

# Inspection Report



**Avelar Home Inspection Inc.**  
We see what you can't.



Inspection Date:

January 29, 2026

Prepared For:

John Doe

For the property at:

1234 Sample Road, Ottawa,  
Ontario, K1K 1K1

Prepared By:

Mike S. Avelar CPI

Avelar Home Inspection Inc.  
1404 Morisset Avenue,  
Ottawa, ON  
K1Z 8H5  
(613) 797-8184  
[info@avelarhomeinspection.com](mailto:info@avelarhomeinspection.com)

Thursday, January 29, 2026

Dear John Doe,

Thank you for choosing us to perform your home inspection. Your inspection and this report were completed in accordance with the [InterNACHI® Standards of Practice](#), which define the scope and limitations of a home inspection. We encourage you to review those Standards, so you have a clear understanding of what is—and is not—included.

This report has been prepared exclusively for our client. It is not intended for use by any third party, and we assume no responsibility to anyone other than the client named in this document.

Please keep in mind that a home inspection provides a snapshot of the property's condition at the time of the inspection. We cannot predict future performance or changes that may occur afterward. If conditions evolve or new concerns arise, we are available to revisit the property and update our findings.

This report is copyrighted and may not be reproduced, distributed, or used in whole or in part without our express written permission.

Thank you again for trusting us with your home inspection.

Sincerely,

[Mike S. Avelar, CPI](#)

On behalf of Avelar Home Inspection Inc.

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## OVERVIEW

### INTRODUCTION

Please take the time to read the entire report, including any linked reference material.

The purpose of a home inspection is to identify significant issues that could reasonably influence an average buyer's decision to purchase a home. While focusing on major concerns, we often note minor defects as well. These are included as a courtesy, but it's important to understand that a home inspection is **not** a Technical Audit.

After moving in, you may discover items that were not identified during the inspection. This is normal. As a general guideline, we recommend budgeting approximately 1% of the home's value annually for maintenance and repairs.

Homes are built to last, but many components are consumable. Systems such as roofing, heating, air conditioning, and water heaters wear out over time and are replaced periodically. The presence of older systems does not indicate a poor-quality home.

Other elements—such as kitchens, bathrooms, flooring, siding, and windows—are often updated for lifestyle or aesthetic reasons. These discretionary improvements are typically planned projects.

Unplanned repairs are never enjoyable, but they are part of home ownership. Establishing a regular maintenance routine helps protect your investment, reduce long-term costs, improve comfort and efficiency, and extend the life of your home's systems.

### A WORD ABOUT WATER

Uncontrolled water is one of the most damaging forces a home can face. It affects not only replaceable components but also the permanent structure—wood and steel framing, siding, trim, windows, doors, walls, floors, and ceilings. Moisture also creates conditions that support mould growth.

Common sources of water include rain, snow, surface runoff, groundwater, plumbing leaks, heating system leaks, and condensation. Preventative maintenance is the most effective way to protect your home and avoid costly water damage. This includes keeping gutters and downspouts clear and leak-free, ensuring downspouts discharge well away from the foundation, and maintaining proper lot grading so water flows away from the home.

Regular maintenance of roofs, gutters, heating systems, and cooling systems further reduces the risk of water-related issues.

For more information, please visit:

- [Protect your property from water damage](#)
- [How does moisture get into your home?](#)
- [Gutters and Downspouts, what you need to know!](#)
- [Why do basements leak?](#)

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## ASBESTOS, MOLD AND OTHER ENVIRONMENTAL ISSUES

Environmental issues fall outside the scope of a home inspection. Inspectors do not identify, test for, or evaluate concerns such as asbestos, mould, or indoor air quality. Some building materials may contain asbestos, and moisture conditions can lead to visible or concealed mould growth.

If you have concerns about environmental hazards, an Environmental Consultant or qualified specialist can provide further assessment, testing, and guidance.

For helpful information, please visit the following links:

- [What you can do about mold, and what you need to know.](#)
- [Asbestos – What it means to you.](#)
- [Indoor air pollutants and Asthma](#)
- [What kinds of chemical pollutants could be affecting you in your home?](#)

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## CONSTRUCTION PERFORMANCE GUIDELINES FOR NEW CONSTRUCTIONS

The inspector was asked to perform an inspection on a new build. The inspection was conducted in accordance with the InterNACHI Standards of Practice, with relevant items referenced against the Construction Performance Guidelines (CPG) published by Tarion.

This inspection is not a technical audit, code compliance inspection, or warranty determination. Any reference to the CPG is for informational and comparative purposes only. This report does not guarantee that Tarion or the builder will accept, repair, or cover any item.

Measurements referenced in the CPG are included to document the applicable standard, not to imply that the inspector has performed a full CPG-compliant measurement. The inspector performs visual assessments only and will take measurements only when they can be safely and reasonably obtained using standard inspection tools during a non-invasive home inspection. Many CPG measurement criteria require specialized equipment, multiple personnel, elevated access, or procedures outside the scope of a home inspection. In such cases, measurements are not performed, and the condition is evaluated visually.

Clients should submit any concerns directly to Tarion or the builder for formal review under the warranty process.

**Download** [The Construction Performance Guidelines | Tarion.com](#)

**Not Covered by Tarion** at [What is not covered by the new home warranty | Tarion.com](#)

Find out more about Tarion and being a new homeowner here: [Welcome Homeowners | Tarion.com](#)

The inspector does not interact with Tarion or the builder on the client's behalf.

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## ROOFING

### DESCRIPTION

#### THE HOME IS CONSIDERED TO FACE

- East

#### SLOPED ROOFING MATERIAL

- Asphalt shingles

#### SLOPED ROOF FLASHING MATERIAL

- Metal

### LIMITATIONS

#### INSPECTION LIMITED/PREVENTED BY

- Lack of access (too high/steep)
- Lack of access (too slippery/fragile)
- Snow/ice/frost



1. Snow/ice/frost



2. Snow/ice/frost

### INSPECTION PERFORMED

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

- **With a drone**

---

#### ENVIRONMENTAL ISSUES ARE OUTSIDE THE SCOPE OF A HOME INSPECTION

- **This includes issues such as asbestos.**  
Asbestos can only be confirmed through laboratory testing.

---

#### NOT INCLUDED AS PART OF A BUILDING INSPECTION

- **Antennas**
- **Not readily accessible interiors of vent systems, flues, and chimneys**

---

#### RECOMMENDATIONS

---

##### RECOMMENDATIONS\OVERVIEW

- **No roofing recommendations are offered as a result of this inspection.**
- **Annual roof tune-ups are recommended to find and repair damage to roofing materials, flashings and caulking. Roof tune-ups reduce the risk of leaks and resulting water damage and help extend the service life of the roof.**

The inspector recommends a roof tune-up to address minor deficiencies and extend the service life of the existing roof covering. A tune-up is a preventative maintenance measure that targets small issues before they escalate into costly repairs or premature replacement.

Typical tune-up tasks may include:

- Re-securing loose or lifted shingles
- Replacing missing or damaged shingles
- Sealing exposed fasteners and penetrations
- Re-caulking flashing and roof-to-wall transitions
- Clearing debris from valleys and roof drains
- Inspecting and adjusting roof vents and accessories

Why this matters:

- Prevents moisture intrusion and interior damage
- Improves roof performance and weather resistance
- Delays the need for full roof replacement
- Enhances curb appeal and inspection readiness

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

This recommendation is especially relevant for aging asphalt shingle roofs that show signs of wear but remain structurally sound. The inspector advises hiring a qualified roofing contractor to perform the tune-up and evaluate the roof for any additional maintenance needs.

**LOCATION:** Roof

**TASK:** Further evaluation

**TIME:** Regular maintenance

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## EXTERIOR

### DESCRIPTION

#### GUTTER & DOWNSPOUT MATERIAL

- No gutters or downspouts

#### GUTTER & DOWNSPOUT TYPE

- No gutters or downspouts

#### GUTTER & DOWNSPOUT DISCHARGE

- No gutters or downspouts

#### LOT SLOPE

- Not visible (snow)

#### SOFFIT (UNDERSIDE OF EAVES) AND FASCIA (FRONT EDGE OF EAVES)

- [Metal](#)

#### WALL SURFACES AND TRIM

- [Vinyl siding](#)
- [Brick](#)

#### DRIVEWAY

- Asphalt
- No performance issues were noted.

#### WALKWAY

- Pavers
- No performance issues were noted.

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

---

**EXTERIOR STEPS**

- Concrete

---

**GARAGE**

- Attached

---

**GARAGE VEHICLE DOORS**

- Present

---

**GARAGE VEHICLE DOOR OPERATOR (OPENER)**

- Present

---

**LIMITATIONS**

---

**INSPECTION LIMITED/PREVENTED BY**

- Storage
- Storage in garage
- Poor access under steps, deck, porch
- Vines/shrubs/trees against wall
- Snow / ice / frost

---

**UPPER FLOORS INSPECTED FROM**

- Ground level

---

**EXTERIOR INSPECTED FROM**

- Ground level

---

**NOT INCLUDED AS PART OF A BUILDING INSPECTION**

- Underground components (e.g., oil tanks, septic fields, underground drainage systems)
- Screens, shutters, awnings, and similar seasonal accessories
- Fences and boundary walls

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

- **Geological and soil conditions**
- **Recreational facilities**
- **Outbuildings other than garages and carports**
- **Seawalls, breakwalls, docks**
- **Erosion control, earth stabilization measures**

---

#### ENVIRONMENTAL ISSUES ARE OUTSIDE THE SCOPE OF A HOME INSPECTION

- **This includes issues such as asbestos.**  
Asbestos can only be confirmed through laboratory testing.

#### RECOMMENDATIONS

---

#### ROOF DRAINAGE\GUTTERS AND DOWNSPOUTS

- **Missing**  
During the inspection, the inspector observed that gutters and/or downspouts were missing from one or more roof sections, indicating potential drainage failure, moisture intrusion, and foundation risk.  
Gutters and downspouts are essential for directing roof runoff away from the building envelope. Their absence may result from architectural design, renovation oversight, or storm damage, and can lead to soil erosion, siding deterioration, basement water entry, and ice dam formation. In Ontario's climate — with seasonal rainfall, freeze-thaw cycles, and tight building envelopes — missing roof drainage components are especially problematic in bungalows, multi-unit dwellings, or homes with shallow foundations.

Observed conditions may include:

- No gutters or downspouts on upper or secondary roof slopes
- Water stains, splashback, or algae growth on siding or foundation
- Soil erosion, pooling, or frost damage near walkways or basement walls
- Safety hazard from slippery surfaces, foundation heave, or basement flooding

These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term structural damage. In some cases, missing drainage components may also affect HVAC upgrade eligibility, municipal approvals, or utility service continuity.

The inspector recommends evaluation by a qualified roofing or drainage contractor to determine whether gutter installation, downspout retrofit, extension placement, or site grading correction is warranted to restore proper safety and long-term performance.

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

For reference, gutters and downspouts must be installed to manage roof runoff, with proper slope, discharge distance, and secure fastening per CSA A440, manufacturer specifications, and InspectApedia's guide to downspout defects and repair strategies.

**LOCATION:** Exterior Wall

**TASK:** Provide

**TIME:** Less than 2 years

---

## DOORS\GENERAL NOTES

- [Air leaks](#)

During the inspection, the inspector observed signs of air leakage affecting one or more exterior door assemblies.

Exterior doors are critical for maintaining energy efficiency, indoor comfort, and weather protection. In Ontario's climate — with frequent temperature swings, wind-driven drafts, and seasonal humidity — air leaks may result from worn weatherstripping, frame distortion, threshold gaps, or poor installation practices.

Common indicators and concerns may include:

- Drafts or cold spots, especially near the door edges or sill
- Visible gaps, between the door and frame or threshold
- Loose or deteriorated weatherstripping, allowing air infiltration
- Misaligned door panels, from seasonal expansion or hinge wear
- Condensation or frost, near leak points during cold weather
- Increased heating or cooling costs, due to reduced thermal performance
- Interior finish damage, such as peeling paint or warped flooring near leak zones

These conditions may lead to energy loss, occupant discomfort, moisture intrusion, and aesthetic degradation. In some cases, they may also complicate permit approvals, insurance coverage, or real estate transactions.

The inspector recommends evaluation by a qualified door contractor or energy efficiency specialist to determine whether weatherstripping replacement, threshold adjustment, frame repair, or air sealing upgrades are warranted to restore proper safety, performance, and appearance.

**IMPLICATIONS:** Chance of damage to finishes and structure | Increased heating and cooling costs

**LOCATION:** Exterior Wall

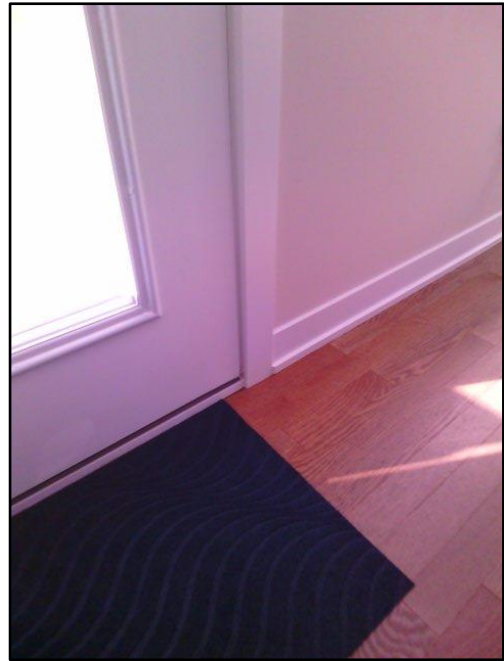
**TASK:** Repair or replace Further evaluation

**TIME:** Less than 1 year

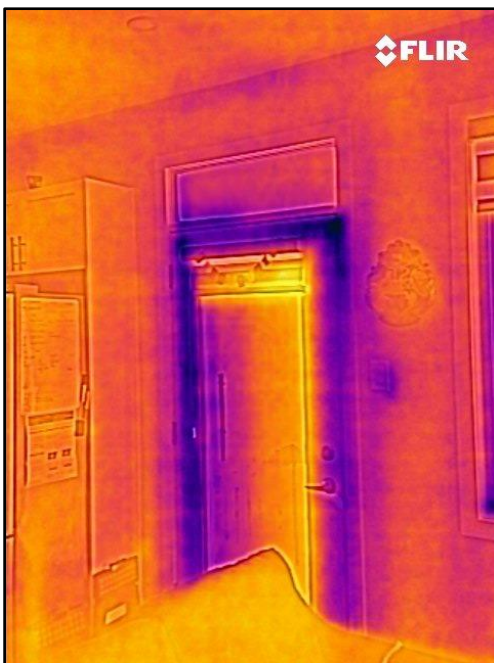
Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



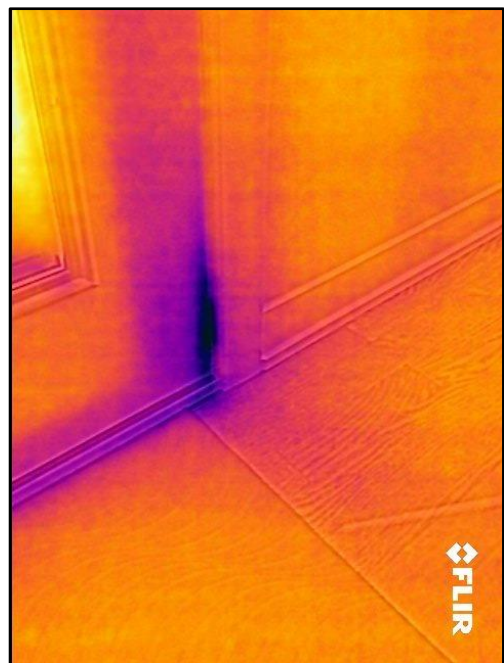
3. Air leaks



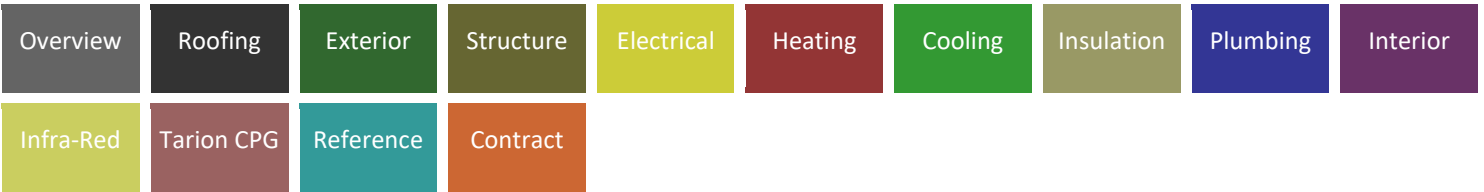
4. Air leaks



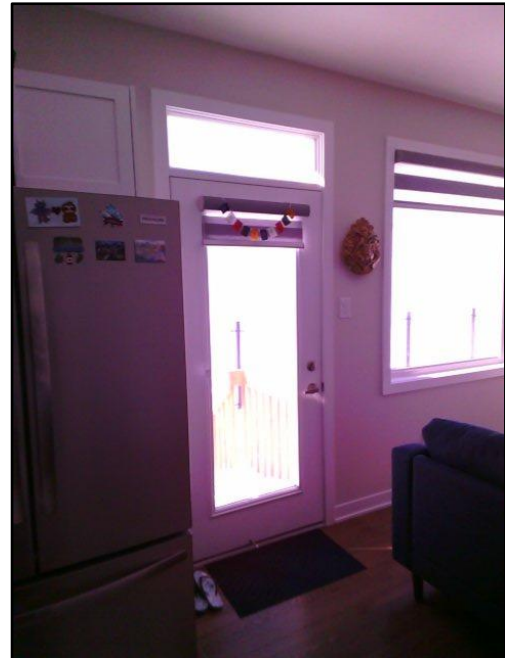
5. Air leaks



6. Air leaks



7. Air leaks



8. Air leaks

#### GARAGE\DOOR INTO GARAGE FROM LIVING SPACE (MAN-DOOR)

- **Does not close fully**

During the inspection, the inspector observed that the self-closing device on the door leading from the living space into the attached garage did not fully close the door.

This condition may compromise fire separation, fume containment, and occupant safety, especially in Ontario's climate, where garages are used year-round for vehicle storage, fuel-powered equipment, and combustible materials.

Ontario Building Code (OBC) references are provided as a courtesy and do not constitute a code compliance review. The inspector is not an OBC code compliance official.

According to the OBC:

- Doors between garages and living spaces must be tight-fitting, weatherstripped, and equipped with a self-closing device to prevent the passage of gases and exhaust fumes (OBC 9.10.13.15)

A self-closer that fails to fully close the door may:

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

- Allow carbon monoxide, fumes, or pests to enter living areas
- Reduce fire resistance, compromising evacuation time
- Violate building code requirements, especially in resale or renovation scenarios
- Increase heating and cooling costs due to air leakage

The inspector recommends evaluation by a qualified contractor to determine whether self-closing hardware adjustment, replacement, or door alignment correction is warranted to restore proper safety and long-term performance.

**IMPLICATIONS:** Hazardous combustion products entering home

**LOCATION:** Garage

**TASK:** Further Evaluation / Correct

**TIME:** Immediate



9. Does not close fully

## GARAGE\VEHICLE DOORS

- **Gaps around door when closed.**

During the inspection, the inspector observed visible gaps around one or more garage vehicle doors when fully closed, compromising thermal performance, moisture control, and pest resistance.

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

These gaps may result from warped panels, misaligned tracks, damaged weatherstripping, or uneven garage floors — especially in Ontario’s climate, which features freeze-thaw cycles, seasonal humidity, and wind-driven precipitation. Gaps may also allow cold air, rain, snow, and insects to enter the garage, affecting adjacent living spaces and stored items.

Observed conditions may include:

- Daylight visible around door perimeter when closed
- Torn, flattened, or missing weatherstripping at bottom or sides
- Door panels misaligned or sagging at hinges or rollers
- Uneven contact between door and floor due to slab settlement
- Safety hazard from moisture intrusion, pest entry, or energy loss

These deficiencies may lead to air quality degradation, energy inefficiency, moisture damage, and long-term maintenance issues. In some cases, perimeter gaps may also affect insurance coverage, permit approvals, or real estate disclosures.

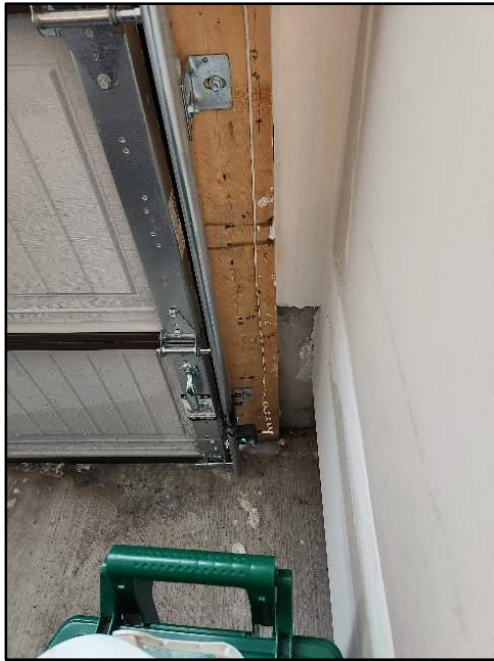
The inspector recommends evaluation by a qualified garage door technician or contractor to determine whether weatherstripping replacement, track adjustment, panel realignment, or threshold sealing is warranted to restore proper safety, comfort, and long-term performance.

**LOCATION:** Garage

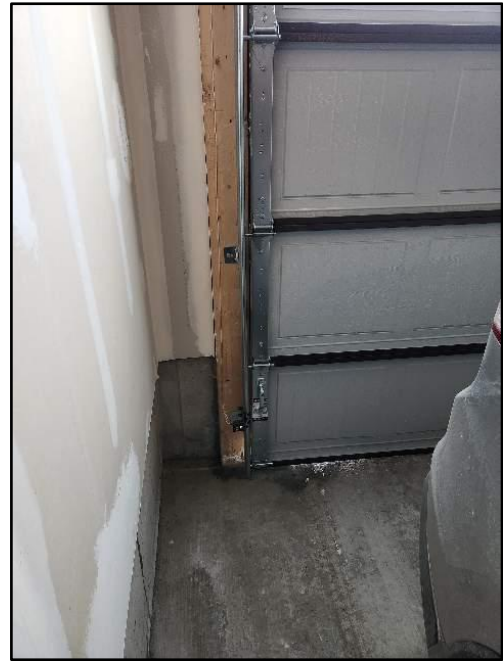
**TASK:** Repair or replace Further evaluation

**TIME:** Less than 3 years

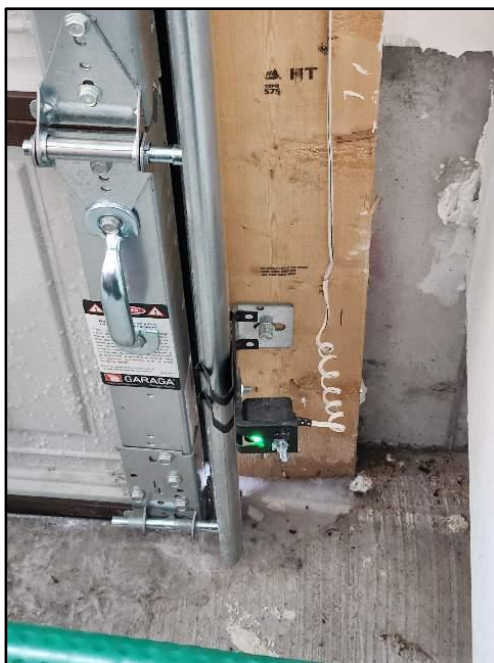
Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



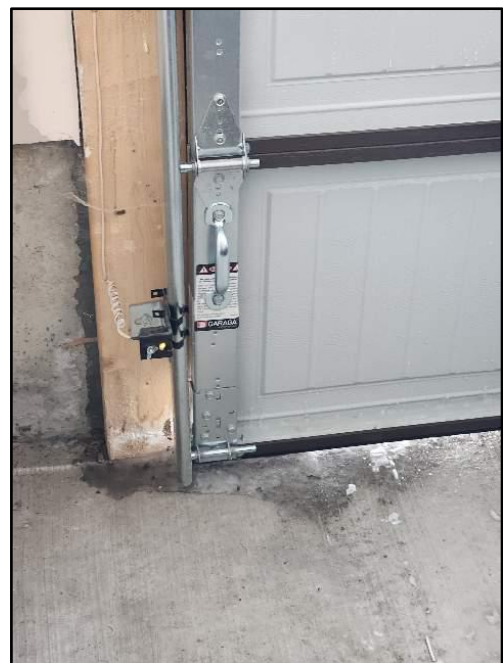
10. Gaps around door when closed.



11. Gaps around door when closed.



12. Gaps around door when closed.



13. Gaps around door when closed.

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## STRUCTURE

### DESCRIPTION

### CONFIGURATION

- [Basement](#)

### FOUNDATION MATERIAL

- [Poured concrete](#)

### FLOOR CONSTRUCTION

- [Wood I-joists](#)
- Wood columns
- Laminated wood beams (girders)

### EXTERIOR WALL CONSTRUCTION

- [Wood frame / Brick veneer](#)

### ROOF AND CEILING FRAMING

- [Trusses](#)

### LIMITATIONS

### INSPECTION LIMITED/PREVENTED BY

- Ceiling, wall and floor coverings
- Carpet/furnishings
- Storage
- New finishes/paint
- Insulation

### ATTIC/ROOF SPACE

- Inspected from access hatch

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

---

#### KNEE WALL AREAS

- Inspected from access hatch

---

#### PERCENT OF FOUNDATION NOT VISIBLE

- 99 %

---

#### NOT INCLUDED AS PART OF A BUILDING INSPECTION

- Visible mold evaluation is not included in the building inspection report
- An opinion about the adequacy of structural components
- Less than 24 inches of vertical clearance cannot be entered in under-floor crawlspace areas
- Access opening smaller than 16 inches x 24 inches cannot be entered in under-floor crawlspace areas
- Attic load bearing components concealed by insulation cannot be traversed

---

#### ENVIRONMENTAL ISSUES ARE OUTSIDE THE SCOPE OF A HOME INSPECTION

- This includes issues such as asbestos.

Asbestos can only be confirmed through laboratory testing.

---

#### RECOMMENDATIONS

---

##### FOUNDATIONS\GENERAL NOTES

- **Typical minor cracks**

During the inspection, the inspector observed typical minor cracks in one or more foundation components, consistent with normal concrete curing, seasonal movement, or age-related settling.

These cracks are generally cosmetic and non-structural, and may result from shrinkage, thermal expansion, or minor soil shifts — especially in Ontario's climate, which features freeze-thaw cycles, seasonal humidity, and variable soil conditions. While minor cracks are common in poured concrete and block foundations, they should be monitored over time for changes in width, length, or pattern.

Observed conditions may include:

- Hairline vertical or diagonal cracks less than 1/8 inch wide
- Uniform shrinkage cracks near corners or control joints
- No signs of displacement, water intrusion, or structural stress

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

- No bulging, bowing, or step-crack patterns in masonry
- Safety hazard not currently indicated

These conditions are considered typical for aging foundations and may not require immediate repair. However, they may lead to moisture intrusion, cosmetic deterioration, or future structural concerns if left unmonitored. In some cases, minor cracks may also affect real estate disclosures or buyer confidence.

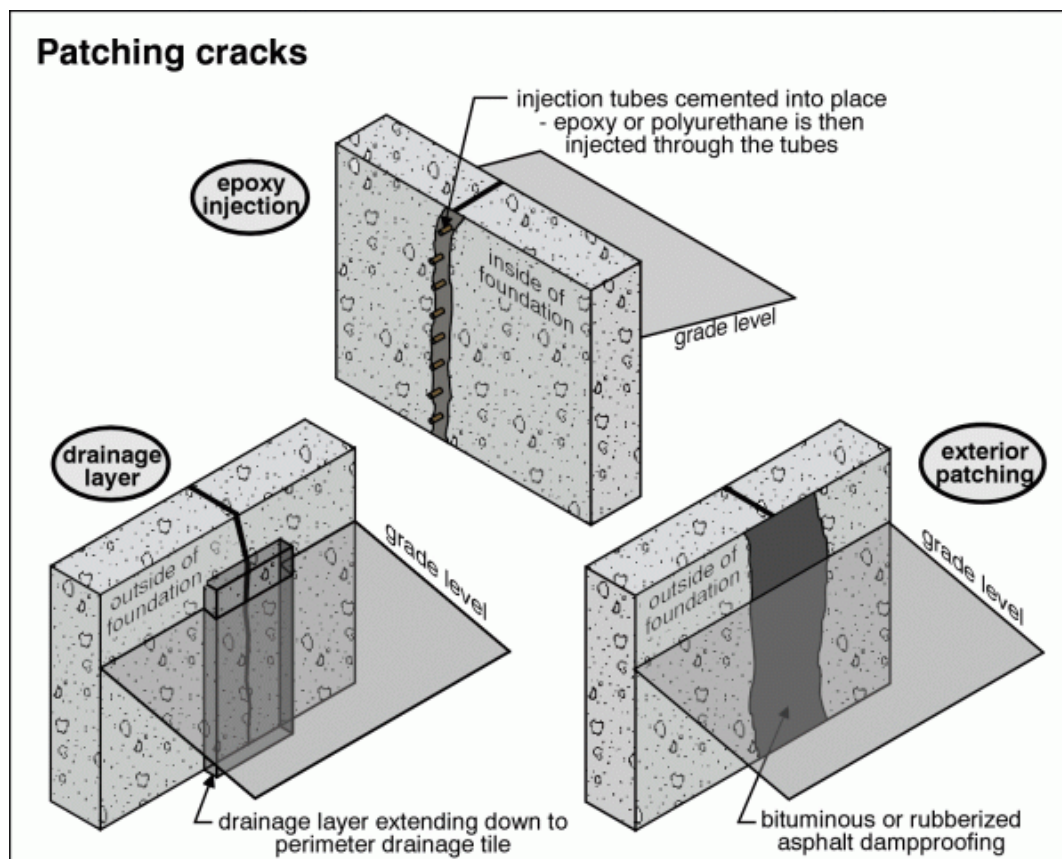
The inspector recommends routine monitoring and evaluation by a qualified foundation specialist if cracks widen, multiply, or show signs of water penetration or structural movement.

**IMPLICATIONS:** Chance of water entering building

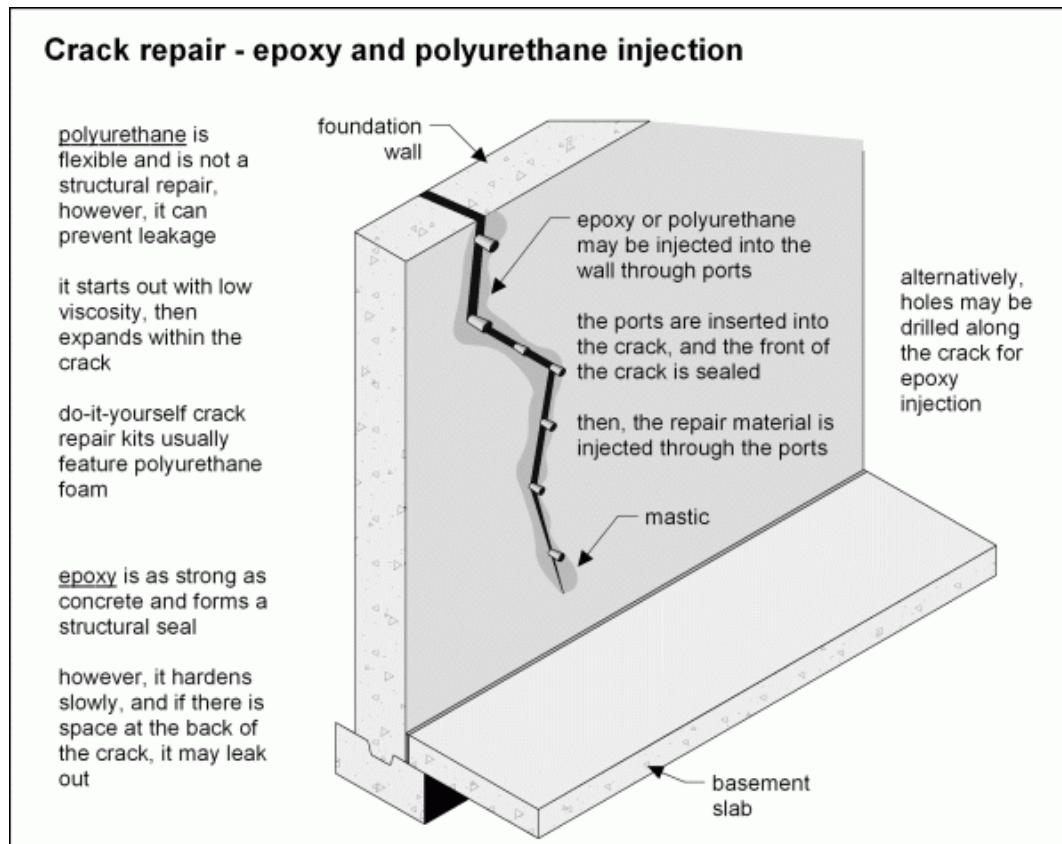
**LOCATION:** Basement

**TASK:** Monitor

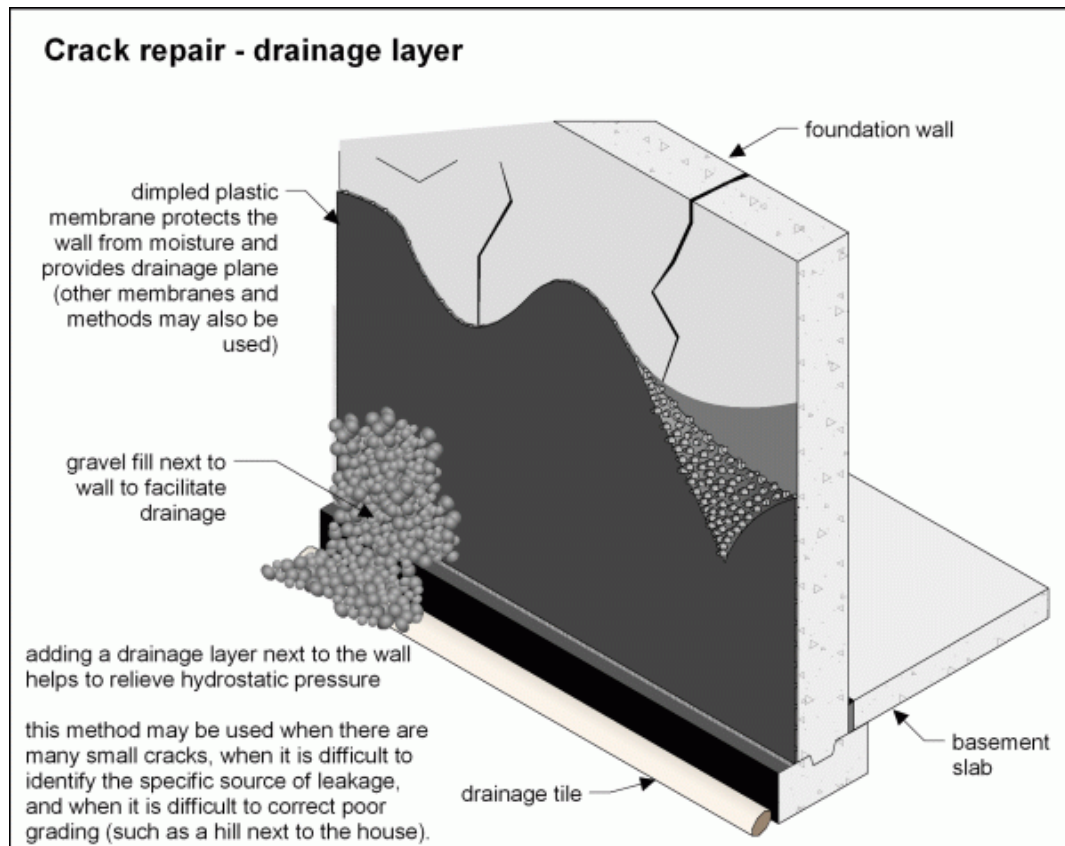
**TIME:** Unpredictable



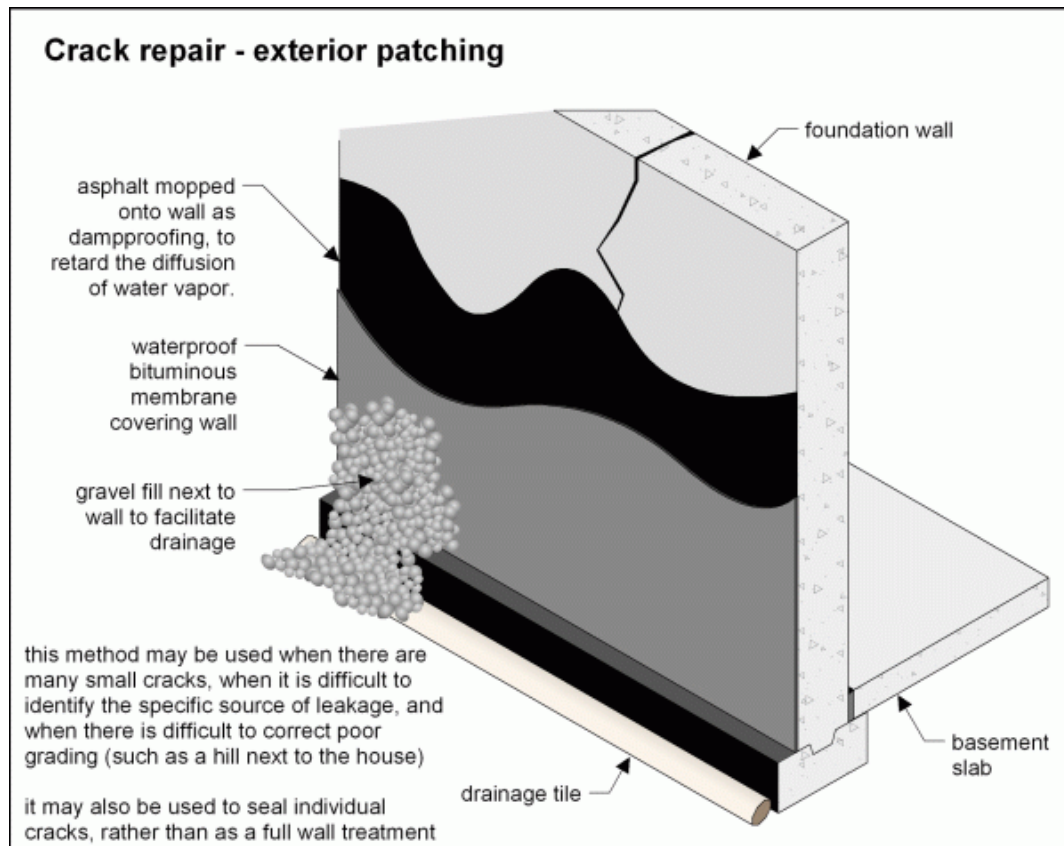
Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

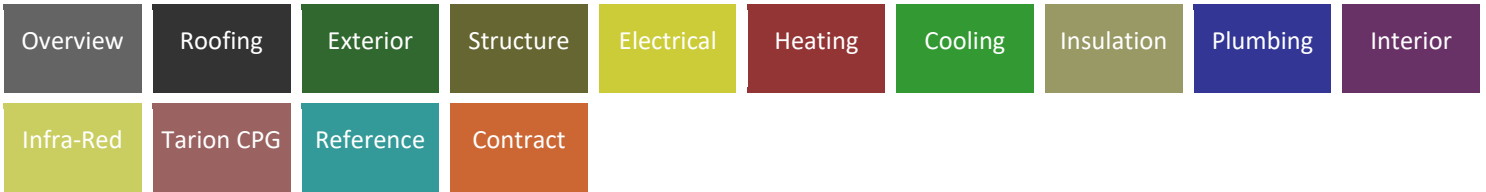


Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

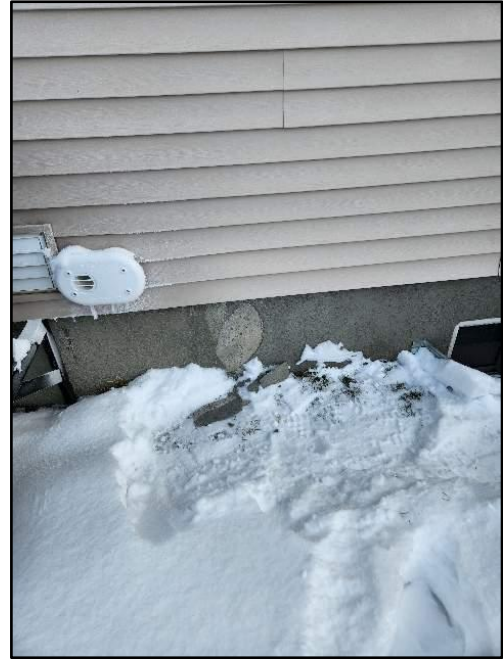


Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						





14. Typical minor cracks



15. Typical minor cracks

- **Typical minor settlement**

During the inspection, the inspector observed signs of typical minor settlement affecting one or more foundation components, consistent with normal soil movement, age-related settling, or seasonal changes.

Minor settlement is common in residential structures and may result from soil consolidation, moisture fluctuations, or initial post-construction adjustment — especially in Ontario's climate, which features freeze-thaw cycles, seasonal humidity, and variable soil conditions. This type of settlement is generally uniform, non-progressive, and not indicative of structural failure.

Observed conditions may include:

- Slight floor slope or unevenness in isolated areas
- Hairline cracks in foundation walls or adjacent finishes
- Minor gaps at trim, baseboards, or door frames
- No signs of displacement, water intrusion, or structural stress
- Safety hazard not currently indicated

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

These conditions are considered typical for aging foundations and may not require immediate repair. However, they should be monitored over time for changes in severity, pattern, or associated symptoms. In some cases, minor settlement may also affect real estate disclosures, buyer confidence, or future renovation planning.

The inspector recommends routine monitoring and evaluation by a qualified foundation specialist if symptoms worsen or if additional signs of movement appear.

**LOCATION:** Basement

**TASK:** Monitor

**TIME:** Unpredictable

- **Parging damaged or missing**

During the inspection, the inspector observed that foundation parging was damaged or missing in one or more areas, reducing protection against moisture intrusion, freeze-thaw deterioration, and surface erosion.

Parging is a thin mortar layer applied to foundation walls to improve weather resistance, aesthetics, and surface cohesion. In Ontario's climate — with seasonal humidity, freeze-thaw cycles, and high water tables — damaged or missing parging may allow water penetration, efflorescence, and foundation surface degradation.

Observed conditions may include:

- Cracked, flaking, or spalled parging exposing bare concrete or masonry
- Missing sections of parging near grade or high-traffic areas
- Signs of water staining, efflorescence, or fungal growth on exposed surfaces
- Inconsistent texture, colour, or finish across foundation walls
- Safety hazard from moisture intrusion, pest entry, or structural deterioration

These deficiencies may lead to foundation instability, air quality degradation, cosmetic deterioration, and long-term maintenance concerns. In some cases, damaged or missing parging may also affect insurance coverage, permit approvals, or real estate disclosures.

The inspector recommends evaluation by a qualified masonry contractor or foundation specialist to determine whether reparging, surface preparation, or moisture mitigation is warranted to restore proper safety and long-term performance.

**IMPLICATIONS:** Chance of damage to structure | Shortened life expectancy of material

**LOCATION:** Basement Exterior Wall West

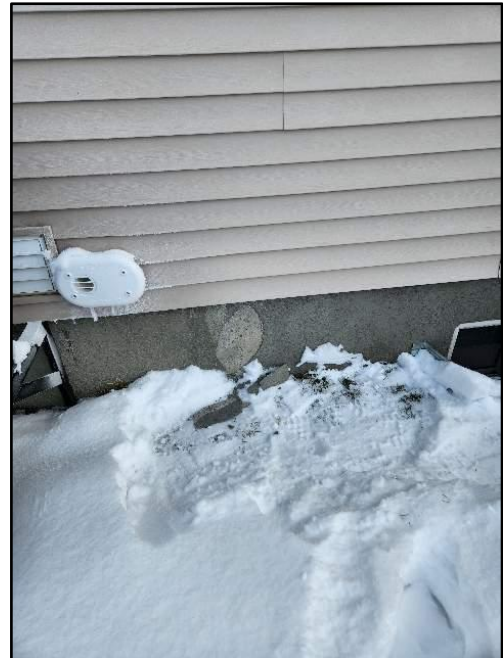
**TASK:** Repair or replace Service annually

**TIME:** Regular maintenance

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



16. Parging damaged or missing



17. Parging damaged or missing

---

## FOUNDATIONS\PERFORMANCE OPINION

- **Acceptable**

---

## ROOF FRAMING\SHEATHING (ROOF/ATTIC)

- **Water damage**

During the inspection, the inspector observed water damage affecting one or more roof sheathing panels, indicating potential moisture intrusion, material degradation, or ventilation deficiencies.

Roof sheathing — typically composed of OSB or plywood panels — provides a continuous substrate for roof coverings, framing alignment, and load distribution. Water damage may result from roof leaks, condensation, or poor attic ventilation, especially in older homes, converted attics, or homes with exhaust fans venting into the attic. In Ontario's climate — with seasonal humidity, freeze-thaw cycles, and heavy snow loads — water-damaged sheathing may accelerate rot, delamination, or fastener failure.

Observed conditions may include:

- Moisture staining, fungal growth, or softened wood fibers

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

- Delaminated OSB strands or plywood veneers
- Sagging roof geometry, telegraphing ridges, or distorted shingle surfaces
- Rusted fasteners, musty odors, or elevated attic humidity
- Safety hazard from roof leakage, air quality degradation, or structural instability
- Frost

These deficiencies may lead to roof failure, insurance complications, permit delays, and long-term maintenance concerns. In some cases, water damage to roof sheathing may also affect real estate disclosures, municipal approvals, or manufacturer warranties.

The inspector recommends evaluation by a qualified roofing contractor or framing specialist to determine whether panel replacement, moisture mitigation, or ventilation correction is warranted to restore proper safety and long-term performance.

**IMPLICATIONS:** Chance of water damage to structure, finishes and contents | Weakened structure

**LOCATION:** Attic

**TASK:** Repair or replace Further evaluation

**TIME:** Less than 1 year

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



18. Water damage



19. Water damage



20. Water damage



21. Water damage

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



22. Water damage



23. Water damage

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## ELECTRICAL

### DESCRIPTION

#### SERVICE ENTRANCE CABLE AND LOCATION

- [Underground - cable material not visible](#)

#### SERVICE SIZE

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

#### MAIN DISCONNECT/SERVICE BOX RATING

- [125 Amps](#)

#### MAIN DISCONNECT/SERVICE BOX TYPE AND LOCATION

- [Breakers - basement](#)

#### SYSTEM GROUNDING MATERIAL AND TYPE

- [Copper - ground rods](#)

#### DISTRIBUTION PANEL TYPE AND LOCATION

- [Breakers - basement](#)

#### DISTRIBUTION PANEL RATING

- [125 Amps](#)

#### ELECTRICAL PANEL MANUFACTURERS

- Schneider

#### NUMBER OF CIRCUITS INSTALLED

- 30

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

---

#### DISTRIBUTION WIRE (CONDUCTOR) MATERIAL AND TYPE

- [Copper - non-metallic sheathed](#)

---

#### TYPE AND NUMBER OF OUTLETS (RECEPTACLES)

- [Grounded - typical](#)

---

#### CIRCUIT INTERRUPTERS: GROUND FAULT (GFCI) & ARC FAULT (AFCI)

- [GFCIs present](#)
- [AFCIs present](#)

---

#### SMOKE ALARMS (DETECTORS)

- [Present](#)

---

#### CARBON MONOXIDE (CO) ALARMS (DETECTORS)

- **None noted**

---

#### LIMITATIONS

---

#### INSPECTION LIMITED/PREVENTED BY

- Storage
- Insulation
- AFCIs (Arc Fault Circuit Interrupters) were not tested since permission from homeowner was not obtained. These should be tested monthly by the homeowner.
- AFCIs (Arc Fault Circuit Interrupters) are not tested in a home that is occupied or where testing may cause damage. These should be tested monthly by the homeowner.
- Smoke and carbon monoxide alarms are not tested where the system may be monitored or requires the use of codes

---

#### PANEL COVERS

- Disconnect covers are not removed by the building inspector

---

#### FUSE BLOCK

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

- **Not pulled**

---

#### SYSTEM GROUND

- **Continuity not verified**
- **Quality of ground not determined**

---

#### CIRCUIT LABELS

- **The accuracy of the circuit index (labels) was not verified.**

---

#### NOT INCLUDED AS PART OF A BUILDING INSPECTION

- **Remote control devices**
- **Low voltage wiring systems and components**
- **Testing of smoke and/or carbon monoxide alarms**
- **Solar, wind, and other renewable energy systems**
- **Amperage, voltage, and impedance measurements**
- **Determination of the age of smoke and carbon monoxide alarms**

---

#### RECOMMENDATIONS

---

##### SERVICE BOX, GROUNDING AND PANEL\ DISTRIBUTION FUSES/BREAKERS

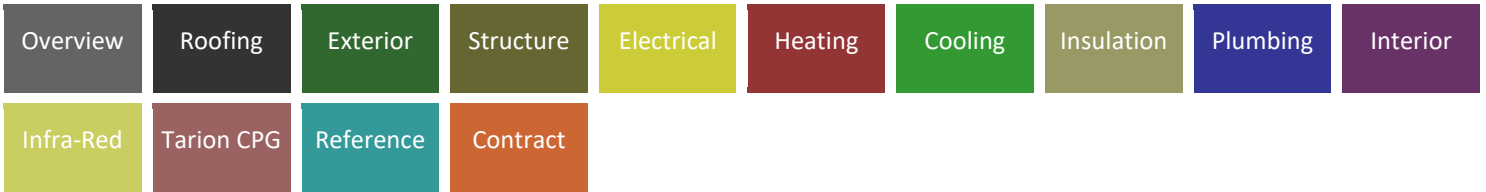
- **Loose breakers or fuses**

During the inspection, the inspector observed that one or more circuit breakers or fuses were loose within the panel, indicating potential mechanical failure, electrical hazard, or code non-compliance.

Breakers and fuses must maintain secure mechanical and electrical contact with the panel bus bars or fuse holders to ensure proper fault protection and safe operation. Loose components may result in intermittent power, arcing, or failure to disconnect during overloads. In Ontario's climate — with seasonal humidity, aging infrastructure, and historic fuse panels — this condition may result from wear and tear, corrosion, improper installation, or panel damage, especially in older homes, multi-unit dwellings, or homes with legacy service boxes.

Observed conditions may include:

- Breakers that wiggle or shift when touched
- Fuses that do not seat firmly in their holders
- Signs of arcing, discoloration, or melted insulation near terminals
- Difficulty maintaining contact between overcurrent device and bus bar



- Safety hazard from energized exposure, electrical fire, or inspection limitations

These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term safety concerns. In some cases, loose breakers or fuses may also affect municipal approvals, utility service continuity, or panel upgrade eligibility.

The inspector recommends evaluation by a qualified electrical contractor to determine whether breaker or fuse replacement, panel repair, or internal wiring inspection is warranted to restore proper safety and long-term performance.

**IMPLICATIONS:** Electric shock | Fire hazard

**LOCATION:** Garage

**TASK:** Further evaluation

**TIME:** Less than 1 year



24. Loose breakers or fuses



25. Loose breakers or fuses

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## HEATING

### DESCRIPTION

#### HEATING SYSTEM TYPE

- [Furnace](#)

#### FUEL/ENERGY SOURCE

- [Gas](#)

#### FURNACE MANUFACTURER

- **Daikin**

#### HEAT DISTRIBUTION

- [Ducts and registers](#)

#### APPROXIMATE CAPACITY

- **40,000 BTU/hr**

#### EFFICIENCY

- [High-efficiency](#)

#### EXHAUST VENTING METHOD

- [Induced draft](#)

#### COMBUSTION AIR SOURCE

- **Outside**

#### APPROXIMATE AGE

- [2 years](#)

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

---

**MAIN FUEL SHUT OFF AT**

- **Meter**

---

**EXHAUST PIPE (VENT CONNECTOR)**

- **PVC plastic**

---

**FIREPLACE/STOVE**

- **None**

---

**CHIMNEY/VENT**

- **None**

---

**CHIMNEY LINER**

- [None](#)

---

**HUMIDIFIER**

- [Trickle/cascade type](#)

---

**LOCATION OF THE THERMOSTAT FOR THE HEATING SYSTEM**

- **Right Wall**
- **Living Room**

---

**LIMITATIONS**

---

**INSPECTION PREVENTED/LIMITED BY**

- **Chimney clean-out not opened**
- **Chimney interiors and flues are not inspected**
- **Vent connectors, chimney interiors and flues are not inspected**
- **Top of chimney too high to see well**
- **Cannot verify proper operation of air filter**
- **Cannot verify effectiveness of air filter**

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

---

#### SAFETY DEVICES

- **Not tested as part of a building inspection**

---

#### ZONE, BOILER AND RADIATOR VALVES

- **Not tested as part of a building inspection**

---

#### HEAT LOSS CALCULATIONS

- **Not done as part of a building inspection**

---

#### FIREPLACE/WOOD STOVE

- **Quality of chimney draw cannot be determined**
- **Connection to chimney not inspected**

---

#### HEAT EXCHANGER

- **Not accessible**

---

#### ELECTRONIC AIR CLEANER

- **Not inspected**
- **Outside the scope of a building inspection**
- **Cannot verify proper operation**

---

#### ENVIRONMENTAL ISSUES ARE OUTSIDE THE SCOPE OF A HOME INSPECTION

- **This includes issues such as asbestos.**  
Asbestos can only be confirmed through laboratory testing.

---

#### NOT INCLUDED AS PART OF A BUILDING INSPECTION

- **Heat loss calculations**
- **Interiors of vent systems, flues, and chimneys**
- **Heat exchangers**
- **Humidifiers and dehumidifiers**

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

- **Electronic air cleaners**
- **Heating systems using ground source, water source, solar, and renewable energy technology**
- **Heat/energy recovery systems**
- **Whole house mechanical ventilation systems**
- **Fireplace screens and doors**
- **Fireplace seals and gaskets**
- **Automatic fuel feed devices**
- **Mantles and fireplace surrounds**

## RECOMMENDATIONS

### RECOMMENDATIONS\GENERAL

- [CoolHeat Comfort Systems at 613-366-1200](#)

### RECOMMENDATIONS\OVERVIEW

- **An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.**

Based on the observed conditions during the inspection, the inspector recommends implementation of a routine maintenance program to support long-term system reliability, safety, and performance optimization.

A structured maintenance program helps address minor deficiencies before they escalate, ensures compliance with evolving standards, and supports asset longevity across electrical, mechanical, and structural systems. In Ontario's climate — with seasonal humidity, freeze-thaw cycles, and aging infrastructure — proactive maintenance is especially beneficial for homes with historic upgrades, multi-unit configurations, or DIY alterations.

Suggested program elements may include:

- Annual or seasonal inspection of electrical distribution components
- Testing and replacement of smoke and CO alarms per manufacturer guidelines
- Review of lighting fixture placement, condition, and compatibility
- Evaluation of attic, crawlspace, and basement systems for moisture or corrosion
- Documentation of repairs, upgrades, and service intervals for future reference

While no urgent deficiencies were noted, a maintenance program may help prevent permit delays, insurance complications, and real estate disclosure issues, while supporting municipal approvals, energy efficiency rebates, and system upgrade eligibility.

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

The inspector recommends consultation with a qualified contractor or property manager to develop a customized maintenance schedule aligned with the home's age, occupancy, and system complexity.

**LOCATION:** Furnace Room

**TASK:** Service annually

**TIME:** Regular maintenance

---

## FURNACE\GENERAL NOTES

- **Service Furnace**

During the inspection, the inspector recommends servicing the furnace to ensure continued safe operation, efficiency, and system longevity.

Routine servicing helps identify minor issues before they escalate, supports manufacturer warranty compliance, and improves heating performance during Ontario's seasonal demands. This recommendation may stem from visible dust buildup, aging components, no recent service records, or client disclosure. Homes with pets, renovations, or multi-unit occupancy may require more frequent servicing due to increased particulate load and system strain.

Common service tasks may include:

- Cleaning blower fan, heat exchanger, and cabinet interior
- Inspecting burners, flame sensor, and ignition system
- Checking thermostat calibration and safety controls
- Replacing air filter and verifying airflow
- Testing for carbon monoxide leaks and proper venting

While no urgent deficiencies were noted, servicing the furnace may help prevent permit delays, insurance complications, and real estate disclosure issues, while supporting municipal approvals, energy efficiency rebates, and HVAC upgrade eligibility.

The inspector recommends consultation with a qualified HVAC technician to perform a full service and document findings for future reference.

For optimal performance, it is generally recommended to service the furnace annually, ideally before the start of the heating season.

**LOCATION:** Furnace Room

**TASK:** Further evaluation Service annually

**TIME:** Regular maintenance

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## COOLING & HEAT PUMP

### DESCRIPTION

#### AIR CONDITIONING TYPE

- [Air cooled](#)

#### MANUFACTURER

- **Amana**

#### COOLING CAPACITY

- **Not determined**

#### COMPRESSOR APPROXIMATE AGE

- **2 years**

#### TYPICAL LIFE EXPECTANCY

- **10 to 15 years**

#### REFRIGERANT TYPE

- **R-410A**

#### LOCATION OF THE THERMOSTAT FOR THE COOLING SYSTEM

- **Right Wall**
- **Living Room**

#### CONDENSATE SYSTEM

- **Discharges into floor drain**

### LIMITATIONS

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

---

#### INSPECTION LIMITED/PREVENTED BY

- Low outdoor temperature
- Cooling systems are not operated when the outdoor temperature is below 15.5°C
- Heat pumps are not operated in the heating mode when the outdoor temperature is above 21.1°C
- Cannot verify proper operation of air filter
- Cannot verify effectiveness of air filter

---

#### HEAT GAIN CALCULATIONS

- Not done as part of a building inspection

---

#### HEAT GAIN/LOSS CALCULATIONS

- Not done as part of a building inspection

---

#### NOT PART OF A HOME INSPECTION

- Home inspectors cannot typically access or inspect the indoor coil
- Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

---

#### WINDOW UNIT

- Window A/C excluded from inspection

---

#### NOT INCLUDED AS PART OF A BUILDING INSPECTION

- Electronic air cleaners
- Cooling system adequacy
- Cooling system distribution balance
- Window cooling system
- Ground source, water source, solar, and renewable energy technology
- Heat gain or heat loss calculations

---

#### RECOMMENDATIONS

---

##### RECOMMENDATIONS\GENERAL

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

- [CoolHeat Comfort Systems at 613-366-1200](#)

## RECOMMENDATIONS\OVERVIEW

- **An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.**

The inspector recommends implementing an annual maintenance program for key building systems and components, including HVAC, plumbing, electrical, roofing, and exterior finishes, to ensure long-term performance, energy efficiency, and risk reduction.

Annual maintenance programs help prevent unexpected breakdowns, costly repairs, and compliance issues by scheduling routine inspections, servicing, and minor repairs before problems escalate. In Ontario's climate — with humid summers, freeze-thaw cycles, and seasonal pollen — proactive maintenance is especially beneficial for bungalows, multi-unit dwellings, or homes with aging infrastructure.

Benefits of an annual maintenance program include:

- Improved system reliability and reduced emergency service calls
- Extended lifespan of HVAC, roofing, and mechanical systems
- Enhanced indoor air quality and occupant comfort
- Lower utility costs and better energy performance
- Reduced risk of fire, water damage, or mold growth
- Better documentation for insurance, warranty, and resale purposes

Recommended tasks may include:

- HVAC filter replacement, coil cleaning, and refrigerant checks
- Roof inspection for flashing, sealant, and drainage issues
- Electrical panel review, breaker testing, and GFCI verification
- Plumbing fixture checks, leak detection, and sump pump testing
- Exterior caulking, grading, and foundation crack monitoring

The inspector recommends consultation with a licensed contractor or property maintenance specialist to develop a customized annual maintenance schedule based on system age, occupancy type, and manufacturer guidelines.

For reference, FieldInsight's guide to HVAC preventive maintenance outlines best practices for building a reliable annual service plan.

**TASK:** Service annually

**TIME:** Regular maintenance

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## AIR CONDITIONING\AIR COOLED CONDENSER COIL

- **Dirty**

During the inspection, the inspector observed that the air-cooled condenser coil was dirty, indicating potential cooling inefficiency, compressor strain, and energy waste.

The condenser coil is responsible for releasing heat from the refrigerant to the outdoor air. When coated with dust, pollen, grass clippings, or biological debris, the coil's ability to transfer heat is compromised, forcing the system to run longer and harder. In Ontario's climate — with seasonal pollen, landscaping debris, and humid summers — dirty coils are especially problematic in bungalows, multi-unit dwellings, or homes with unprotected outdoor units.

Observed conditions may include:

- Visible dirt, debris, or biological growth on coil fins
- Reduced cooling performance or longer run cycles
- Higher energy bills or compressor noise
- Safety hazard from overheating, refrigerant imbalance, or system failure

These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term cooling limitations. In most cases, dirty condenser coils may also violate manufacturer warranty terms, Energy Star guidelines, or HVAC performance standards.

The inspector recommends evaluation by a licensed HVAC technician to determine whether coil cleaning, fin straightening, refrigerant diagnostics, or annual maintenance enrollment is warranted to restore proper safety and long-term performance.

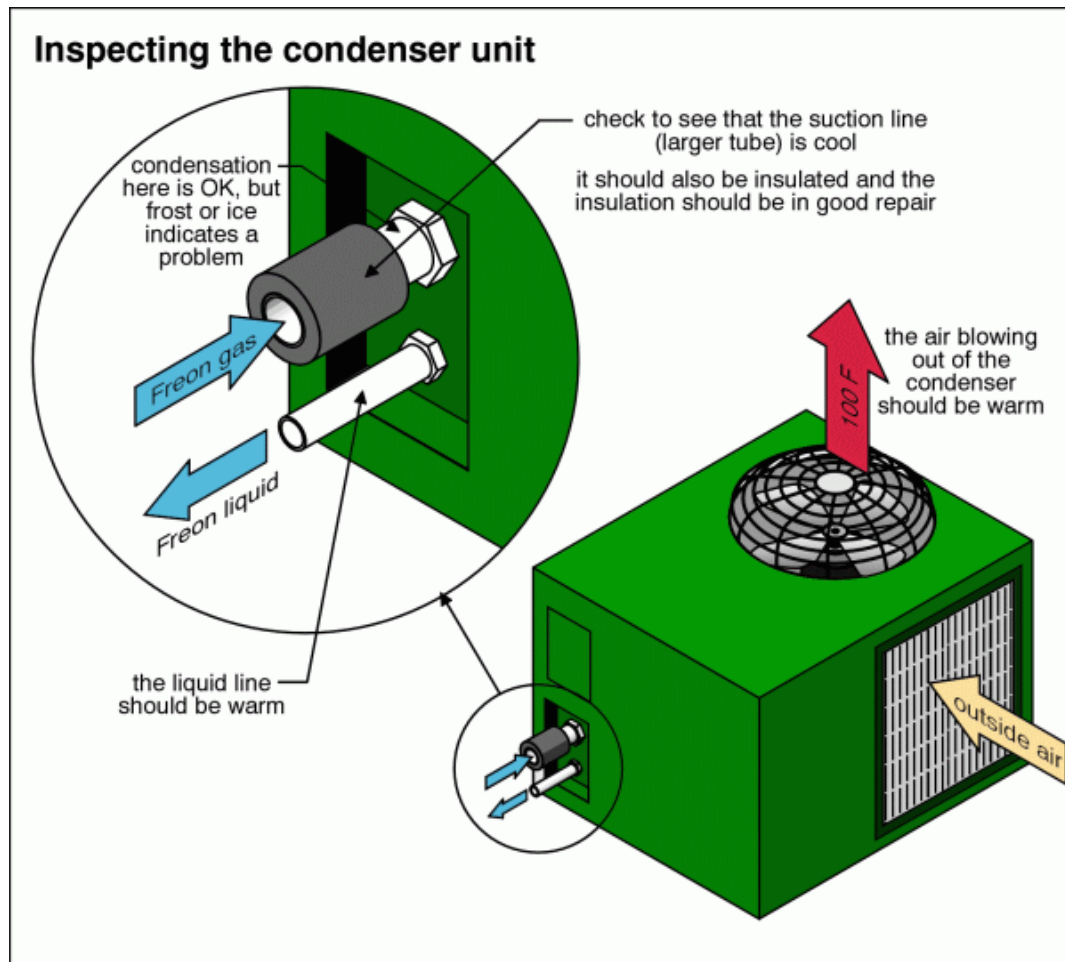
For reference, Quality Home Air Care's guide to dirty coils and Pick Comfort's coil cleaning tips explain how debris buildup can reduce cooling efficiency by up to 30%, increase energy costs, and shorten system lifespan.

**IMPLICATIONS:** Reduced system life expectancy | Increased cooling costs | Reduced comfort

**TASK:** Further evaluation Clean

**TIME:** Regular maintenance

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## INSULATION AND VENTILATION

### DESCRIPTION

#### ATTIC/ROOF INSULATION MATERIAL

- [Glass fiber](#)
- [Cellulose](#)

#### ATTIC/ROOF INSULATION AMOUNT/VALUE

- R-60

#### ATTIC/ROOF AIR/VAPOR BARRIER

- [Plastic](#)

#### ATTIC/ROOF VENTILATION

- [Roof and soffit vents](#)

#### WALL INSULATION MATERIAL

- Not determined
- Not visible

#### WALL INSULATION AMOUNT/VALUE

- Not determined
- Not visible

#### WALL AIR/VAPOR BARRIER

- Not determined

#### FOUNDATION WALL INSULATION MATERIAL

- [Glass fiber](#)

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

---

#### FOUNDATION WALL AIR/VAPOR BARRIER

- Plastic

---

#### LIMITATIONS

---

#### INSPECTION LIMITED/PREVENTED BY LACK OF ACCESS TO

- Attic
- Roof space
- Wall space
- Floor space

---

#### ATTIC INSPECTION PERFORMED

- From access hatch

---

#### ROOF SPACE INSPECTION PERFORMED

- From access hatch

---

#### ROOF VENTILATION SYSTEM PERFORMANCE

- Not evaluated

---

#### AIR/VAPOR BARRIER SYSTEM

- Continuity not verified

---

#### MECHANICAL VENTILATION EFFECTIVENESS

- Not verified

---

#### ENVIRONMENTAL ISSUES ARE OUTSIDE THE SCOPE OF A HOME INSPECTION

- This includes issues such as asbestos.

---

#### NOT INCLUDED AS PART OF A BUILDING INSPECTION

- Insulation cannot be disturbed

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## RECOMMENDATIONS

### RECOMMENDATIONS\GENERAL

- **Other**

During the inspection, the attic was viewed from the access hatch. Significant frost was observed on the roof sheathing and trusses, along with frost and moisture-related damage to the soffit baffles. The upper layer of insulation also appeared wet. The inspector strongly recommends further evaluation of the attic by a qualified specialist to determine the source of the moisture contributing to frost formation.

Frost accumulation in attic spaces typically occurs when warm, humid air from the living areas enters the attic and condenses on cold surfaces. Potential causes include:

- Air leakage around the attic hatch or other ceiling penetrations
- Exhaust ducts (bathroom, kitchen, or dryer) venting into the attic or becoming buried in insulation
- Inadequate or obstructed attic ventilation
- Gaps around plumbing stacks, electrical penetrations, or recessed lighting
- High indoor humidity levels within the home

A specialist should assess the attic to identify the source of air and moisture infiltration and recommend appropriate corrective measures.

**LOCATION:** Attic

**TASK:** Further evaluation

**TIME:** Less than 1 year

### ATTIC/ROOF\INSULATION

- **Wet**

During the inspection, the inspector observed that the attic/roof insulation was wet, indicating potential moisture intrusion, mold risk, and thermal resistance loss.

Wet insulation — whether caused by roof leaks, condensation, ice damming, or poor ventilation — loses its insulating value and can lead to structural damage, indoor air quality issues, and HVAC inefficiency. In Ontario's climate — with sub-zero winters, seasonal humidity, and freeze-thaw cycles — wet insulation is especially problematic in bungalows, multi-unit dwellings, or homes with attic-mounted HVAC systems.

Observed conditions may include:

- Discoloration, sagging, or damp insulation material
- Musty odours or visible mold growth
- Elevated humidity or condensation on attic surfaces
- Safety hazard from mold exposure, electrical risk, or structural weakening

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term comfort limitations. In most cases, wet insulation violates manufacturer durability standards, building envelope expectations, and indoor air quality protocols.

The inspector recommends evaluation by a licensed insulation contractor or building envelope specialist to determine whether insulation removal, moisture source correction, or ventilation upgrades are warranted to restore proper safety and long-term performance.

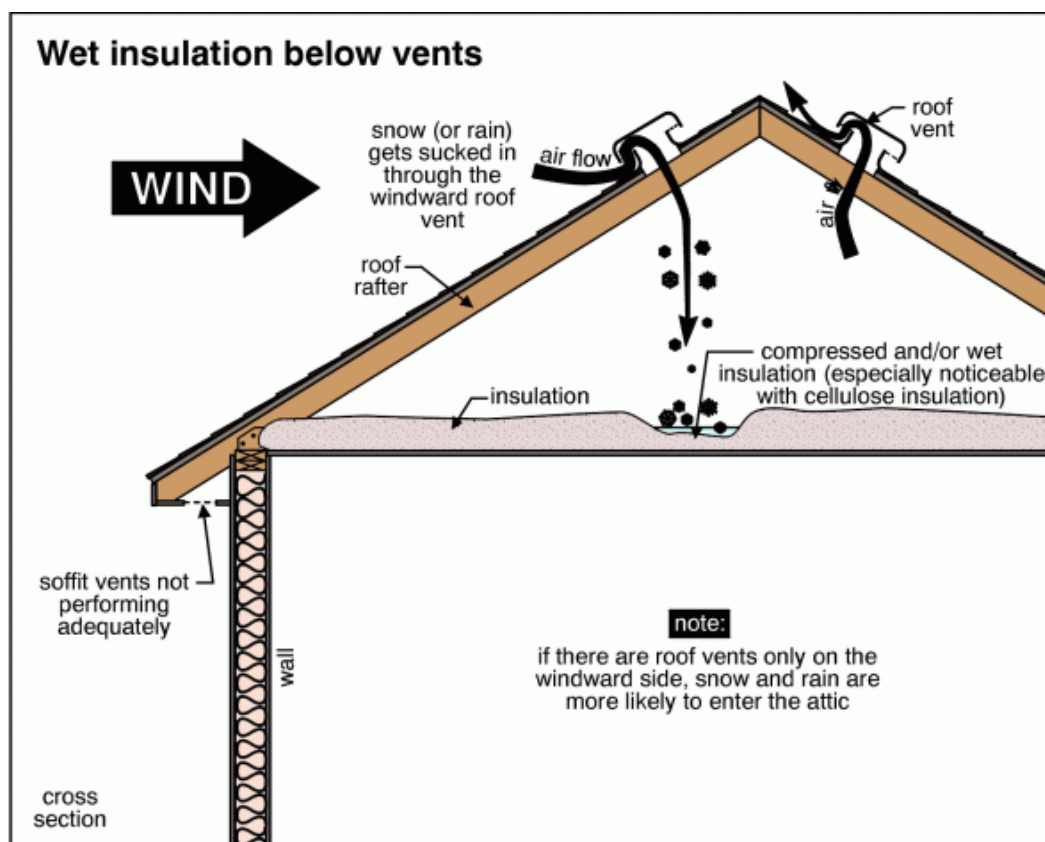
For reference, Spray Foam Insulation Today's guide to wet attic insulation and Dry Force's breakdown of causes and responses explain how wet insulation affects building performance and what remediation steps are recommended.

**IMPLICATIONS:** Increased heating and cooling costs | Reduced comfort

**LOCATION:** Attic

**TASK:** Further evaluation

**TIME:** Less than 1 year



Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## ATTIC/ROOF\ROOF VENTS

- **Snow or wet spots below roof vents**

During the inspection, the inspector observed snow accumulation or wet spots below roof vents, indicating potential ventilation failure, moisture intrusion, and insulation degradation.

In snowy climates, wind-driven snow can infiltrate attic spaces through ridge, static, or gable vents, especially if vents are oversized, poorly baffled, or damaged. Once inside, snow may melt, leading to water staining, mold growth, and ceiling damage. In Ontario's climate — with high winds, sub-zero temperatures, and freeze-thaw cycles — this condition is especially problematic in bungalows, multi-unit dwellings, or homes with unprotected vent openings.

Observed conditions may include:

- Snow deposits or water stains directly below roof vents
- Moisture-damaged insulation or ceiling drywall
- Mold growth or rust on roofing nails and sheathing
- Safety hazard from airborne contaminants, structural decay, or HVAC inefficiency

These deficiencies may lead to permit delays, insurance denial, real estate disclosure issues, and long-term comfort limitations. In most cases, snow or moisture intrusion through roof vents violates building envelope standards, ventilation protocols, and roofing manufacturer warranties.

The inspector recommends evaluation by a licensed roofing contractor or building envelope specialist to determine whether vent replacement, snow guard installation, baffle upgrades, or airflow balancing is warranted to restore proper safety and long-term performance.

For reference, InspectApedia's guide to attic moisture and condensation and HousingHow's overview of snow blowing into roof vents explain how snow infiltration occurs and what corrective steps are recommended.

**IMPLICATIONS:** Chance of water damage to structure, finishes and contents | Chance of condensation damage to finishes and/or structure

**LOCATION:** Attic

**TASK:** Further evaluation Correct

**TIME:** Less than 1 year

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## PLUMBING

### DESCRIPTION

#### WATER SUPPLY SOURCE (BASED ON OBSERVED EVIDENCE)

- **Public**

#### SERVICE PIPING INTO BUILDING

- **PE (polyethylene)**

#### SUPPLY PIPING IN BUILDING

- **PEX (cross-linked Polyethylene)**

#### MAIN WATER SHUT OFF VALVE AT THE

- **Front of the basement**

#### WATER FLOW AND PRESSURE

- **Functional**

#### WATER HEATER TYPE

- **Tankless/On demand**

#### WATER HEATER FUEL/ENERGY SOURCE

- **Gas**

#### WATER HEATER EXHAUST VENTING METHOD

- **Direct vent - sealed combustion**

#### WATER HEATER MANUFACTURER

- **Navien**

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

---

#### WATER HEATER TANK CAPACITY

- **Not determined**

---

#### WATER HEATER APPROXIMATE AGE

- **2 years**

---

#### WASTE DISPOSAL SYSTEM

- [Public](#)

---

#### WASTE AND VENT PIPING IN BUILDING

- [ABS plastic](#)

---

#### FLOOR DRAIN LOCATION

- **Near laundry area**
- **Near heating system**
- **Near water heater**

---

#### GAS PIPING MATERIAL

- **Steel**

---

#### MAIN GAS SHUT OFF VALVE LOCATION

- **Gas meter**

---

#### BACKWATER VALVE

- **Present. These valves help prevent sewer backup. Many insurance companies insist these be installed before they will offer a sewer backup endorsement, which we strongly recommend you obtain.**

---

#### EXTERIOR HOSE BIBB (OUTDOOR FAUCET)

- **Present**

---

#### LIMITATIONS

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

---

#### FIXTURES NOT TESTED/NOT IN SERVICE

- Whirlpool bath
- Hot tub
- Sauna
- Outdoor faucet (hose bibs/bibbs) shut off for winter

---

#### ITEMS EXCLUDED FROM A BUILDING INSPECTION

- Well
- Water quality
- Septic system
- Isolating/relief valves & main shut-off valve
- Concealed plumbing
- Tub/sink overflows
- Water treatment equipment
- Water heater relief valves are not tested
- The performance of floor drains or clothes washing machine drains
- Pool
- Spa
- Water features
- Landscape irrigation system

---

#### ENVIRONMENTAL ISSUES ARE OUTSIDE THE SCOPE OF A HOME INSPECTION

- This includes issues such as asbestos.

---

#### NOT INCLUDED AS PART OF A BUILDING INSPECTION

- Washing machine connections
- Not readily accessible interiors of vent systems, flues, and chimneys
- Wells, well pumps, and water storage related equipment
- Water conditioning systems
- Solar water heating systems
- Geothermal water heating systems

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

- **Fire extinguishers and sprinkler systems**
- **Landscape irrigation systems**
- **Septic systems**

## RECOMMENDATIONS

### FIXTURES AND FAUCETS\TOILET

- **Loose**

During the inspection, the inspector observed that the toilet fixture was loose at its base. A loose toilet can compromise the seal between the toilet and the waste pipe, potentially leading to leaks, water damage, and instability during use. It may also indicate deterioration of the wax ring or improper installation.

Common causes include:

- Failed or compressed wax ring
- Loose or corroded flange bolts
- Movement due to improper installation
- Subfloor damage or uneven flooring
- Repeated shifting from use or cleaning

Observed conditions may include:

- Rocking or shifting when seated
- Gaps between the toilet base and floor
- Water stains or damage around the fixture
- Odors from compromised seal
- Visible rust or looseness at mounting bolts

The inspector recommends evaluation and repair by a licensed plumber, who can reset the toilet, replace the wax ring, and ensure secure anchoring to prevent leaks and restore stability.

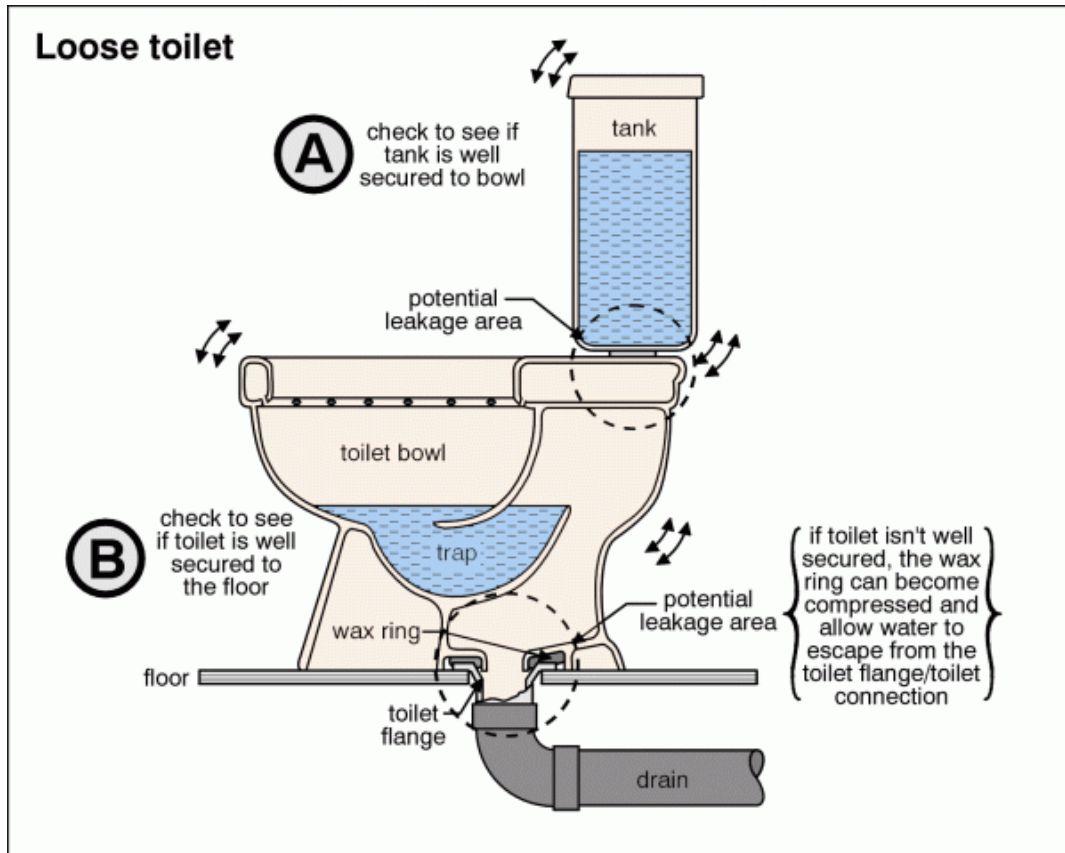
**IMPLICATIONS:** Chance of water damage to structure, finishes and contents | Sewage entering the building  
| Possible hidden damage

**LOCATION:** First Floor Powder Room

**TASK:** Further evaluation Correct

**TIME:** Less than 1 year

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



26. Loose

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## INTERIOR

### DESCRIPTION

#### MAJOR FLOOR FINISHES

- [Carpet](#)
- [Hardwood](#)
- [Ceramic](#)

#### MAJOR WALL AND CEILING FINISHES

- [Plaster/drywall](#)
- [Stucco/texture/stipple](#)

#### WINDOWS

- [Fixed](#)
- [Sliders](#)
- [Casement](#)

#### GLAZING

- [Double](#)

#### EXTERIOR DOORS - TYPE/MATERIAL

- Hinged

#### DOORS

- Inspected

#### PARTY WALL

- [Wood frame](#)
- Extends through roof

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

---

#### RANGE FUEL

- Electricity

---

#### LAUNDRY FACILITIES

- Washer
- Laundry tub
- Hot/cold water supply
- Dryer
- 120-Volt outlet
- 240-Volt outlet
- Waste standpipe

---

#### KITCHEN VENTILATION

- Range hood discharges to the exterior

---

#### BATHROOM VENTILATION

- Exhaust fan
- Window

---

#### LAUNDRY ROOM VENTILATION

- Clothes dryer vented to exterior

---

#### STAIRS AND RAILINGS

- Inspected

---

#### LIMITATIONS

---

#### INSPECTION LIMITED/PREVENTED BY

- Carpet
- Storage/furnishings
- New finishes/paint

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

- **Storage in closets and cabinets / cupboards**

---

#### RESTRICTED ACCESS TO

- **Closets and cabinets / cupboards**

---

#### NOT TESTED/NOT IN SERVICE

- **Garbage disposal**
- **Trash compactor**
- **Range**
- **Oven**
- **Microwave**
- **Dishwasher**
- **Central vacuum**
- **Accessibility equipment**

---

#### NOT INCLUDED AS PART OF A BUILDING INSPECTION

- **Carbon monoxide alarms (detectors), security systems, central vacuum**
- **Carbon monoxide alarms (detectors)**
- **Security systems and intercoms**
- **Central vacuum systems**
- **Cosmetic issues**
- **Appliances**
- **Perimeter drainage tile around foundation, if any**
- **Decorative items**
- **Aesthetics or quality of finishes**
- **Vermin, including wood destroying organisms.**
- **Underground components (e.g., oil tanks, septic fields, underground drainage systems)**
- **Environmental issues including asbestos**
- **Paint, wallpaper, and other finishes**
- **Floor coverings**
- **Window treatments**
- **Window coatings and seals between panes of glass**

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

---

## COSMETICS

- **No comment offered on cosmetic finishes**

---

## APPLIANCES

- **Appliances are not inspected as part of a building inspection**
- **Self-cleaning features on ovens not tested**
- **Effectiveness of dishwasher drying cycle not tested**
- **Appliances are not moved during an inspection**

---

## PERCENT OF FOUNDATION NOT VISIBLE

- **99 %**

---

## BASEMENT LEAKAGE

- **Cannot predict how often or how badly basement will leak**
- **Storage in basement limited inspection**

---

## ENVIRONMENTAL ISSUES ARE OUTSIDE THE SCOPE OF A HOME INSPECTION

- **This includes issues such as asbestos.**

---

## RECOMMENDATIONS

---

### CEILINGS\GENERAL NOTES

- **Typical flaws**

During the inspection, the inspector observed typical flaws commonly found in ceiling surfaces. These issues may be cosmetic or indicative of deeper structural or moisture-related problems. While some flaws are expected over time due to settling and wear, others may require further investigation or repair.

Common causes include:

- Structural movement or settling of the building
- Moisture intrusion from plumbing, roofing, or HVAC systems
- Poor workmanship during installation or repairs
- Aging materials or outdated ceiling finishes

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

- Environmental factors such as temperature and humidity fluctuations

Observed conditions may include:

- Cracks (hairline or structural)
- Water stains or discoloration
- Sagging or uneven ceiling planes
- Peeling paint or damaged finishes
- Popcorn ceiling deterioration
- Uneven texture or patchwork repairs
- Nail pops or fastener displacement

The inspector recommends evaluation by a qualified contractor or interior specialist. Minor flaws may be addressed through cosmetic repairs, while more significant issues—such as water damage or structural movement—should be investigated further to determine the appropriate corrective action.

**LOCATION:** Various

---

## WALLS\GENERAL NOTES

- **Typical flaws**

During the inspection, the inspector observed typical flaws commonly found in interior wall surfaces. These issues may be cosmetic or indicative of deeper structural or moisture-related problems. While some flaws are expected over time due to settling and wear, others may require further investigation or repair.

Common causes include:

- Building settlement and structural movement
- Moisture intrusion from plumbing, roofing, or windows
- Impact damage from furniture or daily activity
- Poor workmanship during installation or repairs
- Environmental factors such as temperature and humidity changes

Observed conditions may include:

- Cracks (hairline or structural)
- Water damage including stains, bubbling, or peeling paint
- Nail pops or fastener displacement
- Dents, dings, or abrasions
- Uneven texture or patchwork repairs

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

- Peeling paint or wallpaper
- Blisters and bubbles from poor adhesion or moisture

The inspector recommends evaluation by a qualified contractor or interior specialist. Minor flaws may be addressed through cosmetic repairs, while more significant issues—such as water damage or structural movement—should be investigated further to determine the appropriate corrective action.

**LOCATION:** Various

---

## FLOORS\GENERAL NOTES

- **Typical flaws**

During the inspection, the inspector observed typical flaws commonly found in interior flooring systems. These issues may affect both the appearance and functionality of the floor and can result from wear, environmental conditions, or installation deficiencies. While some flaws are cosmetic, others may indicate underlying structural or moisture-related concerns.

Common causes include:

- Building settlement or structural movement
- Moisture intrusion from plumbing, spills, or humidity
- Impact damage from furniture, foot traffic, or pets
- Poor installation or subfloor preparation
- UV exposure or environmental wear

Observed conditions may include:

- Cracks in concrete, tile, or wood surfaces
- Water damage including warping, staining, or mold growth
- Scratches, dents, or abrasions in high-traffic areas
- Cupping or crowning in wood flooring due to moisture imbalance
- Stains from spills, pet accidents, or chemical exposure
- Loose or broken tiles creating tripping hazards
- Uneven surfaces from settling or subfloor issues
- Sun fading or discoloration in exposed areas

The inspector recommends evaluation by a qualified flooring contractor or interior specialist. Minor flaws may be addressed through refinishing or localized repair, while moisture-related or structural issues should be investigated further to determine appropriate remediation.

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

**LOCATION:** Various

---

## FLOORS\CARPET ON FLOORS

- **Buckled**

During the inspection, the inspector observed areas of buckled carpet. Buckling occurs when the carpet lifts or forms ripples across the surface, which can create trip hazards, accelerate wear, and detract from the appearance of the flooring. This condition may result from improper installation, environmental changes, or underlying substrate movement.

Potential contributing factors include:

- Inadequate stretching during installation
- Humidity or temperature fluctuations
- Movement or settling of the subfloor
- Heavy furniture placement or relocation
- Aging or deterioration of carpet backing

Typical signs include:

- Raised or rippled sections across the carpet surface
- Loose or wrinkled areas underfoot
- Visible gaps or separation at transitions
- Difficulty in vacuuming or cleaning affected zones
- Uneven wear patterns around buckled areas

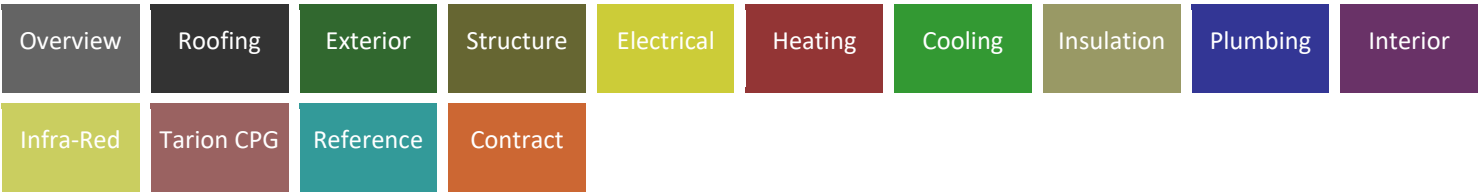
To restore safety and appearance, the inspector recommends evaluation and repair by a qualified carpet installer or flooring contractor. Remediation may involve re-stretching the carpet, securing it properly at tack strips or seams, and verifying subfloor conditions to prevent recurrence.

**IMPLICATIONS:** Trip or fall hazard

**LOCATION:** Basement Staircase

**TASK:** Repair or replace Further evaluation

**TIME:** Less than 1 year



27. Buckled



28. Buckled

## FLOORS\CONCRETE FLOORS

- [Cracked](#)

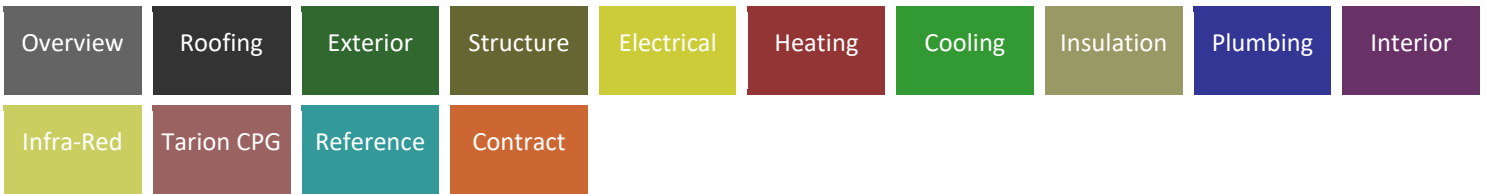
During the inspection, the inspector observed cracks in the concrete flooring system. While some cracking is common in poured concrete due to shrinkage and curing, certain patterns or locations may indicate structural movement, settlement, or environmental stressors. Cracks can allow moisture intrusion, reduce durability, and signal underlying concerns with soil conditions or load distribution.

Potential contributing factors include:

- Shrinkage during curing or temperature fluctuations
- Soil settlement or expansive clay movement
- Frost heave or hydrostatic pressure
- Concentrated loads or impact stress
- Inadequate control joints or reinforcement

Observed conditions may include:

- Hairline, diagonal, or spiderweb cracks across slab surfaces



- Vertical displacement or heaving at crack locations
- Cracks extending into adjacent walls or finishes
- Moisture staining or efflorescence along crack edges
- Uneven transitions between slab sections or finishes

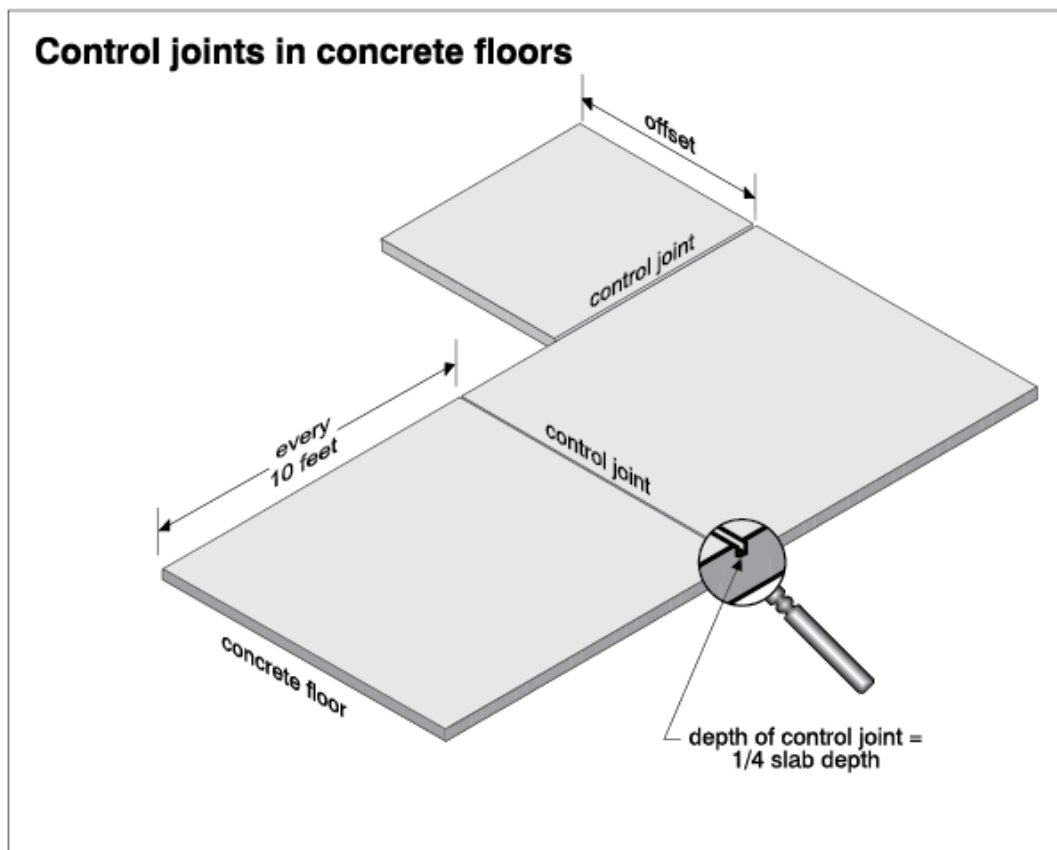
The inspector recommends evaluation by a qualified concrete specialist or structural engineer to determine the nature and severity of the cracking. Remediation may involve sealing, reinforcement, or slab replacement depending on the extent and cause of damage.

**IMPLICATIONS:** Trip or fall hazard | Difficult access

**LOCATION:** Utility Room

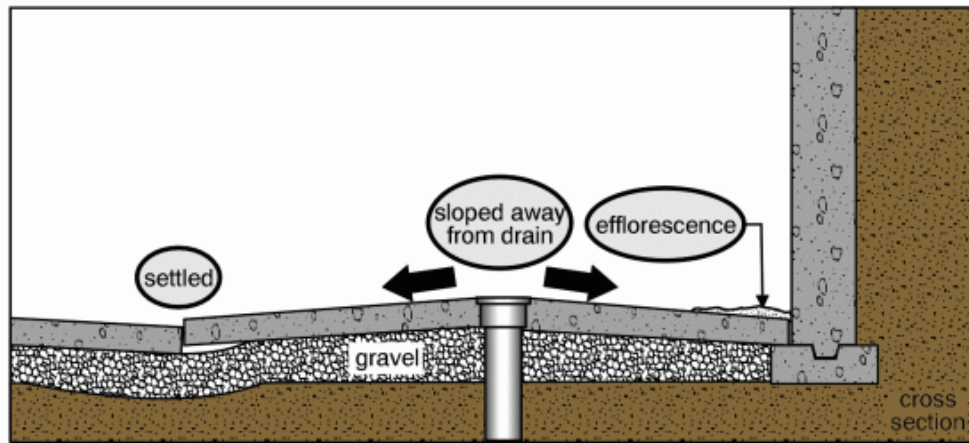
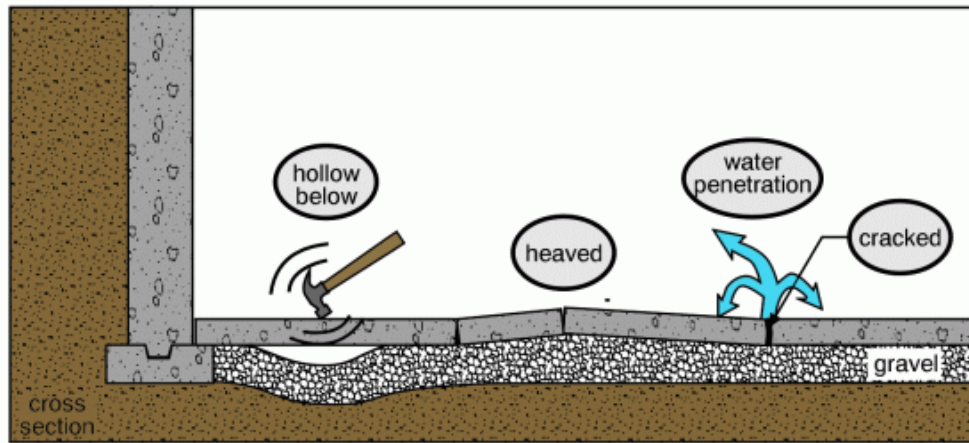
**TASK:** Repair or replace Further evaluation

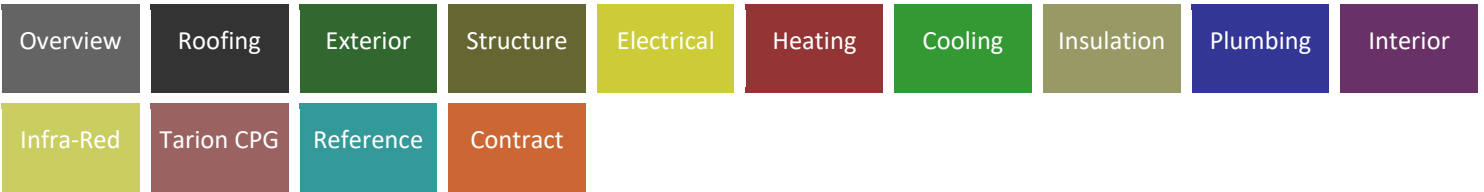
**TIME:** Less than 1 year



Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

### Concrete floor problems





29. Cracked



30. Cracked

## WINDOWS\GLASS (GLAZING)

- [Excess condensation](#)

During the inspection, the inspector observed excess condensation forming on one or more window assemblies. While some condensation is normal under certain environmental conditions, persistent or excessive moisture may indicate elevated indoor humidity, poor ventilation, or reduced thermal performance of the glazing system. If left unaddressed, it can lead to mold growth, water damage, and deterioration of window components.

Potential contributing factors include:

- High indoor humidity levels (above 50%)
- Poor air circulation near windows
- Inadequate ventilation in kitchens, bathrooms, or laundry areas
- Deep window sills, closed blinds, or obstructed airflow
- Low-performance glazing or failed seals in insulated glass units

Observed conditions may include:

- Water droplets or fogging on the interior glass surface

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

- Moisture accumulation on sashes, frames, or adjacent walls
- Mold or mildew growth on window components
- Peeling paint, warped wood, or stained finishes
- Frost formation in colder climates

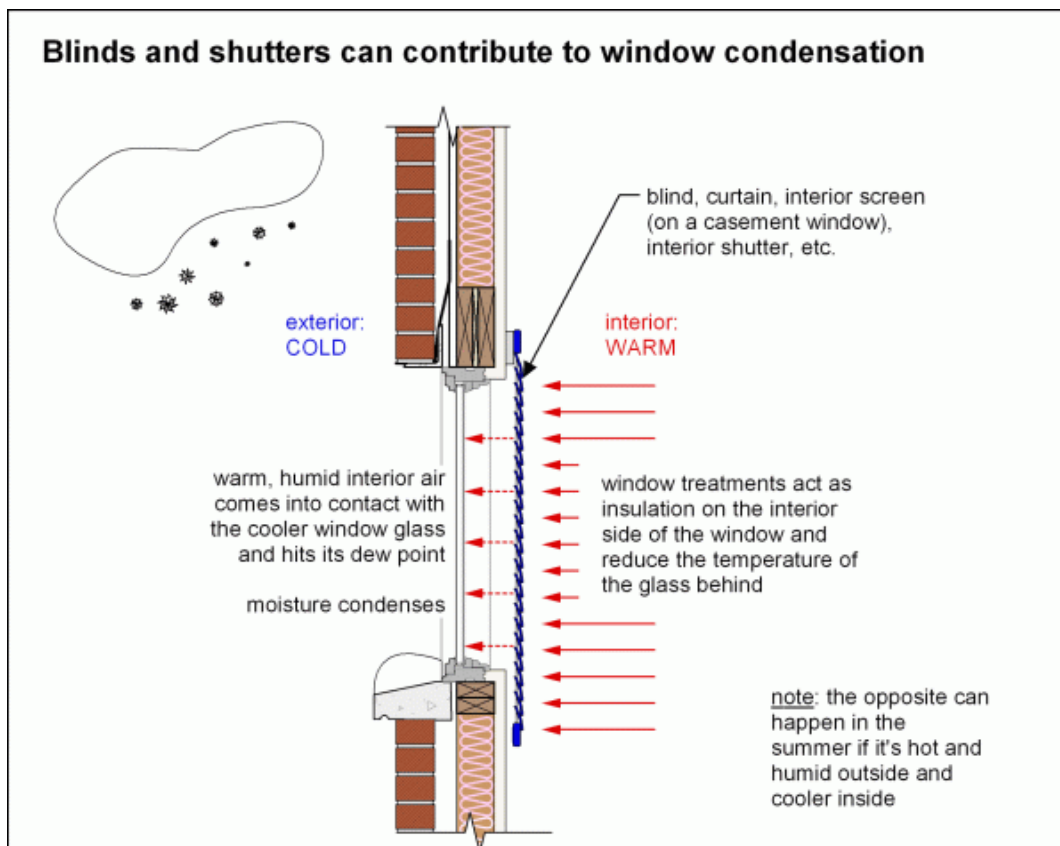
The inspector recommends improving ventilation and humidity control, and consulting a qualified window specialist if condensation persists. Upgrading to high-performance glazing or verifying seal integrity may be necessary to reduce moisture buildup and protect interior finishes.

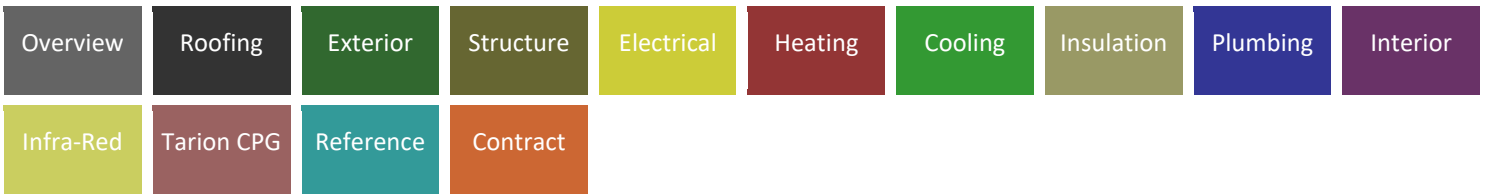
**IMPLICATIONS:** Chance of condensation damage to finishes and/or structure

**LOCATION:** Throughout

**TASK:** Repair or replace Further evaluation

**TIME:** Less than 1 year





31. Excess condensation

## WINDOWS\MEANS OF EGRESS/ESCAPE

- **Too small**

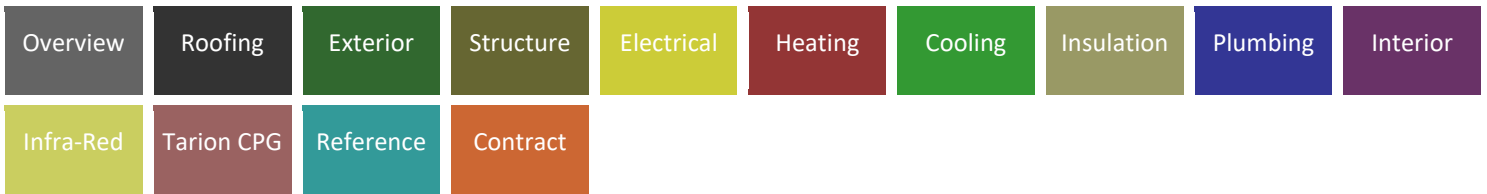
During the inspection, the inspector observed one or more windows designated as emergency escape or rescue openings that appeared too small to meet the minimum requirements of the Ontario Building Code. Egress windows are required in bedrooms to provide a safe and unobstructed exit in case of fire or other emergencies. Undersized openings pose a serious safety risk and may result in non-compliance with provincial regulations.

Ontario Building Code Requirements (Section 9.9.10.1):

- The window must be operable from the inside without the use of tools
- It must provide an unobstructed open portion of at least 0.35 m<sup>2</sup> (3.77 ft<sup>2</sup>)
- No dimension of the opening may be less than 380 mm (15 inches)
- The opening must remain unobstructed and supported without additional hardware
- For windows above grade, the sill height must not exceed 1,000 mm (39 inches)
- If the window opens into a window well, a minimum 550 mm (21.6 inches) clearance is required in front of the window

Observed conditions may include:

- Clear opening area smaller than 0.35 m<sup>2</sup>
- Opening height or width less than 380 mm
- Sashes or hardware obstructing full opening
- Inability to exit without special tools or knowledge



- Increased risk to occupants during emergency situations

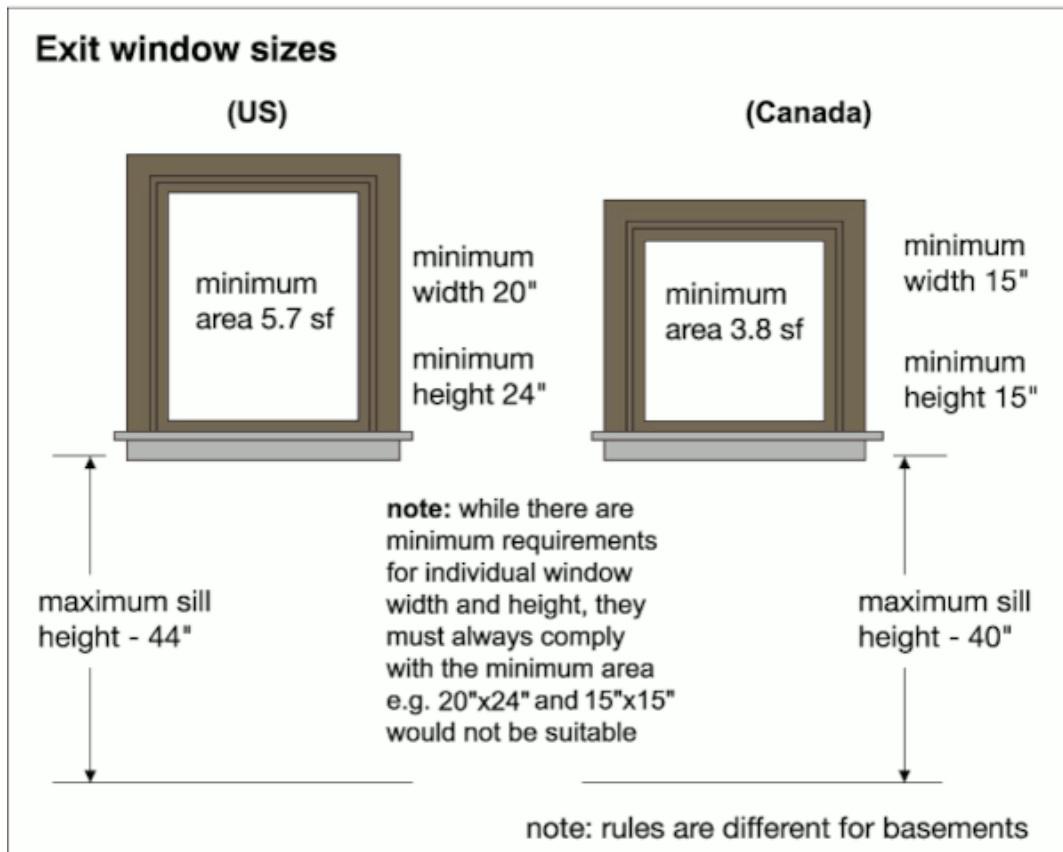
The inspector recommends evaluation and correction by a qualified contractor or code compliance specialist. Remediation may involve replacing or modifying window units to meet the egress standards outlined in the Ontario Building Code to ensure occupant safety and legal conformity.

**IMPLICATIONS:** Restricted emergency exits

**LOCATION:** Basement

**TASK:** Monitor

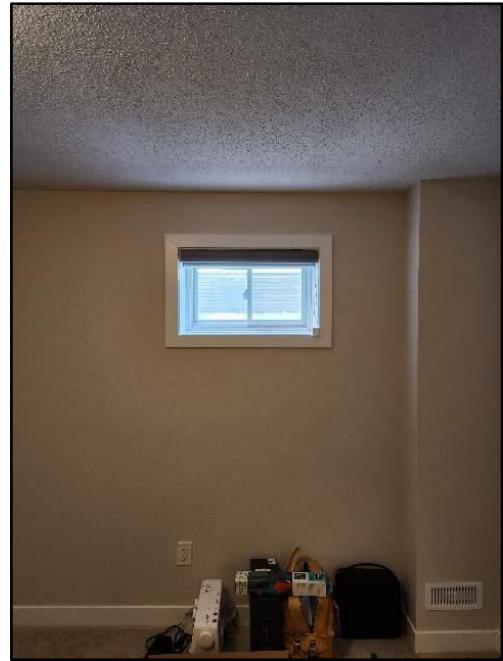
**TIME:** Less than 1 year



Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



32. Too small



33. Too small



34. Too small

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## CARPENTRY\COUNTERTOPS

- **Caulking missing or ineffective**

During the inspection, the inspector observed that caulking was either missing or no longer effective at one or more countertop joints. Proper caulking is essential for sealing gaps and preventing water intrusion, especially around sinks, backsplashes, and wall interfaces.

Observed conditions may include:

- Visible gaps between countertop and adjacent surfaces
- Hardened, cracked, or deteriorated caulk
- Water staining or debris accumulation in unsealed joints
- Mold or mildew growth near caulk lines

Potential contributing factors include:

- Age-related wear and shrinkage
- Poor initial application or use of improper materials
- Frequent exposure to moisture or cleaning agents
- Movement or settling of countertop or wall surfaces

The inspector recommends re-caulking by a qualified contractor or finish specialist using appropriate waterproof sealant. This will help maintain a clean appearance and protect surrounding materials from moisture damage.

**IMPLICATIONS:** Moisture damage, mold growth, deterioration of adjacent materials

**LOCATION:** Ensuite Bathroom

**TASK:** Service

**TIME:** Regular maintenance

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



35. Caulking missing or ineffective



36. Caulking missing or ineffective



37. Caulking missing or ineffective

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## INFRA-RED

### DESCRIPTION

#### GENERAL

- Infrared thermal imaging was used during this inspection to identify temperature anomalies that may indicate moisture intrusion, insulation gaps, or electrical issues.

This technology offers meaningful advantages when used as part of a broader building evaluation, but it also carries key limitations that should be understood by the client.

#### Benefits of Thermal Infrared Scanning

- Identification of Hidden Issues: Thermal scanning can detect problems not visible during a visual inspection, such as electrical faults, hidden moisture, and missing insulation.
- Energy Efficiency Improvements: Helps locate leaks, drafts, or insulation deficiencies that may be impacting the home's energy performance and utility costs.
- Preventive Value: Early detection allows clients to address minor issues before they escalate into major repairs.

#### Limitations of Thermal Infrared Scanning

- Temperature Differential Required: Effective imaging typically needs a 15°C or greater temperature difference between interior and exterior environments.
- Surface-Only Detection: Thermal imaging detects surface temperature differences — it cannot “see through” building materials.
- Environmental Interference: Results can be affected by sunlight, wind, rain, or indoor heating, which may obscure or exaggerate anomalies.
- Material Properties: Reflective surfaces (e.g. metal, glass) and layered systems may distort readings due to emissivity differences or infrared blockage.
- Obstructions: Furniture, insulation, and wall coverings may conceal temperature patterns or anomalies.
- Sunlight Impact: Surfaces warmed by the sun may produce false readings, especially during daytime inspections.
- Interpretation Limits: Accurate analysis requires proper training, experience, and correlation with visual and moisture meter inspections.

Infrared imaging is a valuable but non-invasive screening tool, not a guarantee of defect detection. It should be considered supplemental to visual observation and other testing methods.

The inspector makes no warranty, expressed or implied, regarding the completeness or accuracy of thermal imaging findings.

### LIMITATIONS

#### SCOPE

- [Thermal imaging is used as a screening tool to identify potential areas of moisture.](#)

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

---

## LIMITATIONS

- **Storage and/or furnishings limited inspection**

## RECOMMENDATIONS

---

### EXTERIOR WALLS\ANOMALY NOTED

- **No elevated moisture found with meter**

During the inspection, thermal anomalies were identified at the ceiling of the west foundation wall using a FLIR C5 infrared camera. Follow-up testing with a FLIR MR60 moisture meter did not reveal moisture levels above normal. The thermal pattern is consistent with air infiltration from the exterior wall. Further evaluation may be warranted to determine the source of the air infiltration and implement appropriate mitigation.

**LOCATION:** West Basement

**TASK:** Monitor

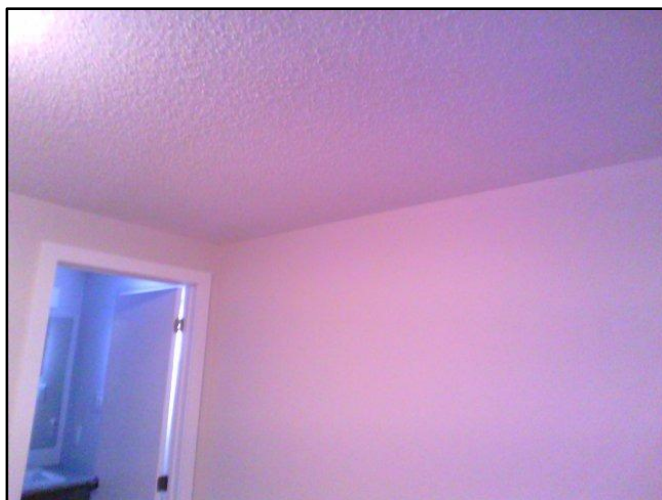
Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



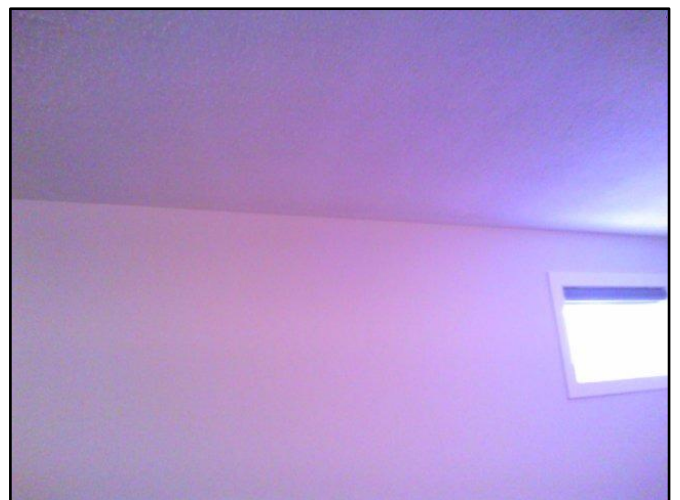
38. Title page photo



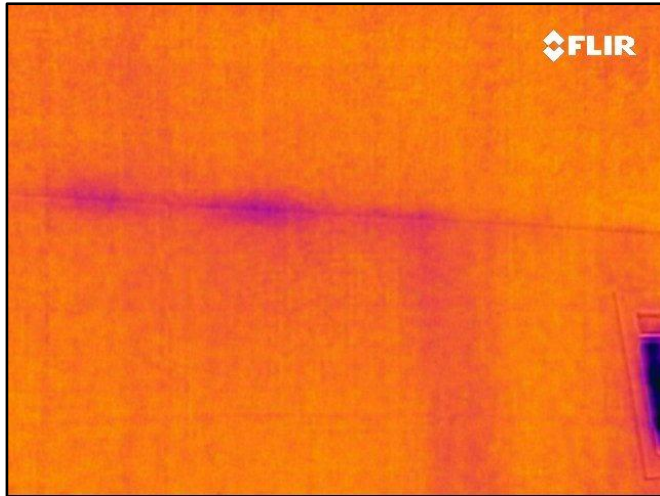
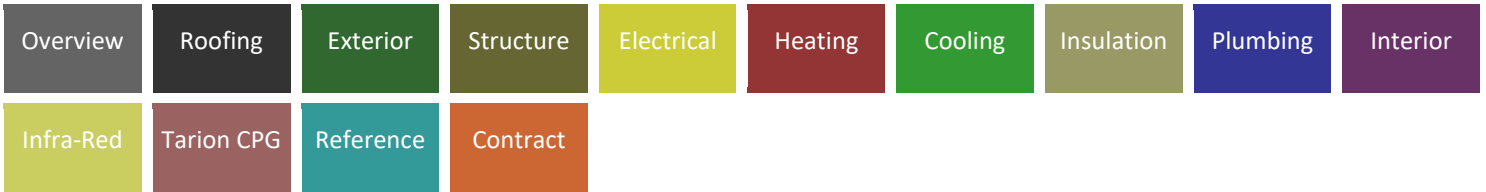
39. No elevated moisture found with meter



40. No elevated moisture found with meter



41. No elevated moisture found with meter



42. No elevated moisture found with meter



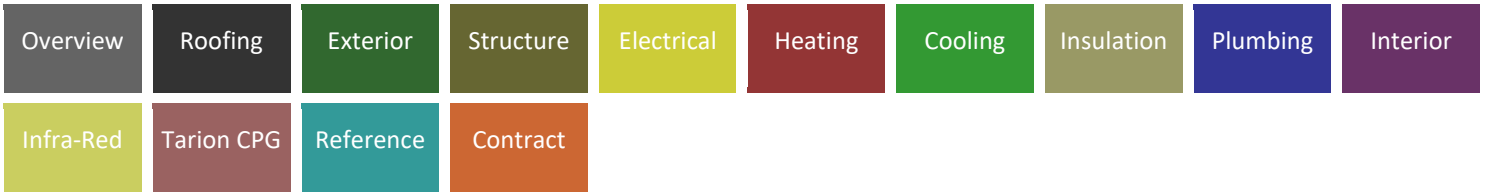
43. No elevated moisture found with meter

- **No elevated moisture found with meter**

During the inspection, thermal anomalies were identified in the exterior wall and ceiling of the east-facing powder room using a FLIR C5 infrared camera. The inspector was unable to access this area with the FLIR MR60 moisture meter; however, the thermal pattern is consistent with air infiltration from the exterior. Further evaluation is recommended, with mitigation performed if deemed necessary.

**LOCATION:** Powder Room

**TASK:** Monitor



44. No elevated moisture found with meter



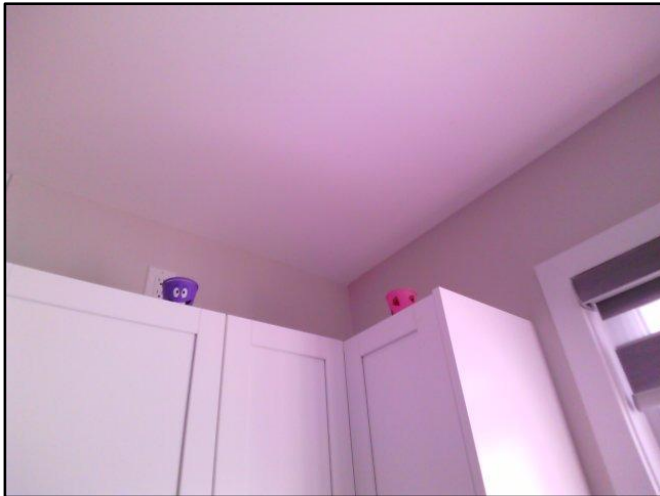
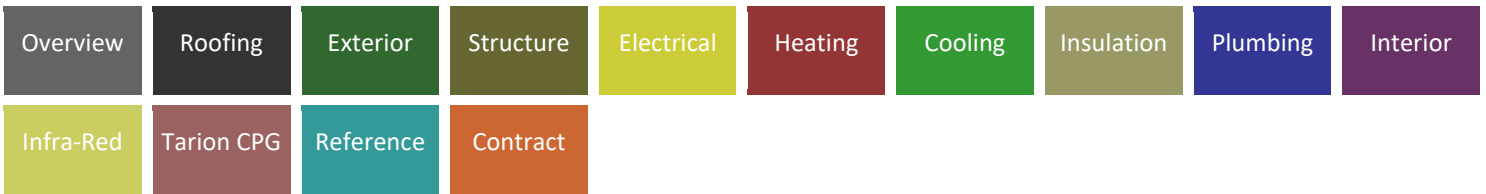
45. No elevated moisture found with meter

- **No elevated moisture found with meter**

During the inspection, thermal anomalies were identified in the ceiling at the southwest corner of the kitchen using a FLIR C5 infrared camera. Follow-up testing with a FLIR MR60 moisture meter did not reveal moisture levels above normal. The thermal pattern is consistent with air infiltration from the exterior. Further evaluation is recommended, with mitigation performed if necessary.

**LOCATION:** Kitchen

**TASK:** Monitor



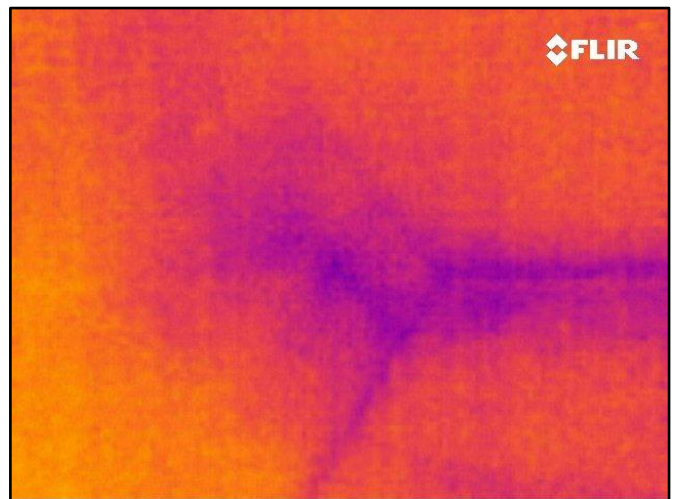
46. No elevated moisture found with meter



47. No elevated moisture found with meter



48. No elevated moisture found with meter



49. No elevated moisture found with meter

## FOUNDATION WALLS\ANOMALY NOTED

- **No elevated moisture found with meter**

During the inspection, thermal anomalies were noted in the floor near the foundation using a FLIR C5 infrared camera. Follow-up testing with a FLIR MR60 moisture meter did not identify moisture levels above normal. These findings are consistent with thermal bridging rather than active moisture intrusion. The area should be monitored over time for any signs of staining, efflorescence, or condensation.

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

**LOCATION:** East Basement Utility Room

**TASK:** Monitor

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



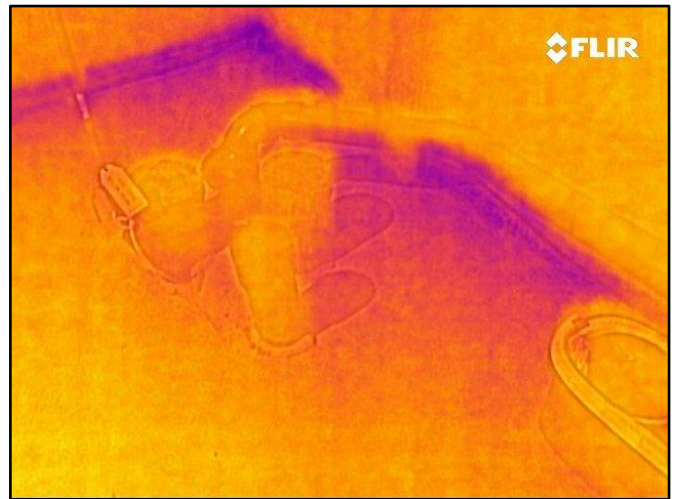
50. No elevated moisture found with meter



51. No elevated moisture found with meter

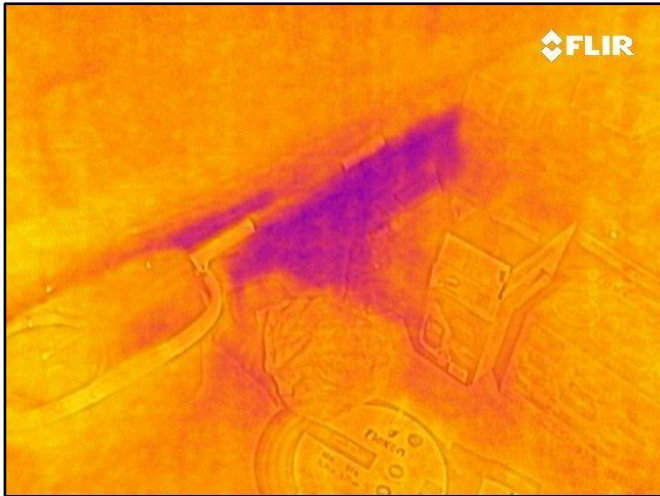


52. No elevated moisture found with meter



53. No elevated moisture found with meter

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



54. No elevated moisture found with meter



55. No elevated moisture found with meter

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## TARION CPG

### DESCRIPTION

#### BUILDER CONTACT INFORMATION

- **Caivan**  
The Ridge - Phase 3 Towns  
Lot 0074.03  
3713 Borrisokane Road  
Ottawa, ON K2J 4J4  
info@caivan.com  
613-518-1864

#### CASE TYPE

- **Year End**

#### DATE OF POSSESSION

- **January 31, 2025**

#### ENROLLMENT NUMBER

- **H3658712**

#### REPRESENTATIVE NAME

- **Monty Davis**

### LIMITATIONS

#### ROOF INSPECTION METHOD

- **Snow or ice concealed roof**
- **With drone**

#### ATTIC INSPECTION METHOD

- **From access hatch**

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## LIMITATIONS

- Car and/or storage restricted garage inspection
- Grading not visible due to snow
- Inspection restricted due to the present of furnishings and storage
- Mild temperature prevented operation of the air conditioner
- The inspector was asked to perform an inspection on a new build. The inspection was conducted in accordance with the InterNACHI Standards of Practice, with relevant items referenced against the Construction Performance Guidelines (CPG) published by Tarion. This inspection is not a technical audit, code compliance inspection, or warranty determination. Any reference to the CPG is for informational and comparative purposes only. This report does not guarantee that Tarion or the builder will accept, repair, or cover any item.

Measurements referenced in the CPG are included to document the applicable standard, not to imply that the inspector has performed a full CPG-compliant measurement. The inspector performs visual assessments only, and will take measurements only when they can be safely and reasonably obtained using standard inspection tools during a non-invasive home inspection. Many CPG measurement criteria require specialized equipment, multiple personnel, elevated access, or procedures outside the scope of a home inspection. In such cases, measurements are not performed, and the condition is evaluated visually.

Clients should submit any concerns directly to Tarion or the builder for formal review under the warranty process.

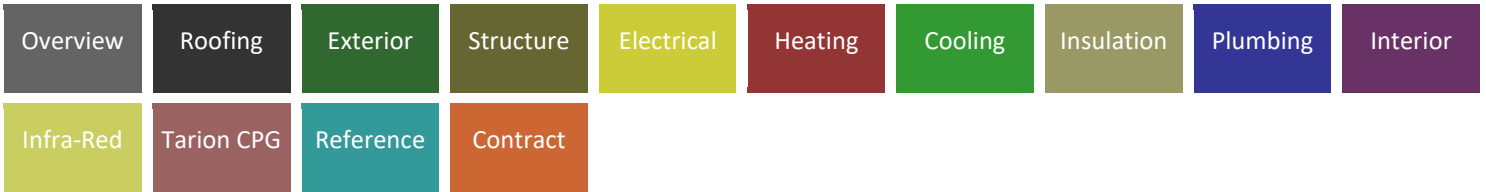
The inspector does not interact with Tarion or the builder on the client's behalf.

## RECOMMENDATIONS

### TARION\1.0 FOUNDATION / BASEMENT

- **1.4 Concrete basement floor is cracked.**
  - Condition: A crack is present in the concrete basement floor slab.
  - Measurement Method: Measure the width of the crack using a wire feeler gauge or an appropriately sized Allen key inserted into the crack.
  - Acceptable Standard: Cracks resulting from normal shrinkage are acceptable; cracks in excess of 4 mm in width are not acceptable.
  - Observed Measurement:    2.5mm
  - Required Action: According to the CPG, this condition must be corrected if it exceeds the acceptable standard.
  - Remarks: Concrete floor slabs are generally not structural and commonly develop shrinkage cracks during curing. Crack width, rather than the mere presence of a crack, is the critical factor. Where vertical or lateral movement is evident, further investigation may be required. Repaired areas may differ in colour or texture from the surrounding concrete.

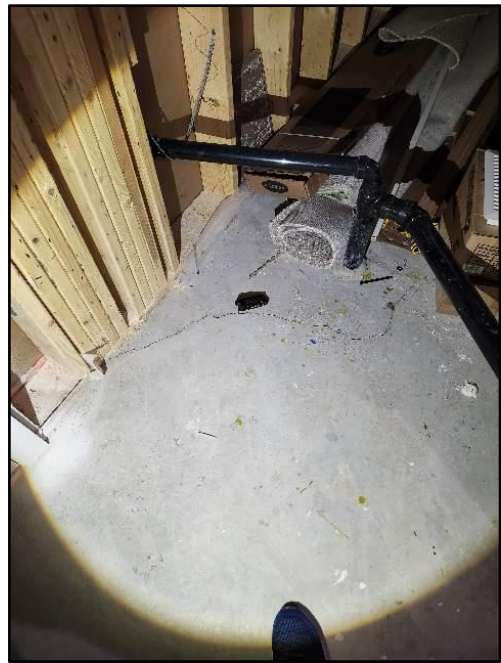
**LOCATION:** Utility Room



**TASK:** Submit to Tarion for review



56. 1.4 Concrete basement floor is cracked.



57. 1.4 Concrete basement floor is cracked.

- **1.8 Parging (not brush coating) is falling off above grade.**
  - Condition: Parging is separating or falling off the above-grade portion of the foundation.
  - Acceptable Standard: Hairline cracks are normal; parging separating from the block base is not acceptable.
  - Required Action: Parging not meeting the acceptable condition shall be repaired.
  - Remarks: Parging is required only on block walls below grade. Brush coating on poured walls is cosmetic and covered separately. Colour/texture variation in repairs is normal.

**LOCATION:** West Exterior Wall

**TASK:** Submit to Tarion for review

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



58. 1.8 Parging (not brush coating) is falli



59. 1.8 Parging (not brush coating) is falli

- **1.10 Cast-in-place concrete foundation wall is cracked.**

- Condition: A crack is visible in the cast-in-place concrete foundation wall.
- Measurement Method: Measure the width of the crack using a wire feeler gauge or feeler tool inserted into the crack at its widest point.
- Acceptable Standard: Cracks resulting from normal shrinkage are acceptable; cracks in excess of 6 mm in width are not acceptable.
- Observed Measurement:   1.5mm
- Required Action: According to the CPG, this condition must be corrected if it exceeds the acceptable standard.
- Remarks: Cast-in-place concrete walls commonly develop shrinkage cracks during curing. Small cracks are often cosmetic; however, wider cracks, or cracks associated with vertical or lateral movement, may indicate more significant concerns and warrant further investigation. Repaired areas may differ in colour or texture from the surrounding concrete.

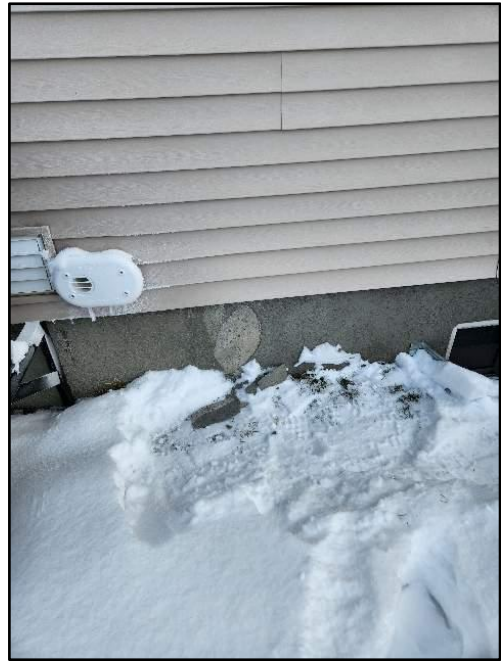
**LOCATION:** West Exterior Wall Basement

**TASK:** Submit to Tarion for review

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



60. 1.10 Cast-in-place concrete foundation w



61. 1.10 Cast-in-place concrete foundation w



62. 1.10 Cast-in-place concrete foundation w

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

---

## TARION\5.0 ROOFS

- **5.0 Missing, Incomplete or Damaged Items.**

During the inspection, the attic was viewed from the access hatch. Significant frost was observed on the roof sheathing and trusses, along with frost and moisture-related damage to the soffit baffles. The upper layer of insulation also appeared wet. The inspector strongly recommends further evaluation of the attic by a qualified specialist to determine the source of the moisture contributing to frost formation.

Frost accumulation in attic spaces typically occurs when warm, humid air from the living areas enters the attic and condenses on cold surfaces. Potential causes include:

- Air leakage around the attic hatch or other ceiling penetrations
- Exhaust ducts (bathroom, kitchen, or dryer) venting into the attic or becoming buried in insulation
- Inadequate or obstructed attic ventilation
- Gaps around plumbing stacks, electrical penetrations, or recessed lighting
- High indoor humidity levels within the home

A specialist should assess the attic to identify the source of air and moisture infiltration and recommend appropriate corrective measures.

**LOCATION:** Attic

**TASK:** Further evaluation

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



63. 5.0 Missing, Incomplete or Damaged Items



64. 5.0 Missing, Incomplete or Damaged Items



65. 5.0 Missing, Incomplete or Damaged Items



66. 5.0 Missing, Incomplete or Damaged Items

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



67. 5.0 Missing, Incomplete or Damaged Items



68. 5.0 Missing, Incomplete or Damaged Items

## TARION\7.0 ELECTRICAL

- **7.1 Fuses blow or circuit breakers trip.**
  - Condition: Fuses blow or circuit breakers trip during normal operation.
  - Acceptable Standard: Electrical circuits shall be installed in accordance with the Ontario Electrical Safety Code.
  - Required Action: Electrical circuits not meeting the acceptable performance shall be repaired.
  - Remarks: Frequent tripping may indicate faulty appliances or overloaded circuits. Circuit breakers protect wiring from overheating.

NOTE Beaker for the vacuum.

**LOCATION:** Garage

**TASK:** Further evaluation Submit to Tarion for review

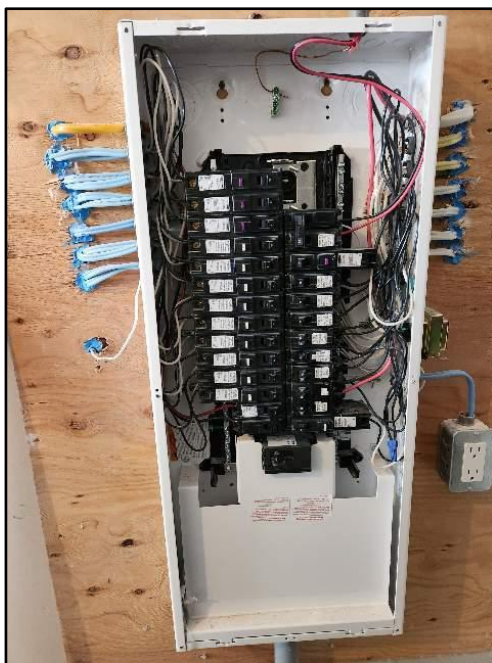
Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



69. 7.1 Fuses blow or circuit breakers trip.



70. 7.1 Fuses blow or circuit breakers trip.



71. 7.1 Fuses blow or circuit breakers trip.



72. 7.1 Fuses blow or circuit breakers trip.

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

---

## TARION\8.0 INTERIOR CLIMATE CONTROL

- **8.2 Air infiltration through windows and doors.**

- Condition: Air infiltration is felt around windows or doors.
- Acceptable Standard: Windows and doors shall meet the weather-tightness rating required by the Building Code.
- Required Action: Adjust weatherstripping and/or hardware to ensure proper sealing and reduce air leakage.
- Remarks: Minor infiltration may occur during high winds. Weatherstripping wears over time and requires homeowner maintenance.

**LOCATION:** Living Room

**TASK:** Submit to Tarion for review

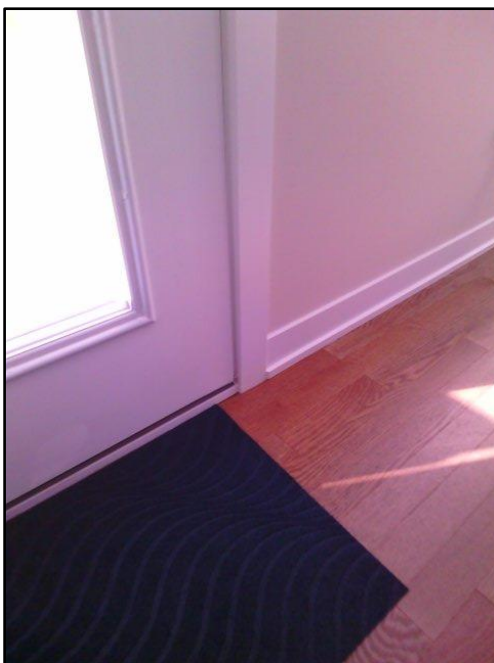
Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



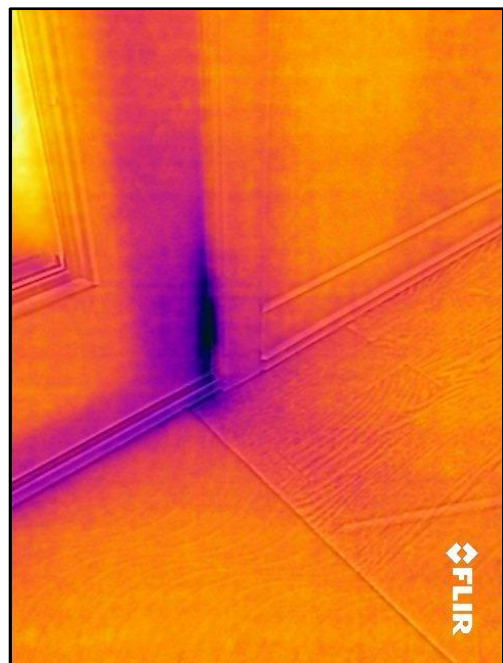
73. 8.2 Air infiltration through windows and



74. 8.2 Air infiltration through windows and...



75. 8.2 Air infiltration through windows and...

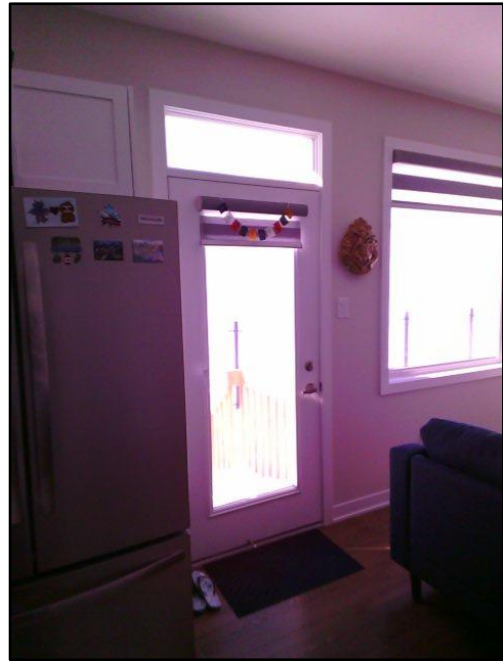


76. 8.2 Air infiltration through windows and...

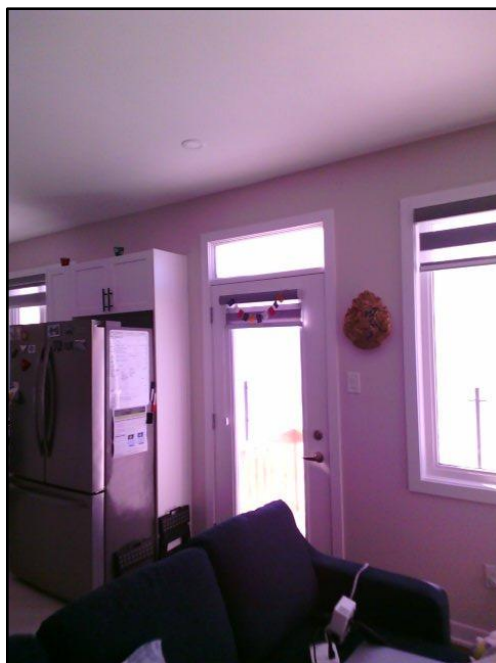
Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



77. 8.2 Air infiltration through windows and...



78. 8.2 Air infiltration through windows and...



79. 8.2 Air infiltration through windows and...

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

- **8.5 Condensation and/or frost on windows.**

- Condition: Condensation or frost forms on interior window surfaces.
- Acceptable Standard: Condensation on interior window surfaces is not covered under warranty.
- Required Action: No action is required by the builder.
- Remarks: Condensation forms when warm, moist air contacts cool glass. Proper humidity control and airflow help reduce condensation.

**LOCATION:** Throughout

**TASK:** Improve Monitor



80. 8.5 Condensation and/or frost on windows

---

## TARION\11.0 CABINETS AND COUNTERTOPS

- **11.3 Cabinet doors or drawer faces are warped.**

- Condition: Cabinet doors or drawer faces show visible warping.
- Acceptable Standard: Cabinet doors and drawer faces shall not permanently warp.
- Required Action: Components not meeting the acceptable condition shall be repaired.
- Remarks: Humidity changes can cause temporary movement in natural wood products.

**LOCATION:** Kitchen

**TASK:** Submit to Tarion for review

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



81. 11.3 Cabinet doors or drawer faces are w



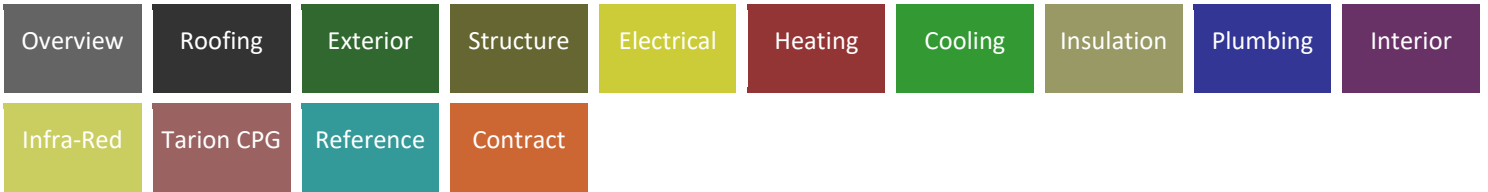
82. 11.3 Cabinet doors or drawer faces are w



83. 11.3 Cabinet doors or drawer faces are w



84. 11.3 Cabinet doors or drawer faces are w



85. 11.3 Cabinet doors or drawer faces are w

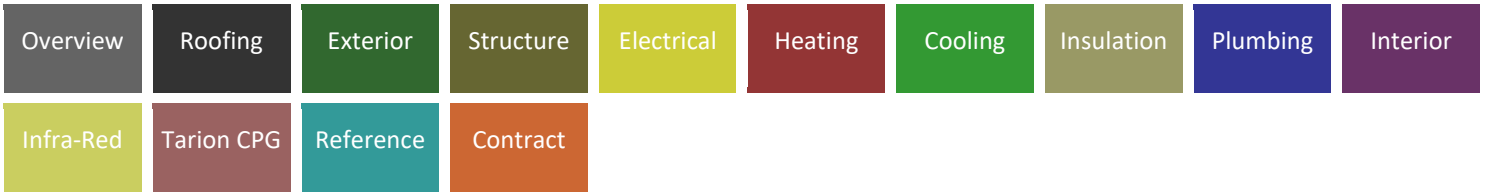
---

## TARION\12.0 FLOORING

- **12.5 Carpet is loose or stretching has occurred.**
  - Condition: Carpet is loose, rippled, or lifting at edges.
  - Acceptable Standard: Carpet shall be installed to prevent loosening and minimize stretching.
  - Required Action: Carpet not meeting the acceptable condition shall be repaired.
  - Remarks: Improper cleaning equipment can damage carpet.

**LOCATION:** Basement Staircase

**TASK:** Submit to Tarion for review



86. 12.5 Carpet is loose or stretching has o



87. 12.5 Carpet is loose or stretching has o

#### TARION\14.0 GARAGES AND EXTERIOR

- **14.5 Garage doors (Vehicular and man-doors) allow entrance of snow or water.**
  - Condition: Snow or water enters through garage doors.
  - Acceptable Standard: Garage doors are not required to be weatherstripped and may allow snow/water entry.
  - Required Action: No action is required.
  - Remarks: Garages are not required to be weathertight unless built as habitable space.

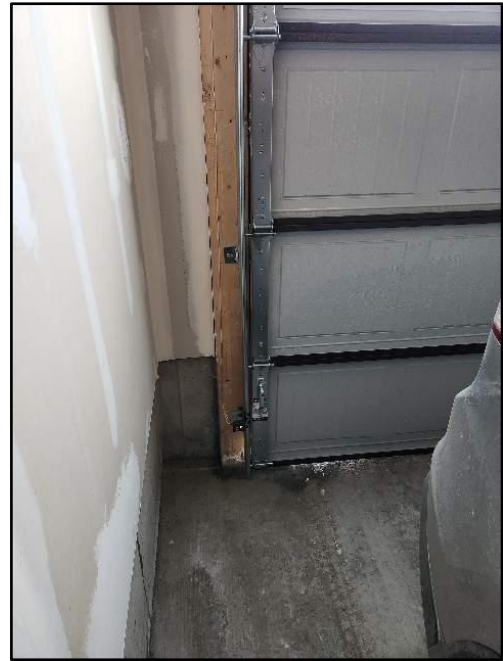
**LOCATION:** Garage

**TASK:** Submit to Tarion for review

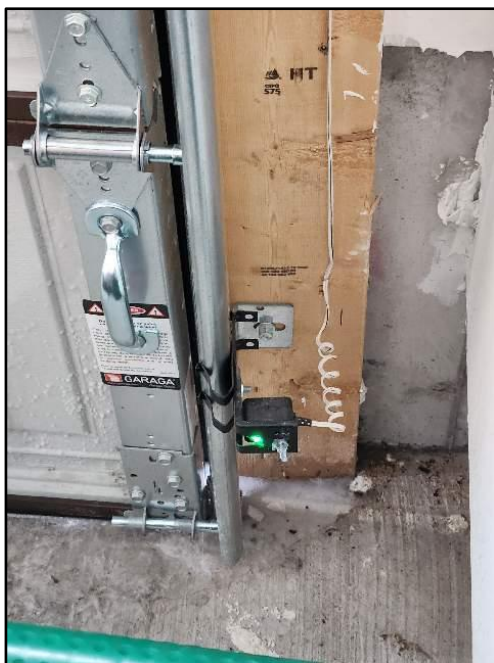
Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						



88. 14.5 Garage doors (Vehicular and man-door)



89. 14.5 Garage doors (Vehicular and man-door)



90. 14.5 Garage doors (Vehicular and man-door)



91. 14.5 Garage doors (Vehicular and man-door)

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

---

## ONTARIO BUILDING CODE\SCOPE

- During this inspection, some conditions were found that appear to contravene relevant construction codes. These conditions are noted in this report as a courtesy, however this report should not be considered a Code inspection.

---

## ONTARIO BUILDING CODE\EXTERIOR \ DOORS & WINDOWS

- Garage man-door auto-closer not functioning properly [OBC 9.10.13.15(1)]
- Garage man-door auto-closer not functioning properly [OBC 9.10.13.15(1)]

**LOCATION:** Foyer

**TASK:** Submit to Tarion for review



92. Garage man-door auto-closer not function

Overview	Roofing	Exterior	Structure	Electrical	Heating	Cooling	Insulation	Plumbing	Interior
Infra-Red	Tarion CPG	Reference	Contract						

## REFERENCE LIBRARY

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to

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

links attached to specific items in the report. Click on any link to read about that system:

CONTRACT

=====

AVELAR HOME INSPECTION INC. - INSPECTION AGREEMENT THIS CONTRACT LIMITS THE LIABILITY OF AVELAR HOME INSPECTION INC. PLEASE READ CAREFULLY BEFORE SIGNING

All inspections are recorded using GoPro cameras for training, education, documentation, and liability purposes. All video content is the exclusive property of Avelar Home Inspection Inc. and is not available for sale, distribution, or review except at the sole discretion of Avelar Home Inspection Inc.

\_\_\_\_\_

1. SCOPE OF INSPECTION

\_\_\_\_\_

Avelar Home Inspection Inc. ("INSPECTOR") agrees to perform a non-invasive, visual inspection of the readily accessible and safely accessible components of the property and to provide the Client ("CLIENT") with a written report identifying material defects observed and deemed significant by the INSPECTOR.

The inspection provides a general overview only. It is not technically exhaustive and does not identify every possible defect. Decisions regarding repairs or replacements remain solely with the CLIENT.

CLIENT acknowledges reviewing the InterNACHI Standards of Practice (SOP) at: <https://www.nachi.org/sop.htm>

\_\_\_\_\_

2. STANDARDS OF PRACTICE AND EXCLUSIONS

\_\_\_\_\_

Unless otherwise stated in writing, the inspection will be performed in accordance with the current InterNACHI SOP. CLIENT understands that the SOP contains limitations, exceptions, and exclusions, and that InterNACHI is not a party to this Agreement.

Unless specifically contracted in writing, the INSPECTOR will not:

Test for radon

Test for mold (suspect growth may be noted)

Test for asbestos, lead, formaldehyde, soil contamination, or other environmental hazards

Test for building code compliance

Perform engineering, architectural, plumbing, HVAC, electrical, or any service requiring a licensed trade

If the property includes log construction, CLIENT understands that internal log decay or similar concealed defects cannot be evaluated and are excluded.

\_\_\_\_\_

3. USE OF REPORT AND THIRD-PARTY LIMITATIONS

\_\_\_\_\_

The inspection report is prepared exclusively for the CLIENT. The CLIENT grants permission for the INSPECTOR to discuss findings with real estate agents, owners, or repair professionals as needed.

The report and all related materials are the intellectual property of Avelar Home Inspection Inc. Third parties who rely on the report do so entirely at their own risk and release the INSPECTOR from all liability.

The inspection and report are not a warranty or guarantee of future performance, condition, or suitability of the property.

---

4. LIMITATION OF LIABILITY

---

INSPECTOR'S total liability for any claims, damages, errors, omissions, or negligence arising out of this inspection or report is strictly limited to the amount of the inspection fee paid.

CLIENT waives all claims for consequential damages, special damages, exemplary damages, incidental damages, loss of use, diminished value, emotional distress, business interruption, or any damages exceeding the inspection fee.

These liquidated damages reflect the difficulty of determining actual damages and the allocation of risk between the parties.

---

5. NO ENGINEERING OR TRADE SERVICES

---

INSPECTOR does not perform engineering, architectural, plumbing, electrical, HVAC, or other trade services unless the INSPECTOR holds the appropriate license and a separate written agreement is executed.

---

6. CLAIMS AND RIGHT TO CURE

---

In the event of a claim, CLIENT must:

1. Provide written notice to INSPECTOR within 14 days of discovering the issue.
2. Provide access to the property for re-inspection.

CLIENT agrees not to perform or authorize repairs before the INSPECTOR has had an opportunity to inspect the condition in question. Failure to comply releases INSPECTOR from all liability.

---

7. JURISDICTION AND LEGAL ACTION

---

Any litigation arising from this Agreement must be filed exclusively in the jurisdiction where Avelar Home Inspection Inc. maintains its principal place of business.

If CLIENT does not prevail in any claim, CLIENT agrees to pay all legal fees, costs, and expenses incurred by INSPECTOR.

CLIENT waives the right to a jury trial.

---

8. GENERAL TERMS

---

If any provision is found invalid, the remaining provisions remain enforceable.

This Agreement constitutes the entire agreement between the parties. No verbal statements or promises are binding unless in writing and signed by both parties.

CLIENT has one year from the date of inspection to bring any action against INSPECTOR.

---

9. PAYMENT

---

Payment is due upon completion of the on-site inspection unless otherwise agreed in writing.

If CLIENT is a corporation, LLC, or similar entity, the individual signing personally guarantees payment.

---

10. RE-INSPECTIONS

---

If CLIENT requests a re-inspection, the re-inspection fee will be equal to the original inspection fee minus a 10 percent discount. All re-inspections are subject to all terms and conditions of this Agreement.

---

11. NON-TRANSFERABILITY

---

This Agreement is not transferable or assignable to future buyers, owners, or third parties.

---

12. INTERPRETATION

---

No presumption shall be applied against either party as the drafter of this Agreement.

---

13. THERMAL IMAGING LIMITATIONS

---

If thermal imaging is included, CLIENT understands:

Liability for thermal imaging is limited to the additional fee paid for that service.

Thermal imaging is non-invasive and limited to the capabilities of the equipment used.

Thermal imaging does not detect environmental hazards, mold, radon, asbestos, lead, or toxic substances.

Infrared cameras are not moisture meters and only identify areas warranting further investigation.

CLIENT waives all claims for consequential or incidental damages related to thermal imaging.

---

14. ENVIRONMENTAL HAZARDS

---

INSPECTOR does not inspect for harmful, dangerous, or toxic substances including, but not limited to: mold, bio-aerosols, radon, asbestos, lead, electromagnetic radiation, contaminants, petrochemicals, or animal or insect secretions.

CLIENT is solely responsible for hiring qualified specialists if environmental testing is desired.

---

15. VIDEO RECORDING

---

All inspectors use GoPro cameras. All video is the private property of Avelar Home Inspection Inc. and is not available for purchase, distribution, or review.

---

16. APPLIANCE LIMITATIONS

---

Only the HVAC system and hot water tank are inspected. All other appliances are excluded.

---

17. CANCELLATION POLICY

---

Cancellations within 24 hours of the scheduled appointment are subject to a fee equal to 50 percent of the agreed-upon inspection price.

---

18. COMPREHENSIVE INDEMNIFICATION AND HOLD HARMLESS

---

The CLIENT agrees to fully indemnify, defend, and hold harmless Avelar Home Inspection Inc., its agents, employees, officers, directors, successors, and assigns from and against any and all claims, demands, actions, causes of action, losses, damages, liabilities, judgments, settlements, costs, and expenses (including attorney fees and costs of defense) arising out of, relating to, or resulting from:

The inspection, the inspection report, or any services provided under this Agreement.

The presence, discovery, or alleged presence of any hazardous, dangerous, or toxic substances or environmental conditions, including but not limited to mold, radon, asbestos, lead, formaldehyde, bio-aerosols, non-biological particulates, contaminants, petroleum products, petrochemicals, radioactive materials, electromagnetic radiation, or any other environmental hazard.

Any act, omission, error, or negligence of Avelar Home Inspection Inc. or its agents, employees, or contractors, whether in contract, tort, or otherwise.

Any third-party reliance on or use of the inspection report or any information provided by Avelar Home Inspection Inc.

Any failure by the CLIENT to comply with the terms of this Agreement, including the claims procedure and payment terms.

Any claims, damages, or liabilities arising from the CLIENT'S failure to engage qualified professionals for testing or remediation of environmental hazards or other conditions not covered by this inspection.

This indemnification obligation applies to all claims, whether direct or indirect, known or unknown, foreseen or unforeseen, and survives the termination or expiration of this Agreement.

=====

END OF AGREEMENT