



**FXC INSPECTIONS**

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## RESIDENTIAL REPORT

40022B RR50  
Clearwater County, AB T0M1H0

Dennis Roszell  
SEPTEMBER 13, 2022



Inspector

**Jesse Fox**

Red Seal Journeyman Carpenter, Licensed  
Home inspector #344341, Licensed Mold  
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Inspector

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Inspector

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# SUMMARY

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ITEMS INSPECTED



RECOMMENDATIONS

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- ⊖ 2.1.1 Roof - Coverings: Minor damage noted
  - ⊖ 2.1.2 Roof - Coverings: Missing covering on gable.
  - ⊖ 2.2.1 Roof - Flashings: No drip edge
  - ⊖ 2.3.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Missing
  - ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: There is exposed wood
  - ⊖ 3.2.1 Exterior - Exterior windows and Doors: Cracked/broken glass
  - ⊖ 4.1.1 Doors, Windows & Interior - Doors: Missing door
  - ⊖ 4.1.2 Doors, Windows & Interior - Doors: Damaged doors
  - ⊖ 4.1.3 Doors, Windows & Interior - Doors: Hardware missing
  - ⊖ 4.2.1 Doors, Windows & Interior - Windows: General wear and tear
  - ⊖ 4.2.2 Doors, Windows & Interior - Windows: There are damaged screen(s)
  - ⊖ 4.2.3 Doors, Windows & Interior - Windows: Covered window
  - ⊖ 4.5.1 Doors, Windows & Interior - Ceilings: sign of a past leak in the ceiling
  - ⊖
  - ⊖ 6.5.1 Heating - Furnace was in good working condition at the time of the inspection : Safety switch not present/not working
  - ⊖ 7.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Tie downs were not visible
  - ⊖ 7.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Vapor barrier needed
  - ⊖ 8.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Galvanized supply piping
  - ⊖ 8.6.1 Plumbing - Clothes Dryer: Needs cleaning behind washer and dryer
  - ⊖ 8.7.1 Plumbing - Kitchen plumbing : Kitchen faucet is loose
  - ⊖ 8.8.1 Plumbing - Main bath : Slow drain
  - ⊖ 9.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing/broken
  - ⊖ 9.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
  - ⊖ 12.4.1 Shop - Interior: Personal belongings

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Tenants

**Style**

Mobile Home

**Occupancy**

Occupied

**Type Of Building**

Detached

**Weather Conditions /****Temperature**

Dry, Hot, Overcast, Smoky

**Ground Cover**

Dry

**Limitations**

None

**About Your Inspection**

During this property inspection, there are things I will make recommendations on and things I will not. If I don't mention it, it doesn't mean that area was not inspected but that it appeared to be in satisfactory condition at the time of the inspection.

**About Your Presale Inspection**

This inspection is designed to point out the things a prospective buyer's inspector may note in their report, as well as advice on what may increase the value of your property. This inspection is not a guarantee or warranty of any kind.

## 2: ROOF

		IN	NI	NP	R
2.1	Coverings	X			X
2.2	Flashings	X			X
2.3	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

### Information

**Inspection Method**

Drone

**Roof Type/Style**

Gable

**Limitations**

None

**Coverings: Material**

Metal

**Coverings: Limitations**

What Is Visible From Using The Drone Is Satisfactory

**Flashings: Material**

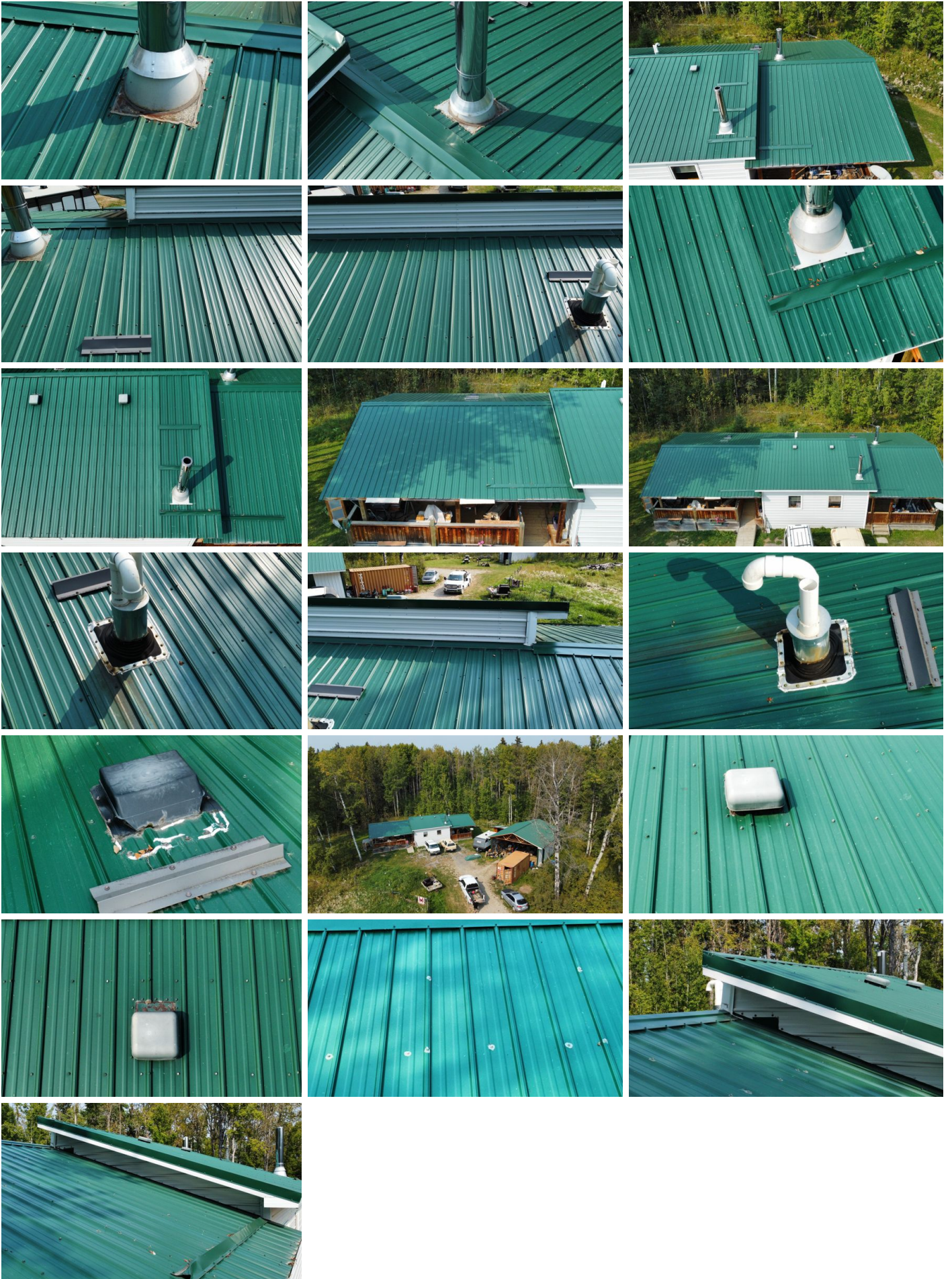
Wood, Aluminum

**Flashings: Recommend all exposed wood be painted as needed to prolong life expectancy**

This is only if there is exposed exterior wood.

**Coverings: Condition Of Roof**  
Minor Repairs Needed





**Coverings: Roof Cover Maintenance**

Recommend yearly maintenance checks of the roof covering, make sure there is no nail/screw pops. Apply caulking or tar to all exposed nails and penetrations. Inspect that all shingles are present and in place.

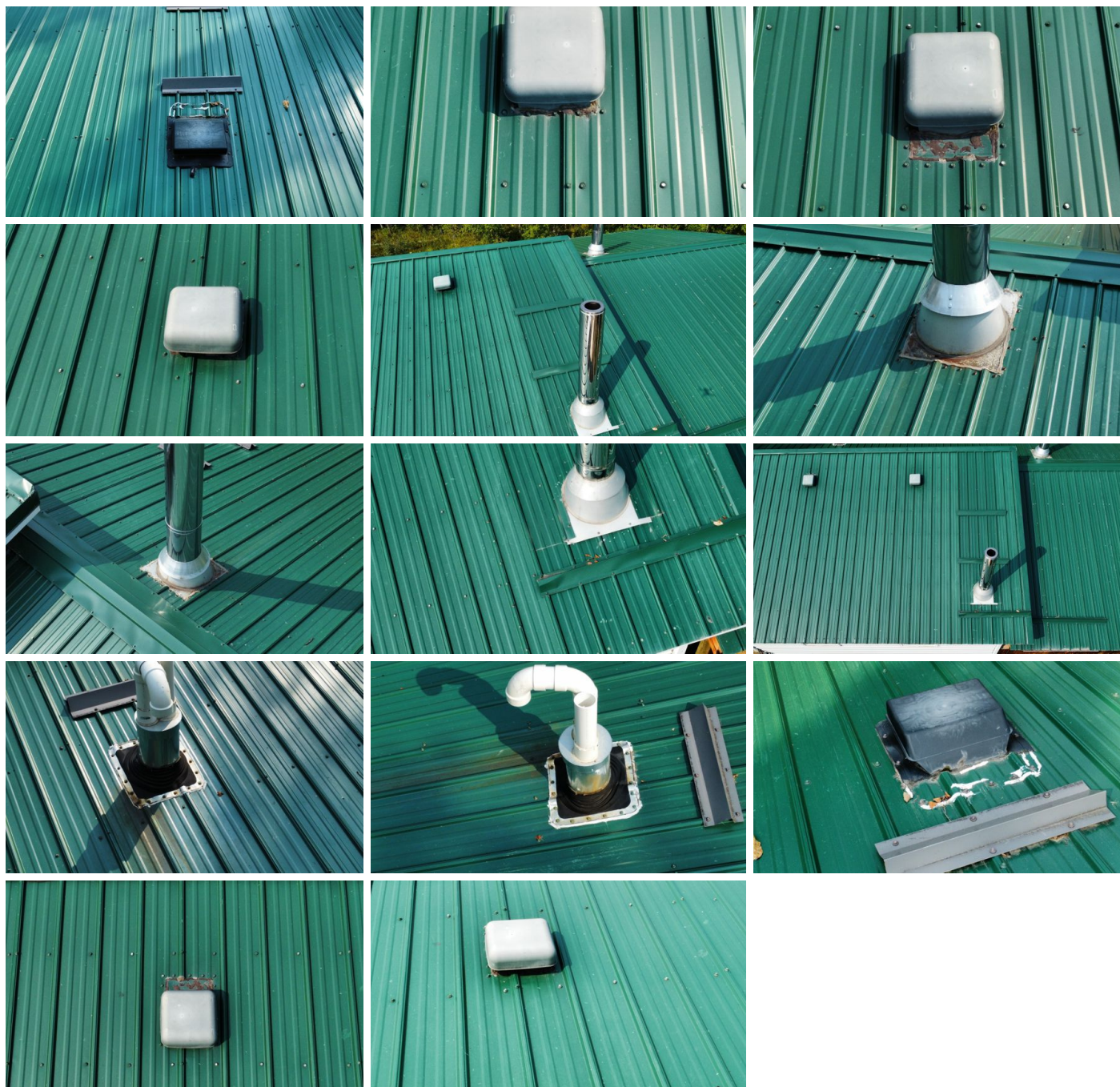
**Coverings: Roof structure and supports**

The new roof structure is supported with 6x6 posts which appear to be in the ground. The roof structure is also supported and affixed to the north side of the modular home which would need to be removed before the home could be moved or replaced.

Recommend cutting an access hatch on the gable end to better inspect the structure in the future.

**Skylights, Chimneys & Other Roof Penetrations: Roof penetrations**

Recommend yearly maintance checks of the roof penetrations, make sure there is calking or tar on all exposed nails.



**Recommendations**

2.1.1 Coverings

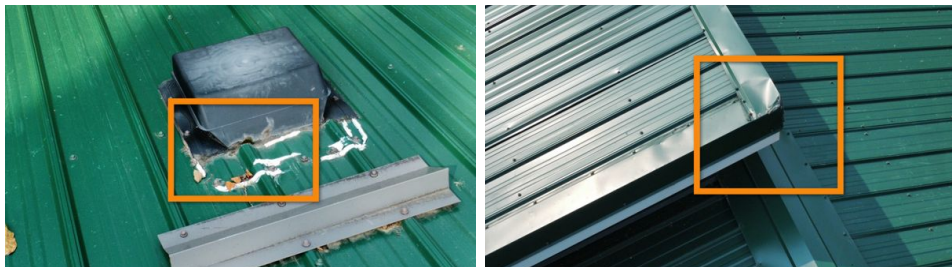
**MINOR DAMAGE NOTED**

Recommend these areas be repaired. One roof vent appears to be cracked, recommend caulking or replacing roof vent. Recommend recaulking roof vents/boots.

Minor dent on edge of flashing.

Recommendation

Contact a qualified professional.



2.1.2 Coverings

**MISSING COVERING ON GABLE.**

Recommend replacing siding/tin on the gable.

Recommendation

Contact a qualified professional.



2.2.1 Flashings

**NO DRIP EDGE**

Recommend this item be installed when it comes time to replace the roof.

Recommendation

Contact a qualified professional.



2.3.1 Skylights, Chimneys & Other Roof Penetrations

**CHIMNEY CAP MISSING**

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified roofing professional.



# 3: EXTERIOR

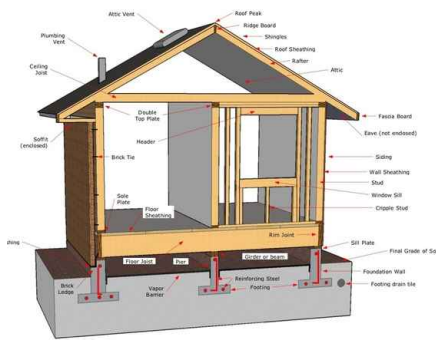
		IN	NI	NP	R
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior windows and Doors	X			X
3.3	Walkways, Patios & Driveways	X			
3.4	Decks, Balconies, Porches & Steps	X			
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			
3.7	Exterior penetration	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Information

### Inspection Method

Attic Access



### Decks, Balconies, Porches & Steps: Material

Wood

### Decks, Balconies, Porches & Steps: Limitations

Personal belongings, Framing was enclosed

### Eaves, Soffits & Fascia: Gutter Material

None

### Vegetation, Grading, Drainage & Retaining Walls: Limitations

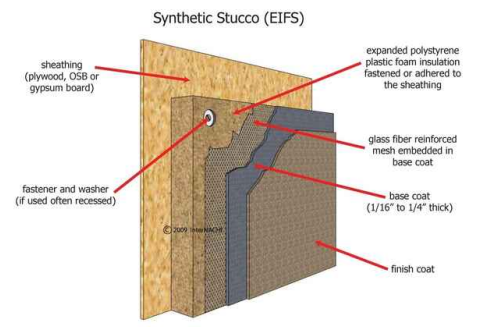
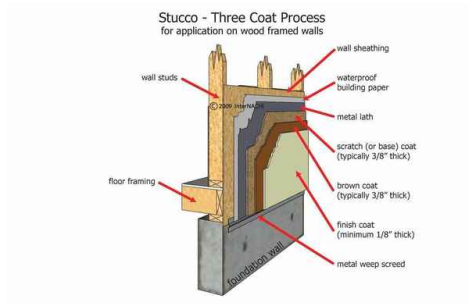
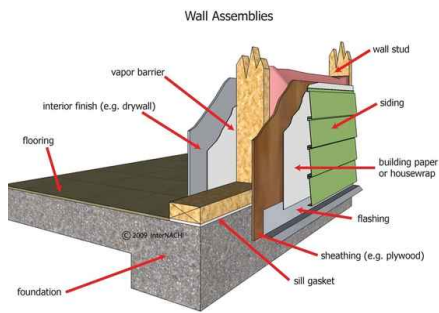
none

Recommend yearly maintenance and cleaning.

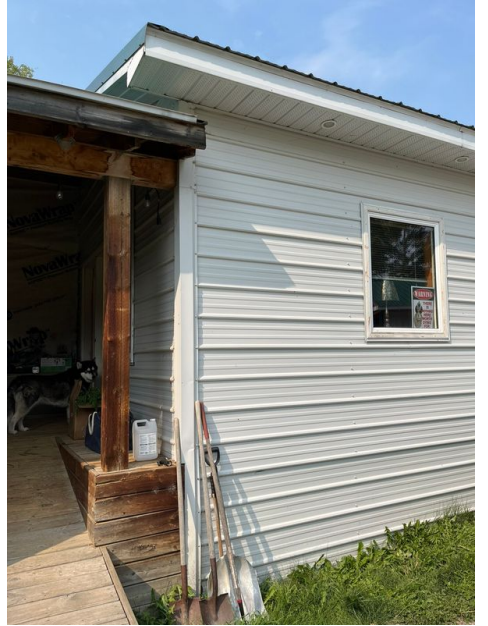
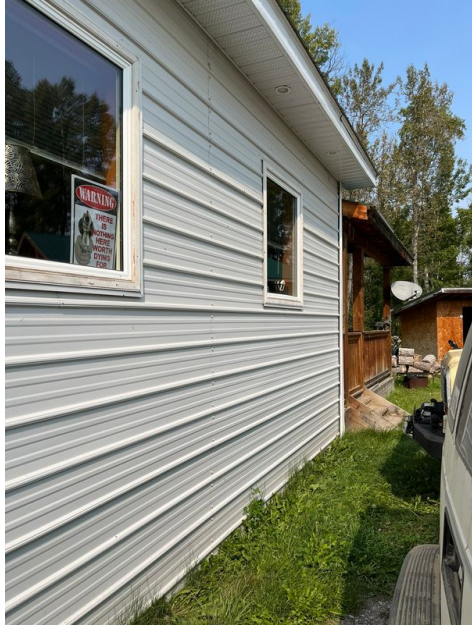
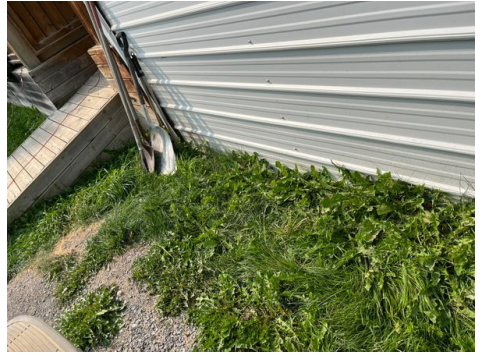
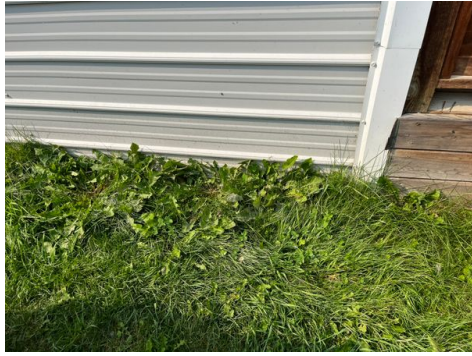
### Siding, Flashing & Trim: Siding Material

Aluminum

Recommend painting all exterior wood as needed when needed and sealing penetrations with proper caulking to prolong life expectancy.



### Siding, Flashing & Trim: Siding Style Verticle













### **Siding, Flashing & Trim: Constant monitoring of wood trim is recommend**

Wood materials used outside will need to be treated over time to prolong the life of the wood.

### **Exterior windows and Doors: Exterior windows and doors**

Single Pane

Exterior windows and doors should be constantly monitored and adjusted as needed.

Recommend replacing locks when you move in.

**Walkways, Patios & Driveways: Walkway/ Driveway Material**

Gravel

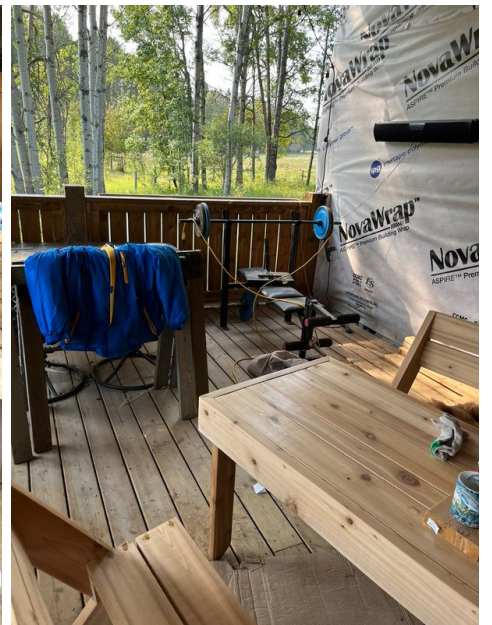
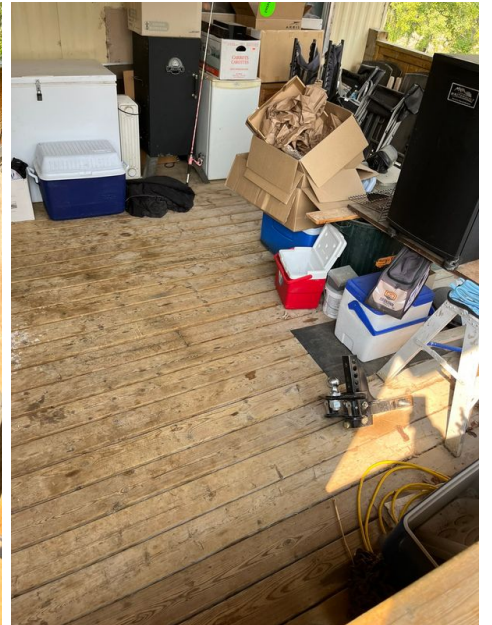
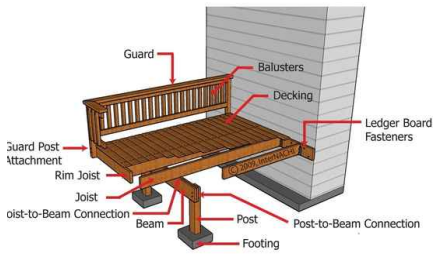
**Decks, Balconies, Porches & Steps: Front steps**

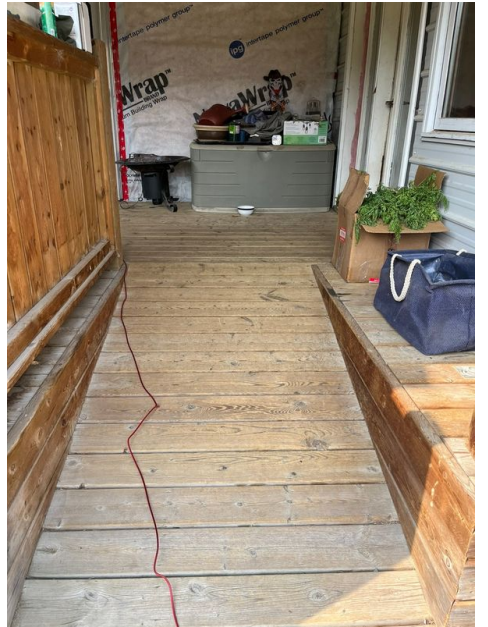
Covered Porch

Recommend sealing, closing off areas where pets, rodents, wildlife could intrude, create nest or habitat.

### Decks, Balconies, Porches & Steps: Condition

What is visible is satisfactory, Not Fully Visible, Recommend stain as needed





**Decks, Balconies, Porches & Steps: Deck structure / roof supports**

Deck structure and front roof support beams are 6x6 posts and appear to be in the ground. The deck structure is affixed to the home and the 6x6 posts support the new roof structure. The roof structure is also affixed to the north side of the home making the structure immobile unless this was removed.

**Vegetation, Grading, Drainage & Retaining Walls: Grading appears satisfactory at time of inspection**

Recommend constant monitoring of the grading around the home to keep water away from your foundation.

During the next heavy rain monitor the ground for low spots and regarded only if needed.

## Exterior penetration : Exterior Penetrations

Recommend monitoring of the exterior penetrations.

- Caulk as needed to prevent moisture and bug intrusion.
- Clean air intakes, repair any damaged vents
- Monitor and clean the dryer vent every couple months.



## Recommendations

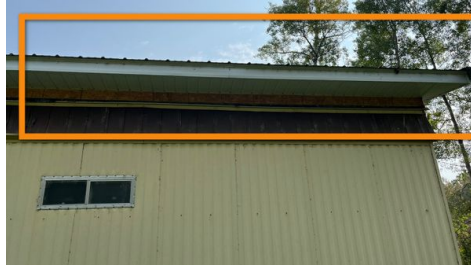
### 3.1.1 Siding, Flashing & Trim

#### **THERE IS EXPOSED WOOD**

Recommend all exposed wood be covered, sealed, or painted as needed to prolong life expectancy.

Recommendation

Contact a qualified professional.



3.2.1 Exterior windows and Doors  
**CRACKED/BROKEN GLASS**  
Recommendation  
Contact a qualified professional.



## 4: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
4.1	Doors	X			X
4.2	Windows	X			X
4.3	Floors	X			
4.4	Walls	X			
4.5	Ceilings	X			X
4.6	Steps, Stairways & Railings			X	
4.7	Baseboards and casing	X			

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### Information

#### Windows: Window Type

Casement, Single Pane, Sealed units, Sliders

#### Floors: Floor Coverings

Laminate, Linoleum

#### Walls: There is minor wall

damage throughout the home.

#### Ceilings: Ceiling Material

Paneling, Drywall

**Ceilings: There is minor damage throughout the home.**

**Baseboards and casing: There are minor damages throughout**

#### Floors: Status of floors

General Damage



#### Walls: Wall Material

Paneling, Drywall

It was observed that there was minor wall damage throughout the home. This is not abnormal as the home is lived in. Recommend patching and painting as needed.

**Baseboards and casing: Baseboards throughout the home are not all completed.**

Recommend repair and install as needed.



## Recommendations

### 4.1.1 Doors

#### **MISSING DOOR**

Off hinges in the bedroom.

Recommendation

Recommended DIY Project



### 4.1.2 Doors

#### **DAMAGED DOORS**

It's was observed at the time of the inspection that one door had some previous water damage - door is now dry and just stained.

Recommendation

Contact a qualified professional.



#### 4.1.3 Doors

### **HARDWARE MISSING**

It was observed that one or more doors were missing hardware. Recommend replacing the hardware. Missing closing mechanism

Recommendation

Contact a qualified professional.



#### 4.2.1 Windows

### **GENERAL WEAR AND TEAR**

One or more windows appears to have general wear and tear, but are operational. Recommend a windows be cleaned, lubricate & adjust as necessary.

Recommend repair.

## Recommendation

Contact a qualified window repair/installation contractor.

## 4.2.2 Windows

**THERE ARE DAMAGED SCREEN(S)**

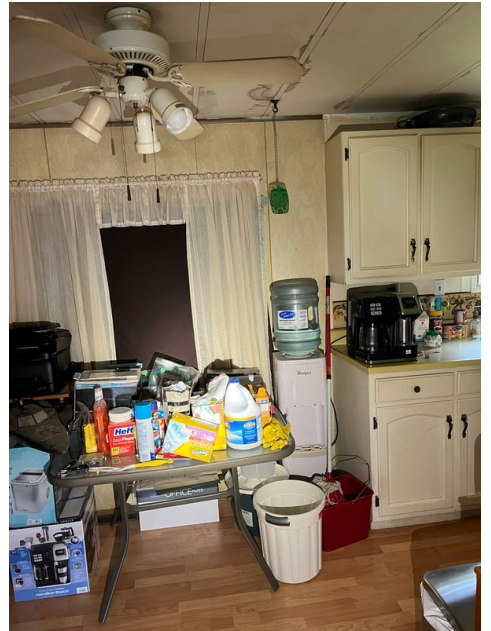
## 4.2.3 Windows

**COVERED WINDOW**

Recommend all windows be accessible. Some windows were not assessable during the inspection due the personal belongings and being taped shut.

## Recommendation

Contact a qualified professional.



#### 4.5.1 Ceilings

##### **SIGN OF A PAST LEAK IN THE CEILING**

Stains and damage on the ceiling appear to be the result of a past or present leak.

There does not appear to be an active leak at the time of inspection.

Recommend asking homeowner if they know what the cause was and if it was properly repaired.

#### Recommendation

Contact a qualified professional.



## 5: BUILT-IN APPLIANCES

		IN	NI	NP	R
5.1	Dishwasher			X	
5.2	Refrigerator	X			
5.3	Range/Oven/Cooktop	X			
5.4	Garbage Disposal			X	
5.5	Countertops & Cabinets	X			
5.6	Built-in Microwave			X	

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### Information

**Refrigerator: Brand**

Samsung

**Refrigerator: Water/ice**

not present

**Range/Oven/Cooktop:**

**Range/Oven Energy Source**

Electric

**Range/Oven/Cooktop:**

**Range/Oven Brand**

Frigidaire

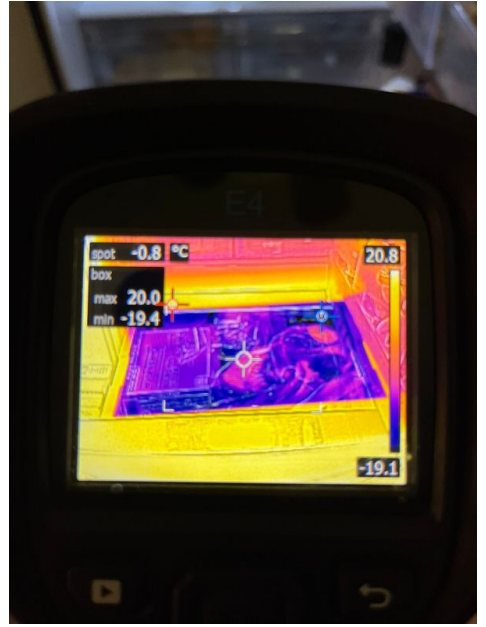
**Range/Oven/Cooktop: Exhaust**

**Hood Type**

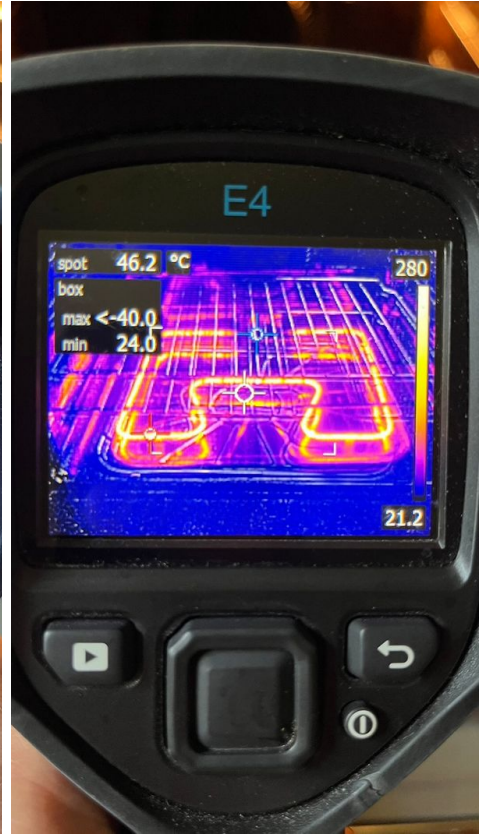
Vented



**Refrigerator: Item is working at the time of the inspection**

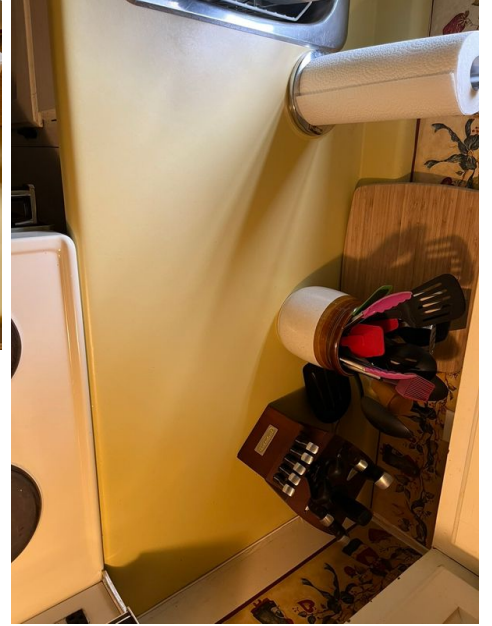


Range/Oven/Cooktop: Item is working at the time of the inspection



### Countertops & Cabinets: Countertop Material

Laminate



**Countertops & Cabinets: Cabinetry**

Wood



# 6: HEATING

		IN	NI	NP	R
6.1	Normal Operating Controls	X			
6.2	Equipment	X			
6.3	Distribution Systems	X			
6.4	Vents, Flues & Chimneys	X			
6.5	Furnace was in good working condition at the time of the inspection	X			X
6.6	Presence of Installed Heat Source in Each Room	X			
6.7	Infloor Radiant Heat			X	
6.8	Humidifier			X	
6.9	Gas/LP Firelogs & Fireplaces	X			
6.10	Air exchange			X	
6.11	Infloor electric heat			X	

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## Information

### Furnace power switch

Turn off only for servicing and replacing the filter.



### Normal Operating Controls: Thermostat



### Equipment: Energy Source Electric

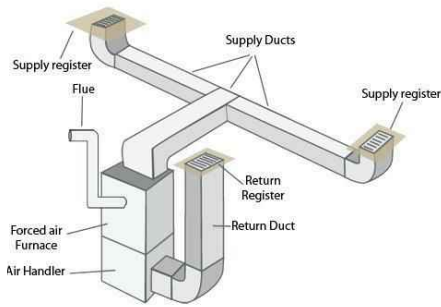
### Equipment: Heat Type

Forced Air

**Distribution Systems: Ductwork**

Not visible due to fully finished suited unit.

**Forced - Air HVAC System**



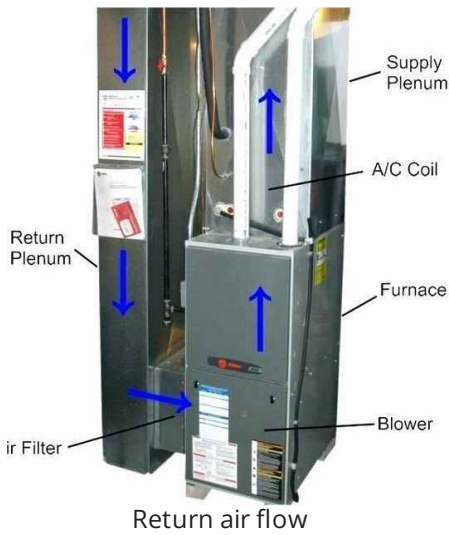
**Vents, Flues & Chimneys: What is**

**visible on the inside is satisfactory at time of the inspection**

**Furnace filter**

Recommend replacing 1 inch filters every 2 to 3 months of use.

Recommend replacing 4 inch or 5 inch filters every 5 to 6 months of use.



**Equipment: Brand**  
Intertherm



**Equipment: Furnace Maintenance**

Recommend service and cleaning of the heating system and vents every 1-3 years depending on cleanliness and animals living in the home.

If this is something you need once you move in, we can provide furnace and duct cleaning at a reduced rate.

Because of your home inspection you will receive a 10% discount .

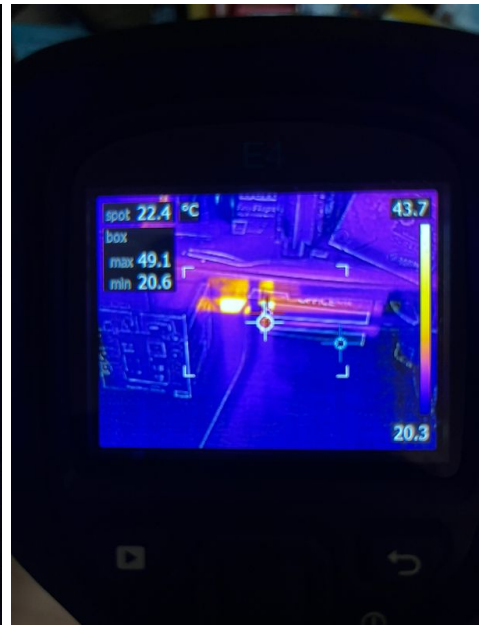
[www.ozonefx.com](http://www.ozonefx.com)

**Furnace was in good working condition at the time of the inspection : Condition**

Working at time of inspection



**Presence of Installed Heat Source in Each Room: Visible vents appear to be working correctly at time of inspection**





**Gas/LP Firelogs & Fireplaces: Fireplace fan is working at time of inspection**  
Not inspected



## Recommendations

6.5.1 Furnace was in good working condition at the time of the inspection

### **SAFETY SWITCH NOT PRESENT/NOT WORKING**

When I removed the door of the furnace it did not shut off and no safety switch present or functioning. This model may not have a safety switch as it is a full door unit and not a split door.

Recommendation

Contact a qualified professional.

# 7: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
7.1	Foundation	X			X
7.2	Basements & Crawlspace	X			X
7.3	Floor Structure	X			
7.4	Vapor Retarders (Crawlspace or Basement)	X			
7.5	Wall Structure	X			
7.6	Ceiling Structure	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Information

### Limitations

Mobile home, Crawlspace

### Floor Structure: Sub-floor

Not Visible

### Basements & Crawlspace:

#### Basement/crawlspace

Areas need attention

### Floor Structure: Material

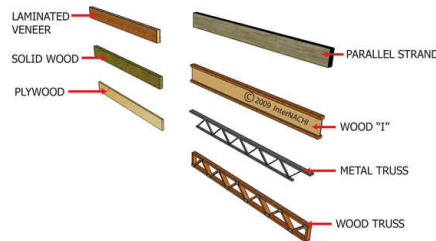
Not visible

### Floor Structure:

#### Basement/Crawlspace Floor

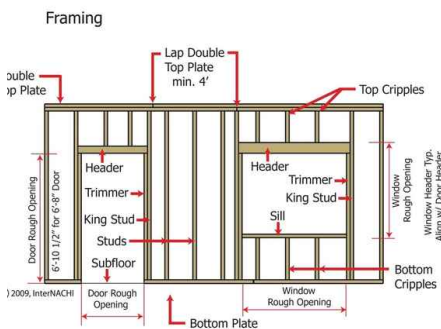
Dirt

BEAM/FLOOR TRUSS TYPES



## Inspection Method

### Crawlspace Access



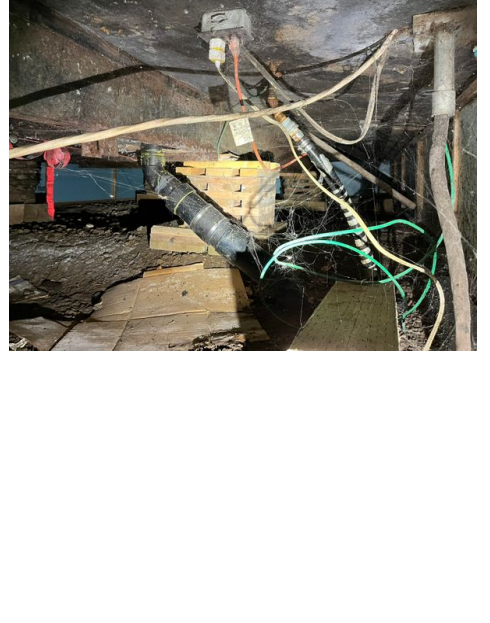
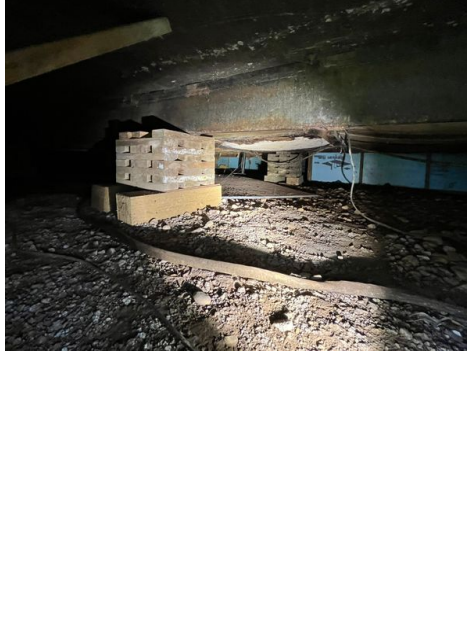
**Foundation: Material**

Wood blocking, Wood piles, Metal posts

Overtime concrete will crack in areas. This is not abnormal when concrete ages.

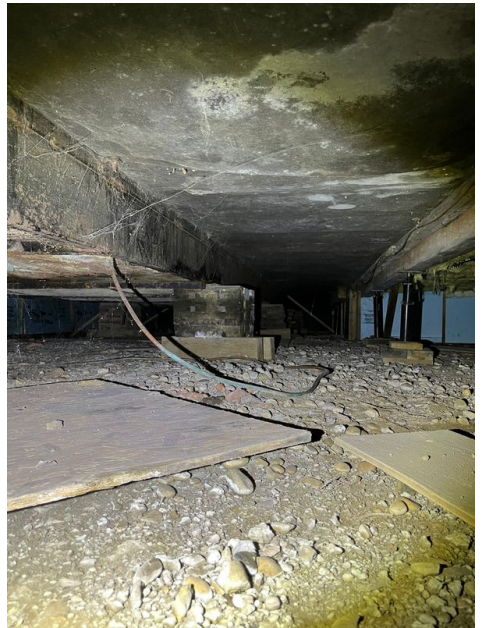
Recommend yearly checks of the exterior foundation for signs of cracks.





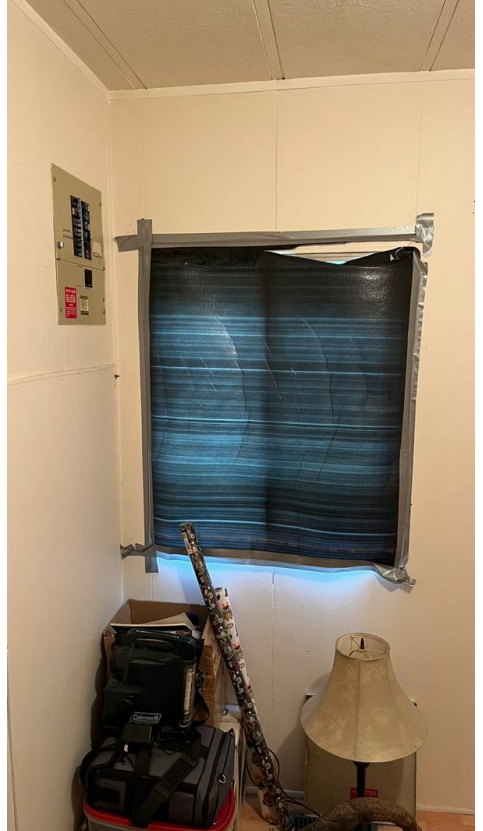
### Vapor Retarders (Crawlspace or Basement): Limitations

Modular home belly wrap

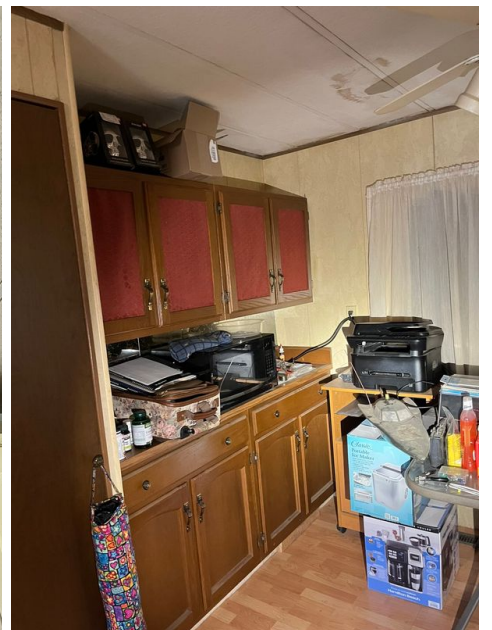


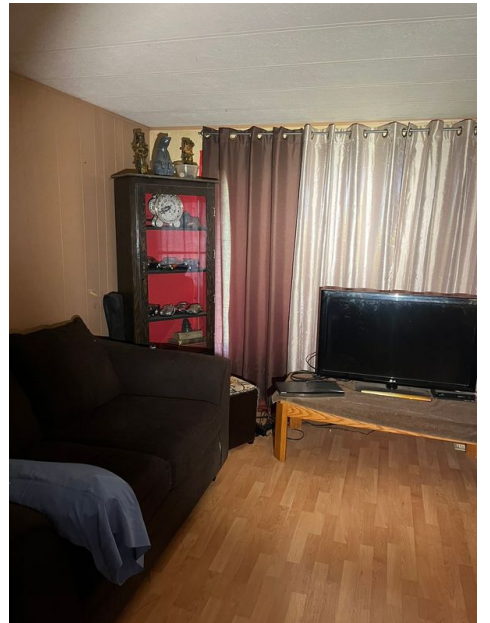
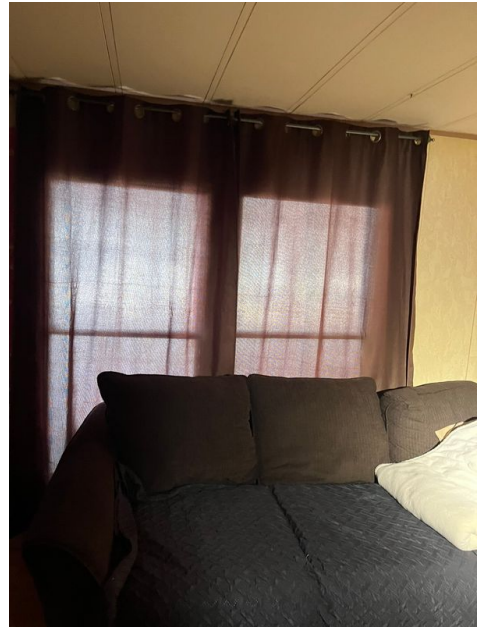
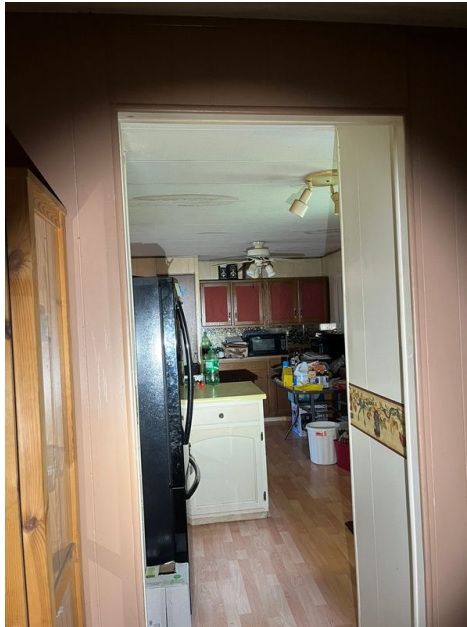
### Ceiling Structure: Ceiling structure

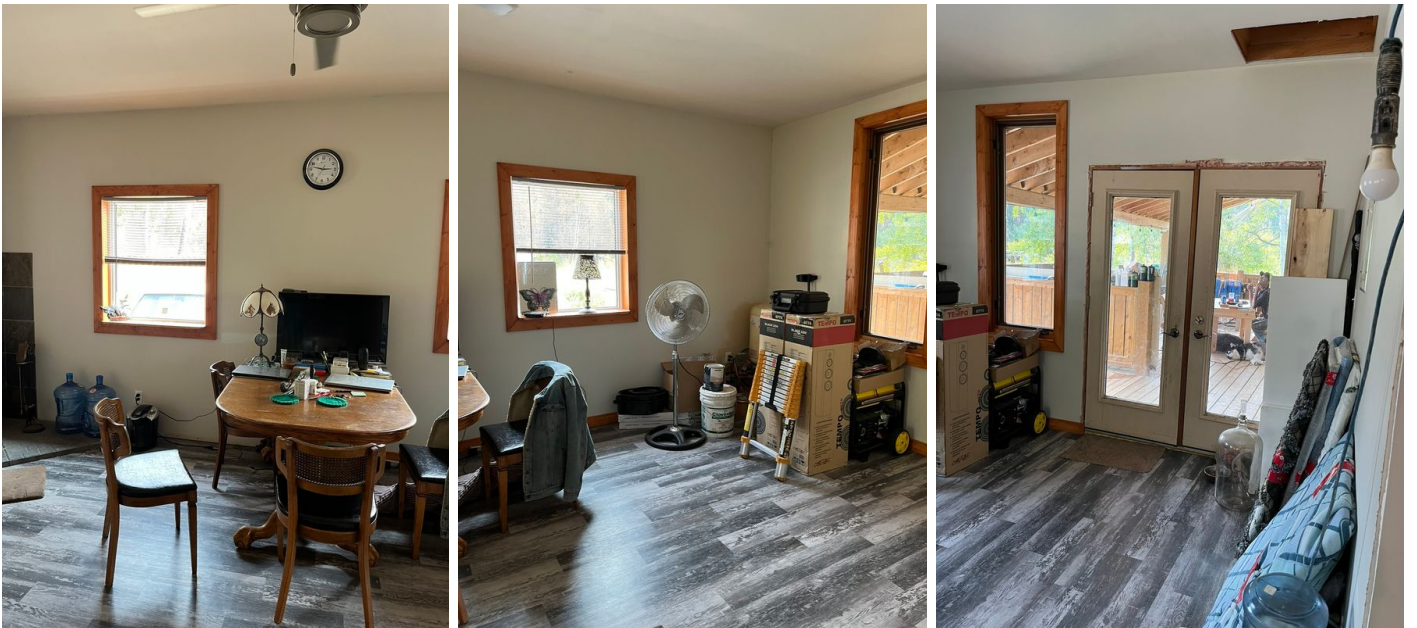
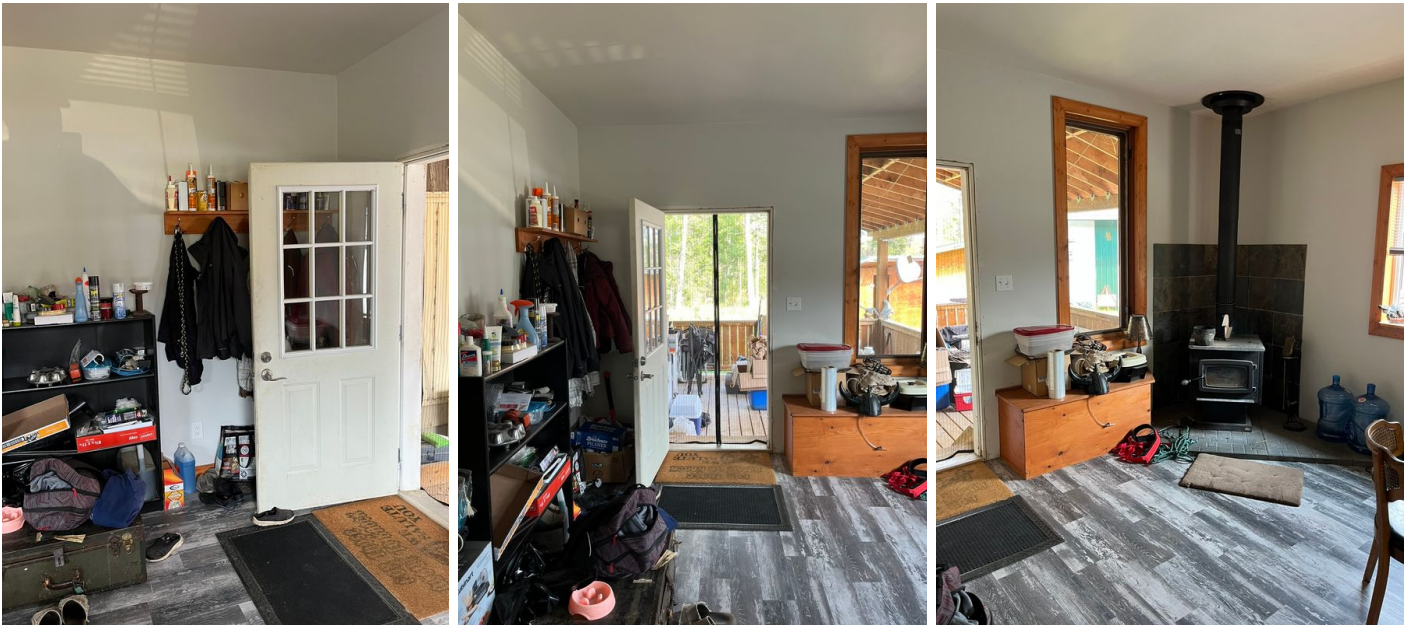
Ceiling structure was not visible but the appearance of the ceiling looked to be in satisfactory condition at the time of the inspection,











## Recommendations

## 7.1.1 Foundation

**TIE DOWNS WERE NOT VISABLE**

There was access to the crawlspace and could not see if the mobile had tie downs. Blocking and metal posts were present at the time of inspection.

Deck structure and front roof support beams are 6x6 posts and appear to be in the ground. The deck structure is affixed to the home and the 6x6 posts support the new roof structure. The roof structure is also affixed to the north side of the home making the structure immobile.

## Recommendation

Contact a qualified professional.





7.2.1 Basements & Crawlspace

**VAPOR BARRIER NEEDED**

Recommend installing Vapor barrier under the addition to prevent moisture ingress and rodent entry

Recommendation

Contact a qualified professional.



# 8: PLUMBING

		IN	NI	NP	R
8.1	Main Water Shut-off Device	X			
8.2	Drain, Waste, & Vent Systems	X			
8.3	Water Supply, Distribution Systems & Fixtures	X			X
8.4	Hot Water Systems, Controls, Flues & Vents	X			
8.5	Fuel Storage & Distribution Systems	X			
8.6	Clothes Dryer	X			X
8.7	Kitchen plumbing	X			X
8.8	Main bath	X			X
8.9	Washing machine	X			
8.10	Radon rough in			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Information

**Filters**

None

**Water Source**

Well

**Drain, Waste, & Vent Systems:**

**Drain Size**

1 1/2", 2", 3"

**Water Supply, Distribution Systems & Fixtures: Distribution Material**

Copper

**Water Supply, Distribution Systems & Fixtures: Water Supply Material**

Copper

**Hot Water Systems, Controls, Flues & Vents: Power Source/Type**

Electric

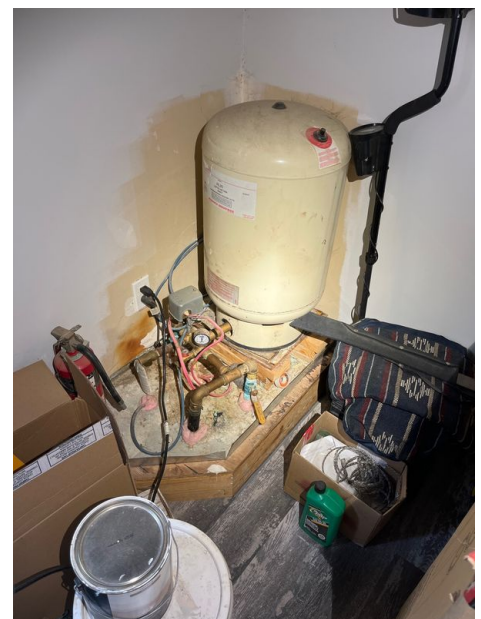
**Hot Water Systems, Controls, Flues & Vents: Capacity**

130 Liter

**Hot Water Systems, Controls, Flues & Vents: Location**

Bedroom

**Hot Water Systems, Controls, Flues & Vents: Pressure Tank**



**Clothes Dryer: Dryer vent  
cleaning**

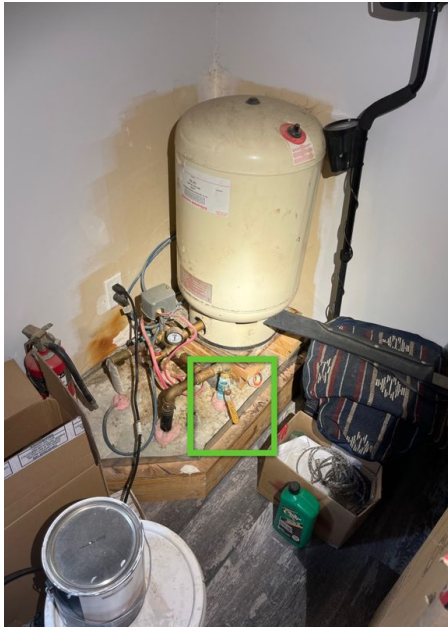
Recommend having the dryer  
vent cleaned ever 6 months to 1  
year.

### Main Water Shut-off Device: Location

Basement

At the pressure tank, At the water heater

Recommend when going away for long periods of time always shut the water off before the water meter if possible.



### Drain, Waste, & Vent Systems: Material

ABS



### Hot Water Systems, Controls, Flues & Vents: Manufacturer

GSW

I recommend flushing & servicing your water heater tank annually for optimal performance. However, if your tank has not been flushed for many years flushing it could cause a leak. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



### Hot Water Systems, Controls, Flues & Vents: Water heater at time of inspection

Working

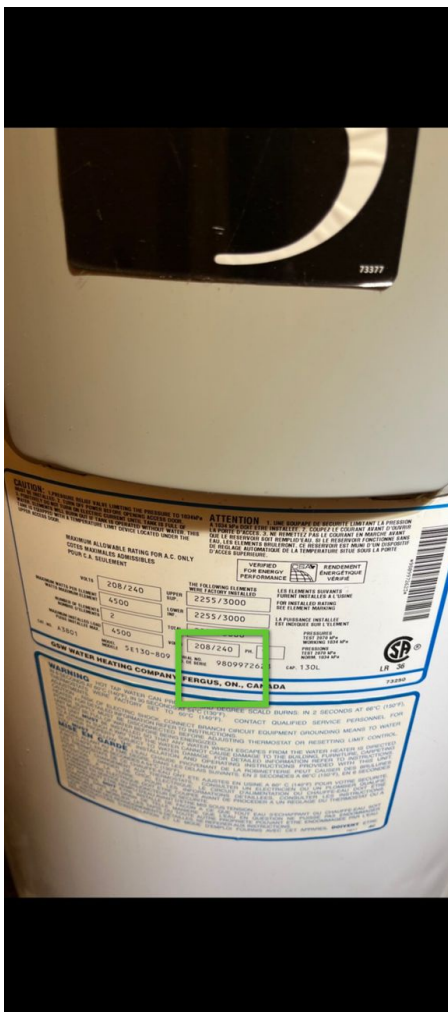
Not fully assessable due to personal belongings - hot water was coming to all taps tested.



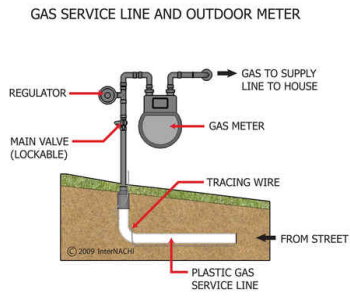
### Hot Water Systems, Controls, Flues & Vents: Age of water heater (This is the manufacturing date)

98

The age is when it was manufactured based off the GSW website and serial number. The appliance would have usually been installed within a year or two from that date.



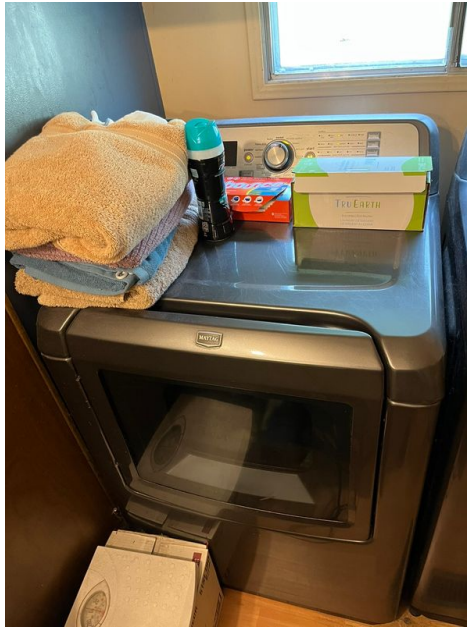
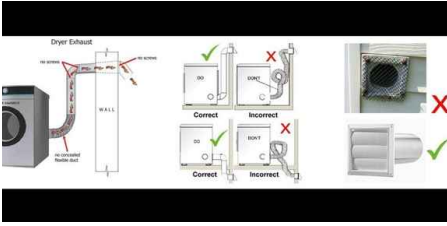
# Fuel Storage & Distribution Systems: Main Gas Shut-off Location At Tank



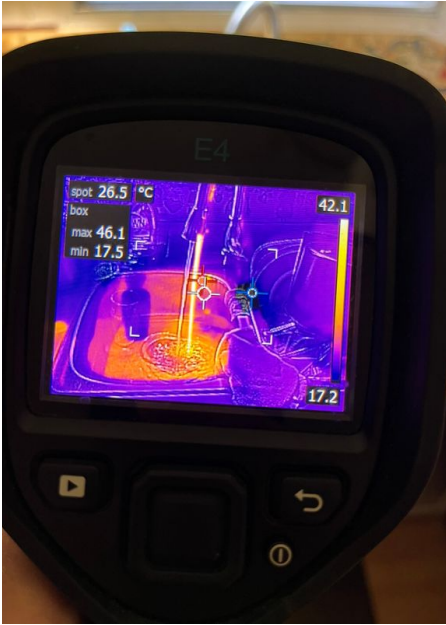
**Fuel Storage & Distribution Systems: Visible gas lines appear satisfactory at time of inspection**



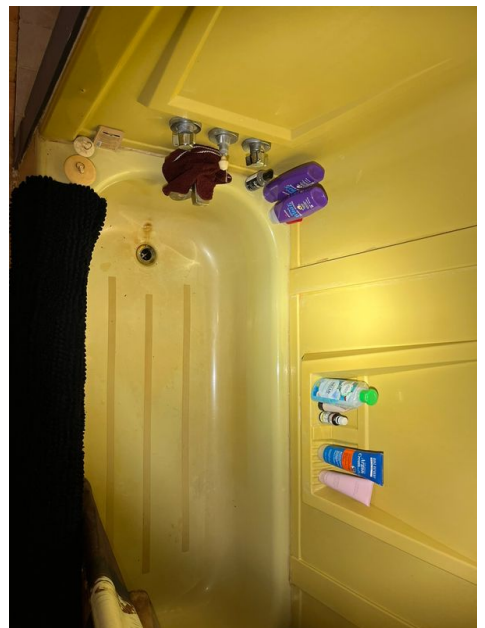
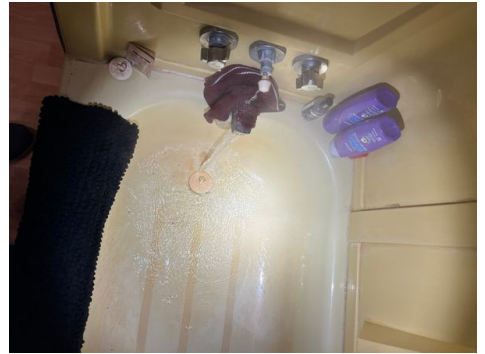
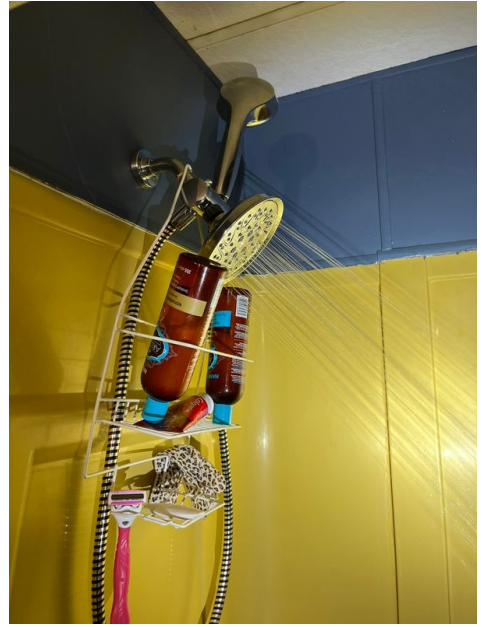
### Clothes Dryer: Clothes dryer is in working order at the time of the inspection



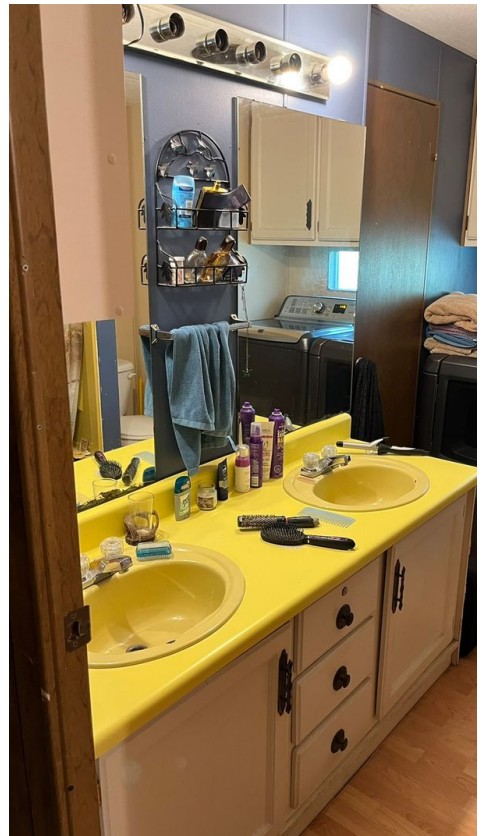
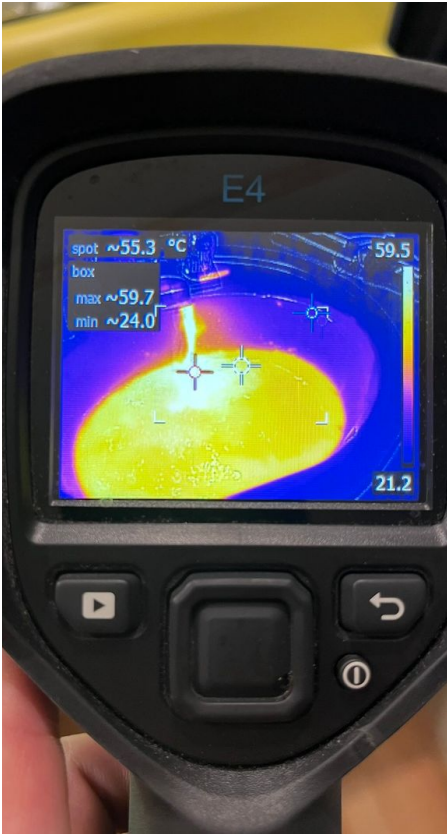
Kitchen plumbing : Kitchen plumbing



Main bath : Bathroom







## Washing machine: Washing machine is in working order at the time of the inspection



## Recommendations

### 8.3.1 Water Supply, Distribution Systems & Fixtures

#### **GALVANIZED SUPPLY PIPING**

It was observed that the home had galvanized piping. Galvanized pipe has a life span of about 50 years. There are signs that the pipe is leaking in some areas.

Recommend having this item replaced

Recommendation

Contact a qualified professional.



8.6.1 Clothes Dryer

**NEEDS CLEANING BEHIND WASHER AND DRYER**

Recommend moving and cleaning in behind.

Recommendation

Contact a qualified professional.





#### 8.7.1 Kitchen plumbing

### **KITCHEN FAUCET IS LOOSE**

Recommend repairing/securing the faucet so no damage occurs, to the faucet or lines attached.

Recommendation

Contact a qualified professional.



#### 8.8.1 Main bath

### **SLOW DRAIN**

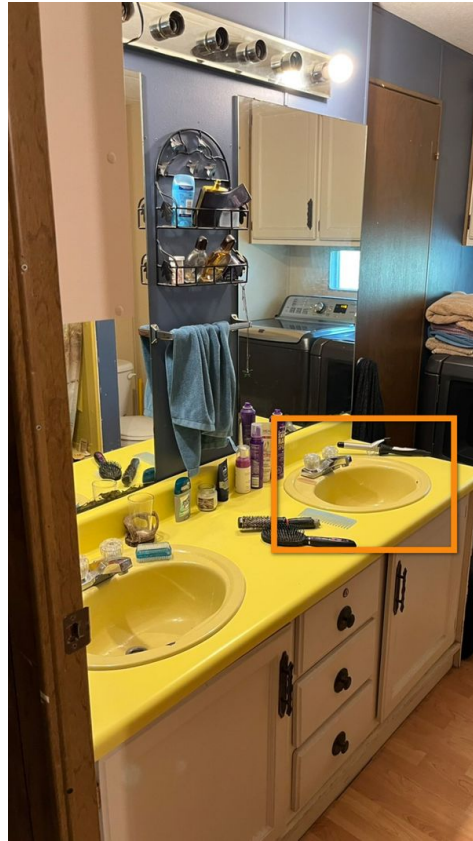
Slow drain

This can be caused by clogged drains, improper venting or other causes.

Recommend cleaning trap first to see if it clears up the issue.

Recommendation

Contact a qualified professional.



# 9: ELECTRICAL

		IN	NI	NP	R
9.1	Service Entrance Conductors	X			
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
9.3	Branch Wiring Circuits, Breakers & Fuses	X			X
9.4	Lighting Fixtures, Switches & Receptacles	X			X
9.5	GFCI & AFCI	X			X
9.6	Smoke Detectors	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Information

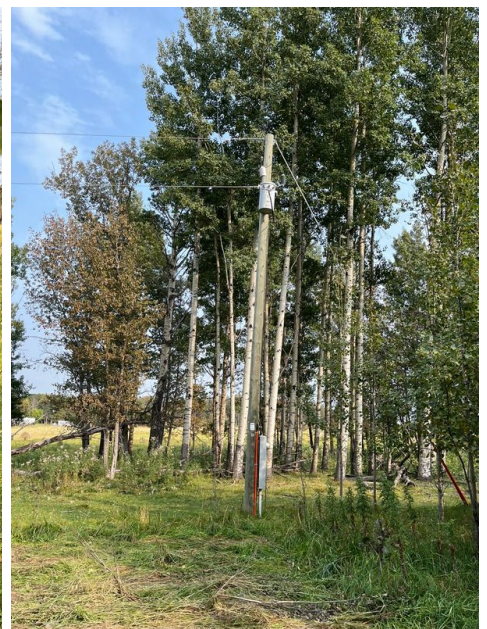
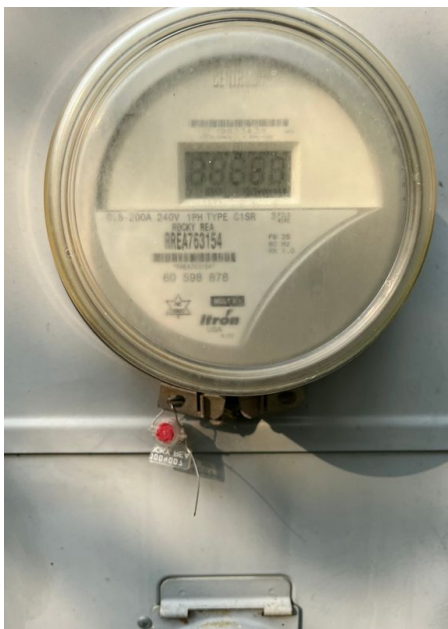
**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity**  
200 AMP

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type**  
Circuit Breaker

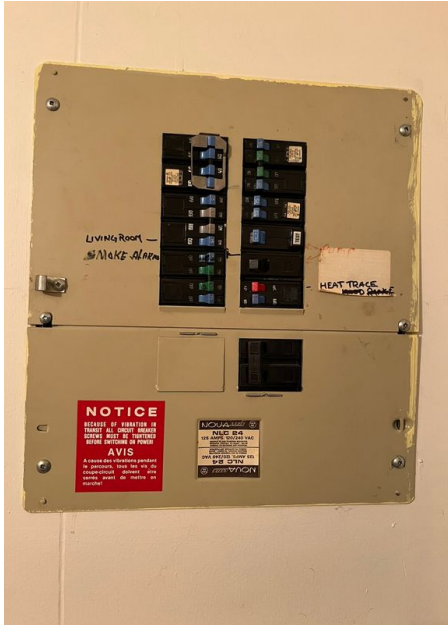
**Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15, 20, 30, 40, 50 AMP**  
Aluminum, Copper

**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**  
NMD Cable, Not visible

**Service Entrance Conductors: Electrical Service Conductors**  
120/240



### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Bedroom





### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location Front Addition

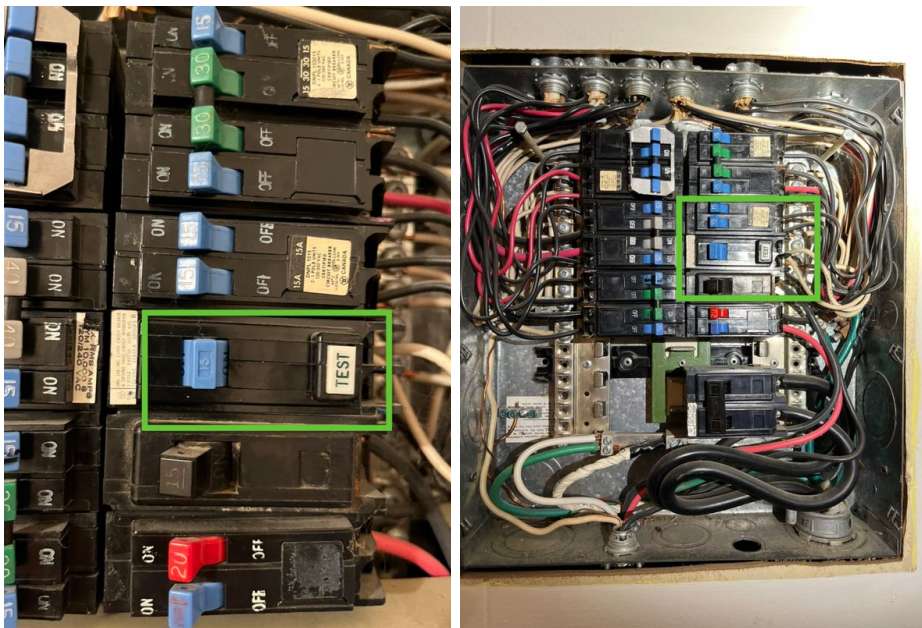


### Branch Wiring Circuits, Breakers & Fuses: Future additions/renovations

If you are thinking of doing any renovations or additions in the future please keep in mind that certain systems and areas of your electrical may have to be upgraded or brought up to code.

### GFCI & AFCI: AFCI that are present are in working order

Recommend this item be tested at the panel every couple months



### Smoke Detectors: Smoke Detectors are present but not tested.

Recommend professional testing of Smoke and Carbon Monoxide Detectors or Replacement. Testing with the button is unreliable and may give a false positive.

Recommend testing new Detectors as some new ones may not work.

Also check dates to see if they are expired.



## Recommendations

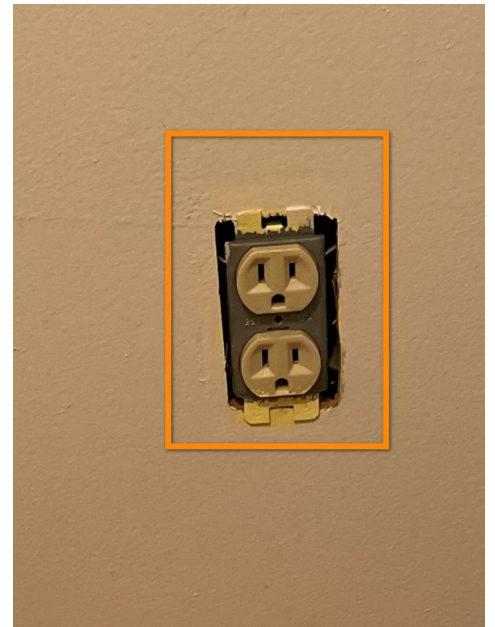
### 9.4.1 Lighting Fixtures, Switches & Receptacles

#### **COVER PLATES MISSING/BROKEN**

One or more receptacle cover plates are missing or broken. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.



### 9.5.1 GFCI & AFCI

#### **NO GFCI PROTECTION INSTALLED**

---

Recommend licensed electrician upgrade by installing ground fault receptacles in all locations where water present. Kitchen, bathrooms, within 1.5m from water source, exterior plugs etc.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

This is a recommendation if you feel it's necessary.

Recommendation

Contact a qualified electrical contractor.

# 10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
10.1	Attic Insulation	X			
10.2	Exhaust Systems	X			
10.3	Roof Structure & Attic	X			
10.4	Ventilation	X			
10.5	Status of attic during home inspection	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Information

### Flooring Insulation

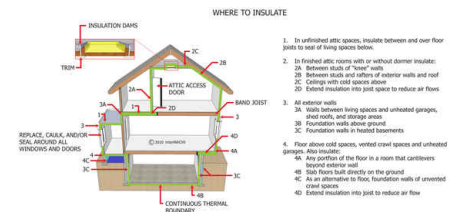
Batt

### Attic Insulation: Approximate Depth of insulation

10

The depth is an estimate, it may vary throughout the attic.

### Attic Insulation: Insulation Type Batt



### Exhaust Systems: Exhaust Fans

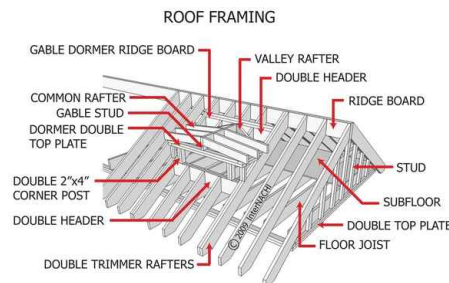
None

### Roof Structure & Attic: Material

Wood

### Roof Structure & Attic: Type

Gable



### Ventilation: Ventilation Type

Gable Vents, Roof vents

**Limitations**

no attic hatch present

No attic hatch present in mobile home, attic access was present in front addition.

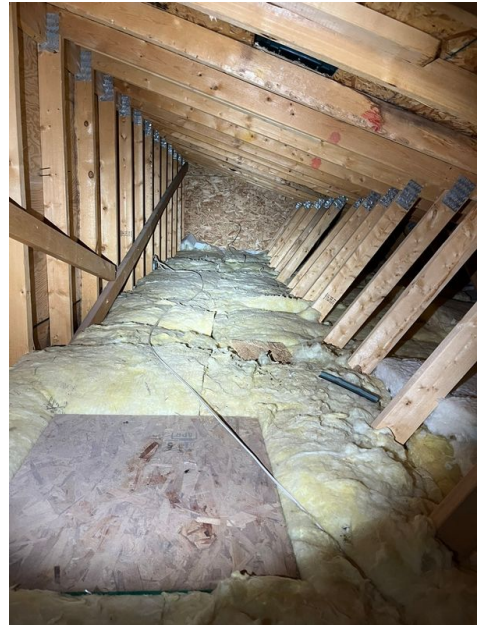
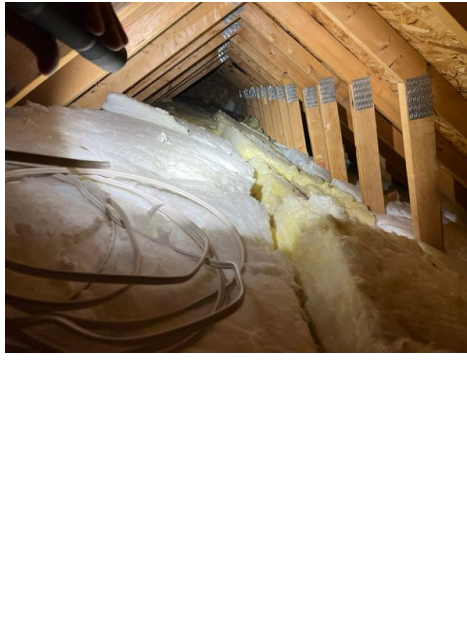
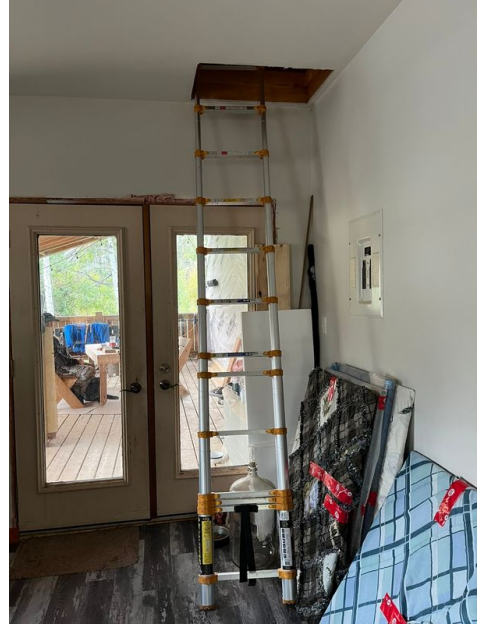
Attic hatch needs to insulated and weather stripping installed.





Status of attic during home inspection : Status of the attic at the time of the inspection

What was visable is satisfactory at time of the inspection



## Limitations

---

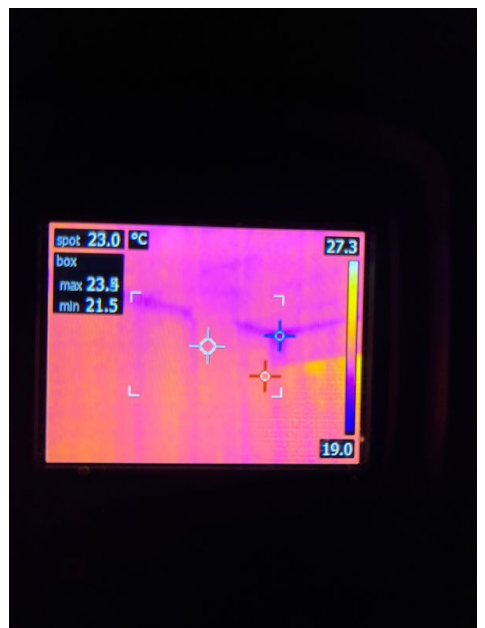
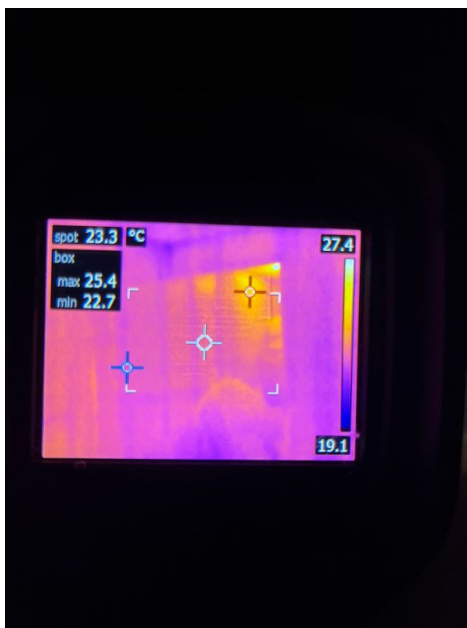
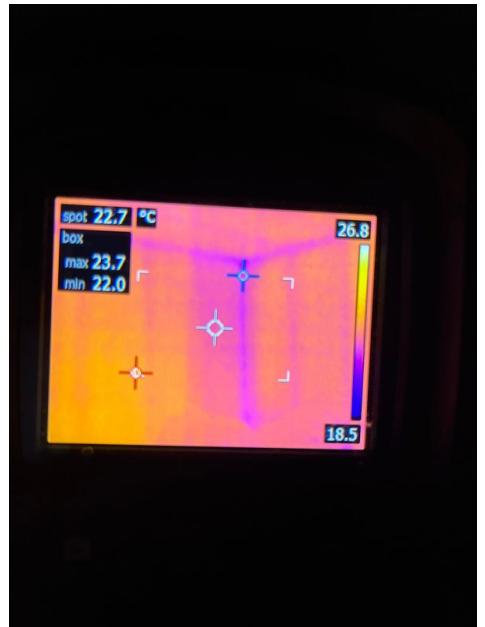
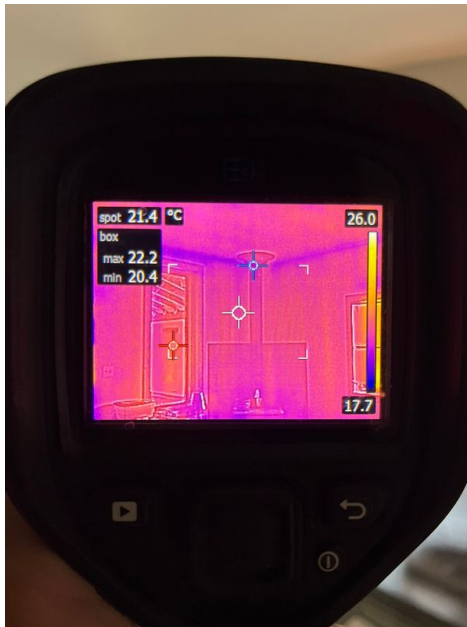
General

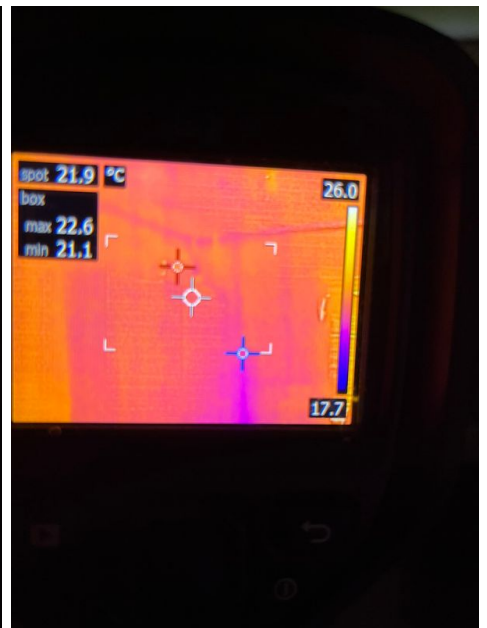
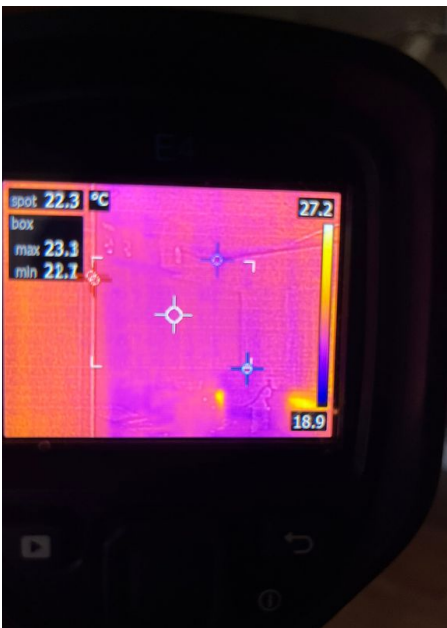
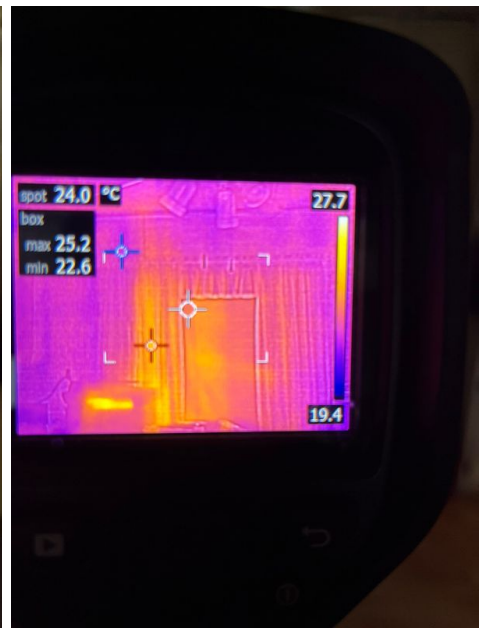
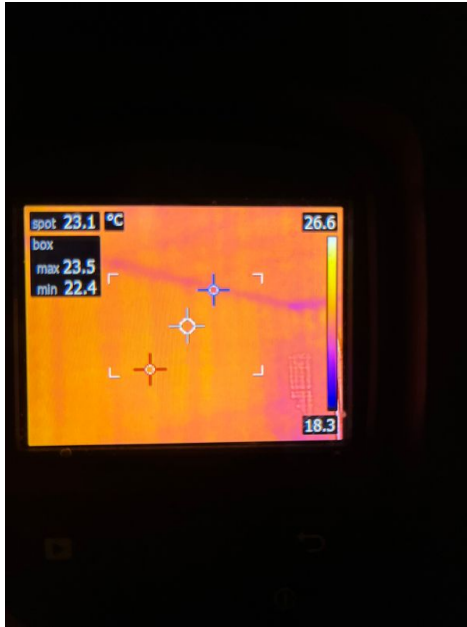
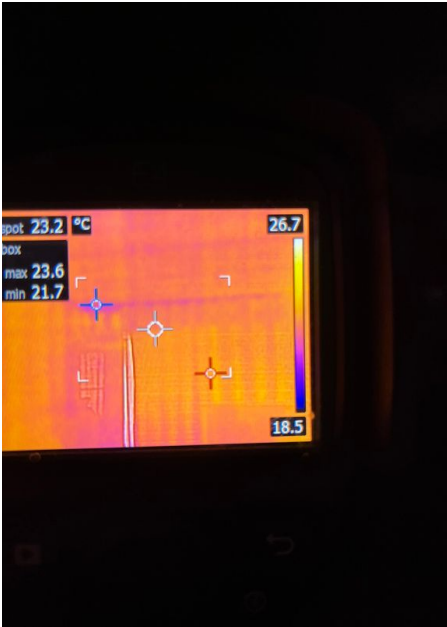
### **NO ATTIC HATCH PRESENT**

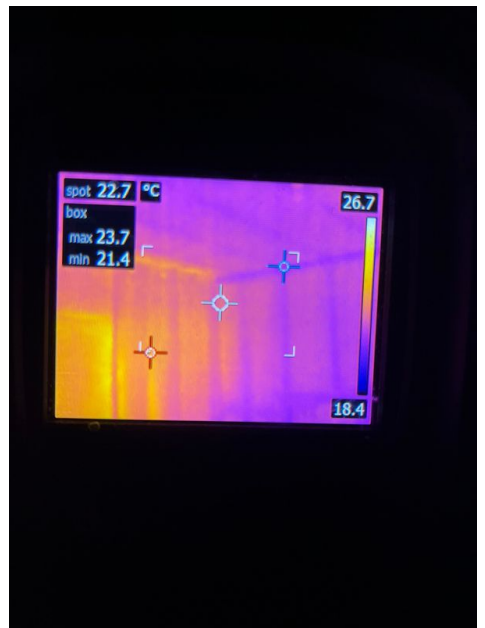
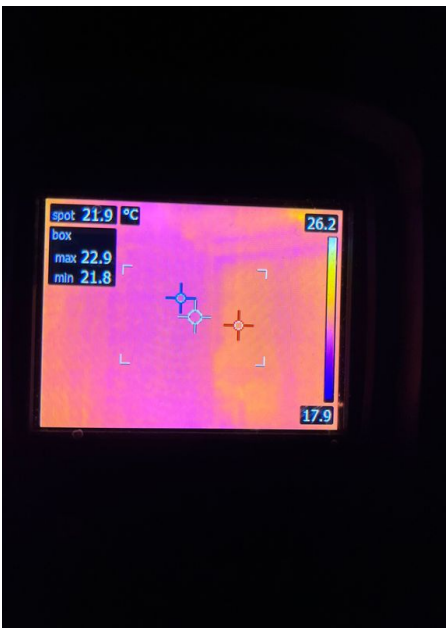
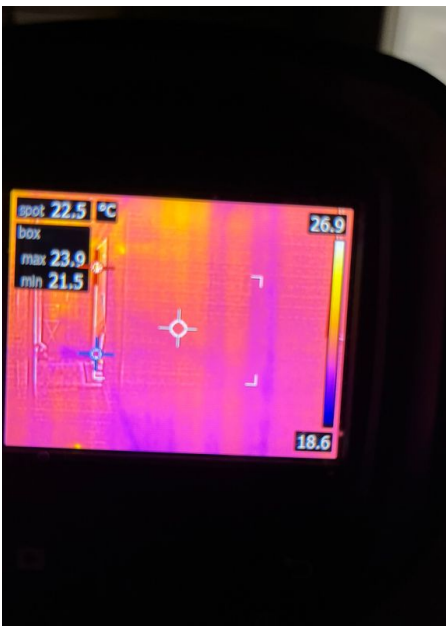
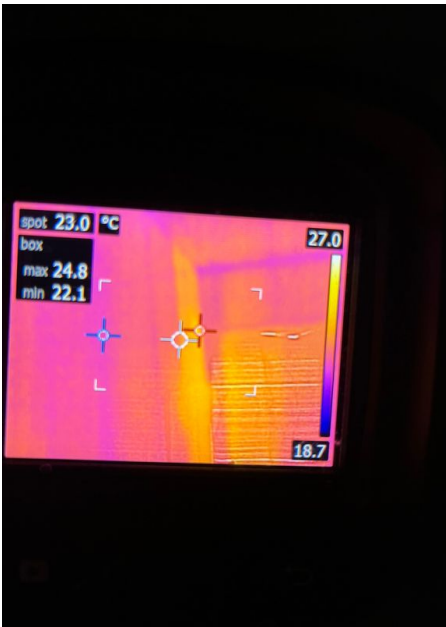
In mobile, hatch present in addition only.



### Thermal photos







# 12: SHOP

		IN	NI	NP	R
12.1	Electrical		X		
12.2	Exterior	X			
12.3	Heat			X	
12.4	Interior	X			X
12.5	Plumbing			X	
12.6	Roof	X			
12.7	Visible structure	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

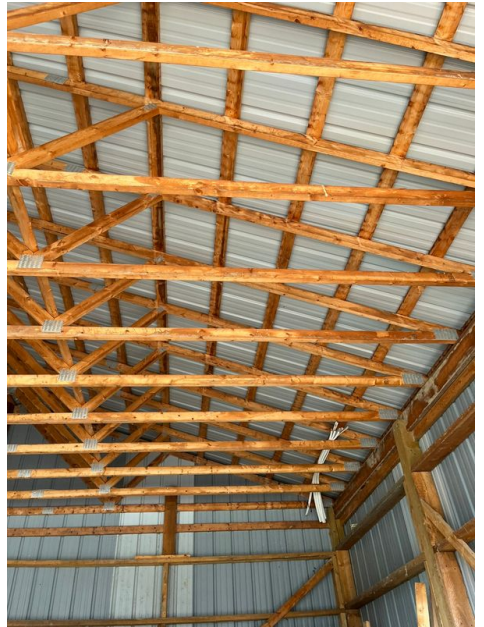
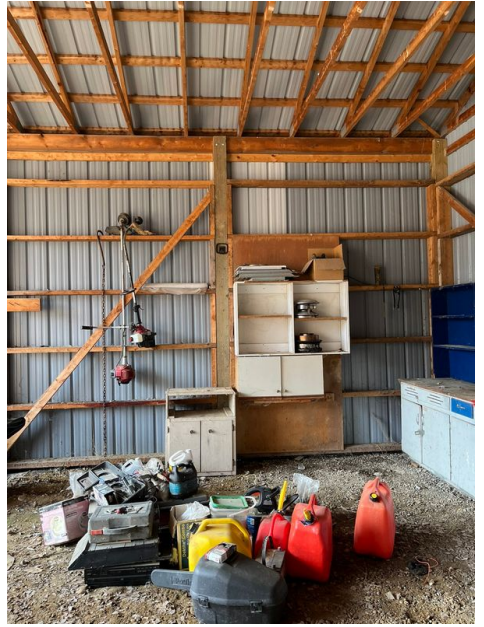
## Information

**Exterior: Satisfactory at time of inspection**

Recommend siding be monitored on an ongoing basis.



Interior: Interior





**Roof: Looks in satisfactory condition at time of inspection.**  
Recommend yearly maintenance inspections on all roof systems..



**Visible structure: Structure**

visible areas

There was little visible structure at time of the inspection.

The areas that were visible looked to be in satisfactory condition.

Constant monitoring is recommended .





## Limitations

Electrical

### **SUN PANEL WAS PRESENT**

Panel was present but the door would not open. Latch was not moving far enough to open.



## Recommendations

12.4.1 Interior

### **PERSONAL BELINGINGS**

There was some areas not visable due to personal belongings and clutter .

Recommendation

Contact a qualified professional.

# STANDARDS OF PRACTICE

## Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

## Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

## Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

### **Basement, Foundation, Crawlspace & Structure**

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

### **Plumbing**

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

### **Electrical**

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that

are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

**Attic, Insulation & Ventilation**

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.