue:*  
*Chimney Type:*  
*Condition Of Chimney:*  
*Height & Clearance:*

flue appears serviceable.  
one, brick.  
chimney appears serviceable.  
chimney installation appears to meet clearance requirements.

### **Exposed Flashings:**

*Type:*  
*Condition Of Flashing:*

rubber, lead.  
flashing appears serviceable.

### **Plumbing Vents:**

*Condition Of Vents*

plumbing vent appears serviceable.

### **Fascia, Soffit & Trim:**

*Material:*  
*Condition Of Trim, Fascia & Soffit:*

vinyl & wood.  
fascia, soffits & trim appear serviceable.

### **Eavestrough & Downspouts:**

*Type:*  
*Condition Of Eavestrough & Downspouts:*

metal.  
eavestrough & downspouts appear serviceable, downspout located on the back of the dwelling should be relocated.





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## EXTERIOR

Areas hidden from view by finished walls, lattice, plywood skirting, vegetation or stored items can not be judged and are not a part of this inspection.

### Exterior Walls:

*Material:* walls are constructed with: wood siding, wood shingles.  
*Condition Of Exterior Walls:* exterior wall covering appears serviceable, checking for loose or missing caulking is required yearly to prevent water penetration and damage to the exterior of the dwelling.

### Exterior Windows:

*Frame:* wood & vinyl.  
*Window Style:* windows are a combination of; casement, sliding.  
*Condition Of Windows:* exterior windows appear serviceable.

### Exterior Doors:

*Type:* wood & aluminum storm door.  
*Condition Of Doors:* doors appear serviceable.

### Hose Faucet:

*Type:* standard faucet.  
*Condition Of Hose Faucet:* hose faucet appears serviceable.

### Electrical Mast & Cables

*Type:* overhead.  
*Condition Of Electrical Mast & Cables* electrical mast & cables appear serviceable.

### Exterior Electrical:

*Type Of Exterior Fixtures:* exterior receptacles are ground fault circuit interrupter receptacles.  
*Condition Of Exterior Electrical:* ground fault circuit interrupter receptacles are in good working order.



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## GROUNDS & DRAINAGE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### Driveway:

Type: asphalt.  
Condition Of Driveway: driveway surface raised & settled.

### Walkways:

Type: asphalt.  
Condition Of Walks: walkways appear serviceable.

### Landscaping:

Landscaping Condition: maintained.

### Grading:

Site: tiered site, back of dwelling.  
Grading Condition: grade at foundation appears serviceable.

### Steps & Landings:

Location: front of dwelling.  
Type: steel.  
Condition Of Steps & Landings: major repairs required or re-build steps and landing, large areas of rust noted, "this is a safety hazard" spalling or chipping noted in concrete on stairs and landing, a professional building contractor should be called to make further evaluation.



"this is a safety hazard"



major rusting





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**spalling or chipping noted in concrete**

**Deck:**

*Location:*  
*Type:*  
*Condition Of Deck:*

back of dwelling.  
wood.  
deck appears serviceable, low elevation of deck prevents full viewing under the structure. Additional lot grading improvements are required along the side to provide proper drainage.



**low elevation**



**grading improvements are required**

**2nd Deck:**

*Location:*  
*Type:*  
*Condition Of Deck:*

back of dwelling.  
concrete patio blocks.  
deck appears serviceable.



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## GARAGE

Determining the heat resistance rating of garage firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slab on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow.

### Garage Type:

*Type Of Garage:* built-in or basement garage.

### Garage Exterior Windows:

*Type Of Garage Windows:* wood.  
*Garage Window Style:* sliding.  
*Condition Of Garage Windows:* garage windows show signs of paint peeling and deterioration noted; it is important that all surfaces are kept well protected to ensure a maximum service life.

### Garage Floor:

*Garage Floor:* concrete.  
*Condition Of Floor:* garage floor appears serviceable, typical cracks noted in garage floor.

### Garage Interior Walls:

*Interior Garage Walls:* a stucco type compound covering walls.  
*Condition Of Interior Garage Walls:* general condition of garage walls appear serviceable.

### Garage Interior Ceiling:

*Interior Garage Ceiling:* stucco type compound.  
*Condition Of Garage Ceiling:* general condition of garage ceiling appears serviceable.

### Garage Interior Windows:

*Interior Garage Window Frame:* wood.  
*Garage Window Style:* sliding.  
*Condition Of Garage Windows:* older windows, garage windows appear serviceable.







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### Garage Interior Doors:

*Garage Service Door:* wood with a metal covering; garage service door provides access into dwelling from garage.  
*Condition Of Garage Service Door:* general condition of garage service door appears serviceable.

### Garage Overhead Doors:

*Overhead Garage Door(s):* insulated metal.  
*Condition Of Overhead Door:* overhead door appears serviceable.

### Garage Automatic Door Opener:

*Condition Of Automatic Garage Door Opener* no automatic door opener installed; overhead garage door operation is manual.

### Garage Heating:

*Condition Of Garage Heating:* hot air heating vents located in garage ceiling must be properly sealed.



**must be properly sealed**

### Garage Smoke & Carbon Monoxide Detectors:

*Smoke & Carbon Monoxide Detectors:* no smoke detector or carbon monoxide detectors were found in garage area; a smoke detector & carbon monoxide detector should be installed.



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## ELECTRICAL

We are not electricians and in accordance with the Canadian Association of Home & Property Inspectors Standards of Practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. Therefore, it is essential that any recommendations we may make for service or upgrades should be completed by a professional electrician who could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Aluminum wiring requires periodic inspection and maintenance by a professional electrician. Concealed electrical components are not part of a home inspection. Home Inspectors do not remove the cover for the main electrical disconnect, since this is not safe to do with the house power turned on, and we can not turn off the power during the home inspection.

Smoke Alarms should be installed outside all bedroom doors, and tested regularly. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

### Amperage At Main Panel:

*Amperage:* 100 amps. 120/240 volts., up grade in 2009.  
*Type Of Main Dwelling Disconnect:* circuit breakers.  
*Condition Of Main Dwelling Disconnect:* main disconnect appears serviceable.

### Grounding:

*Location Of Grounding:* water meter.  
*Condition Of Grounding:* grounding system is present and appears serviceable.  
*Entrance Cables:* copper.  
*Condition Of Entrance Cable:* entrance cables appear serviceable.

### Main Electrical Distribution Panels:

*Location Of Main Electrical Panel:* garage.  
*Condition Of Main Electrical Panel:* main electrical panel appears serviceable.



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main electrical panel appears serviceable

**Conductors:**

*Entrance Cables:*

copper.

*Condition Of Conductors:*

electrical wires appear serviceable.

**Branch Wiring:**

*Type:*

copper.

*Condition Of Branch Wiring:*

branch wiring appears serviceable.

**Switches & Receptacles:**

*Condition Of Switches & Receptacles*

a representative sampling of switches, outlets & fixtures was tested. As a whole outlets, switches and fixtures throughout the dwelling are in serviceable condition.

**Ground Fault Circuit Interrupter:**

*Location:*

exterior of dwelling & kitchen.

*Condition Of Gfci Receptacles:*

ground fault circuit interrupter (GFCI) receptacles appear serviceable.



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## PLUMBING

Water quality or water testing is available from local testing labs. All underground piping related to water supply, waste drains, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drain pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fails under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

### Main Water Line:

*Location Of Main Water Line:*

water meter and main water shut-off valve are located; along the front wall;



*Type Of Piping:*

copper.

*Condition Of Main Water Line:*

main water line appears serviceable; no leakage noted at time of inspection.

*Pressure:*

water pressure appears adequate.

### Supply Lines:

*Type Of Piping:*

copper.

*Condition Of Supply Pipes:*

no leakage was noted at the time of the inspection.

### Waste Lines:

*Type Of Piping:*

the predominant waste pipe material is; ABS Plastic.

*Condition Of Waste Piping:*

waste pipes appear serviceable.



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*Location Of Waste Drain Cleanouts:* cleanout plug was noted in the floor of the; basement.



**cleanout plug**

**Water Heater:**

*Location:* basement, utility or storage room.  
*Type Of Hot Water Heater:* electric hot water tank.  
*Age Of Hot Water Heater:* year hot water tank was manufactured; 2011.  
*Capacity:* 40 Gallons or 182 liters.  
*Condition:* hot water heater appears serviceable, a water shutoff valve is installed, pressure relief valve noted, not tested, you should consider the instillation of a thermal blanket for the electric hot water boiler.



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## HEATING

The inspector is not equipped to inspect furnace heat exchanger for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifier and de-humidifier are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### Heating System Location & Age:

*Location Of Primary Heating Unit:* basement; furnace room.  
*Approximate Age In Years:* year heating unit was manufactured; 2010.

### Type Of Heating System:

*Oil Fired Heating:* a forced air furnace is installed as the primary heating system

### Primary Heating Equipment:

*Condition Of Primary Heating System:* primary heating unit was operational at the time of the inspection.  
*Burner / Heat Exchanger:* fire chamber viewed through small inspection hole, chamber appears serviceable.  
*Pump / Blower Fan:* pump / blower appears serviceable.  
*Combustion Air:* an exterior air supply vent for the furnace room has been installed and appears serviceable  
*Venting / Flue Pipes:* flue pipe appears serviceable.  
*Air Filters:* air filter appears serviceable.  
*Normal Controls:* thermostat(s) appear serviceable.  
*General Suggestions:* suggest a maintenance service & insurance contract from a professional heating contractor be considered.

### Ductwork / Plenum:

*Type:* sheet metal round  
*Condition Of Ductwork / Air Plenum::* ductwork appears serviceable, unable to locate return air register in the basement.

### Oil Tank:

*Oil Tank Location:* oil tank is located outside of dwelling.  
*Type Of Oil Tank:* steel oil tank.  
*Age & Metal Thickness:* year oil tank was manufactured; 2004 with 2.3 mm metal thickness.  
*Condition Of Oil Tank:* oil tank appears serviceable, no signs of any oil leaks were observed at the time of the inspection, oil tank should be painted with light color rust paint.



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*Oil Line & Valve:*

oil line & valve appear serviceable, there is a loop in the oil line.





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## AIR EXCHANGER

**AIR EXCHANGER OPERATION:** Remove stale indoor air and replace it with fresh, clean air from outdoors with an air exchanger. This controlled mechanical ventilation system not only provides an economical solution for excessive indoor humidity, odors, stuffiness and other indoor air pollutants, it also helps reduce heating and/or cooling costs for today's highly insulated homes. Air exchanger ceiling vents located in all bathrooms, kitchens and laundry rooms should remain wide open as these are the exhaust vents. All other air exchanger vents located in your living room, bedrooms and other areas of the dwelling are the fresh air intake vents and can be adjusted to your comfort level. Routine maintenance involves replacing and or cleaning the filters if so equipped, and keeping the outside air intake vent free of debris

### **Air Exchanger:**

*Condition:*

missing container or drain pipe for air exchanger drain hose, a new drain hose with a loop should be installed, recommend filters in the air exchanger and exterior intake air vent be cleaned yearly or as directed in the service manual.





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## AIR CONDITIONING

The best preventative maintenance for air conditioners is regular cleaning or changing of air filters, at least every 90 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. Operation of time clock motors is not verified. This inspection report is not intended to address the condition of specialized system components such as electronic air filters, due to their technical nature. We offer no opinion on cooling supply adequacy or distribution balance of air flow, as both are subjective measures.

### **Air Conditioning:**

*System Condition:*

Outside air temperature was below 18 degrees Celsius. Unable to test system at this time.



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## KITCHEN & APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are to be considered as not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### **Kitchen & Appliances:**

<i>Wall Material:</i>	drywall.
<i>Condition Of Kitchen Walls:</i>	general condition of kitchen walls appear serviceable.
<i>Ceiling Material:</i>	drywall.
<i>Condition Of Kitchen Ceiling:</i>	general condition of kitchen ceiling material appears serviceable.
<i>Type Of Flooring:</i>	vinyl / cushion flooring.
<i>Condition Of Kitchen Flooring:</i>	general condition of kitchen floor covering appears serviceable.
<i>Type Of Kitchen Window</i>	vinyl, sliding.
<i>Condition Of Kitchen Windows;</i>	general condition of kitchen window appears serviceable.
<i>Kitchen Counter &amp; Cabinets;</i>	counters appear serviceable, cabinets appear serviceable, moderate to heavy wear, loose shelf.
<i>Type Of Kitchen Sink:</i>	Stainless Steel.
<i>Condition Of Sink, Fixtures &amp; Drain:</i>	kitchen sink appears serviceable, faucet appears serviceable, sink drain appears serviceable, hand sprayer was operational.
<i>Kitchen Range, Countertop Stove &amp; Oven:</i>	electric.
<i>Condition Of Range, Countertop Stove &amp; Oven;</i>	range appears serviceable.
<i>Type Of Kitchen Ventilation:</i>	internal, re-circulating unit.
<i>Condition Of Ventilation;</i>	range hood operational.
<i>Refrigerator:</i>	electric.
<i>Condition Of Refrigerator;</i>	refrigerator appears serviceable.
<i>Water Purifier:</i>	water purifier installed but is not a part of this inspection.
<i>Switches, Fixtures, Receptacles:</i>	ground fault circuit interrupters were operational, switches, fixtures & receptacles appear serviceable.



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## LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

### Laundry:

*Location:*

*Clothes Washer:*

Main floor.

Plumbing appears serviceable, Washer was not operated at the time of inspection. New braided stainless steel fill hoses should be installed.



**add braided stainless steel fill hoses**

*Clothes Dryer:*

*Clothes Dryer Condition:*

*Dryer Vent:*

*Laundry Tub:*

Electric.

Appears serviceable, Dryer was not operated at the time of inspection.

The dryer ventilation as installed appears adequate.

Laundry sink is provided and the drain & faucet plumbing appear serviceable.



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## BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, bathtub shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### Main Level Half Bath:

<i>Wall Material:</i>	Drywall.
<i>Condition Of Bathroom Walls:</i>	General condition of bathroom walls appear serviceable.
<i>Ceiling Material:</i>	Drywall.
<i>Condition Of Bathroom Ceiling:</i>	General condition of bathroom ceiling material appears serviceable.
<i>Type Of Floor:</i>	Vinyl asbestos tile noted, monitor.
<i>Condition Of Bathroom Floor:</i>	General condition of bathroom floor covering appears serviceable.
<i>Type Of Bathroom Sink:</i>	Wall Hung.
<i>Condition Of Sink, Faucets, Drain &amp; Cabinetry:</i>	The following problems were noted at the bathroom sink: Two front support legs are missing, Bathroom sink faucet appears serviceable, Bathroom sink drain appears serviceable.
<i>Condition Of Toilets:</i>	Toilet appears serviceable.
<i>Condition Of Bathroom Doors:</i>	Bathroom door appears serviceable.

### 2nd Level - Main Bathroom:

<i>Wall Material:</i>	Drywall.
<i>Condition Of Bathroom Walls:</i>	General condition of bathroom walls appear serviceable.
<i>Ceiling Material:</i>	Drywall.
<i>Condition Of Bathroom Ceiling:</i>	General condition of bathroom ceiling material appears serviceable.
<i>Type Of Floor:</i>	Vinyl / cushion.
<i>Condition Of Bathroom Floor:</i>	General condition of bathroom floor covering appears serviceable.
<i>Type Of Bathroom Sink:</i>	Standard basin.
<i>Condition Of Sink, Faucets, Drain &amp; Cabinetry:</i>	Sink appears serviceable, Bathroom sink faucet appears serviceable, Bathroom sink drain appears serviceable, Counters/cabinets appear serviceable.
<i>Condition Of Toilets:</i>	Toilet appears serviceable.
<i>Condition Of Bathtub, Shower &amp; Fixtures:</i>	Bathtub & shower appear serviceable, Drain & faucet appear serviceable, Showerhead appears serviceable.
<i>Condition Of Bathtub, Shower &amp; Walls:</i>	Bathtub & shower walls appear serviceable.
<i>Condition Of Bathroom Ventilation:</i>	Only a window is provided for ventilation. Consider installing a bathroom exhaust fan to provide proper ventilation.
<i>Condition Of Bathroom Windows:</i>	Bathroom window appears serviceable.
<i>Condition Of Bathroom Doors:</i>	Bathroom door appears serviceable.
<i>Condition Of Bathroom Closet:</i>	Bathroom closet appears serviceable.
<i>Condition Of Bathroom Switches &amp; Fixtures:</i>	Bathroom switches & fixtures appear serviceable.
<i>Condition Of Bathroom Gfci Receptacles:</i>	recommended the installation of a Ground Fault Circuit Interrupter (GFCI) outlet in the bathroom.



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## INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, or comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

### Interior Walls:

*Interior Wall Material:* drywall.  
*Condition Of Interior Walls:* general condition of interior walls appear serviceable.

### Ceilings:

*Interior Ceiling Material:* drywall.  
*Condition Of Interior Ceilings:* general condition of ceiling material appears serviceable.

### Floors:

*Type Of Flooring:* hardwood, laminate, vinyl / cushion.  
*Condition Of Flooring:* general condition of floor covering appears serviceable.

### Interior Windows:

*Type Of Interior Windows:* windows are a combination of; vinyl, wood, sliding, casement.  
*Condition Of Interior Windows:* a representative sampling was taken; windows as a grouping are generally operational.

### Entry Doors:

*Main Entry Door & Condition:* general condition of main entry door; appears serviceable.  
*Other Entry Doors:* sliding glass.  
*Condition Of Other Entry Door:* general condition of door appears serviceable.

### Interior Doors:

*Interior Doors Condition:* general condition of interior doors appears serviceable.

### Stairs & Handrails:

*Location Of Stairs:* stairs to various levels.  
*Condition Of Stairs / Handrail:* interior stairs appear serviceable, stair handrails are serviceable.

### Smoke / Fire / Co 2, Detectors:

*Type:* Battery.  
*Location:* Basement, Main level.  
*Condition:* Battery smoke detectors are old and did not operate properly when tested, replace all battery smoke detectors.



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## Fireplace:

*Location Of Fireplace:*

*Type Of Fireplace:*

*Condition Of Fireplace:*

Living room.

standard masonry fireplace with a wood stove insert.

wood stove insert certification could not be found, The fireplace insert should not be used until a professional WETT installer certifies it.







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## ATTIC

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation in the attic, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Approximate R-Value for Fiberglass Insulation; depending on the density; 3-1/2" thickness of fiberglass insulation can measure R-11 to R-15; 5-1/2" thickness of fiberglass insulation can measure R-19; 6-1/4" thickness of fiberglass insulation can measure R-21; 8-1/2" thickness of fiberglass insulation can measure R-30 12" thickness of fiberglass insulation can measure R-38. Loose-fill (blown-in) Fiberglass Insulation - can measure an approximate R value of R equals 2.3 to 2.8 per inch. Loose-fill (blown-in) Cellulose fiber - can measure R-3.7 per inch. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Attic & Insulation:

*# Of Attics Or Crawlspace:*

*Attic Access Location:*

*Attic Access By:*

*Attic Accessible:*

*Attic Size:*

*Attic Framing:*

*Condition Of Attic Framing:*

two.

bathroom closet & bedroom closet.

ceiling hatch & small door.

attic accessible appears serviceable.

attic is full size attic.

a rafter system is installed in the attic cavity to support the roof decking; the roof decking material is tongue & groove sheathing boards.

attic sheathing appears serviceable; the rafters or truss system appears to be in satisfactory condition, staining on the decking behind the chimney appears to be an old stain.



*Type Of Attic Ventilation:*

*Condition Of Attic Ventilation:*

styrofoam true vent air channels are installed.

staining noted on the sheathing, this is caused by a lack of proper ventilation, ridge venting is not properly installed; sheathing not cut completely open, a professional roofing contractor should be called to make further evaluation.





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*Type Of Attic Insulation:*  
*Condition Of Insulation:*

**not cut completely open,**

fiberglass batt insulation.

insulation in attic does not meet current energy standards; today's standards are based on R 2000 homes; you should monitor the attic temperature during the winter to see if more insulation is required.





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## BASEMENT:

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces.

In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases.

Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Basement:

*Type Of Foundation:*

*Access:*

*Condition Of Foundation Walls:*

Full basement, with poured concrete walls.

Basement is fully accessible.

There are two hairline cracks in the foundation walls. These cracks should be filled with a silicon base, flexible-sealing compound, which should stop water/moisture from penetrating. At the time of the inspection no signs of water or water penetration were found.



hairline cracks



hairline cracks

*Type Of Beams:*

*Condition Of Beam:*

*Type Of Columns Or Supports:*

*Condition Of Columns Or Supports:*

*Floor Joist Type & Size:*

*Condition Of Floor Joist:*

*Interior Basement Walls:*

Wood.

The main beam installed appears serviceable, The main beam is not fully visible due to a finished ceiling; therefore, it is impossible to determine its condition.

Bearing walls.

Appear serviceable, the support columns as installed appear to be adequate. Area is not fully visible, support posts located in finished walls.

Wood, 2" X 10" X 16" on center spacing.

Appear serviceable, This item is not fully visible due to finished ceiling.

Basement is partially finished.



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*Condition Of Basement Walls:*

General condition appears serviceable, Interior view of basement walls is limited due to finished or partially finished wall surface(s). At the time of the inspection no signs of water or water penetration were found.

*Basement Ceiling*

Drywall.

*Condition Of Basement Ceilings:*

General condition of ceiling material appears serviceable.

*Type Of Basement Flooring:*

Sub-Floor only.

*Condition Of Basement Flooring:*

General condition of basement floor covering appears serviceable.

*Condition Of Concrete Floor &*

A water seepage control system is already in place, small drain runs along the bottom of the foundation walls. You should check for any transferable guarantees or warranties.

*Drainage:*

Wood, Sliding.

*Type Of Basement Windows:*

*Condition Of Basement Windows*

older windows, suggest removal of security bars.



*Switches, Receptacles & Fixtures:*

A representative sampling of basement switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.



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## CRAWL SPACE

### Crawl Space:

*Crawl Space Access:*

*Conditions Of Crawl Space:*

The access to the crawlspace was restricted which prohibited entering at the time of the inspection.

Evidence of moisture in crawl space indicates that the area has experienced ground water penetration, monitor this area.



**ground water penetration**