RESIDENTIAL HOME INSPECTION: 488 Clinton, SUDBURY, ONTARIO

Prepared For:

Chad Moore – Lake City Realty

488 Clinton, Sudbury, Ontario

2026-06-02

INTRODUCTION

Sudbury Home Inspections Ltd. (SHI) was retained by Chad Moore – Lake City Realty (Client) to conduct a home inspection, subject to the limitations outlined in Appendix A of this report. The municipal address for the property is 488 Clinton, Sudbury, Ontario (Site). Aaron Réhel conducted a non-intrusive visual inspection of the site on June 1st, 2026 at which time he was accompanied by the Client.

SHI was advised by the client and the site representative that the inspection was to identify any foreseeable issues with the property as laid out in the conditions of the 2023 CAHPI Standards of Practises as seen in appendix A.

Based on the visual inspection of the site, it appears to have been constructed in general accordance with the standard building practices in place at the time of construction.

During the inspection, the deficiencies found were noted at the time of the inspection and are listed below and are expanded throughout the report. This list should be read in conjunction with the body of the report.

Major Deficiencies

- Reported and evidenced water infiltration and damage was observed in the cold storage room.
- Based on the date stamp of ~ 1981 (i.e., 45 years old) of the aluminum windows serving the building, they have exceeded their Projected Useful Life (PUL).
- Based on the date of manufacture of ~ 2004 (i.e., 22 years old) of the DW heater, has exceeded its Projected Useful Life (PUL).
- Based on the age of the "ITE" breaker panel electrical panels and fuse panels serving the building are beyond their Projected Useful Life (PUL).

Minor Deficiencies

- Water infiltration via the window was noted serving the window of the garage.
- Weather impacted deck boards were noted serving the wooden framed deck.
- Intake ventilation was noted to be missing from the attic space.
- Water and mold impacted material were noted in a cold room and room in the basement level of Unit 1.
- It is unknown if the wood-fired fireplace is WETT certified.
- The ductwork serving the HRV was noted to be damage and several openings were observed.
- Two wire electrical cables were noted serving the building as noted via open grounded outlets throughout the building.

Regular maintenance should be conducted on the structural elements, wall systems, roof systems, mechanical/electrical systems, etc. to ensure that all major components are in proper condition. Throughout the report, all deficiencies found throughout the inspection are presented with an explanation, the recommended repairs or replacements and a timeline on when to do so as per the Standard of Practises presented by CAHPI in 2023.

METHODOLOGY

As laid out in the conditions of the 2023 CAHPI Standards of Practises as seen in Appendix A, Sudbury Home Inspections performs all inspection following this model and typically evaluates further then the requirements. The Assessor that does perform the inspection following additional guidelines via the methodology seeing below.

The following table presents the parameters measured in this investigation, the instruments and sampling/analytical methods (if any), the applicable units of measurement, and the criteria selected by SHI for the evaluation of the results.

TABLE I – Parameters Tested, Recommended Limits and Instruments or Methods Used

Parameter	**Unit of Measurement**	**Recommended Limit**	**Instrumentation or Test Method**
Moisture in the building materials	% moisture	Threshold for mould growth: [1] Drywall – 0.7% Wood Materials – 17%	Flir MR55 Pin Moisture Meter
Surface temperature of materials	° Degree Celsius	Threshold for comfort: [2] Summer – 23-26°C Winter – 20-23.5°C	FliR TG165-X
Gas leakage (incl. natural gas, methane, benzene, ethane, propane, butane, acetone, alcohol, ammonia, gasoline, jet fuel, industrial solvents, lacquer, paint thinner and naptha)	Parts Per Million (PPM)	Threshold for Flame Bars: 25 ppm (CO) [3] Threshold for boiler up vents: 100ppm (CO)	Reed C-383 and Klein ET110

[1] Macher, J. (Ed): Bioaerosols, Assessment and Control. Cincinnati OH: American Conference of Governmental Industrial Hygienists, 1999.

[2] CSA Z412-17 Office Ergonomics

[3] Technical Standards and Safety Act, S.O. 2000, c.16 Ontario Regulation 223/01 (Codes and Standards Adopted by Reference) and Ontario Regulation 212/01 (Gaseous Fuels)

SHI discusses with the Client Representative and Client regarding any potential information that was disclosed regarding water infiltration, plumbing leaks or Site Drainage issues.

SHI performed a walkthrough site review for indications of suspect mould growth and /or water damage on accessible building materials and/or contents, paying particular attention to areas where, if any, past water damage has been reported.

CONTENTS

1.1. - PROPERTY INFORMATION

Existing Land Use Type	Residential	*Age of Building*	~ 1940
Multi-Tenant/Single Occupancy	Multi - Tenant	*Site Area (acres)*	~ 0.25
Building Footprint (ft^2)	~ 1,000	*Number of Units*	Three
Total Building Area (ft^2)	~ 2,700	*Distance to Fire Hall and/or Fire Hydrant (ft)*	~ 200
Other Buildings or Adjacent Structures	Garage Wooden framed deck	*Type of Roof System(s)*	Asphalt shingles
Structure	Cast-in-place concrete slab-on-grade with concrete block masonry perimeter foundation walls (i.e., basement level) supporting wooden framed exterior walls supporting wooden floor system with wooden structured roofing	*Number of Bedrooms*	Unit 1 – Two Unit 2 – One Unit 3 – One
Plumbing Material(s)	Copper ABS	*Number of Washrooms*	Units 1 to 3 – One (each)
Heating, Ventilation and Air Cooling	Electrically powered Heat Recovery Ventilator (HRV) Electrically powered baseboard mounted radiant heaters Natural gas-fired radiant heating fireplace	*Type of Door(s)*	Operable (i.e., swinging) insulated aluminum insulated door set within metal frames
Electrical Wiring Material(s)	Copper romex	*Type(s) of Window(s)*	Operable (i.e., casement and horizontally sliding) aluminum and vinyl Insulated Glass (IG) units set within vinyl frames

General view of the east elevation

General view of the south elevation

General view of the north elevation

General view of the west elevation

2.1. - PROPERTY

2.1.1. - Site (incl. Site Drainage)

Site Features	
Good	The condition of the asphalt, aggregate or concrete surfaced area
Good	The condition of the soft landscaping (i.e., trees, grass, gardens, and shrubs)

Site Drainage	
HDPE	Type of material used as a weeping system on-Site
Near flat	General grading of the property
None	Evidence of or potential water pooling
Yes	Any evidence of efflorescence on interior perimeter foundational walls
Yes	Any evidence of water stains or water impacted building material on interior foundational walls
Floor drain	Type of sump pump present (i.e., column, submersible)
N/A	Is the sump pump in working condition?

Major Deficiencies	*Implication*
1) Reported and evidenced water infiltration and damage was observed in the cold storage room	1) Water damage.
Minor Deficiencies	*Implication*
2) None observed/reported.	2) N/A.

Recommendations	*Timing*
1) Install an interior weeping system in the cold room with a building permit. It should be noted that the neighbourhood does have a high-water table.	2) Prior to the spring.

°NOTES°
Typical residential construction features a slope that drops 1” for every foot for 6’ away from the building. Constructors use this guideline for building the building and final lot grading. If this guideline is not followed, there is potential for water infiltration in the basement level or crawl space.
↑IMPROVEMENTS↑
➢ None.

View of the asphalt pavement covered driveway noted on the south portion of the property.

General view of the soft landscaping located on the east portion of the property.

View of the floor drain serving the Site Drainage.

View of the evidence of water infiltration in a cold storage room.

View of the evidence of water infiltration in a cold storage room.

*Disclaimer: It should be noted due to the nature of a non-intrusive/non-destructive assessment, any finished areas within the basement level, that is built-up atop the foundation walls at the time of the inspection, Sudbury Home Inspections can not perform a thorough assessment of the Site Drainage or the potential deficiencies associated with. See Appendix A for the CAHPI Standard of Practises.

2.1.2. - Free Standing and/or Adjacent Structures

Garage Wooden framed deck	What structures are on the property (i.e., decks, patios, garages, sheds, etc.,)
Garage – See Section 2.2.2 Wooden framed deck	The roofing systems atop the structures
None	Any visual structural issues with the items
Good	The window, wall and door systems serving the structures
Garage – Yes	Are the structures electrically powered
Garage – Yes	Are electrically powered overhead door openers present?
Garage – Yes	Insulation present?

Major Deficiencies	*Implication*
1) None observed/reported.	1) N/A.
Minor Deficiencies	*Implication*
2) Water infiltration via the window was noted serving the window of the garage.	2) Water damage.
3) Weather impacted deck boards were noted serving the wooden framed deck.	3) Health and safety.

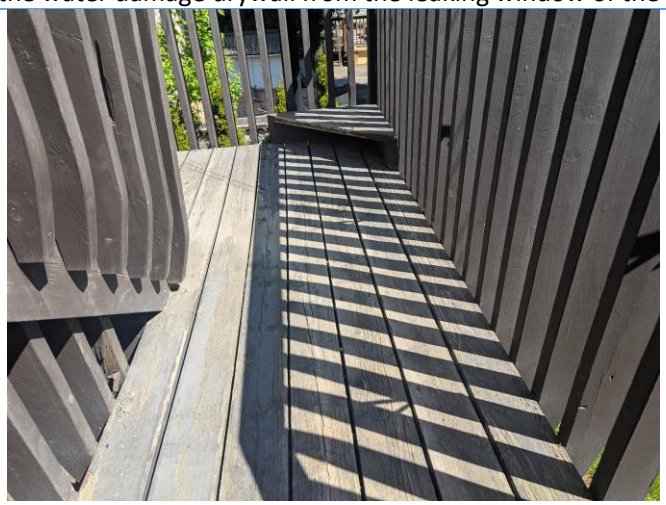
Recommendations	*Timing*
2) Replace the windows and water impacted drywall.	2) 0 to 1 year.
3) Replace the deck boards.	3) AS needed.

°NOTES°
It should be noted that the suspended natural gas-fired “Reznor” space heater serving the garage was operational at the time of the inspection.
↑IMPROVEMENTS↑
➢ None.

General view of the garage located on east portion of the building.

General view of the wooden framed deck located adjacent to the east elevation of the building.

View of the water damage drywall from the leaking window of the garage.



View of the water impacted deck boards noted serving the wooden framed deck.

2.2. – BUILDING ENVELOPE

2.2.1. - Windows, Doors and Exterior Walls

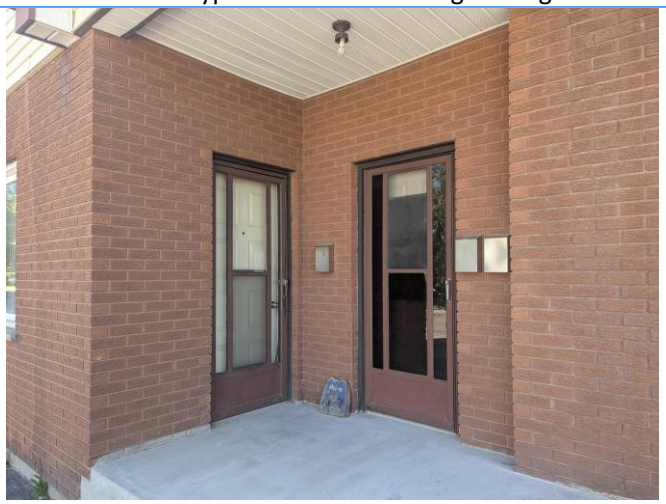
Ground level walk-around	Assessment method
Vinyl Aluminum	Building materials of the windows and doors
Horizontal vinyl siding Brick veneer masonry	Building materials of the exterior walls
~ 1981 ~ 2014	Approximate age of the window system serving the dwelling
Aluminum Insulated Glass (IG) units Vinyl IG units	Type of windows
Insulated aluminum	Type of doors

Major Deficiencies	*Implication*
1) Based on the date stamp of ~ 1981 (i.e., 45 years old) of the aluminium windows serving the building, they have exceeded their Projected Useful Life (PUL).	1) Heat loss and moisture damage.
Minor Deficiencies	***Implication***
2) None observed/reported.	2) N/A.

Recommendations	*Timing*
1) Replace the windows.	1) 0 to 1 year.

°NOTES°
The typical Projected Useful Life (PUL) of aluminum and vinyl framed windows range between 35 to 40 years.
↑IMPROVEMENTS↑
➢ Replace the door and sealant every 3 to 5 years.

General view of the typical exterior cladding serving this building.



View of the typical doors serving the building.

View of the date stamp of ~ 2014 serving the vinyl window of the building.

View of the date stamp of ~ 1981 serving the aluminum windows of the building.

2.2.2. - Roof Covering System

Walkaway	Assessment method
Asphalt shingles	Type of roofing system
Gable	Style of roof construction
12 years old	Approximate age of the roofing material
Metal eavestrough located on the perimeter of the roof system	Roofing system drainage systems
Downspouts located at the corners	Location of drained water
Attic exhaust vents Plumbing vents Chimney	Roof penetrations observed

Major Deficiencies	*Implication*
1) None observed/reported.	1) N/A.
Minor Deficiencies	*Implication*
2) None observed/reported.	2) N/A.

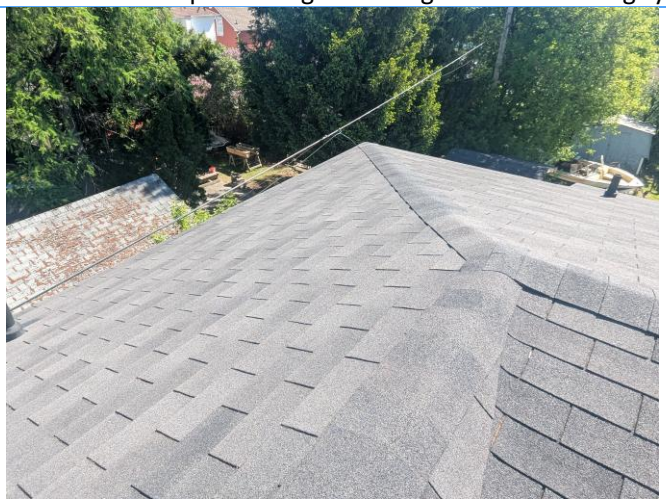
Recommendations	*Timing*
2) None required.	2) N/A.

°NOTES°
It should be noted that the Projected Useful Life (PUL) of asphalt shingles serving the roof system range between 15 to 18 years old.

↑IMPROVEMENTS↑

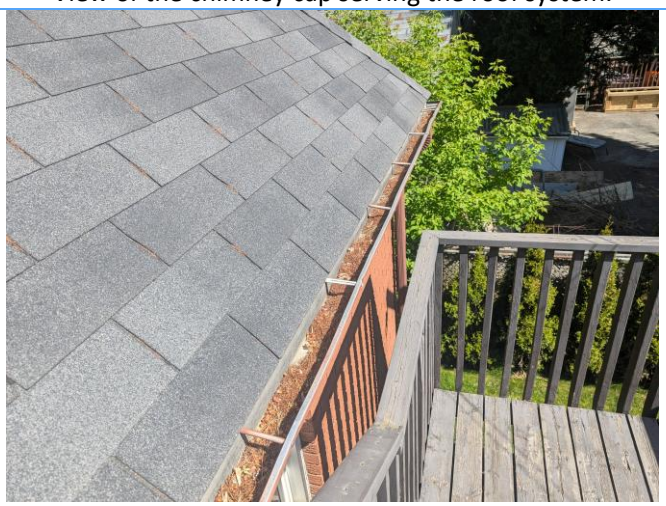
- Install gutter guards on the eave troughs.

General view of the asphalt shingles serving the roof covering system.



View of the asphalt shingles serving the roof covering system.

View of the chimney cap serving the roof system.



View of the metal eave troughs serving the roof drainage system.

2.2.3. – Attic Space

Attic hatch	Assessment method
Loose fill cellulose	Type of insulation
None	Type of vapor barrier at the underside of insulation
~ 8	The thickness of observed insulation (inches)
Acceptable	Observed insulation adequate for residential space
Unacceptable	Condition of attic ventilation

Major Deficiencies	*Implication*
1) None observed/reported.	1) N/A.
Minor Deficiencies	*Implication*
2) Intake ventilation was noted to be missing from the attic space.	2) Ice damming and moisture damage.

Recommendations	*Timing*
2) Install intake vent atop the roof system permanently or install electrical heat trace lines at the perimeter of the roof system.	2) Prior to the cold system.

°NOTES°

None.

↑IMPROVEMENTS↑

- Installing additional insulation is always recommended to achieve the present Ontario Building Code (OBC) of an R-Value of 60.

General view of the attic space serving the building.

View of the loose fill cellulose insulation serving the attic space.

View of the missing intake venting serving the attic space ventilation.

*Disclaimer: Based on the building, the assessor will only go into the attic space as reasonably available and as health and safety is concerned. Areas that are unable to be reviewed due to the former concerns can not be assessed.

2.3. - STRUCTURE

It should be noted that the purpose of the structural assessment is not to assess the condition of the structure but to state the structural design of the building and if any existing major deficiencies were observed at the time of the inspection. If you are interested in a full comprehensive study on the structural integrity of the unit in question a qualified Professional Engineer should perform a complete structural condition assessment. Sudbury Home Inspections does not claim to be a Professional Engineer, nor do we accept responsibility as an engineer.

Major Deficiencies	*Implication*
1) None observed/reported.	1) N/A.
Minor Deficiencies	*Implication*
2) None observed/reported.	2) N/A.

Recommendations	*Timing*
2) None required.	2) N/A.

°NOTES°
None.
↑IMPROVEMENTS↑
➢ None.

The building was noted to the built with a cast-in-place concrete slab-on grade (i.e., basement level) with cast-in-place concrete perimeter walls. The perimeter walls supported intermediate floor systems comprised of wooden floor joists and beams, which support wood, framed exterior walls (i.e., studs, headers, etc.). The exterior wooden framed walls support a wood framed roof rafter system with wooden horizontal deck boards as roof decking.

General view of the wooden framed intermediate flooring system serving the building.

General view of the wooden roof rafter system serving the roof system.

General view of the cast-in-place concrete foundation walls serving the building.

2.4. - INTERIOR FINISHES - INTERIOR WALLS, CEILINGS & FLOORS

Gypsum board	Wall materials within household
Vinyl sheathing Carpet Laminate composite	Flooring materials within household
Gypsum board	Ceiling materials within household
Laminate composite	Countertop building material

Major Deficiencies	*Implication*
1) None observed/reported.	1) N/A.
Minor Deficiencies	*Implication*
2) Water and mold impacted material were noted in a cold room and room in the basement level of Unit 1.	2) Health and safety.

Recommendations	*Timing*
2) Remove and replace water and mold impacted materials.	2) Immediately.

°NOTES°

None.

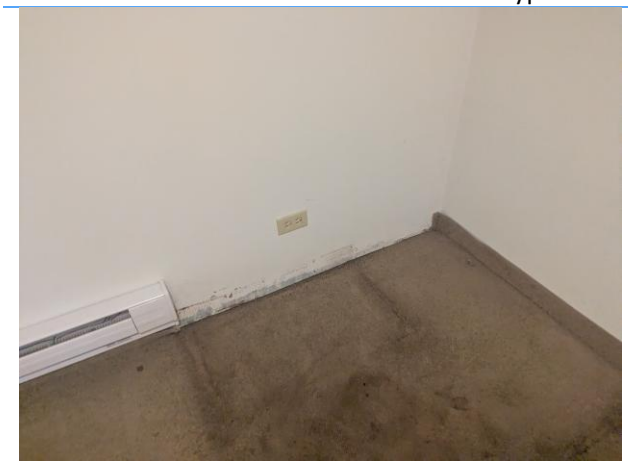
↑IMPROVEMENTS↑

- None.

General view of the typical interior finishes serving Unit 1

General view of the typical interior finishes serving Unit 2.

General view of the typical interior finishes serving the Unit 3.



View of the typical water and mold impacted interior finishes in the basement level of Unit 1.

2.5. - MECHANICAL AND EQUIPMENT

2.5.1. - Heating, Ventilation & Air Cooling and Recovery (HVAC-R) and Distribution

Electrically powered	Type of heating throughout the household (i.e., electrically powered, natural gas-fired, etc.)
None	Type of Air Cooling throughout the building (i.e., residential style window mounted, split A/C, etc.)
Natural gas-fired	Type of Domestic Hot Water unit heater (i.e., electrically powered, natural gas-fired, etc.)

Manufacturer	Date of Manufacture	Volumetric Capacity (Liters)	S/N*	M/N**
Rheem	~ 2004	~ 189	0409517911	U RP180FV1

* S/N represents Serial Number stated on the manufacturer information tags noted on the unit at the time of the inspection.

**M/N represent the Model Number stated on the manufacturer information tags noted on the unit at the time of the inspection.

Manufacturer	Function	Date of Manufacture (~ Age)	Input Heating Capacity (BTUH)	S/N*	M/N**
Wolf Steel	Fireplace	~ 1995	~ 25,000	00425	BG/BCNV42
Environment Air	Air Exchanger	~ 2012	N/A	20128472199E19595	EVK6

* S/N represents Serial Number stated on the manufacturer information tags noted on the unit at the time of the inspection.

**M/N represent the Model Number stated on the manufacturer information tags noted on the unit at the time of the inspection.

Major Deficiencies	*Implication*
1) Based on the date of manufacture of ~ 2004 (i.e., 22 years old) of the DW heater, has exceeded its Projected Useful Life (PUL).	1) N/A.
Minor Deficiencies	*Implication*
2) It is unknown if the wood-fired fireplace is WETT certified.	2) Fire hazard.
3) The ductwork serving the HRV was noted to be damage and several openings were observed.	3) Efficiency.

Recommendations	*Timing*
1) Replace the unit.	1) Immediately.

2) Hire a consultant to perform a WETT certification.	2) Immediately.
3) Replace the ductwork.	3) 0 to 1 year.

°NOTES°

The PUL for typical DW heater ranges between 10 to 12 years.

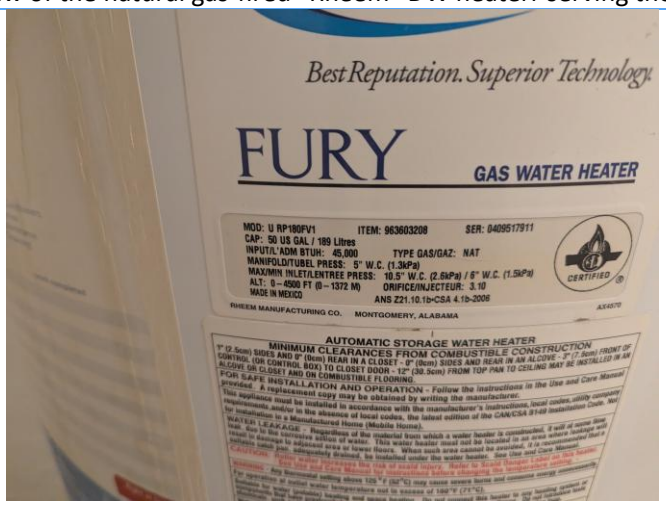
The PUL of fireplace range between 25 to 30 years pending their brand, manufacturing and workmanship.

All mechanical equipment was tested and operable at the time of inspection.

↑IMPROVEMENTS↑

- None.

General view of the natural gas-fired “Rheem” DW heaterr serving the building.



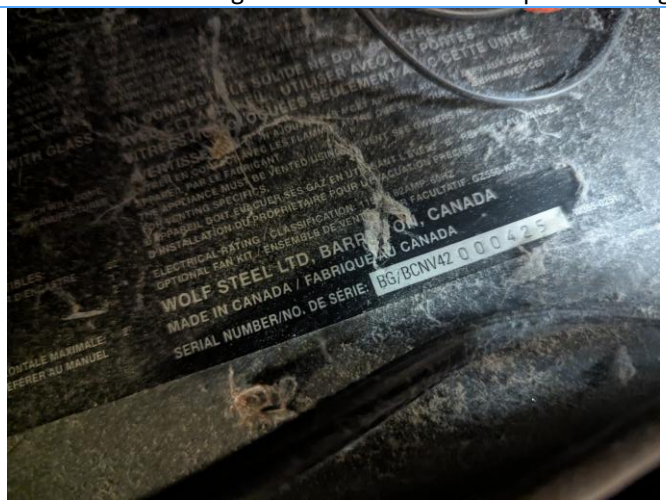
View of the manufacturers tag located on the DW heater.

General view of the electrically poweered “Environment Air” HRV serving the building.

View of the manufacturing tag located on the HRV.

General view of the electrically powered basebaord mounted units serving the building.

General view of the natural gas-fired “Wolf Steel” fireplace serving Unit 1.



View of the manufacturing tag located on the HRV.

General view of the wood-fiored fireplace serving Unit 1.

2.5.2. - Plumbing

Copper Cross linked polyethylene	Type of building material domestic water piping
No	Any evidence of leaks
ABS	Type of sanitary or storm water piping
Copper	Type of building material for main water line
Electrical room	Location of municipal water connection
No	Any evidence of leaks on main water line
No	Back-up flow valve present

Major Deficiencies	*Implication*
1) None observed/reported.	1) N/A.
Minor Deficiencies	*Implication*
2) None observed/reported.	2) N/A.

Recommendations	*Timing*
2) None required.	2) N/A.

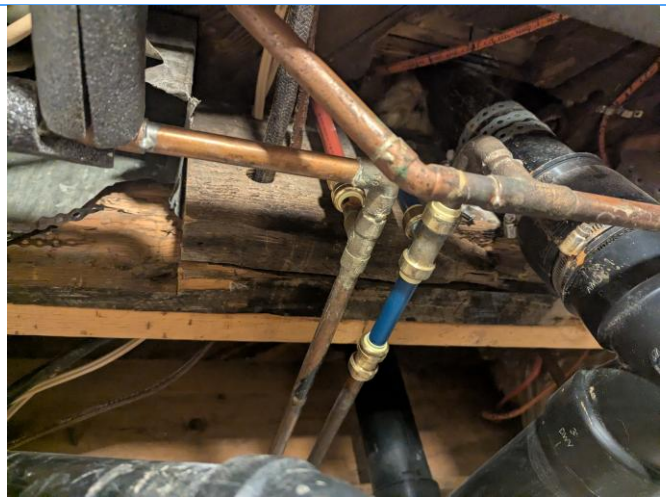
°NOTES°

The water damage in the basement level of Unit 1 in the is reportedly and as evidence via a plumbing leak from the overhead plumbing.

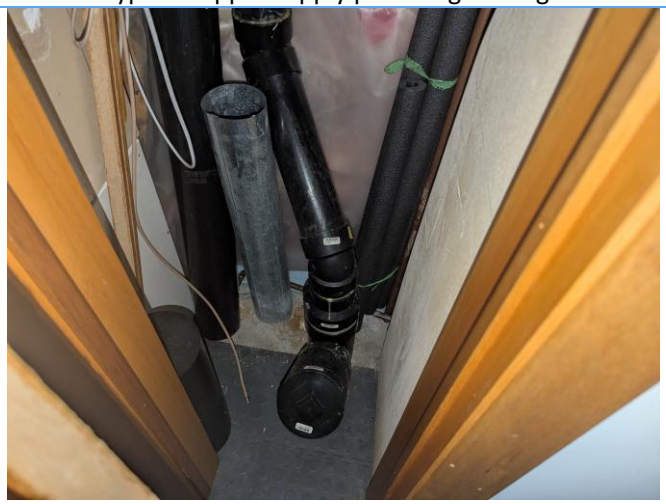
↑IMPROVEMENTS↑

- None.

General view of the municipal connection serving the building.



View of the typical copper supply plumbing serving the building.



View of the typical ABS wastewater plumbing serving the building.

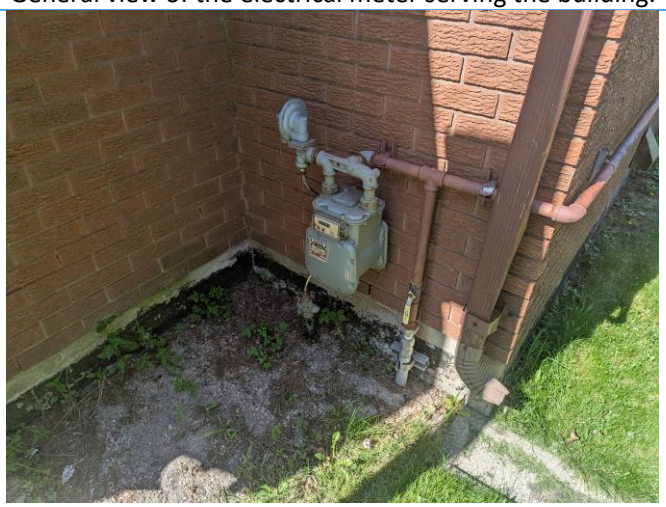
View of the water damage from a previous plumbing leak in Unit 1 basement level.

*Disclaimer: Sudbury Home Inspection can only assess any plumbing that is observable at the time of the inspection. Any deficiencies that are within the wall cavities at the time of the inspection can not be assessed, unless reported to Sudbury Home Inspections.

2.5.3. – Life Safety and Fire Suppression

Electrical room	Location of water shut off
Exterior south elevation	Location of electrical meter
Exterior east elevation	Location of gas meter
Outdate	Smoke detectors
Unit 1 basement only	Carbon Monoxide detectors
Garage	Fire extinguishers

General view of the electrical meter serving the building.



General view of the gas meter serving the building.

2.6. – ELECTRICAL

Square D Amalgamated	Manufacturer of disconnects
Electrical closet	Location of electrical panel
Overhead wires	How is it powered (i.e., overhead, or underground wires)
Copper romex	Type of wiring present at the electrical panel
Unit 1 - 200 Amperage, 120/240 Volts, Single Phase, Two Wires Unit 2 and 3 - 200 Amperage, 120/240 Volts, Single Phase, Two Wires (Each)	Power supplied to panel
Yes	Wires secure 12” from panel
Breakers Fuses	Fuses or breakers present

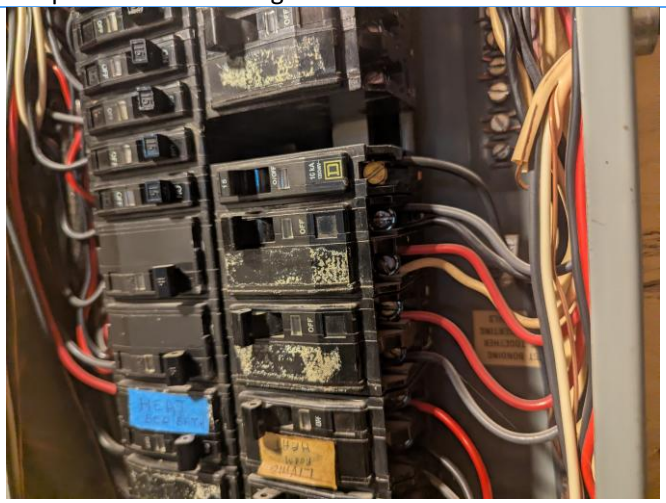
Major Deficiencies	*Implication*
1) Based on the age of the “ITE” breaker panel electrical panels and fuse panels serving the building are beyond their Projected Useful Life (PUL).	1) Electrical hazard.

Minor Deficiencies	*Implication*
2) Two wire electrical cables were noted serving the building as noted via open grounded outlets throughout the building.	2) Electrical hazard.

Recommendations	*Timing*
1) Replace the panels.	1) 0 to 1 year.
2) Hire a licensed General Contractor to assess and repair. Presumably installing a GFCI at the beginning of the circuits complete with a three-wire cable leading to the panel.	2) 0 to 1 year.

°NOTES°
A bonding line was observed overhead of the DW heater, while the ground line was observed at the water meter.
↑IMPROVEMENTS↑
➢ Install a surge protector.


General view of the “Square D” and “Amalgamated” main disconnect switch serving the building.



View of the typical copper romex serving he building.


View of the electrical panels beyond their PUL.

View of the typicla open grounded receptacle serving the building.

Sudbury Home Inspections

488 Clinton, Sudbury, Ontario

Assessor and Author:

Aaron Réhel, B.A., B.Sc., NHC, RHI
Principal – Building Scientist
705.923.8118
aaron@sudburyhomeinspections.com

3.1. - CONCLUSION

During the inspection at 488 Clinton Sudbury, Ontario performed for Chad Moore – Lake City Realty the following were reported.

Based on the visual inspection of the site, it appears to have been constructed in general accordance with the standard building practices in place at the time of construction.

Major Deficiencies

- Reported and evidenced water infiltration and damage was observed in the cold storage room.
- Based on the date stamp of ~ 1981 (i.e., 45 years old) of the aluminum windows serving the building, they have exceeded their Projected Useful Life (PUL).
- Based on the date of manufacture of ~ 2004 (i.e., 22 years old) of the DW heater, has exceeded its Projected Useful Life (PUL).
- Based on the age of the “ITE” breaker panel electrical panels and fuse panels serving the building are beyond their Projected Useful Life (PUL).

Minor Deficiencies

- Water infiltration via the window was noted serving the window of the garage.
- Weather impacted deck boards were noted serving the wooden framed deck.
- Intake ventilation was noted to be missing from the attic space.
- Water and mold impacted material were noted in a cold room and room in the basement level of Unit 1.
- It is unknown if the wood-fired fireplace is WETT certified.
- The ductwork serving the HRV was noted to be damage and several openings were observed.
- Two wire electrical cables were noted serving the building as noted via open grounded outlets throughout the building.

3.2. - TERMS & LIMITATIONS

Please read this in its entirety,

The Client is receiving not only the visual assessment and oral presentation of items noted on-Site during the inspection at the address of the property is 488 Clinton, Sudbury, Ontario, the Client receives a digital copy of a follow up report for an agreed upon fee.

THIS AGREEMENT made this 2026-06-02 by the Client and Sudbury Home Inspections (hereinafter "Inspector") and the undersigned (hereinafter "Client") collectively referred to herein as "the parties". The Parties Understand and Voluntarily Agree as follows:

The Inspector agrees to perform a visual inspection of the subject property and to provide the Client with a documented inspection report identifying the visually observable major and minor deficiencies as per the 2023 Standard of Practises of the Canadian Association of Home and Property Inspectors (CAHPI), referred in Appendix A. Structures detached from the house are inspected unless otherwise specifically directed not to or due to inability to enter the structure. Sudbury Home Inspections are in no way structural engineers or claim to be and are hired as an experience consultant. All structures and items discussed stated in the report is based on a non-intrusive visual assessment. The ages of all building materials and building in the aforementioned report are based on reported ages by the buyers Representation or the listing representation, current proprietor or based on a visual assessment and are approximate ages only via type of construction and neighbourhood.

The inspection and report are performed and prepared for the sole, confidential, and exclusive use and possession of the Client. This report is the property of Sudbury Home Inspections and the Client and cannot be sold or transferred to an institution, corporation or individual without provided consent. The insured inspection report is only insured to the person that purchased the report for the sole purpose of helping make a critical decision on the purchase of such property. In terms of a listing inspection completed for the seller and their representation, it is agreed to be completed and potential buying clients can refer to the report and inquiry to SHI for additional information.

Any transaction of this report of any kind is illegal and cannot transpire without the permission of Sudbury Home Inspections. Potential legal action will be taken if such transaction transpires. This excludes the use of this report if performed as a listing inspection and provided to the listing representation or proprietor and it is agreed between Sudbury Home Inspections and the Client.

The report is non-transferable and use or reliance upon the report by anyone other than the client is unauthorized. The Client agrees to indemnify and hold harmless the Inspector from any damages, losses or claims arising out of claims against the Inspector by third parties to whom the client has released the report in contravention of this agreement. The inspection will be performed only in readily accessible areas of the

building and property and is limited to visual observations of apparent conditions existing at the time of the inspection only. Furthermore, conditions, which change after the time of the inspection, are not included in the report.

It is understood that this is not a hazardous materials assessment (this includes asbestos, lead, PCBs, mold etc.) that may be on the property and that can be identified by the inspector On-Site. This typically includes, and will require proper sampled methods and a laboratory analysis via certified laboratory to provide if any of the materials contain any hazardous materials as per O. Reg. 278/05. Others such as radon gas, formaldehyde and radiation require special equipment and specialized personnel.

Insurance Companies, banks, and legal council must not use this report on the property in question. This report is an opinion only and dates are only approximate.

To get an accurate assessment of the property the insurance company, lawyers, or financial institutions should get their own assessment. If this report is used as a reference guide they do so at their own risk.

If you have any questions concerning the above feel free to call**:**

Aaron Réhel
C: 705.923.8118
E: aaron@sudburyhomeinspections.com

APPENDIX A

Canadian Association of Home & Property Inspectors

2023 National Standards of Practice

The National Standards of Practice are for home and property inspectors to follow in the performance of their inspections. They are the most widely accepted Canadian home and property inspection Standards in use and address all the home's major systems and components as listed in this Standard. The National Standards of Practice and Code of Ethics are recognized by many related professionals as the definitive standards for professional performance in the industry.

These National Standards of Practice are being published to inform the public on the nature and scope of visual building inspections performed by home and property inspectors who are members of the Canadian Association of Home & Property Inspectors (CAHPI).

The purpose of the National Standards of Practice is to provide minimum requirements for home and property inspectors regarding both the inspection itself and the inspection report, and to define certain terms relating to the performance of home or property inspections to ensure consistent interpretation.

These standards take into account that a visual inspection of a building does not constitute an evaluation or a verification of compliance with building codes, standards or regulations governing the construction industry or the health and safety industry, or standards and regulations governing insurability.

INDEX

Any terms not defined in the glossary of this standard will use industry standard terms.

Glossary Note: Italicized words are defined in the Glossary.

1. INTRODUCTION

1.1 The Canadian Association of Home & Property Inspectors (CAHPI) is a not-for-profit association. CAHPI strives to promote excellence within the profession and continual improvement of inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these National Standards of Practice is to establish professional and uniform Standards for home and property inspectors who are members of CAHPI. Home and Property Inspections performed to these National Standards of Practice are intended to provide information regarding the condition of the systems and components of the building as observed at the time of the Inspection.

These National Standards of Practice apply to inspections of part or all of a building for the following building types:

- single-family dwelling, detached, semi-detached or row house
- multi-unit residential building
- residential building held in divided or undivided co-ownership
- residential building occupied in part for a residential occupancy and in part for a commercial occupancy, as long as the latter use does not exceed 40% of the building's total area, excluding the basement.

2.2 THE INSPECTOR SHALL:

A. inspect:

1. *readily-accessible,* visually-observable *installed systems*, and *components* of buildings listed in these National Standards of Practice.

B. report:

1. on those installed *systems* and *components* that, in the professional opinion or judgement of the *inspector*, have a *significant deficiency,* or are near the end of their *service lives*.
2. the implication for the *system* or *component* that has a *significant deficiency or* is near the end of its *service life*.
3. the inspector's recommendations to correct, repair, or refer for further evaluation of the reported deficiency by a qualified specialist.
4. on any *systems* and *components* designated for inspection in these National Standards of Practice which were known to be present at the time of the *Home or Property Inspection* but were not inspected and a reason they were not inspected.

2.3 These National Standards of Practice are not intended to limit inspectors from:

A. including other inspection services in addition to those required by these National Standards of Practice provided the *inspector* is appropriately qualified to do so.

B. excluding *systems* and *components* from the inspection if requested by the client or as dictated by circumstances at the time of the inspection.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 GENERAL LIMITATIONS:

A. Inspections performed in accordance with these National Standards of Practice

1. are not *technically exhaustive*.
2. will not identify concealed conditions or latent defects.

3.2 GENERAL EXCLUSIONS:

A. The *inspector* is not required to perform any action or make any determination unless specifically stated in these National Standards of Practice, except as may be required by lawful authority.

B. *Inspectors* are NOT required to determine:

1. condition of *systems* or *components* which are not *readily accessible*.
2. remaining *service life* of any *system* or *component*.
3. strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
4. causes of any condition or deficiency.
5. methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of *systems* and *components*.
7. suitability of the property for any use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. market value of the property or its marketability.
10. advisability of the purchase of the property.
11. presence of potentially hazardous plants, animals or insects including, but not limited to wood destroying organisms, diseases or organisms harmful to humans.
12. presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. effectiveness of any *system installed* or methods utilized to control or remove suspected hazardous substances.
14. operating costs of *systems* or *components*.
15. acoustical properties of any *system* or *component*.
16. design adequacy with regards to location of the home or property, or the elements to which it is exposed.

C. *Inspectors* are NOT required to offer or perform:

1. any act or service contrary to law, statute or regulation.
2. *engineering, architectural* and technical services.
3. work in any trade or any professional service other than *home or property inspection*.
4. warranties or guarantees of any kind.

D. *Inspectors* are NOT required to operate:

1. any *system* or *component* which is *shut down* or otherwise inoperable.
2. any *system* or *component* which does not respond to *normal operating controls*.
3. shut-off valves.

E. *Inspectors* are NOT required to enter:

1. any area which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. spaces which are not *readily accessible*.

F. *Inspectors* are NOT required to *inspect*:

1. underground items including, but not limited to, storage tanks or other indications of their presence, whether abandoned or active.
2. *systems* or *components* which are not *installed*.
3. *decorative* items.
4. *systems* or *components* located in areas that are not *readily accessible* in accordance with these National Standards of Practice.
5. detached buildings.
6. common elements or common areas in multi-unit housing, such as condominium/strata properties, or cooperative housing when inspecting individual units, including the roof and building envelope.
7. test and/or operate any fire alarm system, burglar alarm system, automatic sprinkler system or other fire protection equipment, electronic or automated installations, telephone, intercom, cable/ internet systems and any lifting equipment, elevator, freight elevator, wheelchair lift, climbing chair, escalator or others;
8. pools, *spas* and their associated safety devices.

G. *Inspectors* are NOT required to:

1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. *dismantle* any *system* or *component*.

4. STRUCTURAL SYSTEMS

4.1 THE INSPECTOR SHALL:

A. inspect:

1. *structural components* including visible foundation and framing.

B. report:

1. methods used to *inspect* the *crawl space.*
2. methods used to *inspect* the attics.

5. EXTERIOR SYSTEMS

5.1 THE INSPECTOR SHALL:

A. inspect:

1. exterior wall coverings, flashing and trim.
2. all exterior doors.
3. decks, balconies, stairs, porches, and their associated guards and handrails.
4. eaves, soffits, and fascia where visible from the ground level.
5. grading, and surface drainage.
6. walkways, patios, and driveways.
7. retaining walls and fences.
8. attached garages or carports including garage doors and garage door operators.

B. report:

1. the methods used to inspect the exterior walls and their related components.

5.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

1. screening, shutters, awnings, and similar accessories.
2. geological, geotechnical, or hydrological conditions.
3. *recreational facilities.*
4. detached garages and outbuildings except as required by local authority with jurisdiction.
5. mechanical lifts.
6. seawalls, breakwaters, dikes, and docks.
7. erosion control and earth stabilization measures.

6. ROOF SYSTEMS

6.1 THE INSPECTOR SHALL:

A. inspect:

1. roof coverings.
2. *roof drainage systems.*
3. flashings.
4. skylights, chimneys, and roof penetrations.

B. describe:

1. roof coverings.

C. report:

1. methods used to inspect the roofs.

6.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

1. antennae and satellite dishes.
2. interiors of flues or chimneys.
3. other *installed* items attached to but not related to the roof systems.

7. PLUMBING SYSTEMS

7.1 THE INSPECTOR SHALL:

A. inspect:

1. interior water supply and distribution *systems* including all fixtures and faucets.
2. drain, waste and vent *systems* including all fixtures.
3. water-heating equipment and associated venting systems.
4. fuel storage and distribution *systems.*
5. drainage sumps, sump pumps, and related piping.
6. backflow preventers on supply piping.

B. describe:

1. water supply, distribution, drain, waste, and vent piping materials.
2. water heating equipment including the energy source.
3. location of main water and fuel shut-off valves.

7.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

1. clothes washing machine connections.
2. wells, well pumps, cisterns, or water storage related equipment.
3. water conditioning *systems.*
4. solar water heating *systems.*
5. fire sprinkler *systems.*
6. private waste disposal *systems.*
7. irrigation *systems.*

B. determine:

1. whether water supply and waste disposal *systems* are public or private.
2. the quantity or quality of the water supply.

C. operate:

1. safety valves or shut-off valves.

8. ELECTRICAL SYSTEMS

8.1 THE INSPECTOR SHALL:

A. inspect:

1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and sub panels.

6. distribution conductors.
7. overcurrent protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters (GFCI).
10. arc fault circuit interrupters (AFCI).
11. smoke alarms.
12. carbon monoxide alarms.

8.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:
1. remote control devices unless the device is the only control device.
2. alarm *systems* and *components*.
3. low voltage wiring, *systems* and *components*.
4. ancillary wiring, *systems* and *components* not a part of the primary electrical power distribution *system*.
5. telecommunication equipment.

B. measure:
1. amperage, voltage, or impedance.

C. operate or test:
1. smoke alarms.
2. carbon monoxide alarms.

9. HEATING SYSTEMS

9.1 THE INSPECTOR SHALL:

A. inspect:
1. *installed* heating equipment.
2. vent systems, flues, and chimneys.
3. fuel storage and distribution *systems*.

9.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:
1. interiors of flues or chimneys.
2. heat exchangers.
3. auxiliary equipment.
4. solar heating *systems*.

B. determine:
1. system adequacy or distribution balance.

10. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

10.1 THE INSPECTOR SHALL:

A. inspect:
1. fireplace and solid fuel burning system components.
2. vent systems and chimneys.

B. describe:
1. fireplaces and solid fuel burning appliances.

10.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:
1. interior of flues or chimneys.
2. screens, doors and dampers.
3. seals and gaskets.
4. automatic fuel feed devices.
5. heat distribution systems whether fan-assisted or convection.

B. ignite or extinguish fires or pilot lights.
C. determine draft characteristics.
D. move fireplace inserts, stoves, or firebox contents.

11. AIR CONDITIONING SYSTEMS

11.1 THE INSPECTOR SHALL:

A. inspect
1. permanently *installed* air conditioning equipment.

11.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect
1. portable air conditioners.

B. determine:
1. system adequacy or distribution balance.

12. INTERIOR SYSTEMS

12.1 THE INSPECTOR SHALL:

A. inspect:
1. walls, ceilings, and floors.
2. stairs, guards and handrails.
3. a *representative number* of countertops and *installed* cabinets.
4. a *representative number* of doors and windows.
5. gas proofing of walls, doors and ceilings separating the habitable spaces and the garage.
6. fire separations.

12.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:
1. *decorative* finishes.
2. window treatments.
3. central vacuum *systems*.
4. *household appliances*.
5. *recreational facilities*.

13. INSULATION AND VAPOUR RETARDERS

13.1 THE INSPECTOR SHALL:

A. inspect:
1. insulation and *vapour retarders*.

B. describe:
1. type of insulation materials and *vapour retarders* in unfinished spaces.

13.2 THE INSPECTOR IS NOT REQUIRED TO:

A. disturb:
1. insulation.
2. *vapour retarders*

14. MECHANICAL AND NATURAL VENTILATION SYSTEMS

14.1 THE INSPECTOR SHALL:

A. inspect:

1. ventilation of attics and foundation areas.
2. *mechanical ventilation systems.*
3. the ventilation systems in areas where moisture is generated such as kitchens, bathrooms, laundry rooms.

14.2 THE INSPECTOR IS NOT REQUIRED TO:

B. determine:

1. indoor air quality.
2. system adequacy or distribution balance.

GLOSSARY

Adjacent
Nearest in space or position; immediately adjoining without intervening space.

Alarm Systems
Warning devices, installed or free-standing, including but not limited to; carbon monoxide alarms, flue gas and other spillage alarms, security equipment, ejector pumps and smoke alarms.

Architectural Service
Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract, adequacy of design for the location and exposure to the elements.

Automatic Safety Controls
Devices designed and installed to protect *systems* and *components* from unsafe conditions.

Component
A part of a *system.*

Crawl Space
The area within the confines of the foundation and between the ground and the underside of the floor.

Decorative
Ornamental; not required for the operation of *systems* and *components* of a building.

Describe
To *report* a *system* or *component* by its type or other observed, significant characteristics to distinguish it from other *systems* or *components.*

Determine
To find out, or come to a conclusion by investigation.

Dismantle
To take apart or remove any component, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine homeowner maintenance.

Engineering Service
Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

Functionality
The purpose that something is designed or expected to fulfill.

Further Evaluation
Examination and analysis by a qualified professional, trades-person or service technician beyond that provided by the *home inspection.*

Home and Property Inspection
The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a building in accordance with these National Standards of Practice.

Household Appliances
Kitchen, laundry, and similar appliances, whether *installed* or freestanding.

Inspect
To examine *readily accessible systems* and *components* of a building in accordance with these National Standards of Practice, *where applicable* using *normal operating controls* and opening *readily openable access panels*.

Inspector
A person hired to examine any *system* or *component* of a building in accordance with these National Standards of Practice.

Installed
Set up or fixed in position for current use or service.

Mechanical Ventilation Systems
An active or powered air exhaust and/or intake system installed to remove moisture or contaminants from, or introduce fresh air into, the living space.

Normal Operating Controls
Devices such as thermostats, switches or valves intended to be operated by the homeowner.

Operate
To cause to function, turn on, to control the function of a machine, process, or system.

Readily Accessible
Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel
A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

Recreational Facilities
Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

Report
To communicate in writing.

Representative Number
One *component* per room for multiple similar interior *components* such as windows and electric outlets; one *component* on each side of the building for multiple similar exterior *components*.

Roof Drainage Systems
Components used to carry water off a roof and away from a building.

Sample
A representative portion selected for inspection.

Service Life/Lives
The period during which something continues to function fully as intended.

Shut Down
A state in which a *system* or *component* cannot be operated by *normal operating controls*.

Significant Deficiency
A clearly definable hazard or a clearly definable potential for failure or is unsafe or not functioning.

Solid Fuel Burning Appliances
A hearth and fire chamber or similar prepared place in which a fire may be built, and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

Spa
Residential recreational or therapeutic device.

Structural Component
A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System
A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive
An inspection is technically exhaustive when it is done by a specialist who may make extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Technical Services
Services that involve dismantling, the extensive use of advanced techniques, measurements, instruments, tools, testing, calculations, or other similar methods.

Unsafe
A condition in a *readily accessible, installed system* or *component* which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, missing or improper installation or a change in accepted residential construction Standards.

Vapour Retarder
Material used in the building envelope to retard the passage of water vapour.

Visually Accessible
Able to be viewed by reaching or entering.

Note - In these National Standards of Practice, redundancy in the description of the requirements, limitations and exclusions regarding the scope of the Home and Property Inspection is provided for clarity not emphasis.

(CAHPI acknowledges The American Society of Home Inspectors®, Inc. (ASHI®) for the use of their Standards of Practice (version January 1, 2000)

(JANUARY 25, 2023 VER.G)