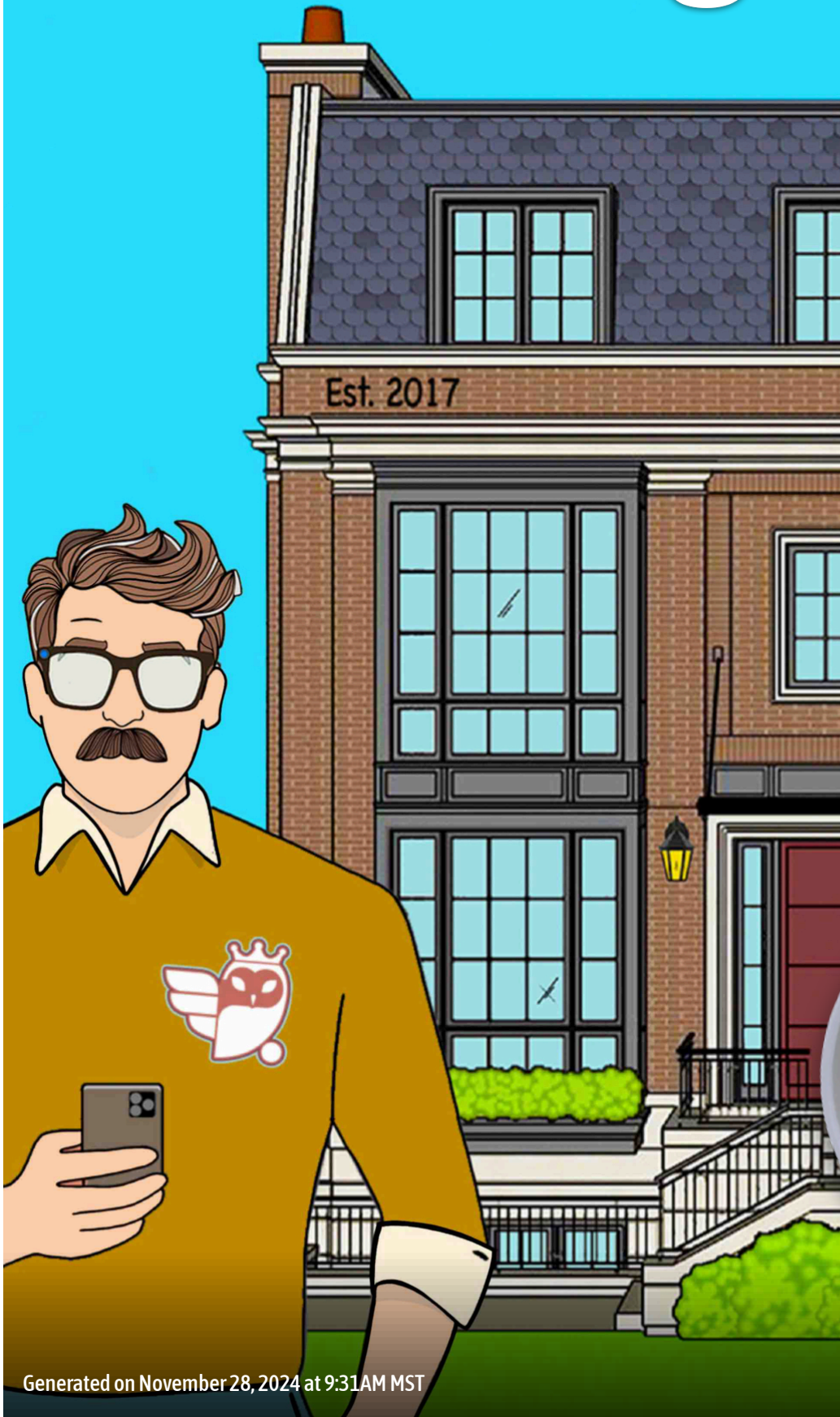


the dwelling



Generated on November 28, 2024 at 9:31AM MST

November 28, 2024

"Every little thing matters. The devil is in the details."

the summary

what you need to make an informed decision

the insurance

stuff you'll need for your insurance policy

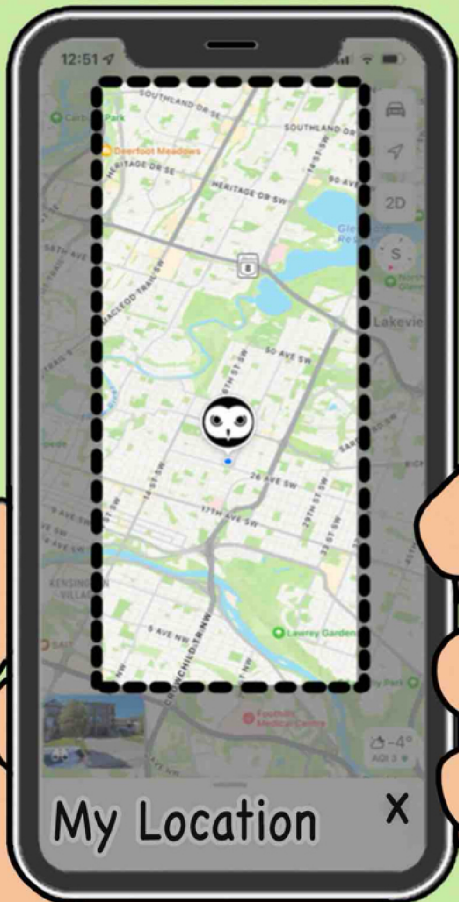


Screenshot & CROP

Visual data matters...
It's not just "FLUFF"
It's ESSENTIAL!

Take PRIDE in how
you present your
reports...

Dont be a **BIFF!**



the

elements



November 28, 2024



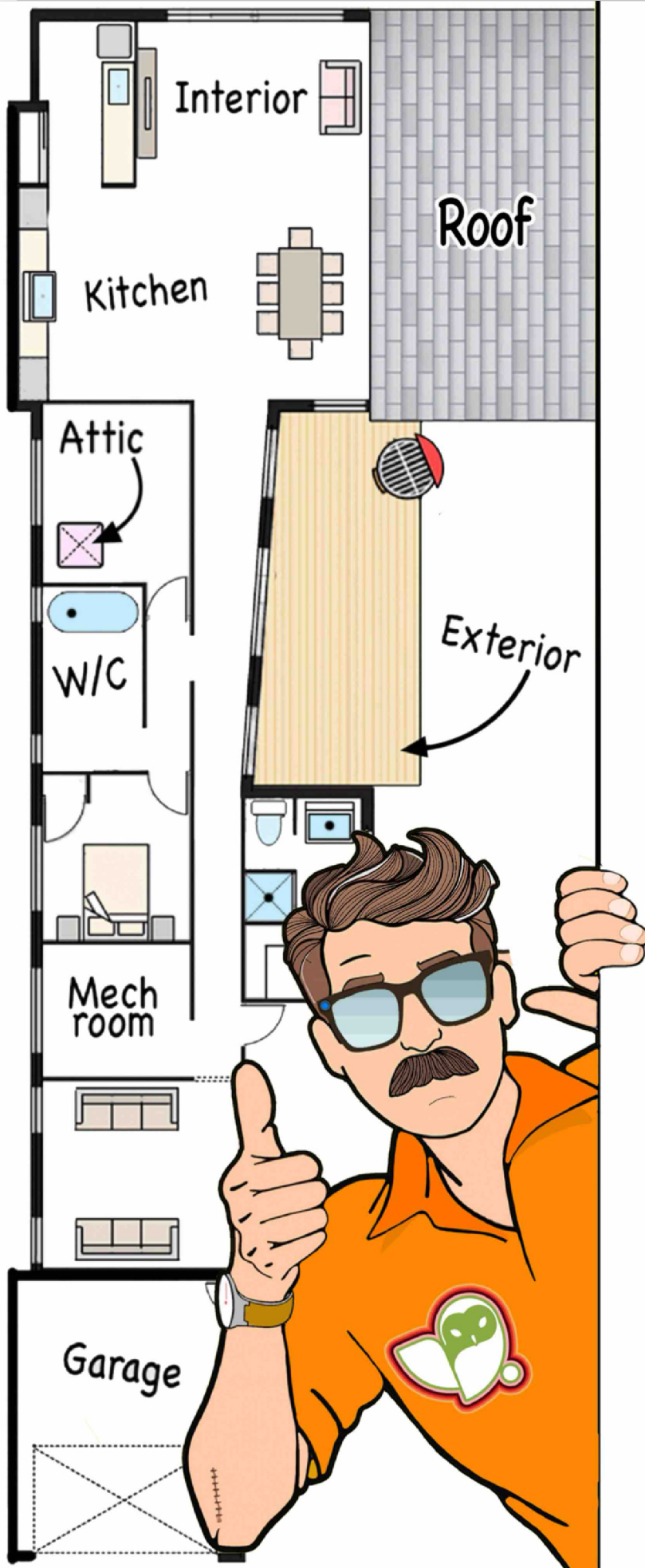
Lucas Kirsch



9:30 AM Start Time

the

method

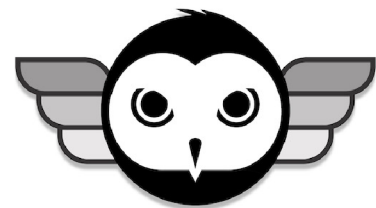


From the disciplined approach of gathering information & curating, to the mixture of photos & clear narratives. The Method was founded on pure construction experience.

Designed to CONNECT you with the information to help make an informed decision & built to do one thing really well:

Drive the point home.

"Tell the story, share the knowledge & inspire action"



the

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thank you

Thanks for choosing us for your home inspection. We appreciate your confidence in us & it was my pleasure to serve you today.

I will be your primary contact & I will do anything I can to make sure you are fully clear on my findings today.

Please feel free to contact us if you have any questions or if you need further information. We will gladly answer any questions.

Kind Regards,

Lucas Kirsch

Lucas Kirsch
4038365528
reachme@2020mhi.com

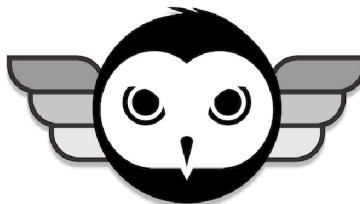
72Seconds

disclaimer stuff.

A home inspection is kind of like an annual check-up at the doctor. It's used to make sure things are working properly & it can be useful in spotting things that might eventually become a problem

Some people actually think we come equipped with a crystal ball, a flux capacitor or even X-Ray vision! Unfortunately, we can't go into the past, go "Back to the Future" or, like Superman, see through walls.

Disclaimers are boring so I won't get into that but please understand we can only visually inspect what we see today. Every house is different just like every customer has different expectations of what a home inspection should be. However, we know some people like to read the report in its entirety. Attached we provided you with a full copy of our Standards of Practice & Disclaimers.



If you are reading this then obviously the details matter to you. You'd make a great home inspector.

legends



Iconography



Not Inspected

Hand Gestures

Issue:

Action:

L:

T:

R:

\$ / \$\$ / \$\$\$

It's a snap! Here are some key terms you'll see throughout.

Sometimes we use icons or example images when it provides a more effective representation.

Immediate Attention

There's some real urgency on the fix.

Attention

Heads up! This may need to be fixed very soon.

Limits out of our control & or outside of our SOP's

Non-verbal communication in a photo that packs a punch.

Identify the problem if there is one

Recommended path to address the issue

Location where it is found

Typical Tradesperson

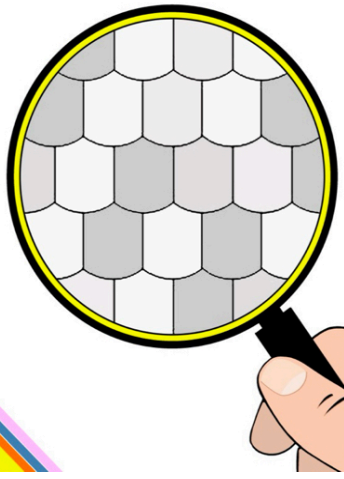
Reason why it wasn't inspected

Merely a rough guide of overall cost.

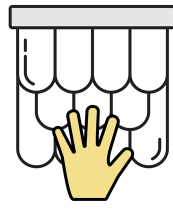
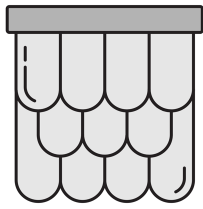
summary

R

[BACK TO SUMMARY](#)



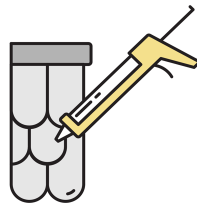
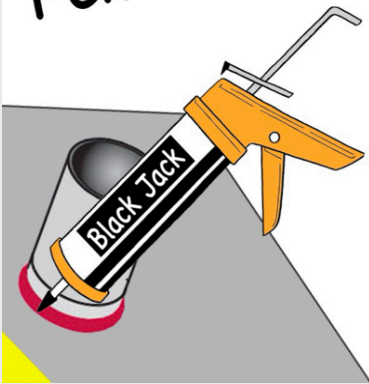
Why do roofs leak? High winds, hail, snow, ice & deterioration, or defects in the material. Yearly maintenance will aid in leak avoidance.



The Roof Material This is the outermost layer on the roof charged with providing shelter from the natural elements.

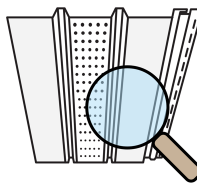
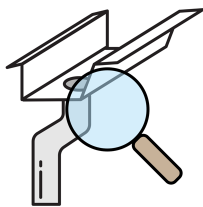
Roof Observations Examined for continuity of material & coverage.

Roof Penetration



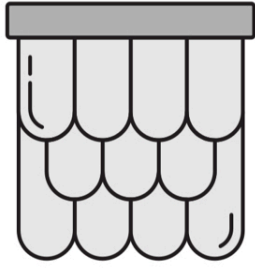
Roof Utility Penetrations Used in roof assemblies to allow outside air to enter or exit. Such as vents, stacks, flues & others. Perform annual inspections.

Roof Sealant Boots & flashings may need replacement & general upkeep over the years.



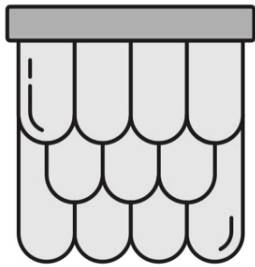
Inside Gutter Regular cleaning of trough/scupper should be part of your yearly maintenance schedule.

Soffit Keep clean & free of debris like vegetation. A very important facet of the home!



Take a photo
of the roof

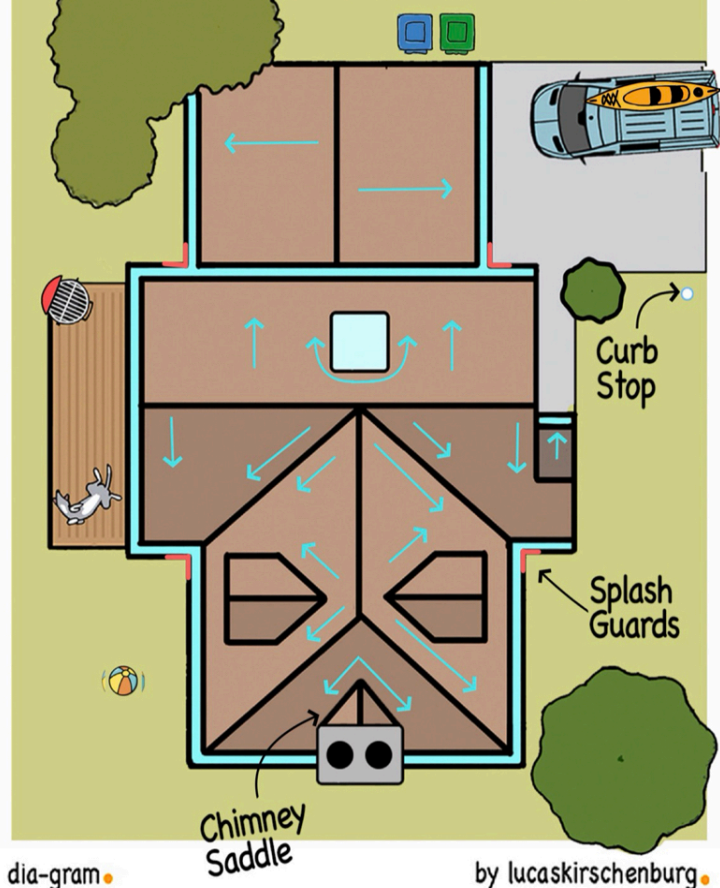
Roof Disclaimer Stuff Minor deterioration or defects in the roofing material are considered to be functional damage. We can not see through the Shingle or membrane to the sheathing & therefore can not be inspected for evidence of leaks. The remaining roof life is approx only & does not preclude the possibility of leakage. Leakage can develop at any time & may depend on rain intensity, wind direction, ice buildup & other factors. Chimney/flue interiors that are not readily accessible are not inspected & could require repair. The roof inspection may be limited by access, condition, weather, or safety concerns.



Take another
photo, from a
different angle

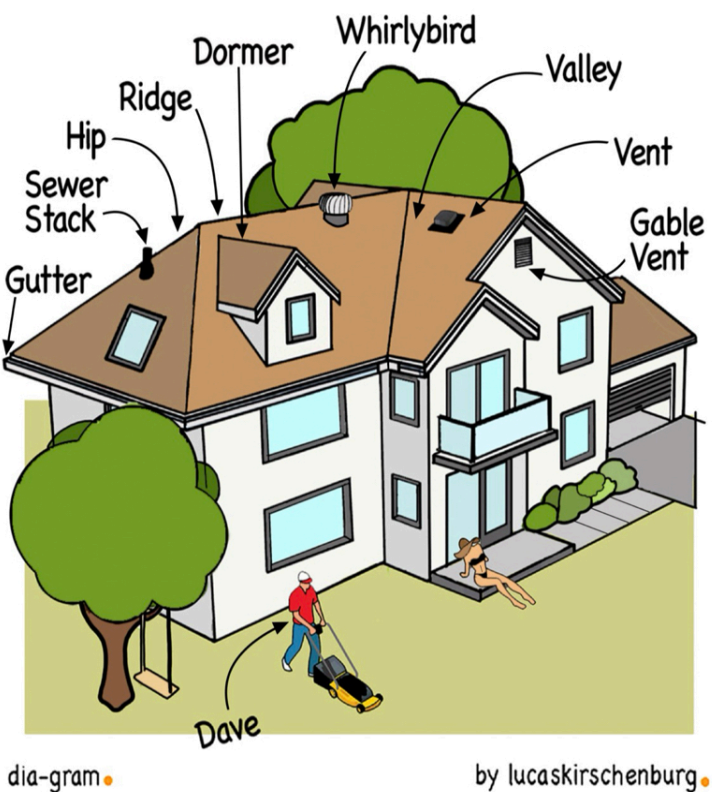
Roof Management The key is leak avoidance. Find & correct defects before they leak by setting up a yearly roof maintenance program with a certified local roofer. It's recommended to schedule a roof tune-up & as part of a regular maintenance schedule every 1-2 yrs. & after significant storm events.

Roof DRAINAGE



Keep those Gutters CLEAN! Cleaning gutters is like flossing for your home. It might not be the most glamorous task, but it's crucial for maintaining a healthy roof & home. When leaves, debris, & dirt accumulate in your gutters, they can lead to several problems. Take preventative action so you don't experience water damage, pest issues, or ice damming.

Stuff on a Roof



Get to know your roof You'll sleep better knowing your home's hat (the roof) is in good shape, rain or shine. So, while a roof tune up might not be the most exciting part of homeownership, it's a smart investment to protect your biggest one your home.

Known Components



Pictagram OR Support Photo

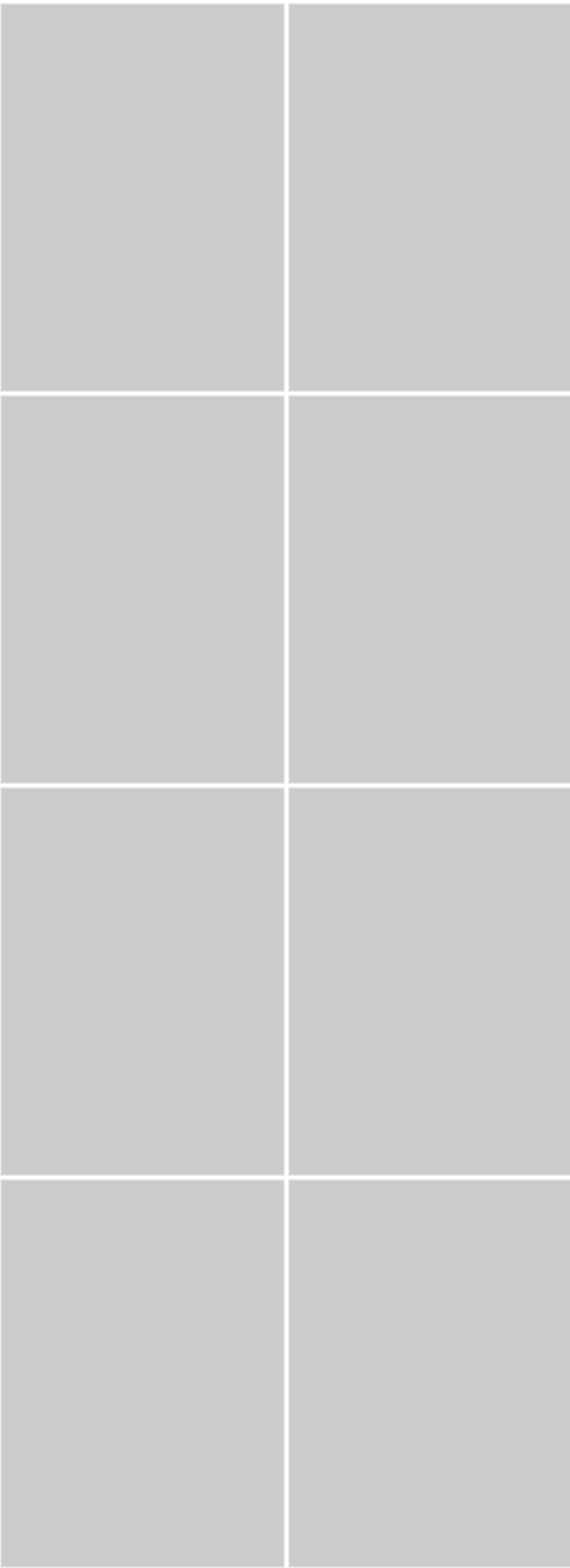


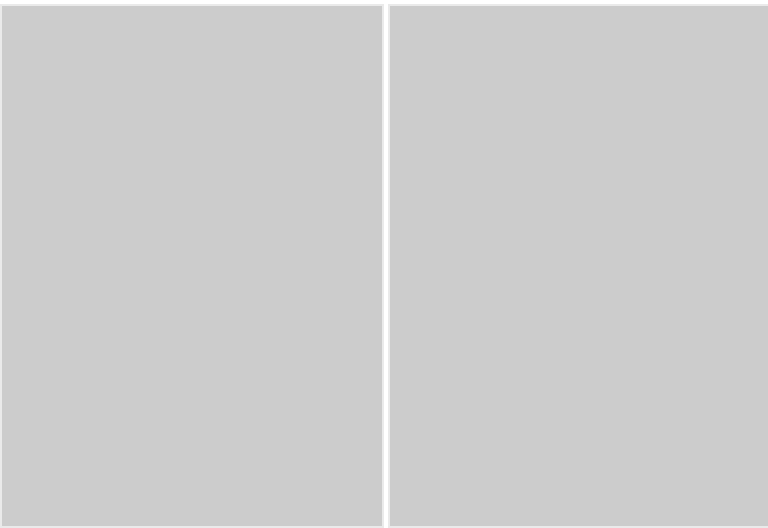
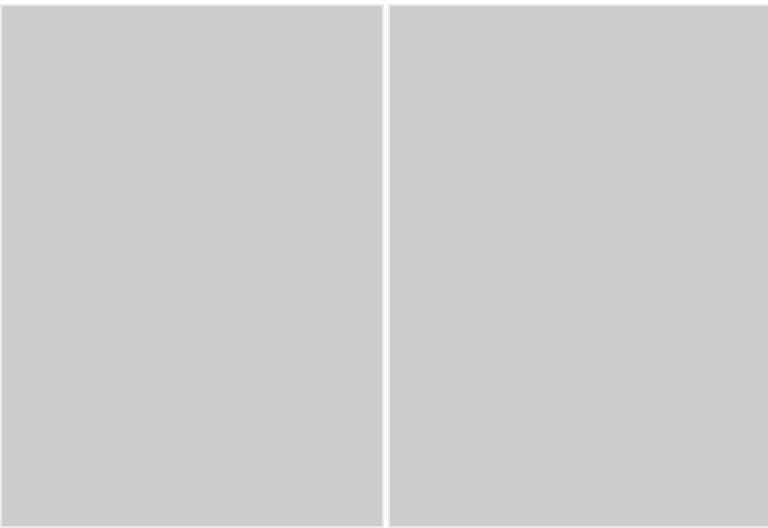
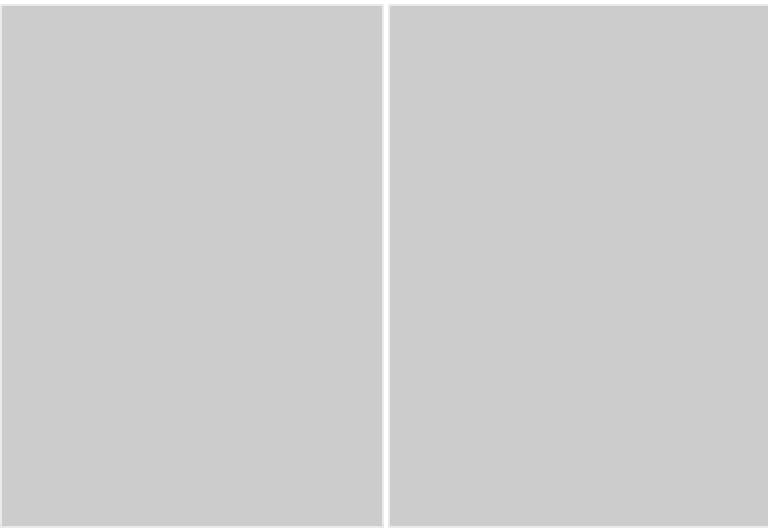
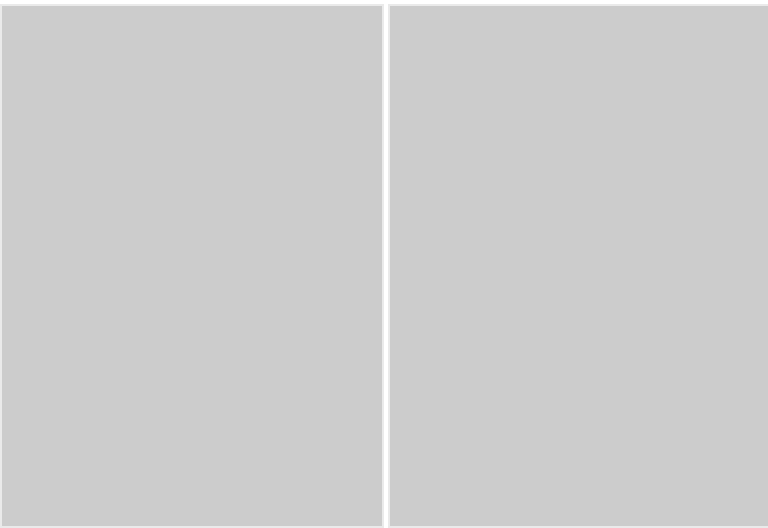
Known vs SUPPORT Known components (PHOTO) go in the LEFT column. Picta-gram OR support photos go in the RIGHT column. *overwrite me...

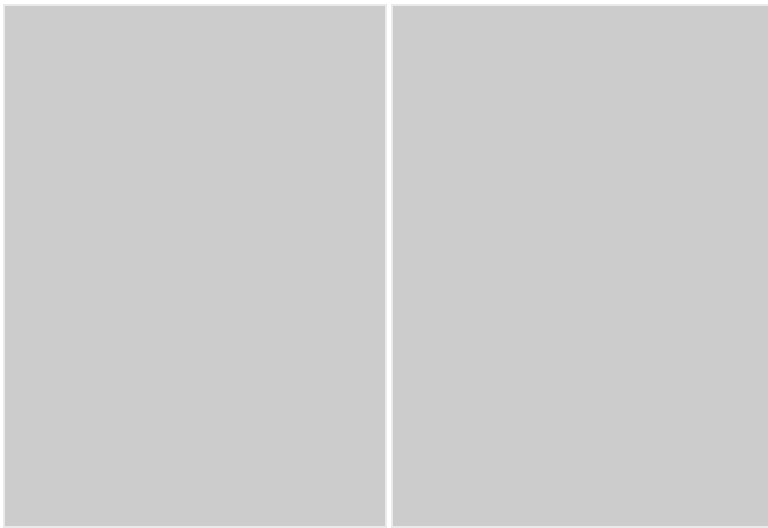
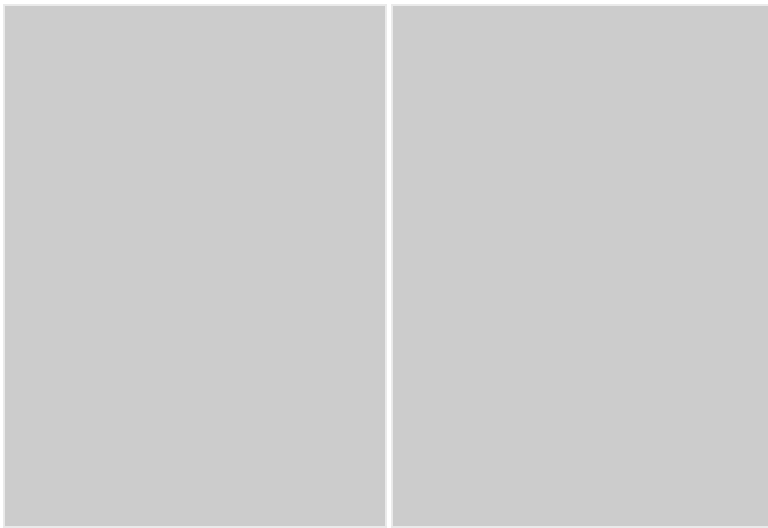
REMINDER

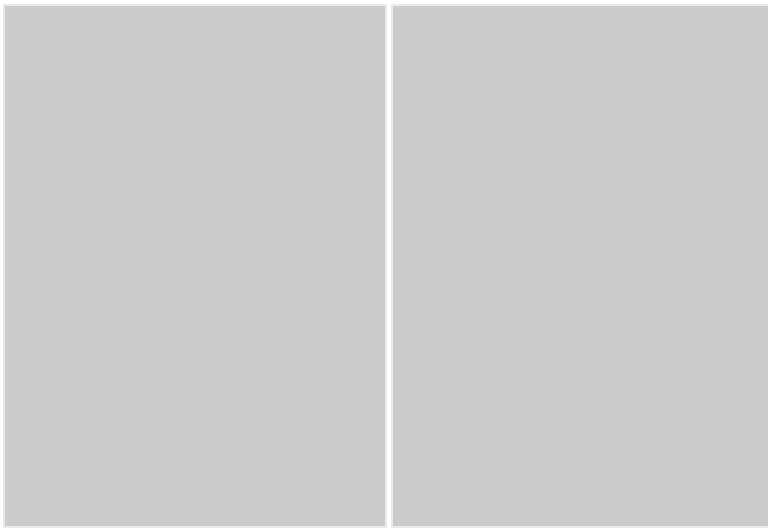
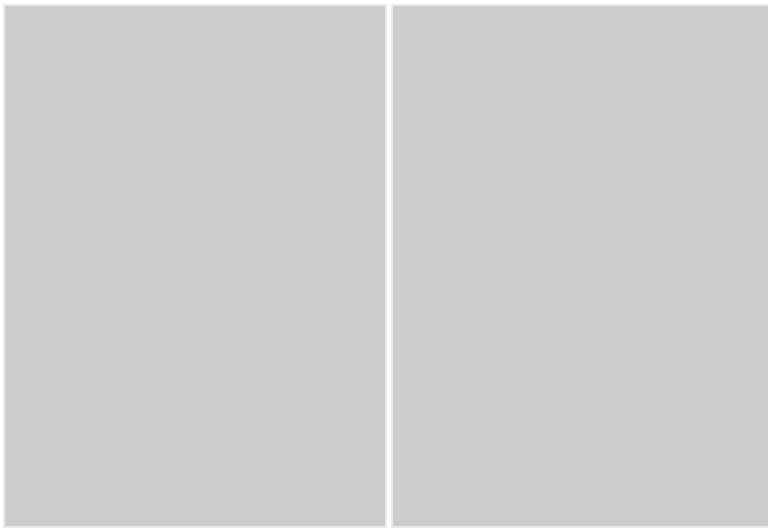
Hit **"EDIT"** to drop in the **roof material** infolet page.

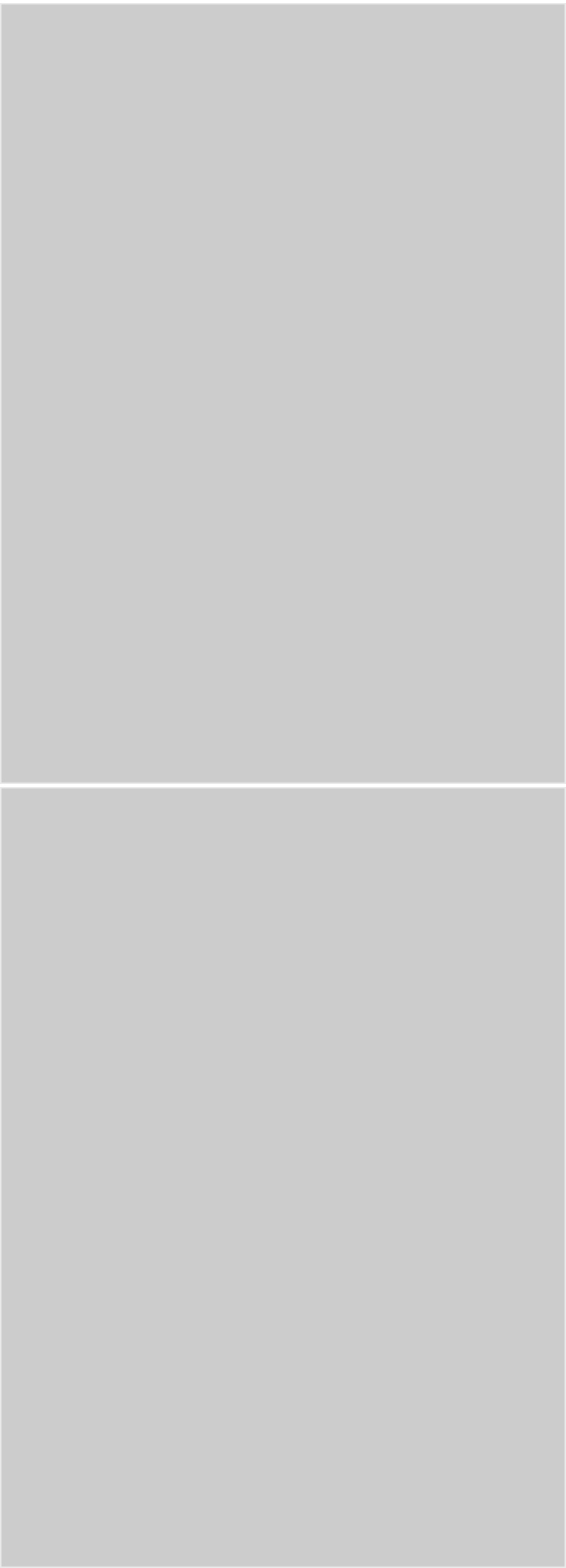
REMINDER ROOF Look smart! Educate your clients. Now...overwrite me.

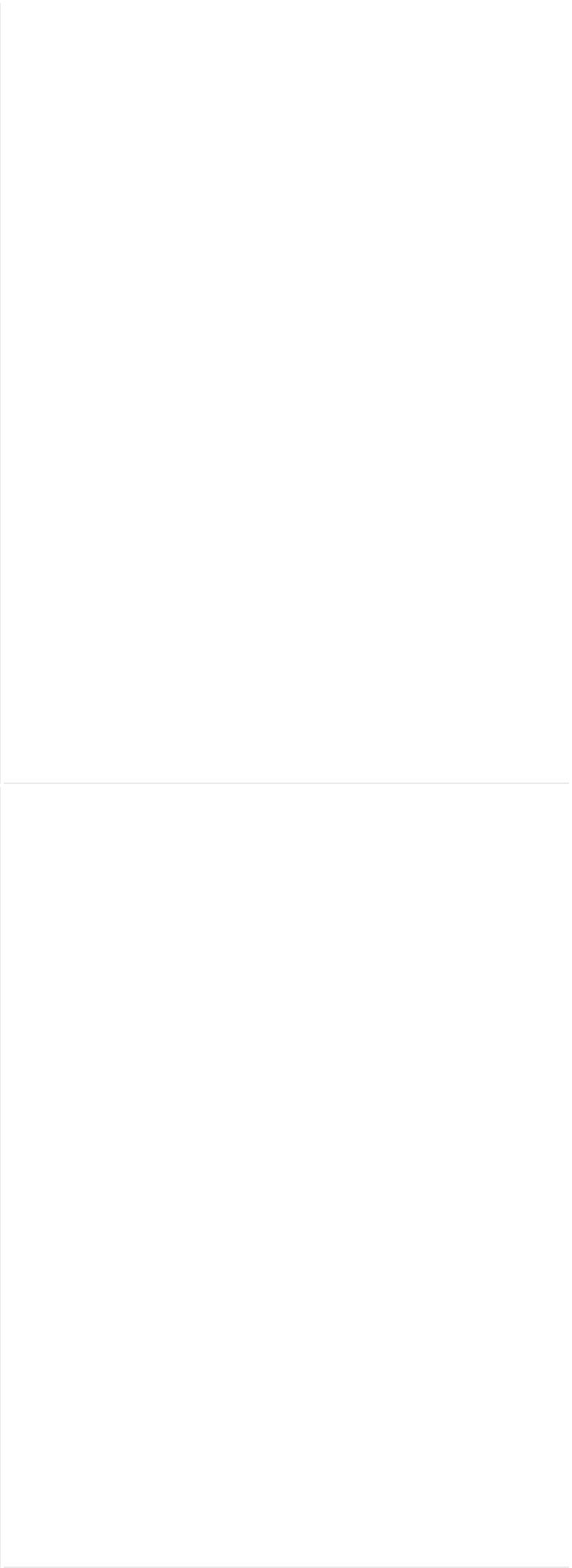
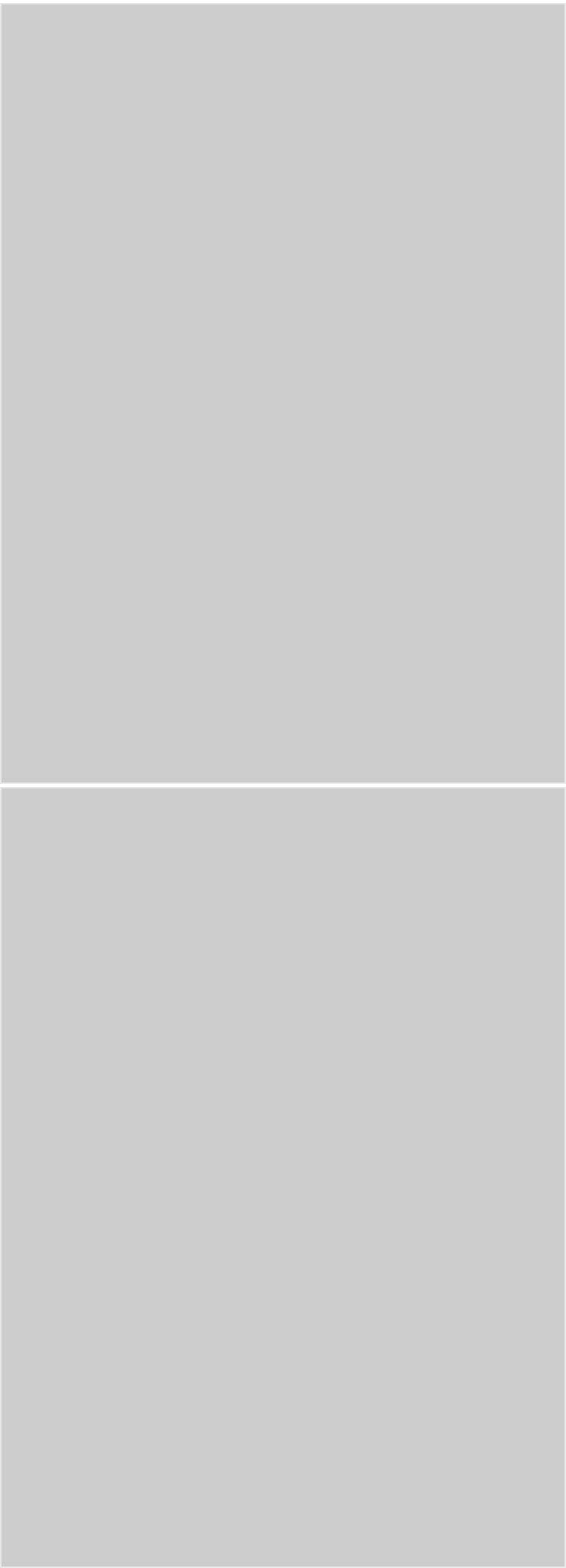




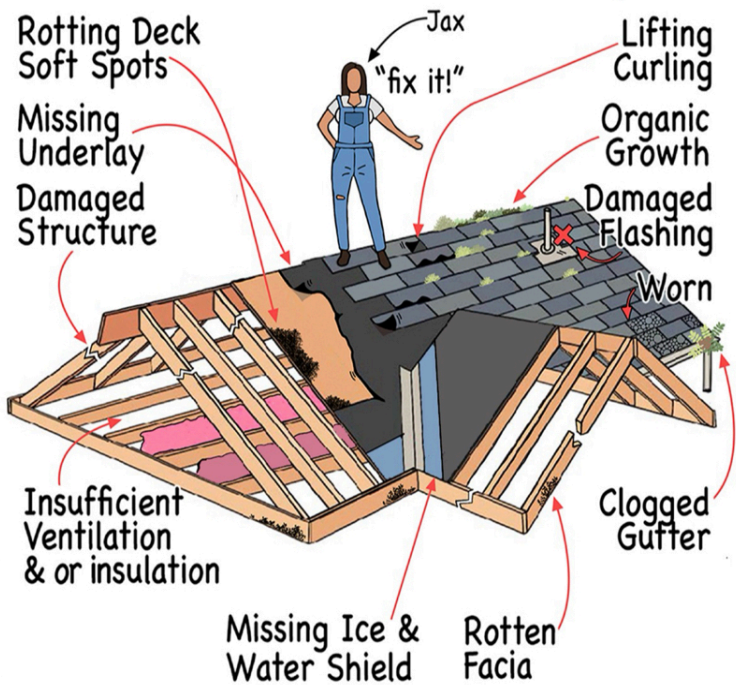








Common Roof Problems



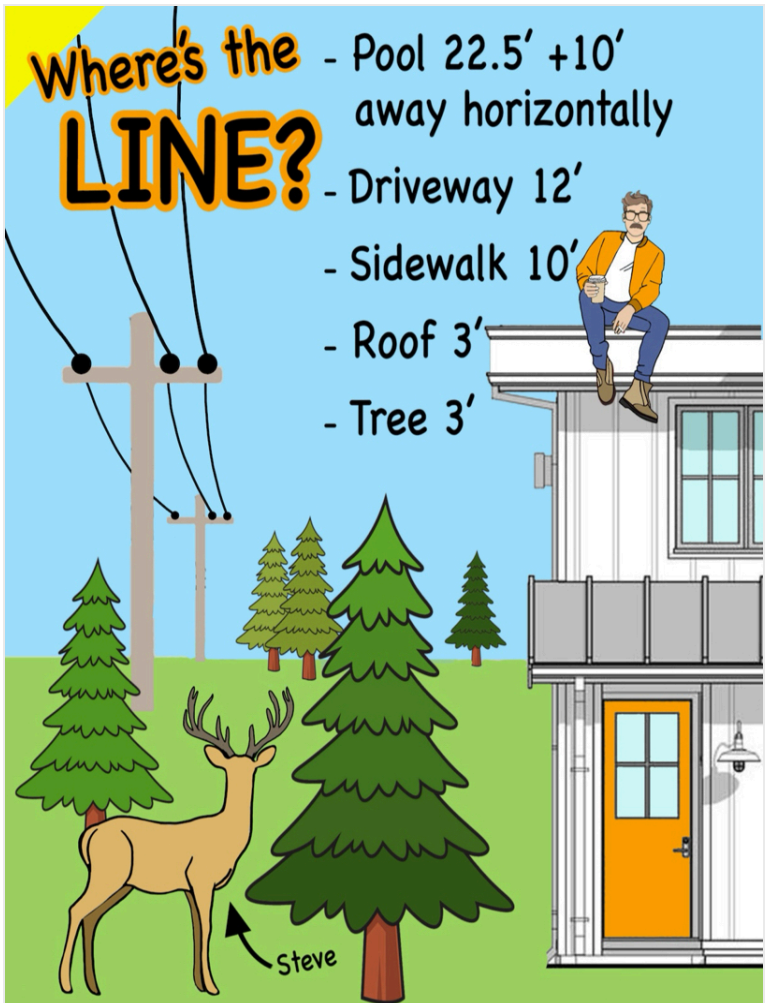
dia-gram

by lucaskirschenburg

Common Roof Problems During home inspections, common roof issues include missing or damaged shingles, leaks or water stains on ceilings, sagging or uneven roof lines, cracked or deteriorated flashing, clogged gutters or downspouts, improperly installed or damaged vents, moss or algae growth, signs of previous repairs or patches, soft or spongy spots indicating rot, and age-related wear and tear. These issues need prompt attention to maintain the roof's integrity and prevent further damage to the home.

Where's the LINE?

- Pool 22.5' +10' away horizontally
- Driveway 12'
- Sidewalk 10'
- Roof 3'
- Tree 3'



dia-gram

by lucaskirschenburg

Where's The Line? Diagram for your knowledge.

Maintenance

"Don't start today by doing yesterdays work."

Stuff About Roofs For most homeowners, understanding the basics of roofing systems can be difficult because they are much more than just the shingles on the home.

The roofing system on a home usually includes:

- Roofing Material & Ventilation
- Facia & Soffit
- Gutters & Downspouts
- Paper & Flashings
- Trusses / Rafters
- Sheathing & Fasteners
- Attic Insulation & more...

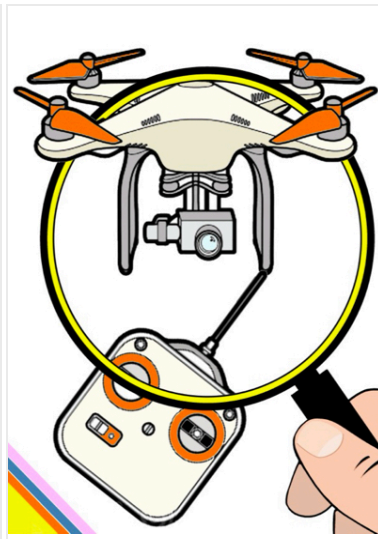
The complete system works together to ensure the roof functions properly & protects your home from the elements. As you can see, roofing shingles are not the only part of the roofing system that protects your home from the elements.

It is important to have your entire roofing system inspected periodically or anytime you notice damage to the roof. Inspections help ensure the system is functioning properly today before they turn into major problems tomorrow.

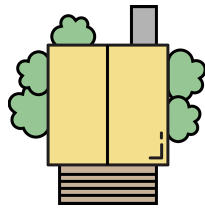


D

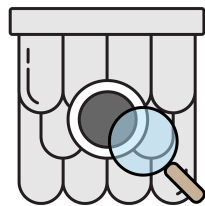
[BACK TO SUMMARY](#)



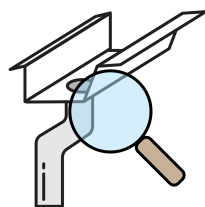
Drone Information Allows us to enhance the collection of inspection data while removing slower manual steps that place us in danger.



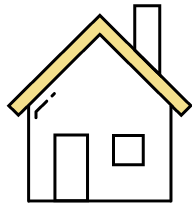
The View From Above The roof of a home can account for up to 40% of the home's exterior. From curb appeal to home safety, it's important to keep the home looking sharp & (more importantly) dry. Make sure you look up every once in a while for anything out of the norm.



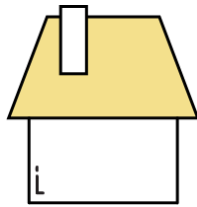
Roof Utility Penetrations Used in roof assemblies to allow outside air to enter or exit. Such as vents, stacks, flues & others. Perform annual inspections.



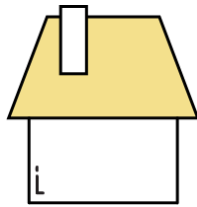
Inside Gutter Responsible for channeling water flow from your roof through the downspouts & direct it to appropriate areas. Regular cleaning of trough/scupper should be part of your yearly maintenance schedule.



Roof Front View See Photo.



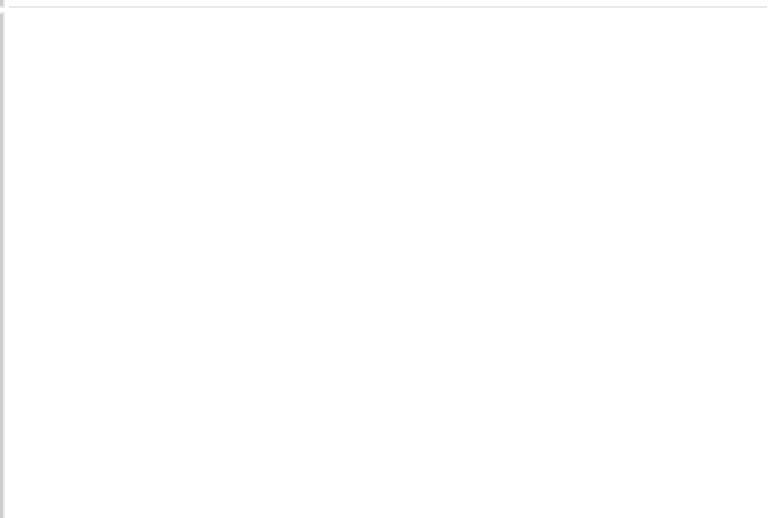
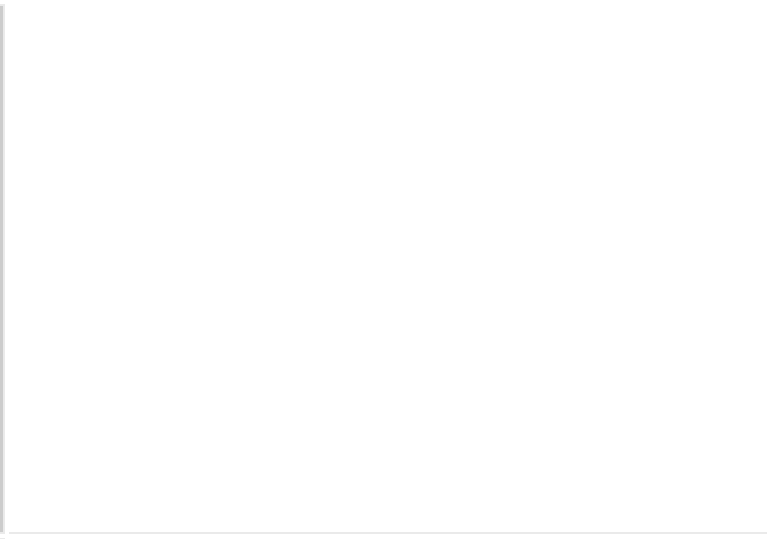
Roof Side View Assessed for structural deficiencies

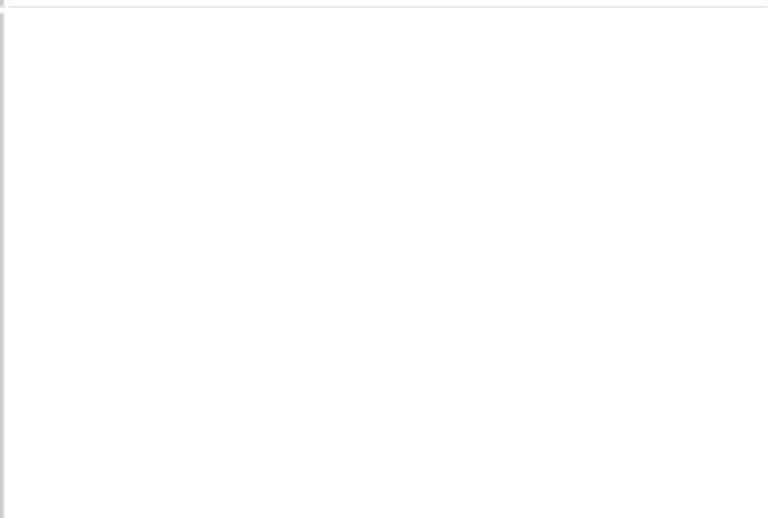
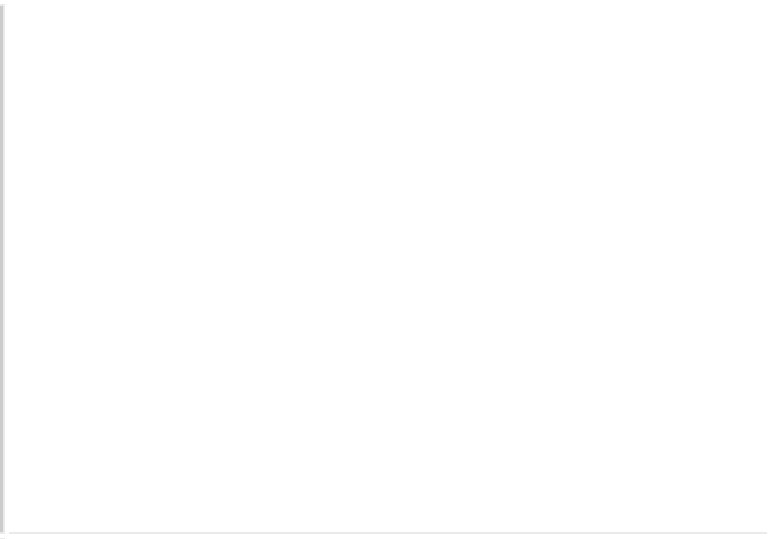


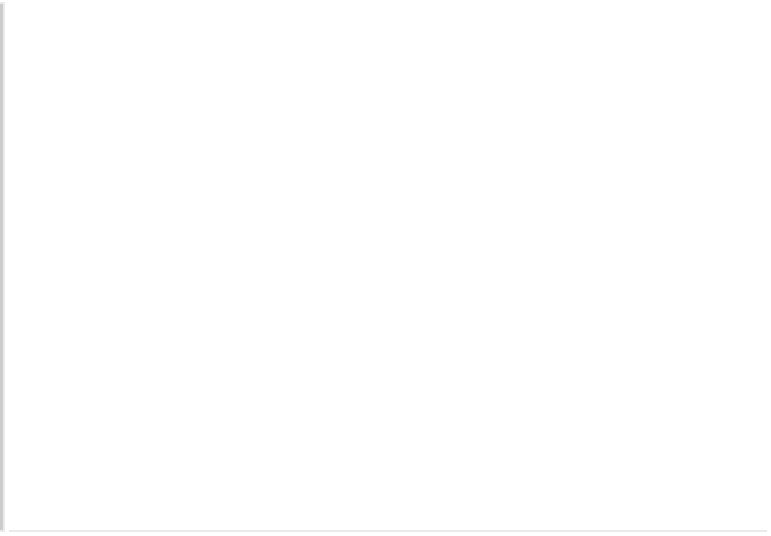
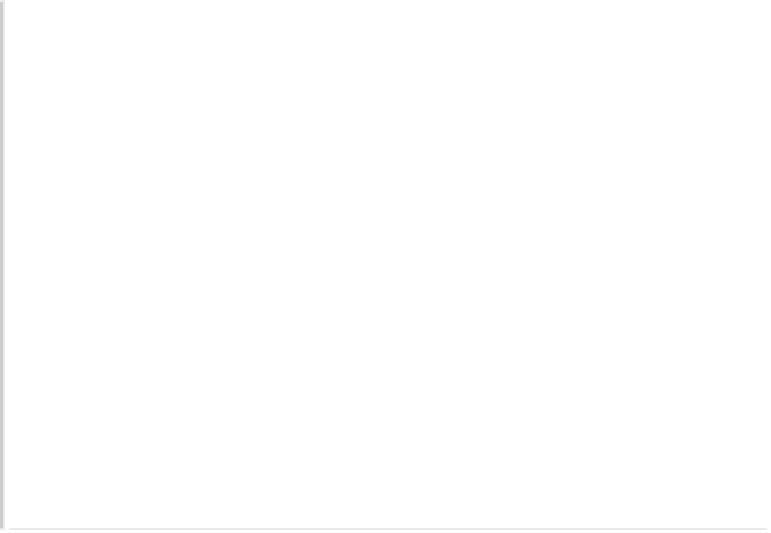
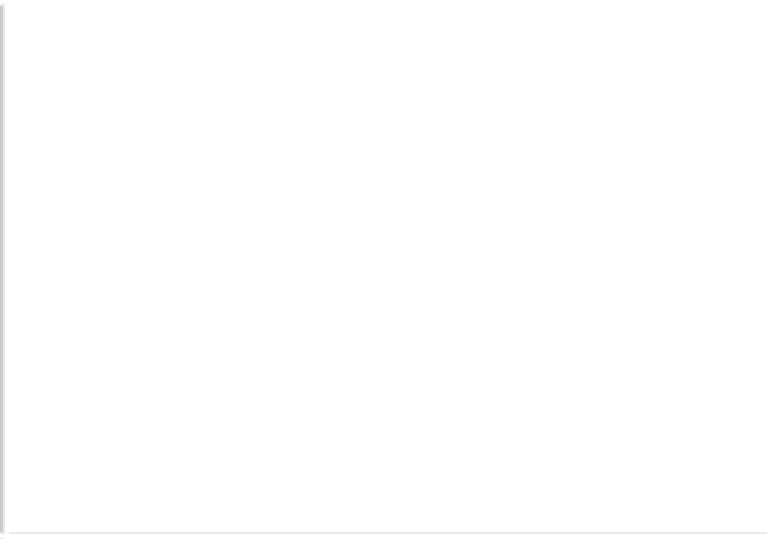
Roof Side View Visually examined for common defects.



Roof Back View See Photo.







Drones

It's not the plane,
it's the pilot



Bird's Eye View Most people call them drones. Technically, they're UAVs (unmanned aerial vehicles) or sUAS (small unmanned aircraft systems). No matter what you call them, these flying cameras & sensor holders have rapidly become valuable industrial inspection tools. Drone-based inspections help us improve efficiency & data quality while increasing safety & speed of operation.

The roof of your building can be easy to ignore... until suddenly it's not. Small damage from weathering & aging, as well as less subtle threats like storms, can slowly eat away at the performance & stability of your roof until one day you wake up in need of emergency repairs & end up stuck with a far larger bill than you ever expected.

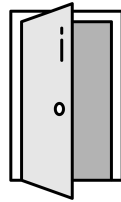
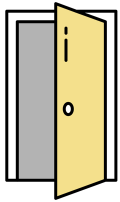
The solution? Regular, thorough roof inspections conducted by a professional using a drone. From reducing man-hours to ensuring more comprehensive analysis, drones have revolutionized the way property owners & contractors alike think about roof assessment.

E

BACK TO SUMMARY

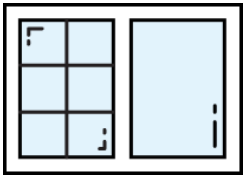


Door info Intended to protect us from intruders & the elements. Clean gaskets & replace parts as necessary. Who else has a key? Re-key?



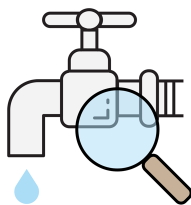
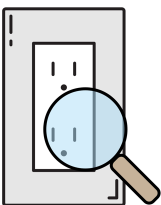
Front Entry Keeping a good seal is essential to maintaining your home's energy efficiency.

Back Entry A well-installed & maintained door will save \$\$\$ on heating & cooling costs.



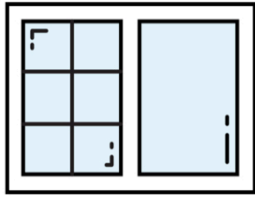
Focal Window It can be a real "Pane" replacing windows. Maintenance is the key to longevity.

Basement Window Please refer to local bylaws to understand the correct dimensions for egress.



Exterior Outlet Weatherproof outlet covers are preferred. Tested for functionality.

Exterior Faucet Ensure to properly winterize in the colder months. Turned on & OFF.

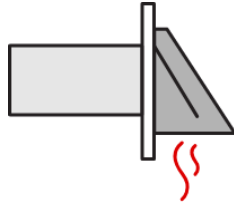
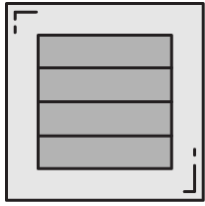


Take a photo of a window

The Eyes of a Home A window allows the passage of light, sound, & air. Modern windows are usually glazed or covered in some other transparent material. Many glazed windows may be opened to allow ventilation or closed to exclude inclement weather. Visually scanned (From the ground) for defects like blown seals & deterioration. We also re-examine from the inside when testing the operation.

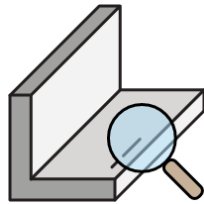


About Egress A common question from clients when viewing a basement bedroom: “What is the actual legal size window?” Bedrooms must provide an unobstructed opening of NOT less than (3.8ft²) in area with no dimension less than (15”). This can vary from state to state or province to province. This window shall be operable from the inside without using tools or special knowledge. This is all about fire safety!



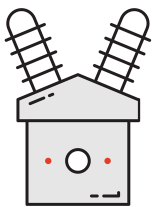
The Vents Dirty intake/exhaust vents could impede their ability to function.

Vent Protection & Efficiency Seal around penetrations, clean lint/debris, remove obstructions & trim back vegetation seasonally.



Exterior Penetrations Fill & maintain all utility penetrations leading in or out of the home to prevent moisture intrusion.

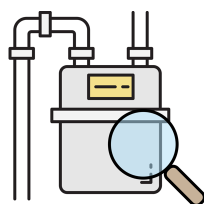
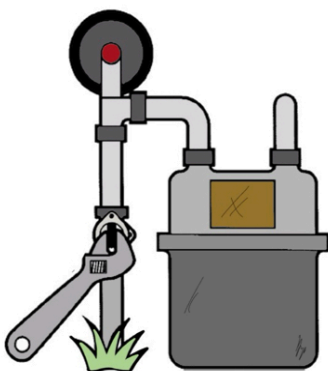
Flashings These prevent water from entering penetrations in the cladding, like a window or door.



Electrical Entry Point How electricity makes its way into the home—either overhead power lines or underground

The Electrical Meter Electricity goes through the meter to the main panel & onto the outlets.

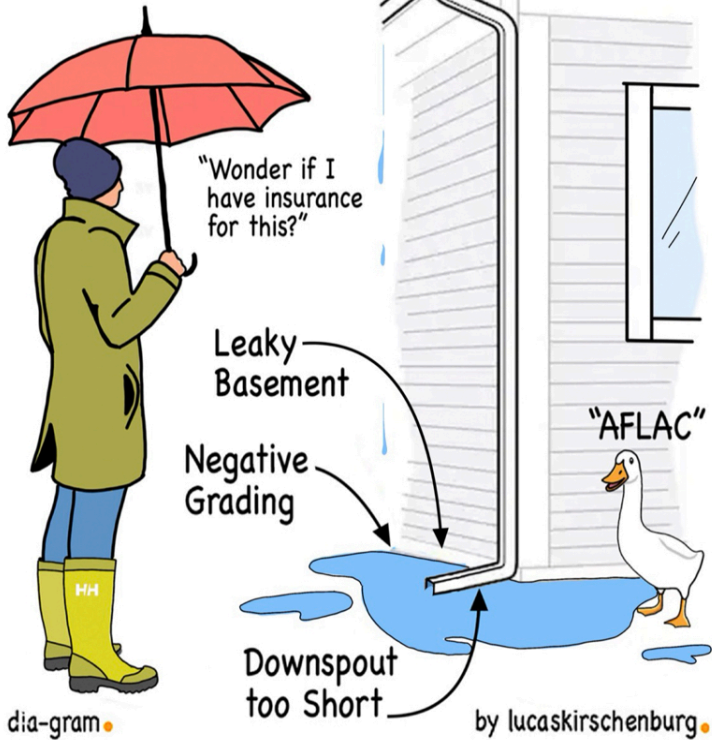
Gas Meter



Open and close gas meter It's just good to know how to operate this in the case of an emergency. This is where they shut it down if you miss a bill.

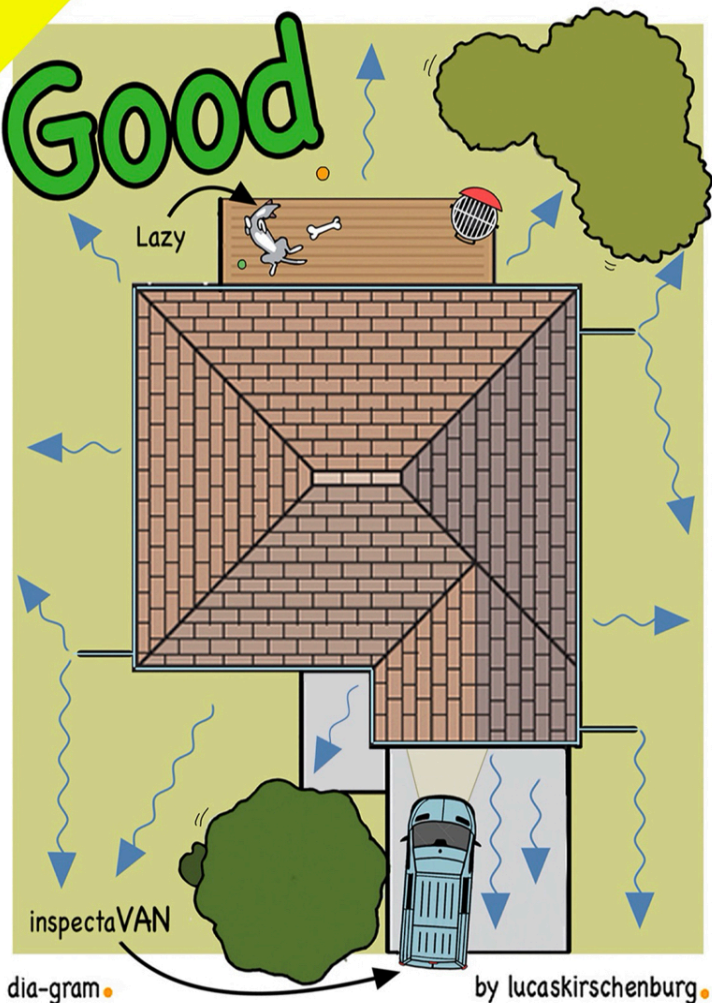
The Gas Meter If you ever smell gas, call your local supplier to have it further assessed & keep a wrench handy to shut it down.

BAD



Bad Grading To address bad grading, it's essential to ensure that the land around your home is properly sloped away from the foundation, allowing for effective water drainage to prevent potential problems. This is a key aspect of maintaining the structural integrity & longevity of your house.

Good

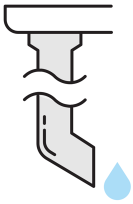


Good Grading Signs of good grading on a house property include: Proper Sloping: The land around the house slopes away from the foundation, directing water away from the home. Drainage Systems: Well-placed downspouts & gutter systems help collect & divert rainwater away from the foundation. No Puddles: After rain, you don't see large puddles forming near the house; water drains away naturally. Dry Basement: Your basement remains dry, even during heavy rain, with no signs of moisture or water seepage. Soil Stability: There's no noticeable soil erosion, & the landscape looks stable, with no signs of topsoil washing away. No Standing Water: The yard doesn't have standing water or areas that stay soggy for extended periods. Pest-Free: You don't encounter an unusual increase in pests like mosquitoes or termites due to excess moisture.



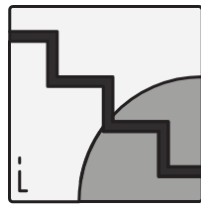
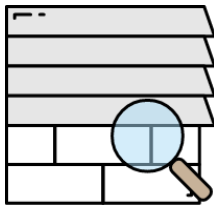
Perimeter Grading Management of water drainage is paramount! Water should ALWAYS drain away from the foundation.

Grading Uneven land prevents proper water drainage, & during rainfall, water can flow towards the home rather than away.



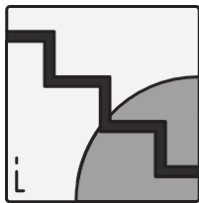
Downspouts Keep downspouts down & ejecting a minimum of 4' from the foundation.

Pathway Material It's all about first impressions! Keep clear of tripping hazards & debris.



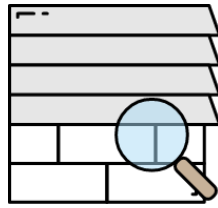
Exterior Cladding Here is the primary protective layer between your home & the external elements.

Parging Coat The semi-protective/cosmetic mortar applied to the foundation is known for two things... it's usually grey & cracks.



Foundation Stuff As you know, most of the foundation is impossible to see. We walk around the perimeter to see what catches our eye.

About Cracks If two dimes can fit into the crack, get it checked by a structural engineer. Minor fractures can be repaired with a mastic.

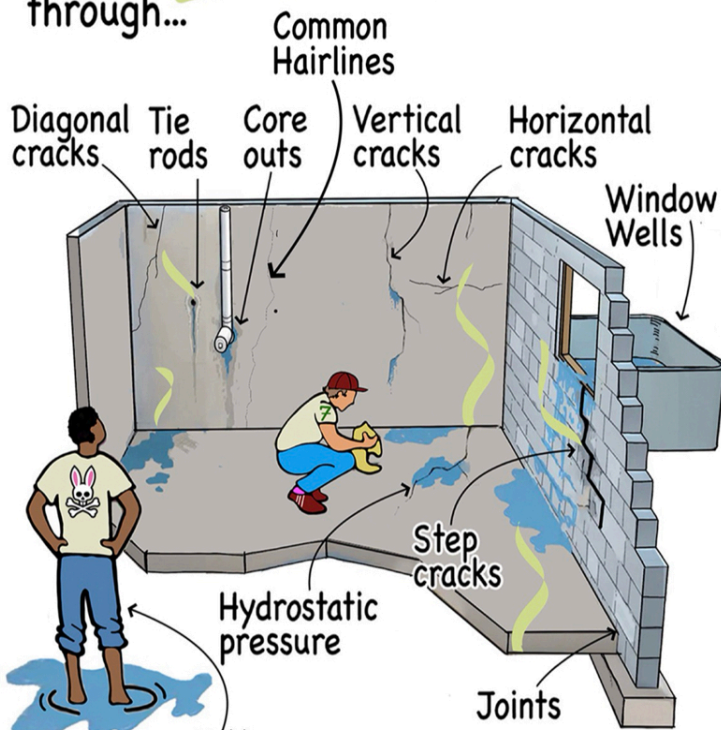


The Exterior Skin Much like plants, people, or other living things, the skin of a building is that surface that interacts with the world at large. The skin (cladding) is responsible for protecting the contents, much like our skin protects us. It also makes a statement to our neighbors about the home inside.

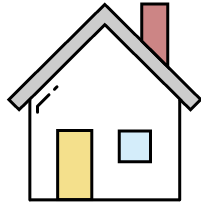
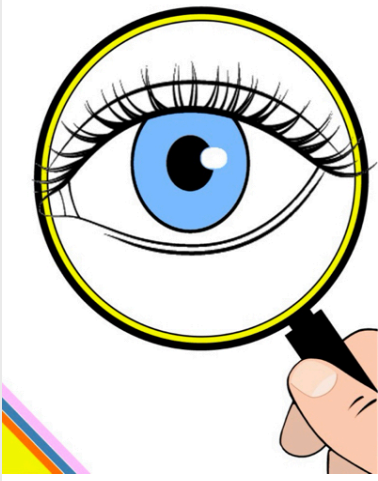
INFO: This home is comprised of several layers, ie: the wall's outer surface, vapor barrier, insulation, & more... The entire perimeter of the home should be closely monitored for change or damage. Examined for visual defects. Plan to establish a bi-yearly maintenance routine.

Cracks r Wack

Water & radon can seep into the home through...

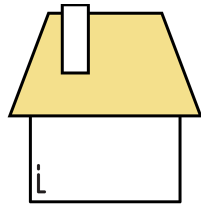
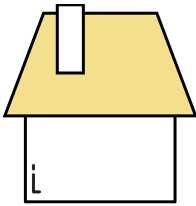


More About Cracks When you see a crack in your concrete slab or wall, your first assumption is that something has been done wrong-but that's not always the case. Concrete cracks are very common; some are inevitable due to grade, settlement, soil compression & so many more variables. The important thing is that if you ever see a crack, it should be sealed & then monitored for change.



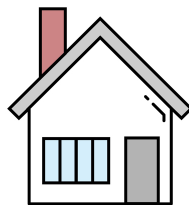
The Overview Taking photos of the front, back, and sides of a house provides a comprehensive visual overview, helping us quickly assess its exterior

Front of House



Side of House

Side of House



Back of House

**Known
Components**



**Pictagram OR
Support Photo**

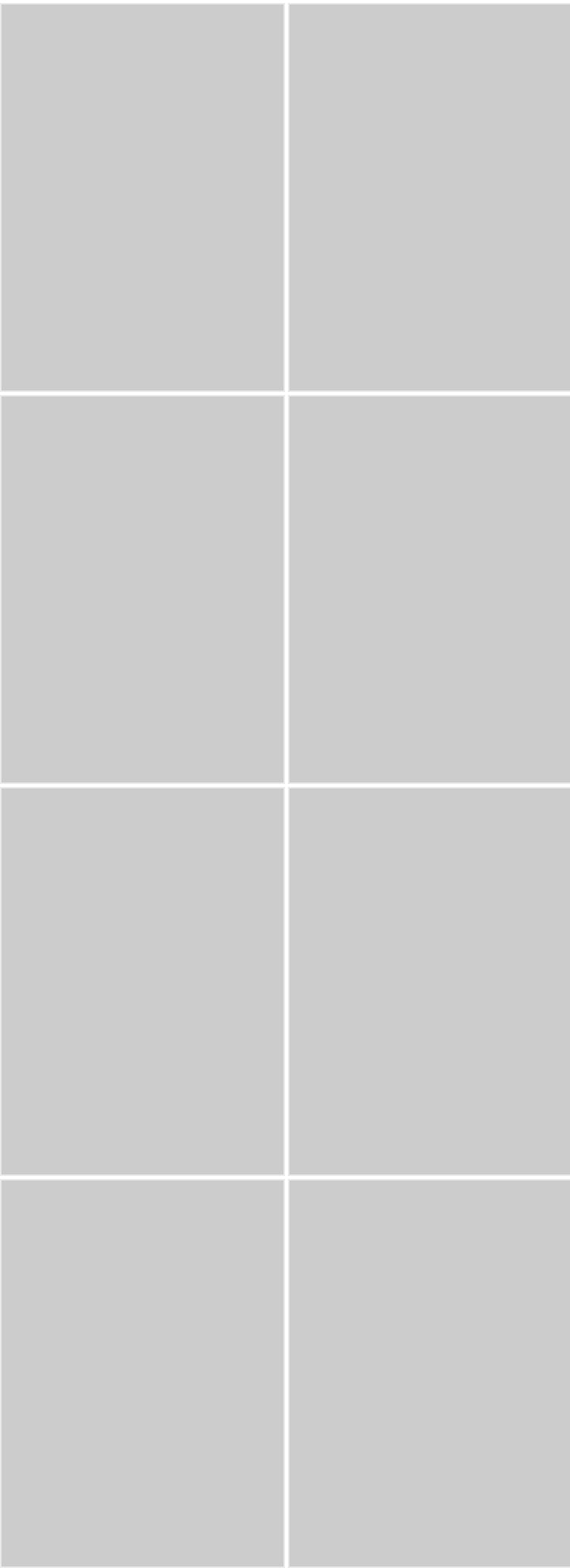


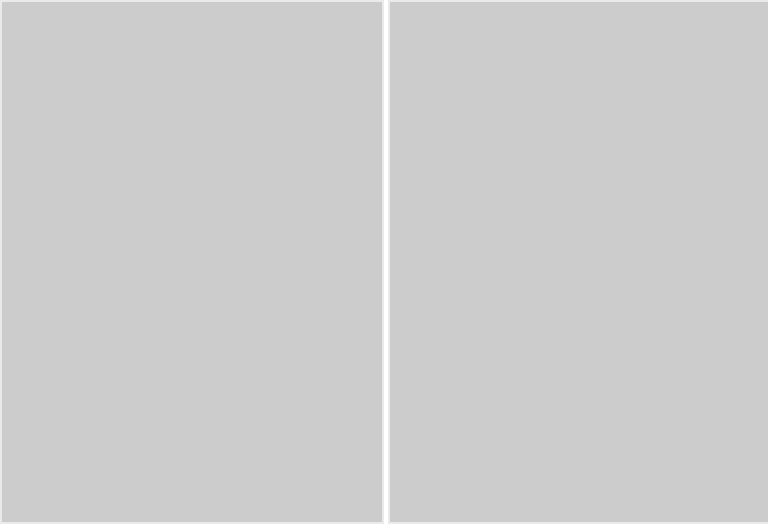
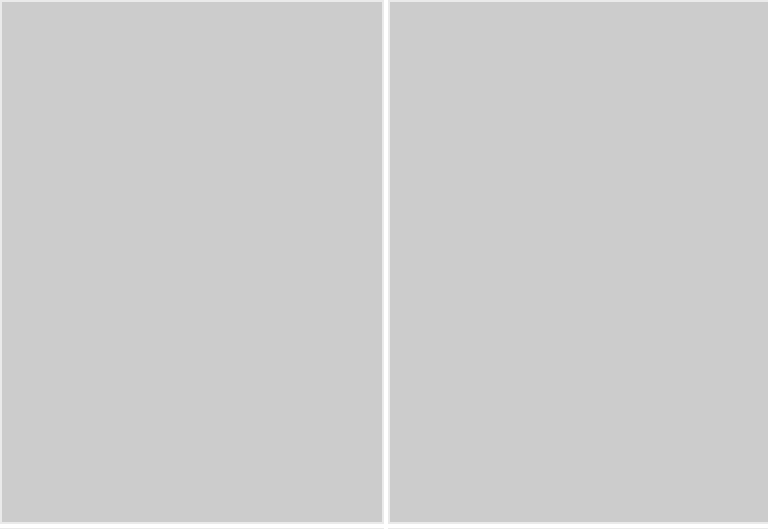
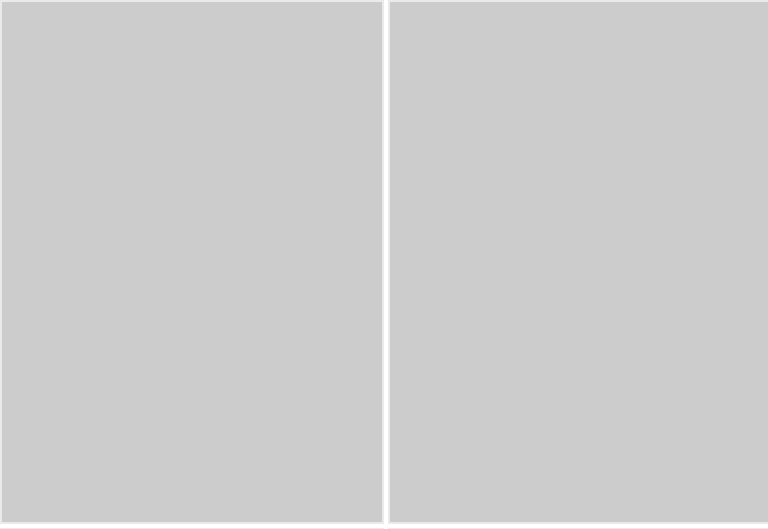
Known vs SUPPORT Known components (PHOTO) go in the LEFT column. Picta-gram OR support photos go in the RIGHT column.
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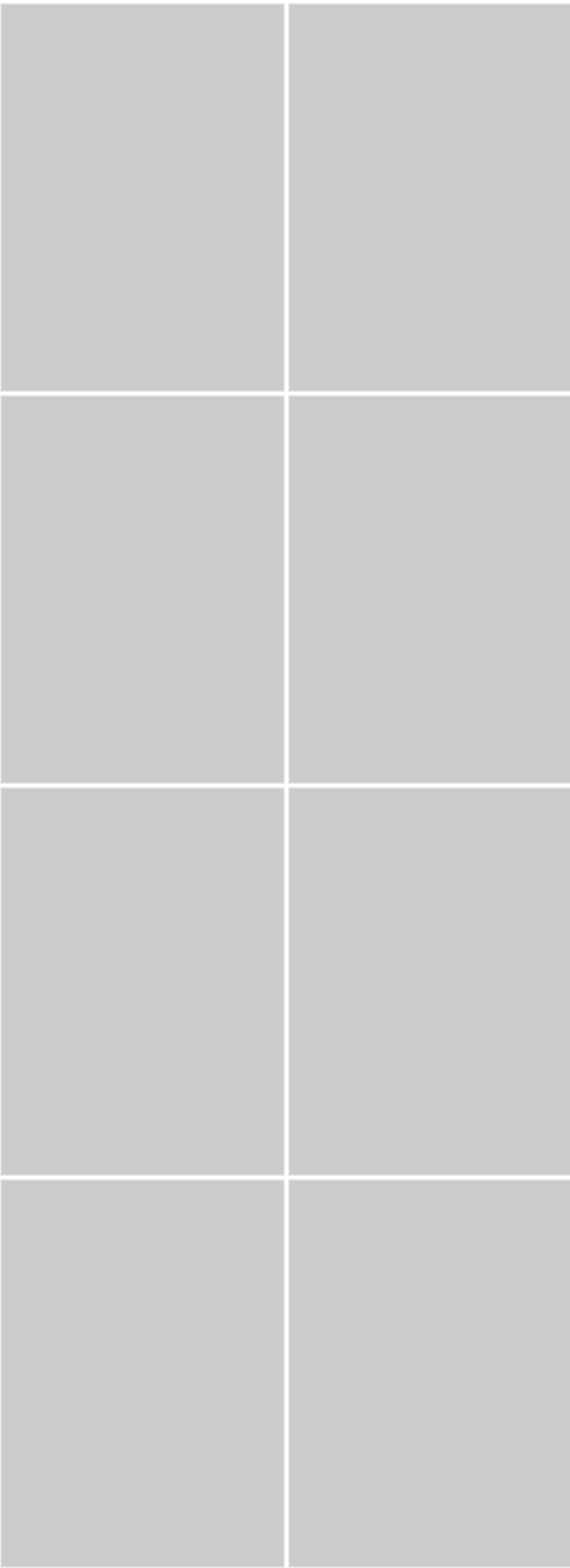
REMINDER

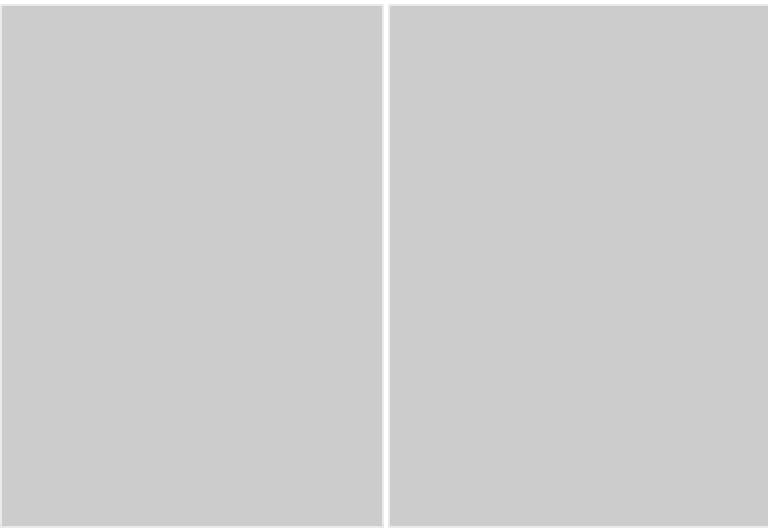
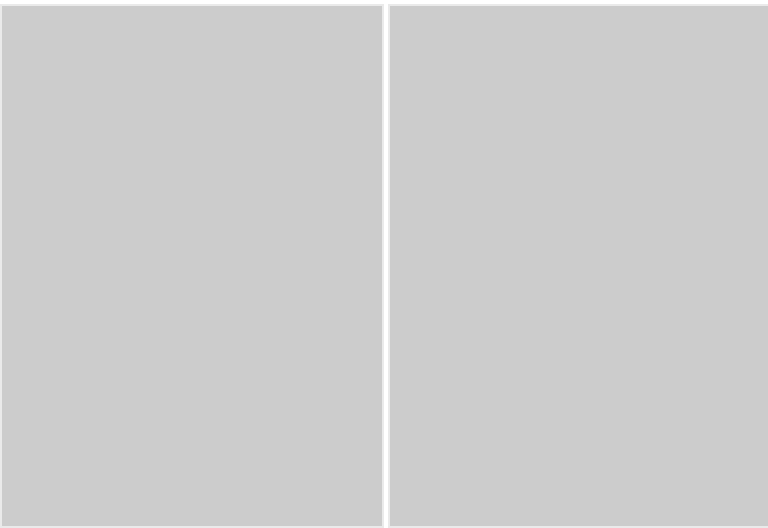
Hit "**EDIT**" to drop in the **ext cladding** infolet page.

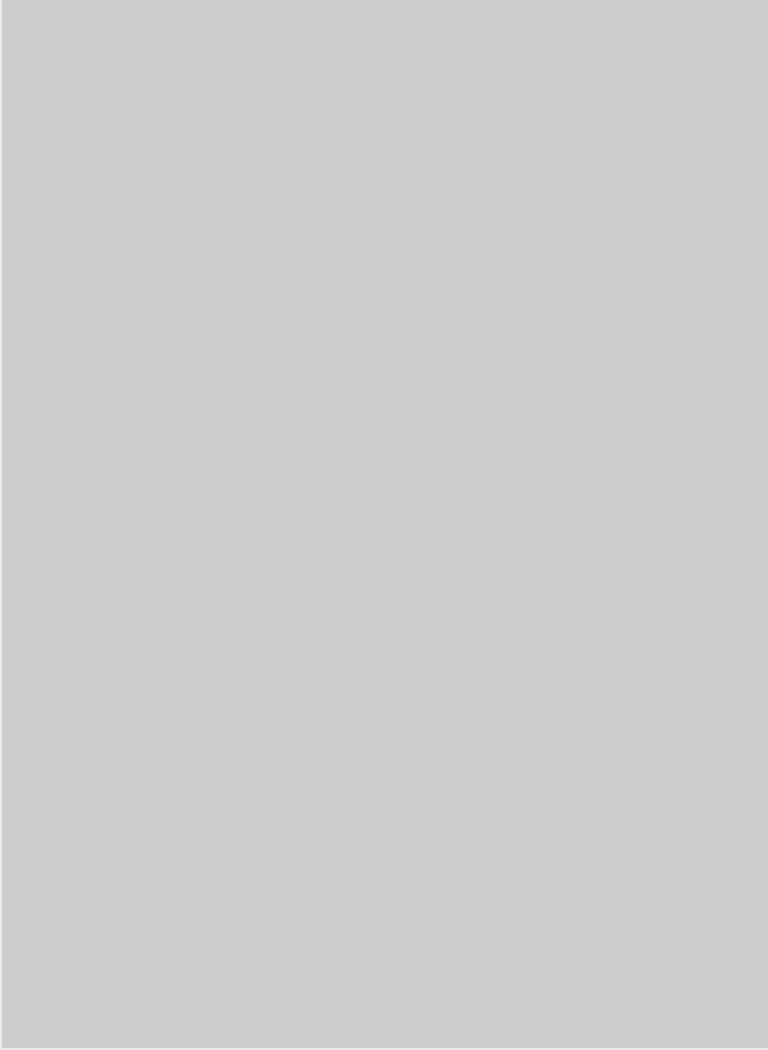
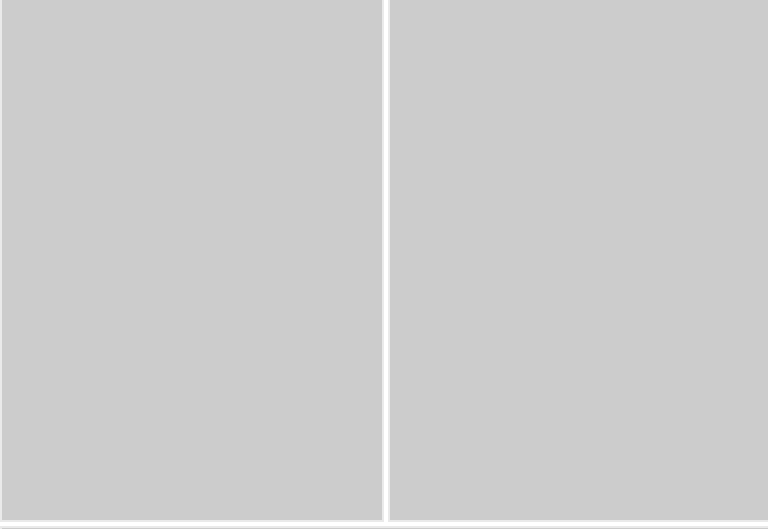
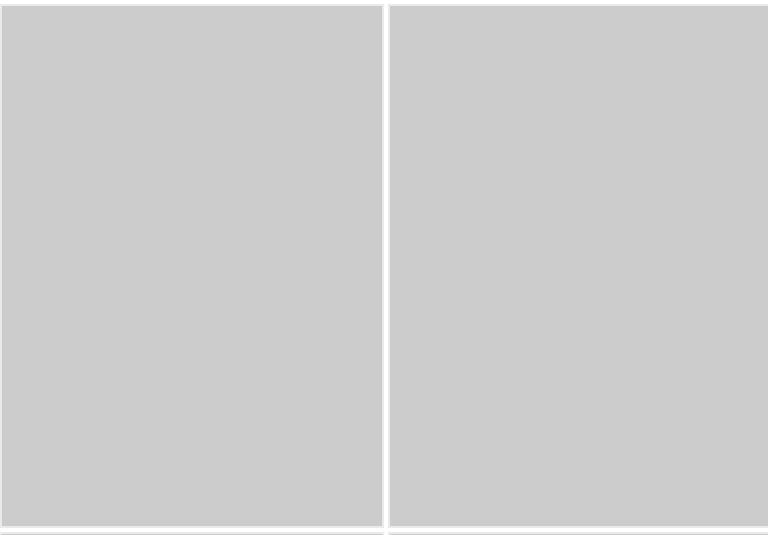
REMINDER EXTERIOR CLADDING Look smart! Educate your clients. Now...overwrite me.

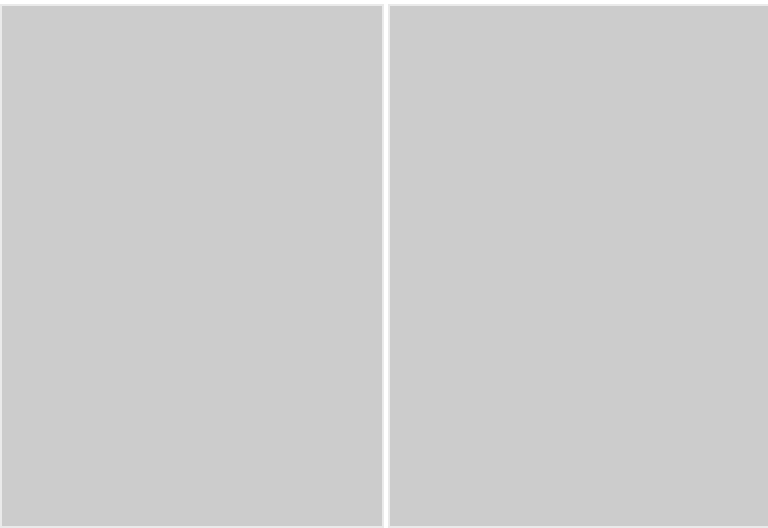
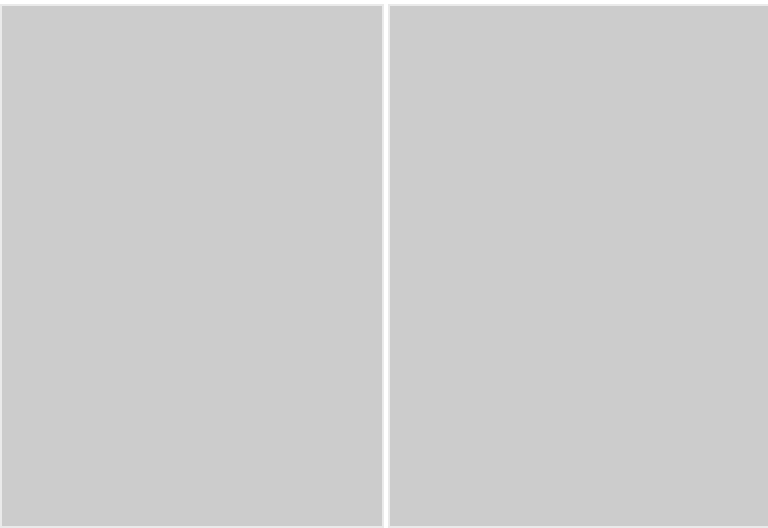


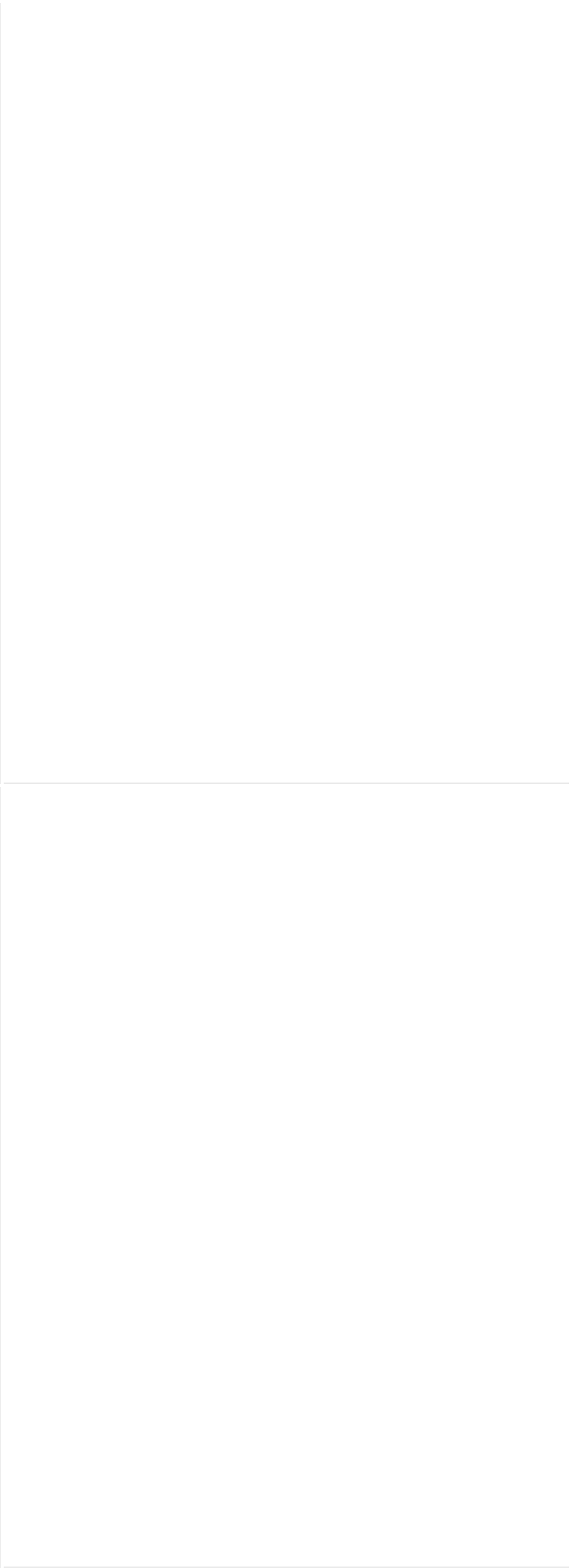
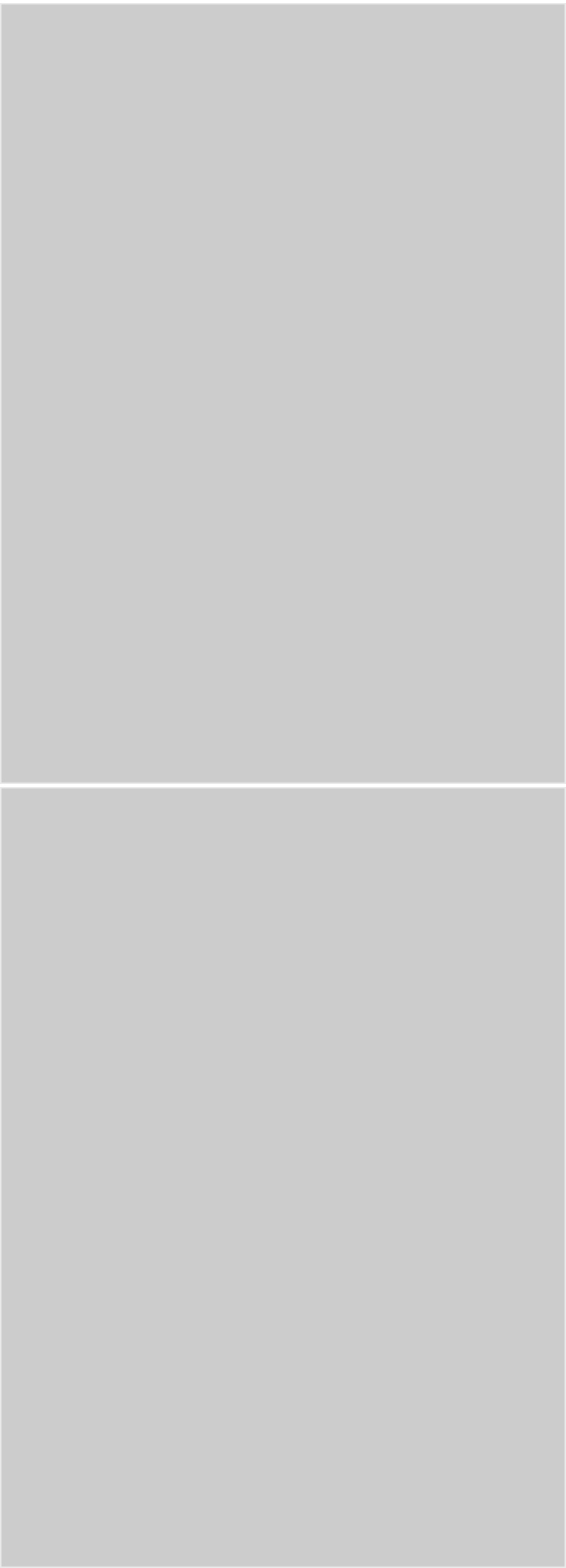


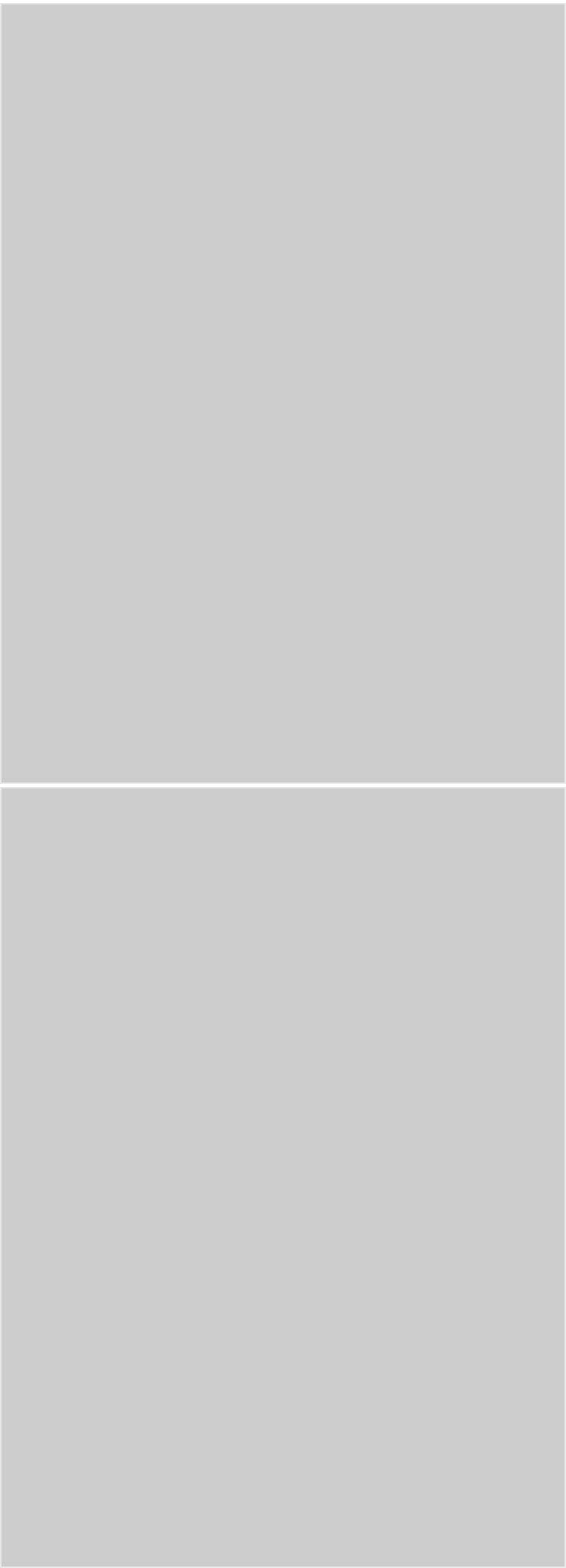


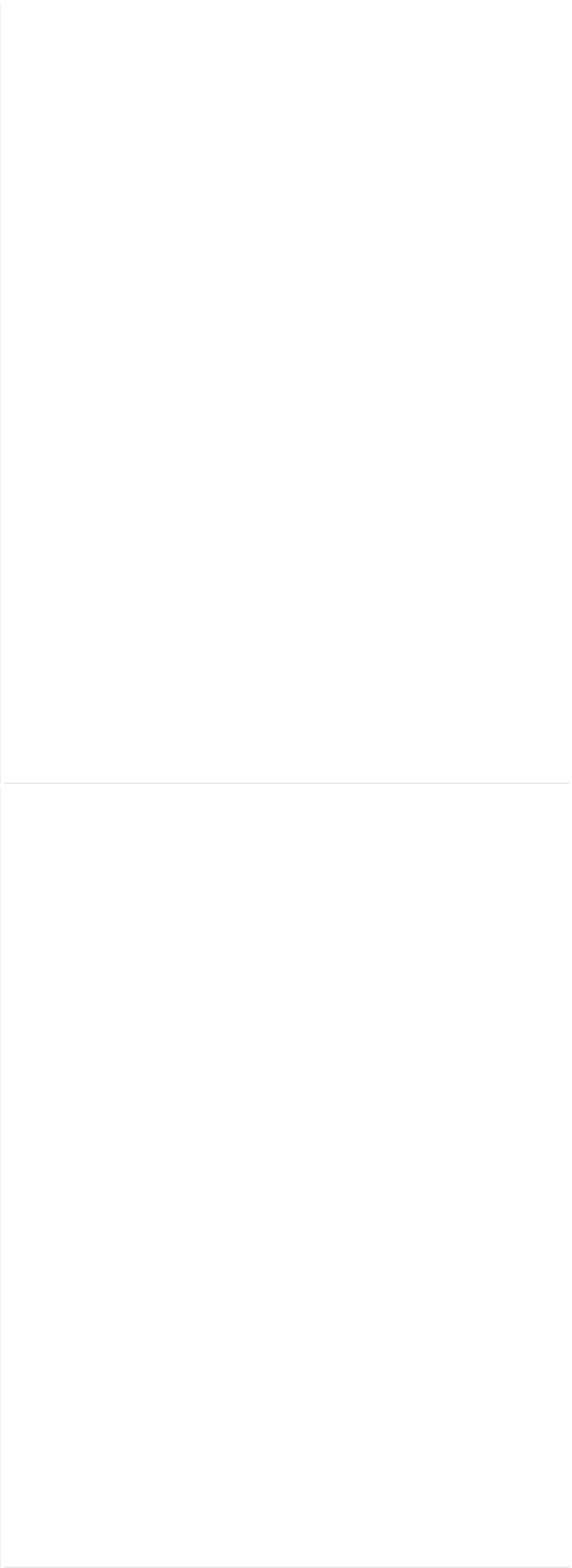
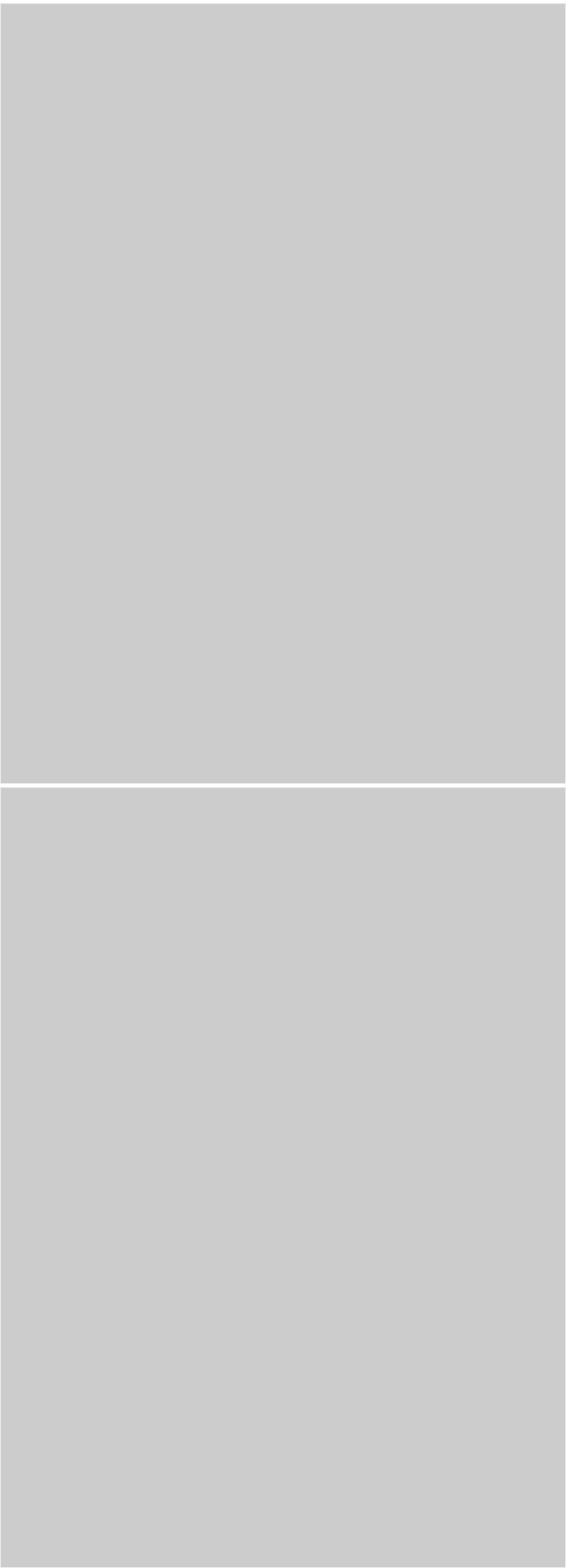


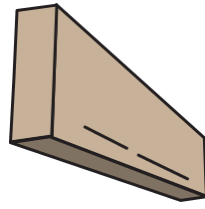
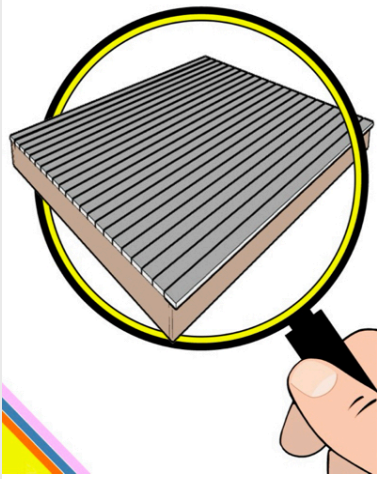






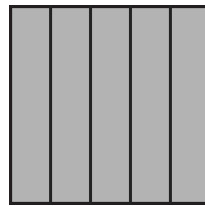
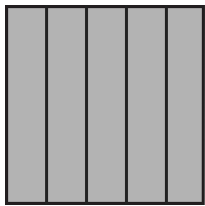






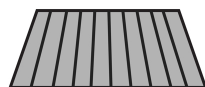
Deck Page Typically made of wood or composite materials, this is place to kick back and relax during the warmer months.

Deck Ledger Board This horizontal piece of lumber is used to tie in construction elements such as porch roofs & decks.



Decking Material Up Close Visually examined for common defects.

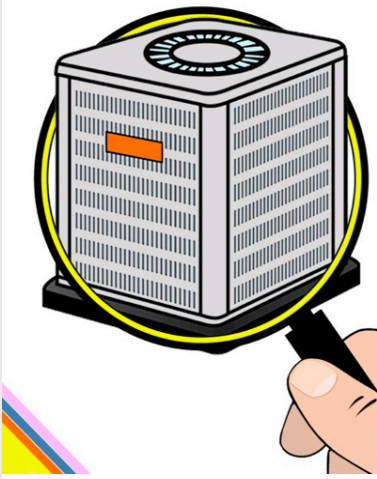
Decking Material Up Close For Your Records



Over-all Deck Proper deck maintenance involves regular cleaning to remove dirt, debris, and mold to prevent surface damage and improve safety. Inspecting the structure for loose fasteners, damaged boards, or structural issues is crucial to address potential safety hazards promptly. Finally, applying a protective sealant or stain every few years can help preserve the wood and enhance its durability and appearance.



Under Deck The structure under a deck consists of beams and joists, offering essential support and stability to the deck. These components distribute the weight of the deck and any loads placed on it, ensuring it remains safe and level. Additionally, they facilitate drainage and ventilation, preserving the deck's integrity and longevity.



Name Brand

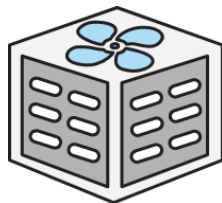
AC Page Maintain your AC, & you'll not only save money on energy, but you'll also extend its lifespan, saving money on costly early replacement

Name Brand See Photo

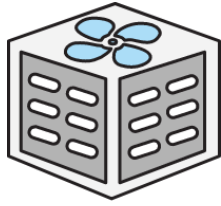


AC Disconnect A simple on/off switch that cuts the power to your equipment or electrical enclosure.

AC Data Plate Here contains a unique model & serial number.

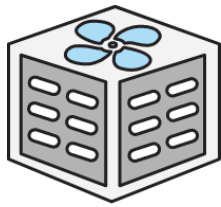


Air Conditioner Regular maintenance of your AC unit is essential to ensure it operates efficiently and reliably, especially during hot months. Basic maintenance tasks include cleaning or replacing the air filter every 1-3 months, depending on usage, to maintain good airflow and air quality. Keep the outdoor condenser unit clean and free from debris like leaves and grass clippings to optimize heat exchange. Ensure all vents and registers are unobstructed to maintain proper airflow throughout your home. Periodically check the refrigerant levels, electrical connections, and thermostat settings, and consider scheduling an annual professional inspection to address any potential issues before they become major problems. These simple steps can prolong the life of your AC unit, reduce energy costs, and keep your home comfortably cool.



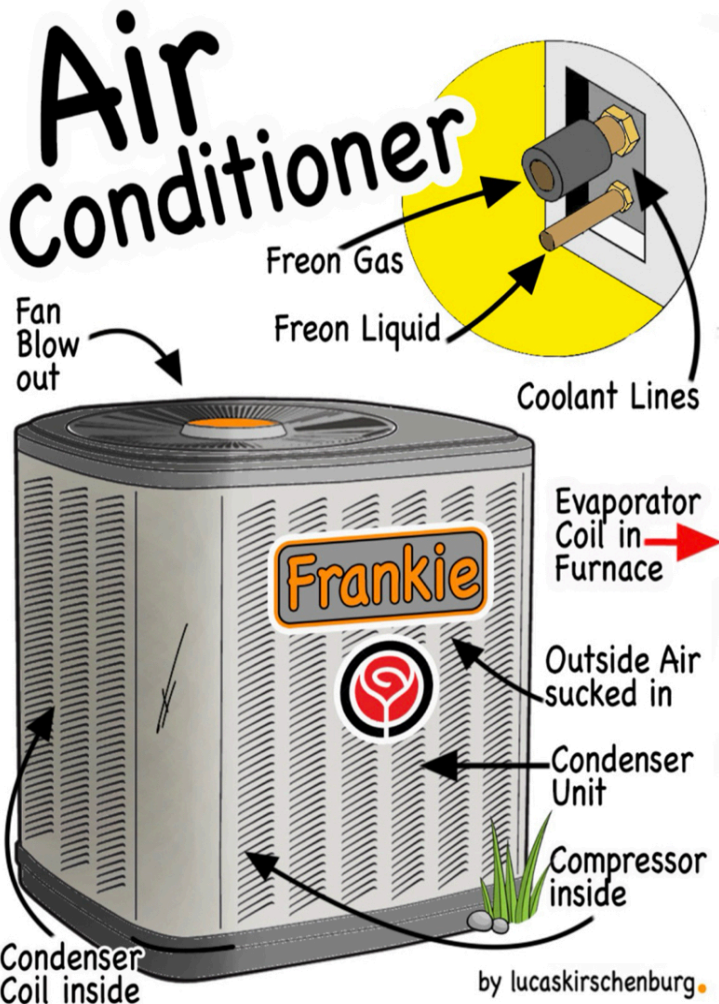
A/C Air Conditioner AC filters, coils, & fins require reg maintenance for the unit to function effectively throughout the years.

AC Data Plate Here contains a unique model & serial number.



A/C Air Conditioner Ask for maintenance history.

AC Data Plate Here contains a unique model & serial number.



Air Conditioner A device that cools and dehumidifies indoor air to maintain a comfortable environment. It works by circulating a refrigerant through a cycle of evaporation and condensation. Inside the unit, warm indoor air passes over cold, refrigerant-filled coils, cooling the air and condensing moisture. The refrigerant absorbs the heat and is pumped outside where it releases the heat to the outside air, then cycles back to repeat the process.

"To gain additional external perspectives, be sure to explore the PLAYBOOK located towards the conclusion of this report."



Exterior Monthly List While we're able to control the environment (temperature, humidity, lighting) inside our homes, we have very little control over the weather buffeting our homes outside.

Here are some things to keep your eyes on throughout the seasons:

- Roof & flashings
- Valleys
- Where different sections meet
- Facia boards & soffits located right below the roof line
- Gutters & downspouts may need cleaning or repairs
- Exterior cladding; if it looks wrong, it probably is
- Windows & doors: may just need a simple tuneup for functionality
- Foundation: were looking for cracks or improper grading
- Decks & porches
- Sidewalks & driveways
- Yard clean-up; has a lot to do with proper grading

Just like your annual doctor check-up, your home will need your attention seasonally to prevent small things from turning into big things!

G

[BACK TO SUMMARY](#)


Garage info Built to house the car or truck. For tinkering, repairs & BONUS... you have more storage space for your stuff!



Garage Motor • Control Don't forget to ask the seller to leave behind the remote(s). The average lifespan of a motor is 10-12 years.



Garage Safety Sensors These little guys project an invisible light beam to ensure safety. Keep them aligned.



Garage Door Otherwise known as the “The Heavy Lifter”. Your garage door is the largest moving part in your home & is used multiple times daily. It's very important that you take the time to perform regular maintenance.

Check cables, spring coils, lubricate moving parts, replace the weather gasket, replace the rollers, tighten up the hardware & ensure the pressure sensor has been adjusted for safety.

No time for a check-up? Call a garage door professional to schedule a tune-up.



Garage Floor Visually inspected for cracking, delamination, honeycombing & other common issues. Keep'er clean & free of debris.

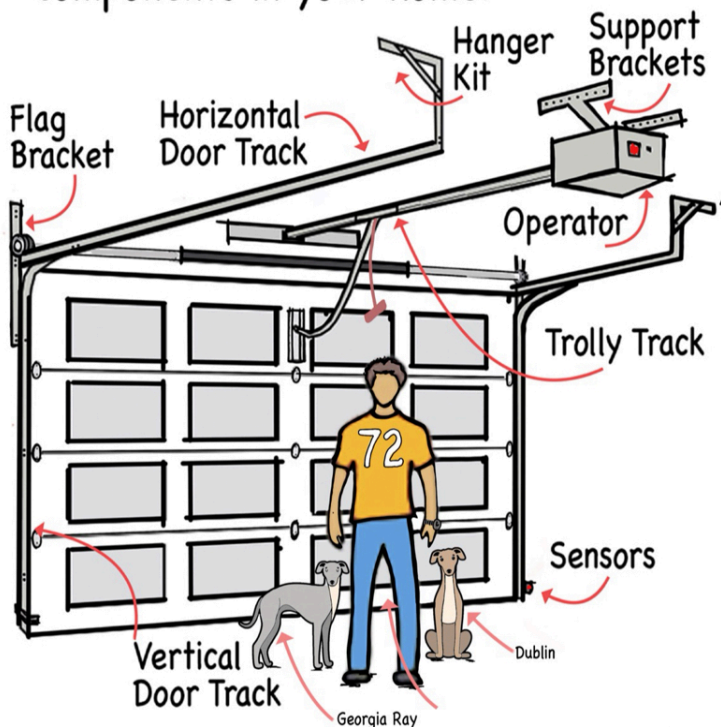


Garage Spring Every Six Months: A little spritz to the torsion springs will aid in lifting & extend the lifespan of the spring itself.

You don't need to lubricate the tracks, but ensuring they're clean is essential to your door's functionality.

Door Anatomy

One of the hardest working components in your home!



Garage Maintenance Learning how to maintain a residential garage door is key to operating it efficiently. A malfunction can prevent you from taking your car out of the garage when you want to. Regular maintenance twice a year can make such mishaps less likely. INFO: Visually inspect the door, perform safety tests, examine hardware for defects, service the chain or belt, service seals & springs, clean the garage door surface, replace batteries & bulbs, & Reduce friction between the door & the stop. Adjust the opening & closing speed.

by Lucaskirschenbürg



Garage door pull When you pull the emergency release cord, you disengage the garage door from the automatic opener. This allows you to manually move the door up and down without the aid of the opener.

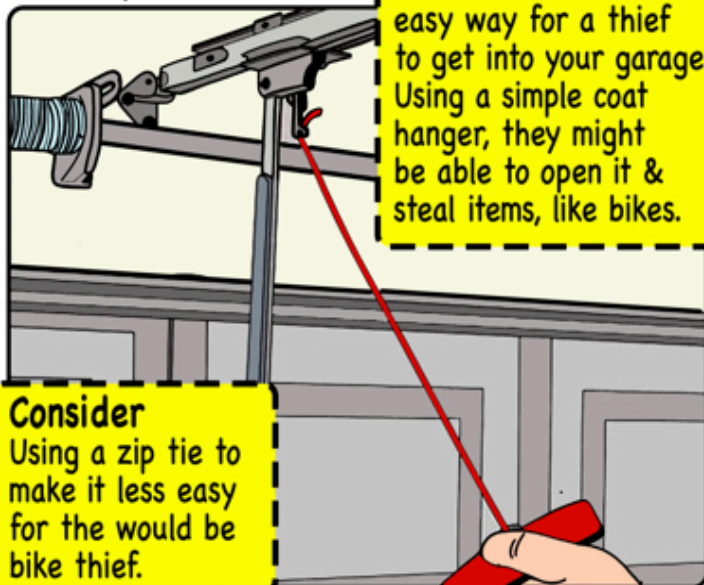


Stuff you should know
by L.Kirschenbürgeinsteinhaus
@inspectagram.io

Like your bike?

Well, someone else does too. The small red handle on your garage door track can be an easy way for a thief to get into your garage. Using a simple coat hanger, they might be able to open it & steal items, like bikes.

Consider
Using a zip tie to make it less easy for the would be bike thief.



Garage There is a 48-second YouTube video that shows viewers how to break into a garage door in six seconds. After pushing in the top garage door section, the burglar manages to thread a wire coat hanger through the opening and then hooks and pulls the latch on the emergency release cord. The do-it-yourself method that has been shared with homeowners to prevent a break in from happening includes attaching a zip tie to prevent access to the emergency release cord. Some media sources have even instructed homeowners to remove the emergency release handle altogether. Please remember though, tampering with its ability to function the way it is designed can be a very dangerous risk.

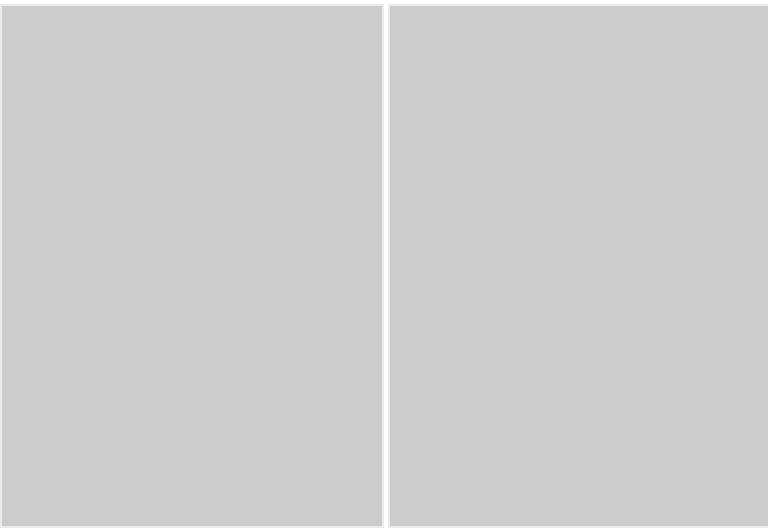
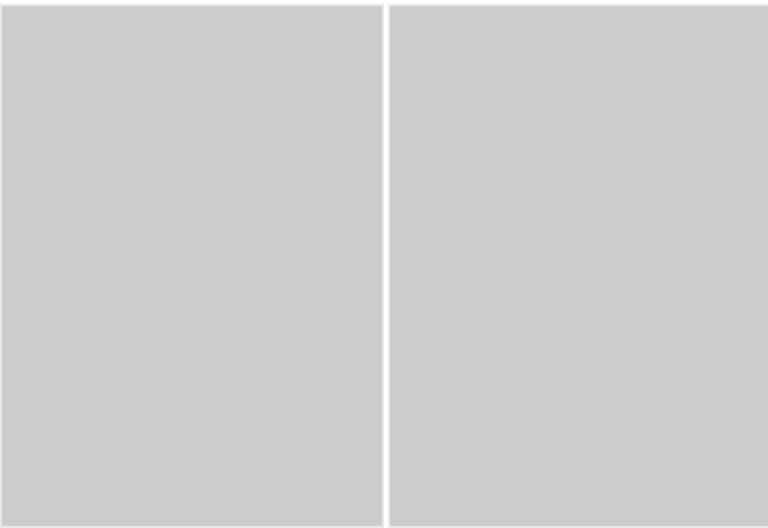
**Known
Components**

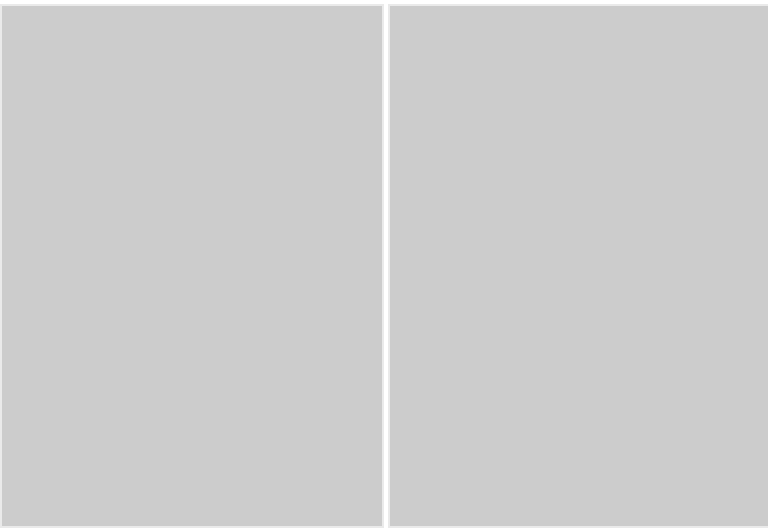


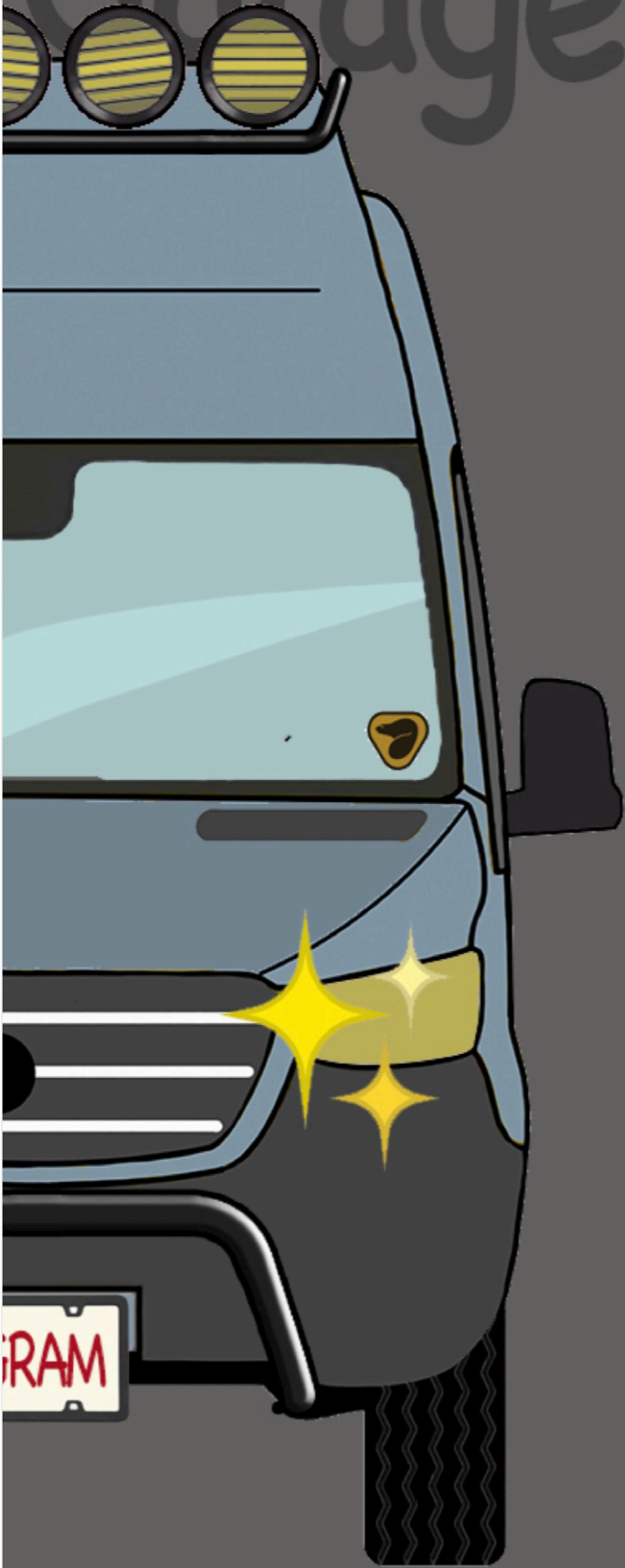
**Pictagram OR
Support Photo**



Known vs SUPPORT Known components (PHOTO) go in the LEFT column. Picta-gram OR support photos go in the RIGHT column. *overwrite me...







The Garage Perhaps no other part of your home experiences as much wear & tear as your overhead garage door.

The average garage door will go up & down more than 1000 times a year. When kept in good working order, it provides convenience & security.

But...a neglected door can not only become as noisy as a locomotive but also poses a significant safety risk to your family, especially your kids. Tighten the nuts & bolts.

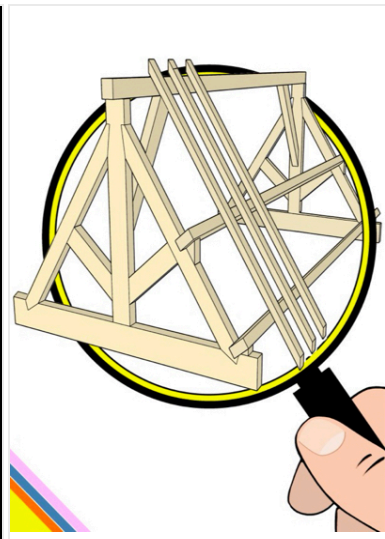
Because your door moves, the hardware can loosen. Inspect & tighten all roller brackets & bolts that hold the rails to the support brackets.

Lubricate the chain or the screw on your opener annually with white lithium grease. Spray-on versions are available at most home centers. Lubrication will make the opener's operation smoother & quieter & extend the life of both the chain & opener.

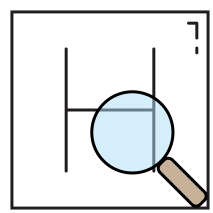
Inspect & maintain your garage door annually for safety & convenience sake.

A

BACK TO SUMMARY

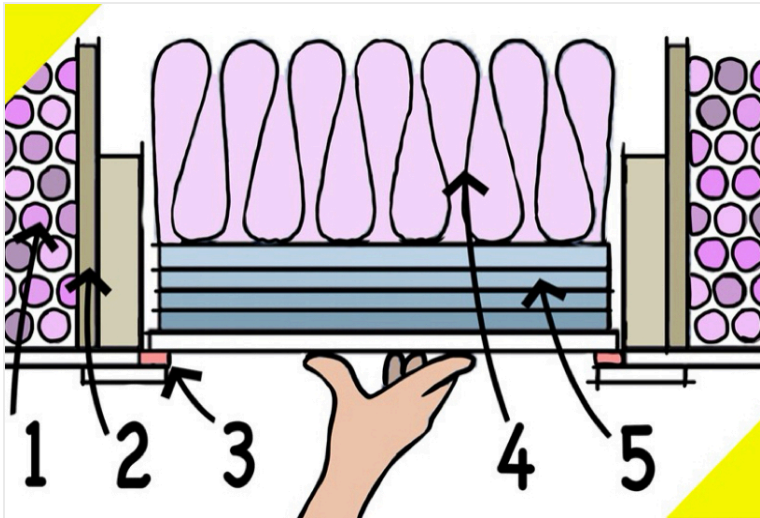


Attic structure Constructed to distribute the weight of the roof onto the exterior walls of the house.



The Hatch Entry Consider using ridged foam board insulation & match the door insulation to that of the attic space.

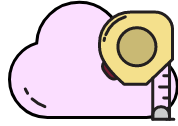
Hatch Weatherstripping Upgraded weatherstripping will help to mitigate any excess heat & moisture finding its way into the attic space.



Hatch Diagram Hatch Diagram Also known as the scuttle hole, the better the hatch door, the better you can control your home's climate. A proper cover consists of the following: (1) Attic Insulation, (2) Hatch insulation, (3) Material of the hatch, (4) The hatch skirt. (5) The gasket & the latch.



Attic Insulation Here are the materials that resist the conductive flow of heat. "The knit hat to the home."



Insulation Depth There's no getting around it: If your house is in cold weather, keeping it warm in winter is expensive. Having the correct amount of attic insulation can help you maintain a comfortable temperature throughout your home & help save \$\$\$ on your energy bills. *Plus, it could help prevent major issues like ice dams or even attic rain.

QUICK FACTS:

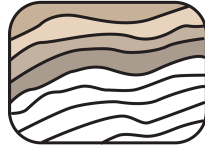
Attic insulation is the easiest & most cost-effective upgrade to a home. A properly insulated attic can save you an estimated 10-50% on your heating bill.



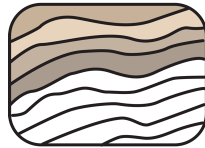
Attic Structural Health High attic humidity usually shows up as dampness, rusty fasteners, or frost on the underside of the roof sheathing.

Don't rely on ventilation alone to take care of moisture in the attic. The best protection against condensation, mildew & rot is an air-tight ceiling.

Make sure you keep that attic hatch latched for good compression between the hatch & the weatherstripping.



Roof Sheathing The thin boards of wood that span the trusses and support the rest of the roof



Attic Sheathing "Roof Sheathing" Here are the boards or sheets that bridge the trusses or rafters.



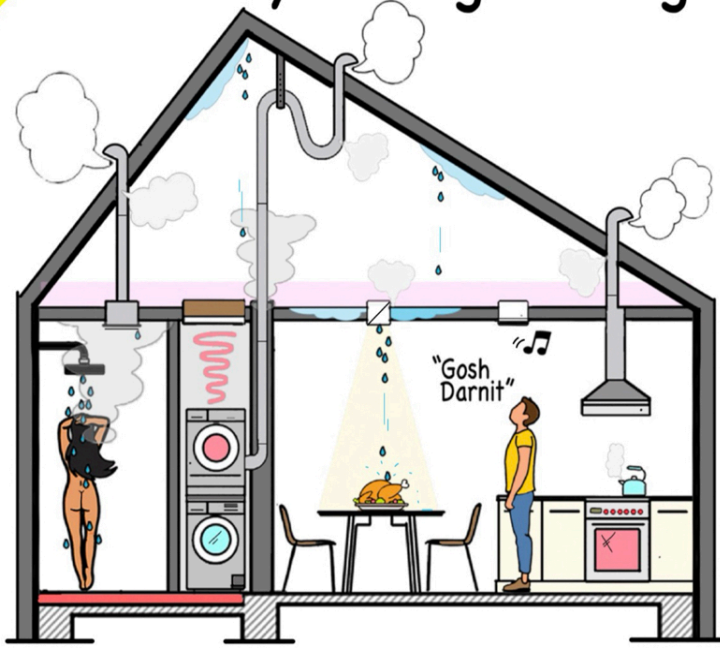
Attic Construction Overall Designed to support the roof with rafters or trusses.



Attic Hatch Latch Attic Hatch Latch The goal is to match the R-value of the hatch to the overall attic R-value. Upgrading the weather stripping & installing a latch to the hatch will help compress the gasket & improve the attic hatch seal.

LATCH the Hatch

WHY is my ceiling leaking?



- Poor attic insulation
- Poor attic & house ventilation
- Humid & warm air entering the attic space. Via; Lights, Hatches, Speakers & more.
- Disconnections (Dryer & Exhaust Fans)

dia-gram •

by lucaskirschenburg •

Can we talk about attic rain? Attic rain refers to moisture or water-related issues in the attic due to factors like roof leaks, condensation, or improper ventilation. It can lead to structural damage, mold growth, & reduced energy efficiency, so it's important to address it promptly to prevent further issues.

important reminders

1. Use your bathroom & kitchen fans for 30 min after each activity.
2. Change furnace filters 1/per 3mths.
3. Arrange indoor portable fans in strategic areas of your home
4. Open your windows! Cross-breeze & dilute the concentration of contaminants
5. Reduce heat loss by updating or improving weatherstripping & sealants.




It's all about ventilation! Proper attic ventilation is essential in addressing attic rain or moisture issues. It helps regulate temperature & humidity levels, preventing condensation & mold growth. Adequate ventilation ensures that excess moisture is expelled, maintaining a dry & healthy attic space, which is crucial for the long-term structural integrity of your home.


dia-gram •

by lucaskirschenburg •

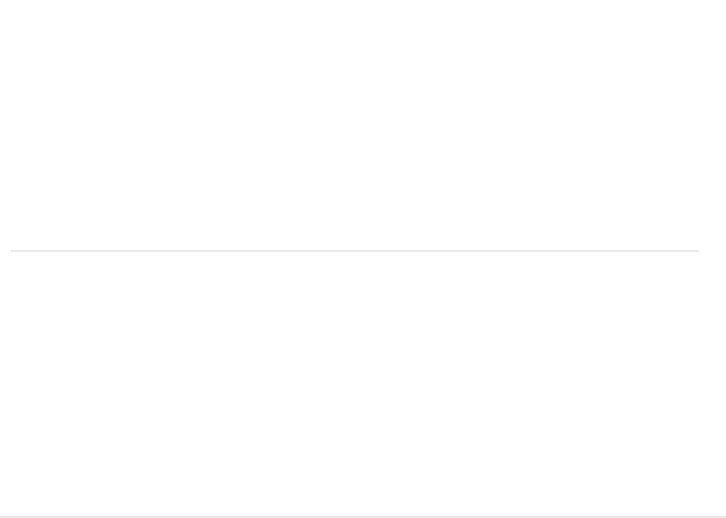
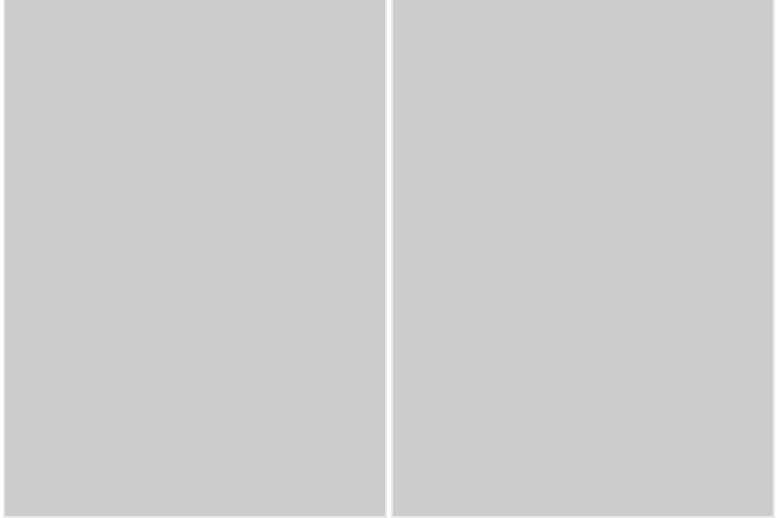
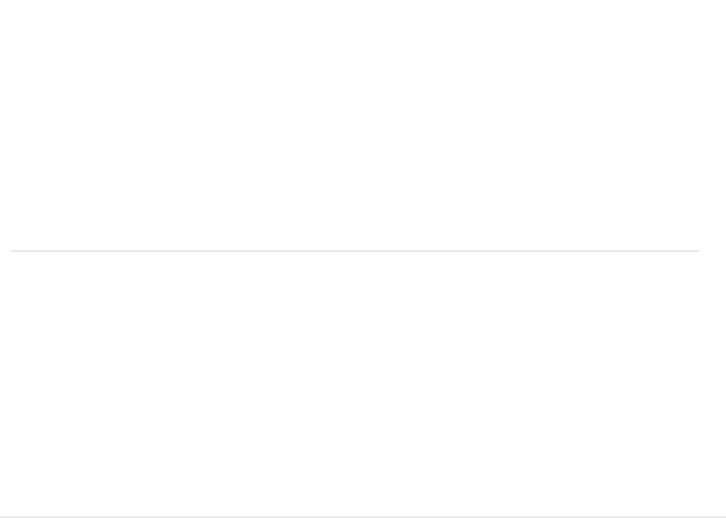
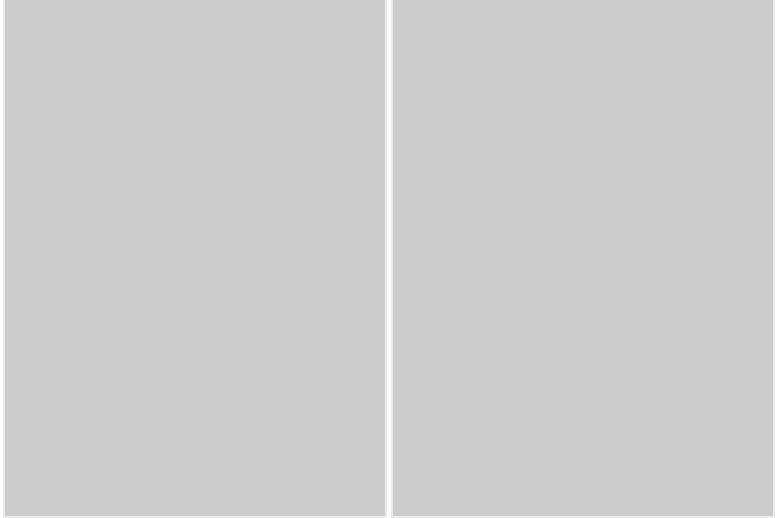
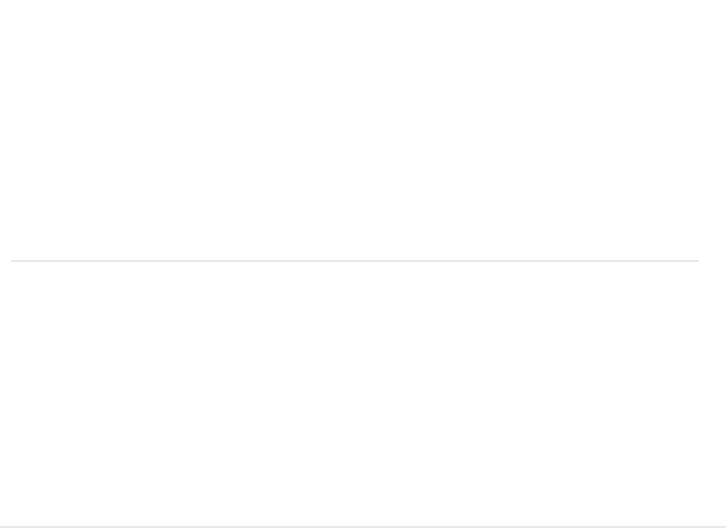
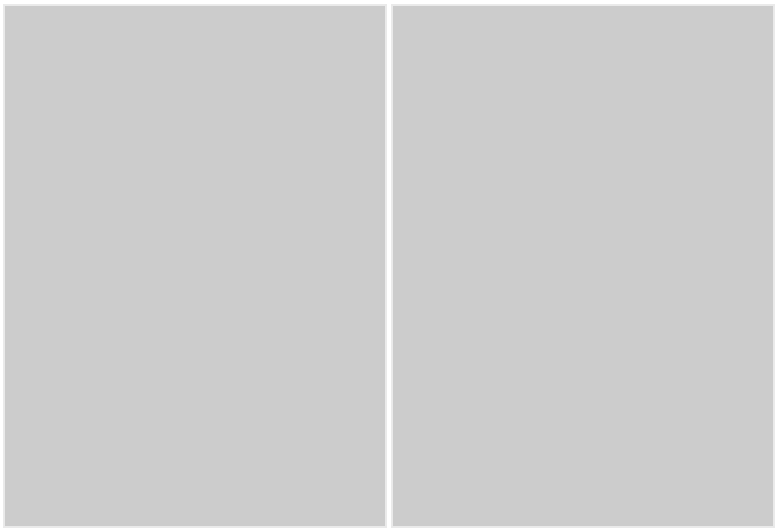
**Known
Components**

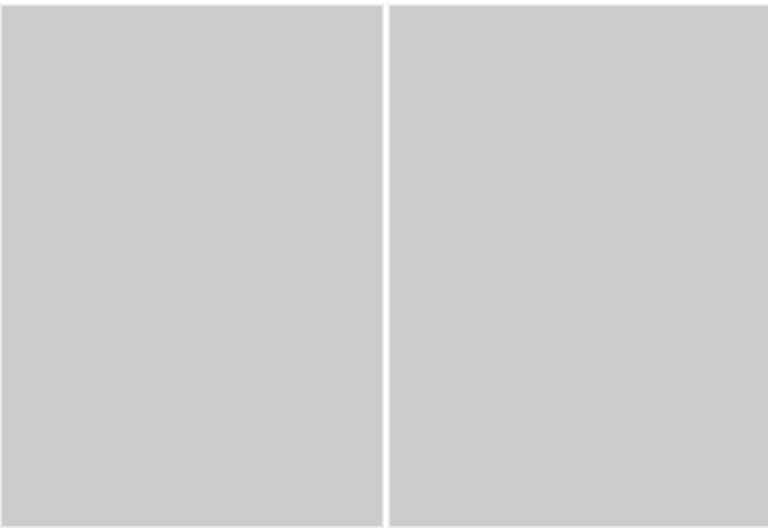
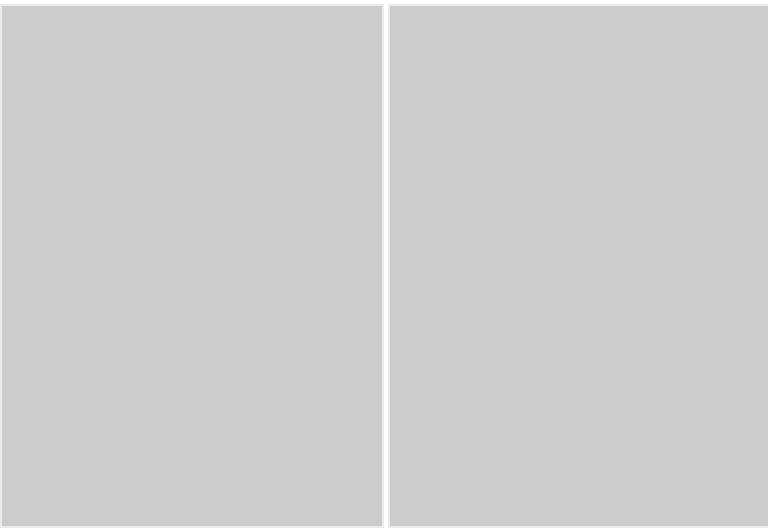
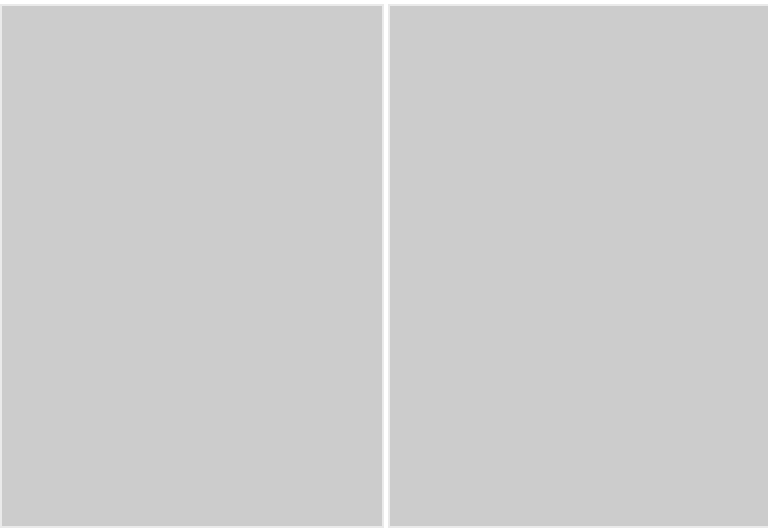
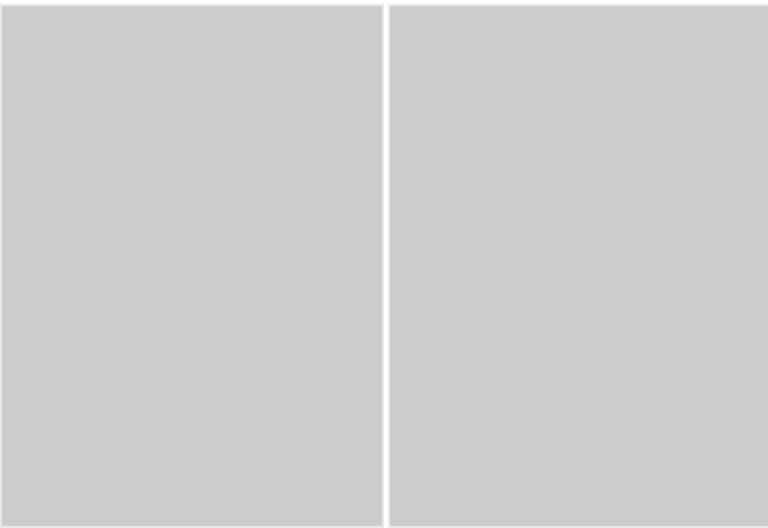


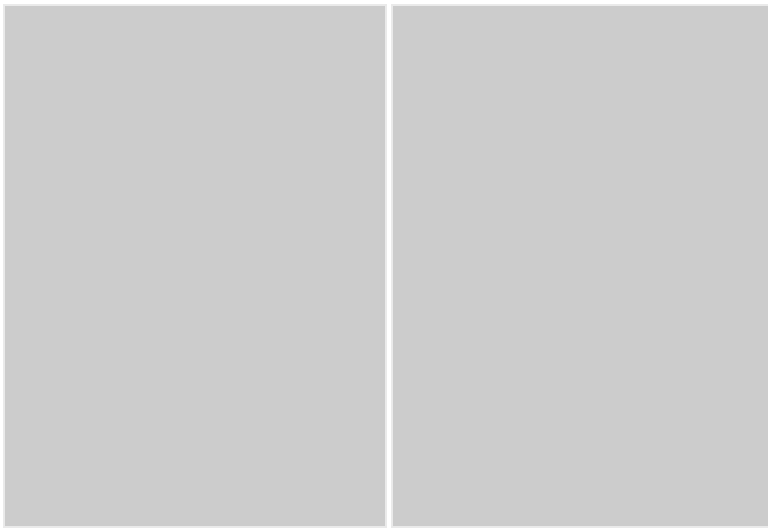
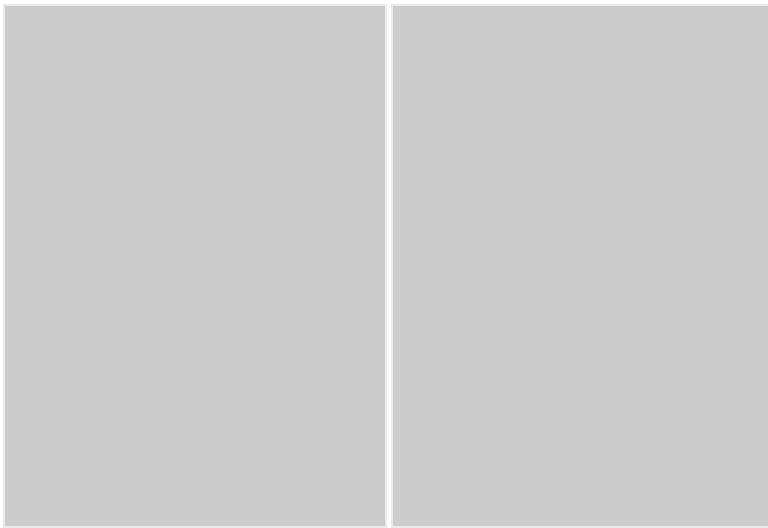
**Pictagram OR
Support Photo**

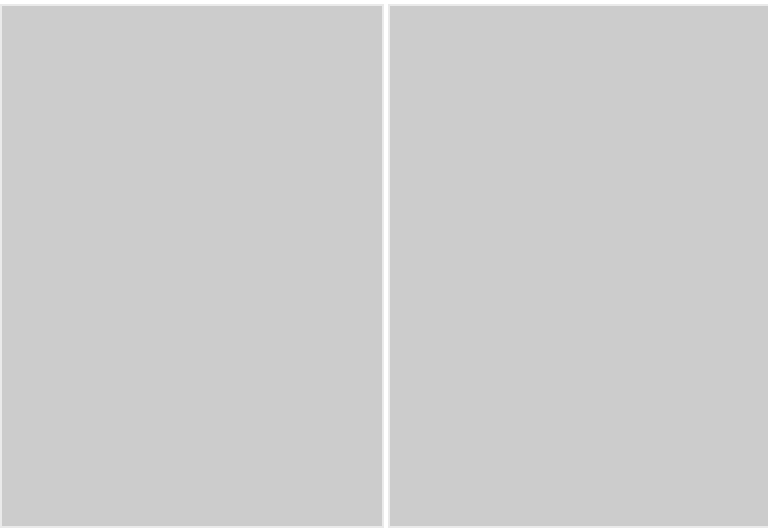
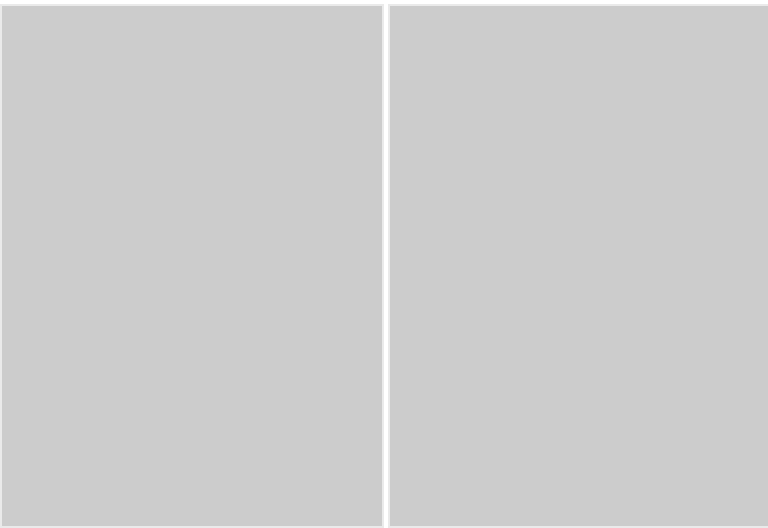


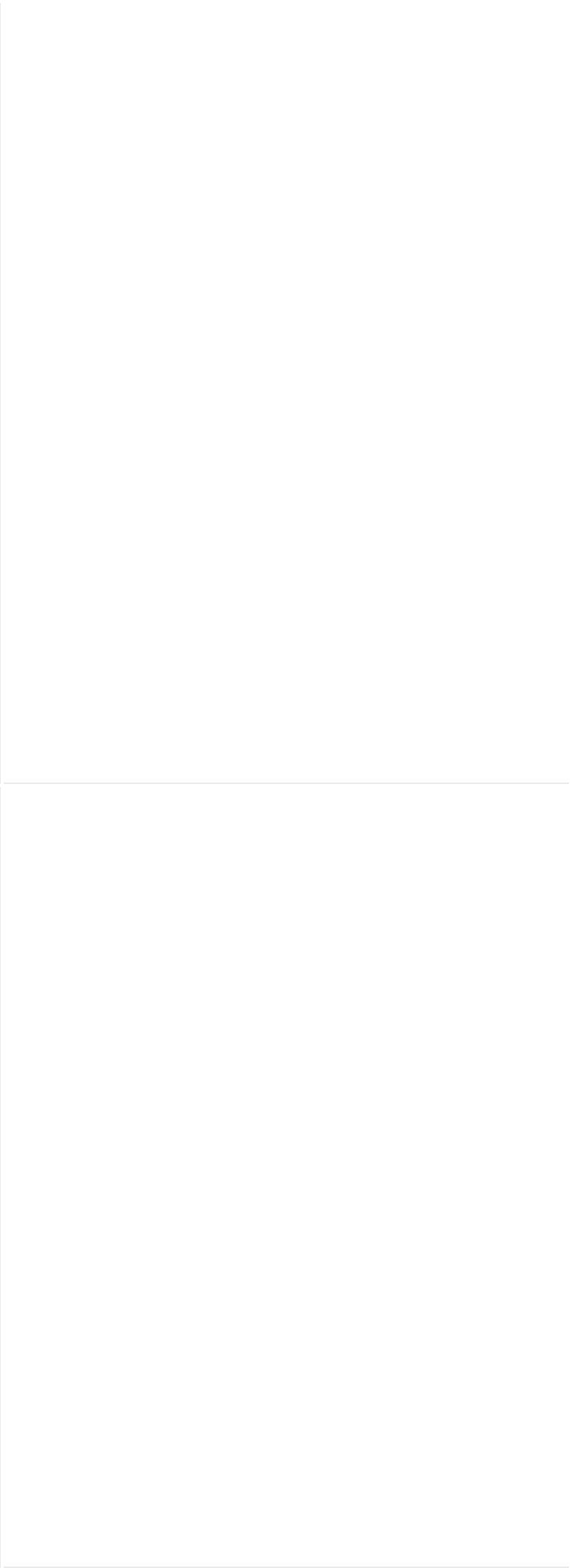
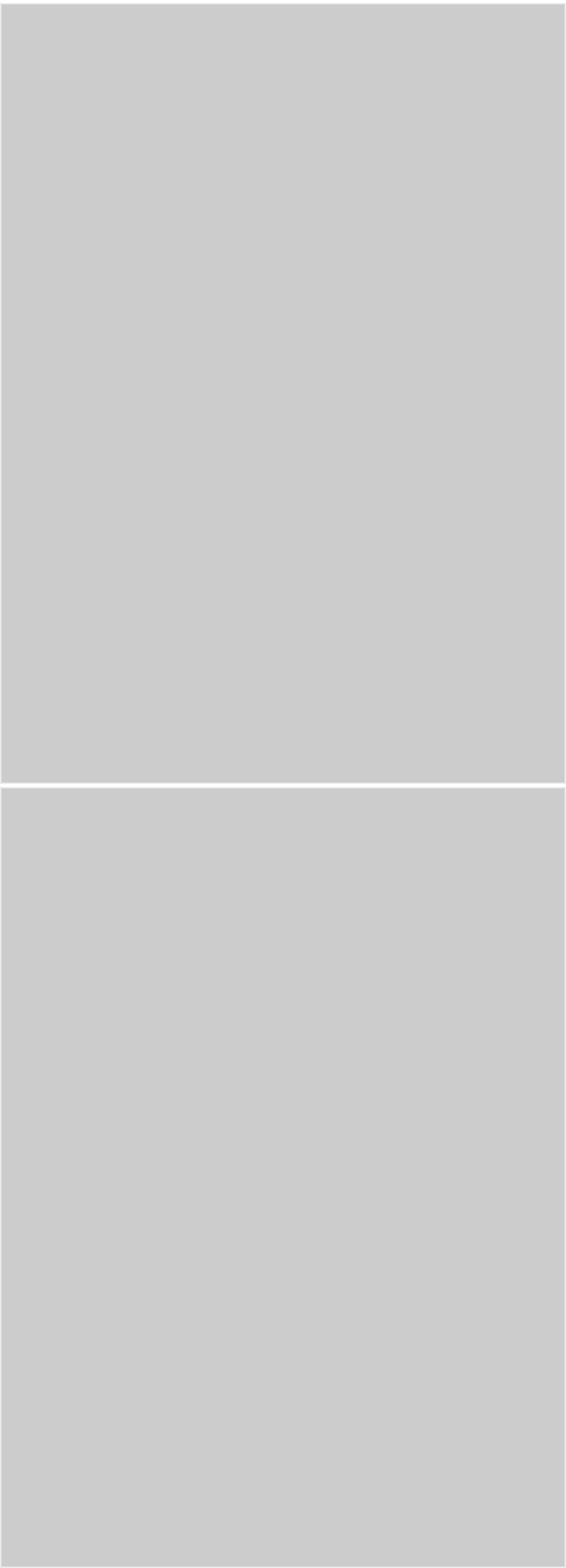
Known vs SUPPORT Known components (PHOTO) go in the LEFT column. Picta-gram OR support photos go in the RIGHT column. *overwrite me...

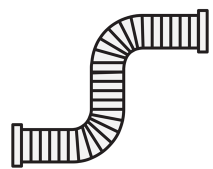




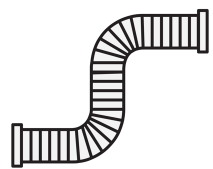






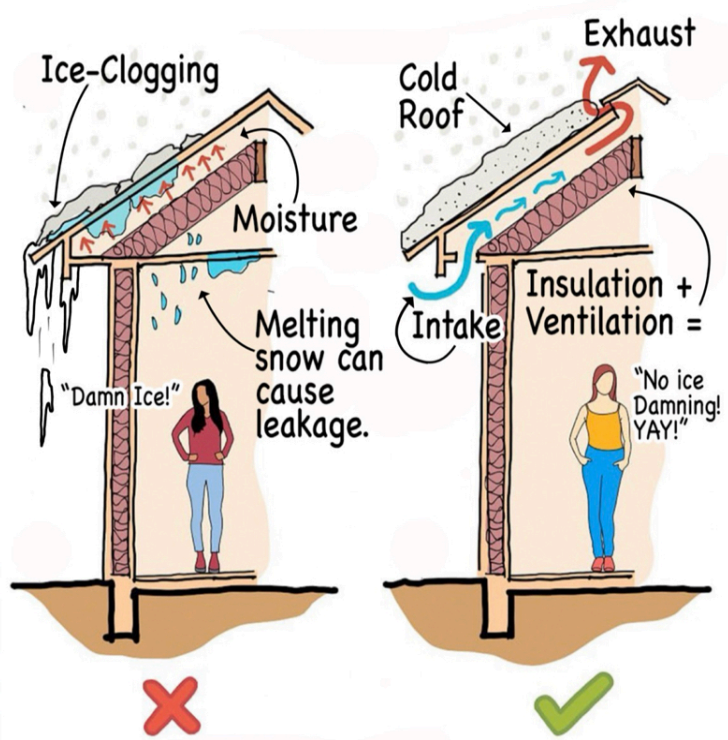


Attic Utility This removes air by ventilation through the pipe & out the roof.



Attic Utility Inspected for continuous ventilation from the component to the outside.

Ice Damming



Ice Damming Ice damming occurs when heat from inside a home melts snow on the roof, causing water to run down and refreeze at the colder eaves, forming a dam. This can prevent proper drainage, leading to water backup under shingles and potentially causing leaks and damage to interiors. Prevention includes improving attic insulation and ventilation. Regularly clearing gutters and using a roof rake to remove snow can also help. In cases of ice dam formation, professional removal is recommended to avoid damage to the roof.

A well-sealed & properly insulated attic can improve comfort & help you save \$\$\$ on your annual energy bills.



The Attic You may never have taken the time to look inside the attic of your home, but knowing its condition can save you \$\$\$.

The access is usually in a discreet place like a closet & will require the use of a ladder or chair to climb up.

Pushing open the hatch, you'll most likely find a space that runs the length & width of your home & contains nothing more than insulation & the roof framing.

Not exactly glamorous, but it serves an essential structural purpose. IF it isn't properly maintained, it could cause you many headaches in the future.

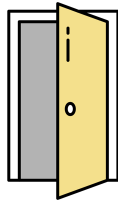
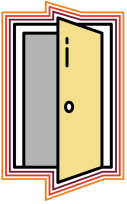
The bottom line, your attic is an essential part of your home. A toque (sock hat) in winter, an umbrella in spring, & shade in the hot summers.

T

BACK TO SUMMARY

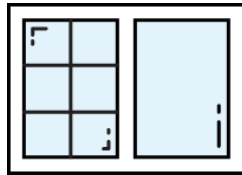
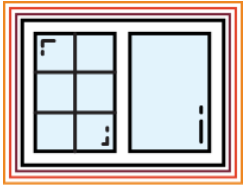


Please remember Minor cold spots are present in every home. Every effort was made to scan the entire structure unless obstructed.



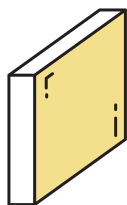
Thermal Front Door Scanned for irregularities, air leaks & consistency.

Front Door Keeping a good seal is essential to maintaining the energy efficiency of your home.



Thermal Windows Scanned for irregularities, air leaks & other moisture-prone areas.

Interior Window Opening your blinds can expose the surface of windows to circulating air which will help keep the condensation away!!

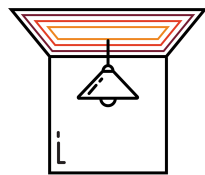


Thermal Walls As seen from the inside. All walls & ceilings were scanned for irregularities.

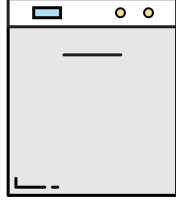
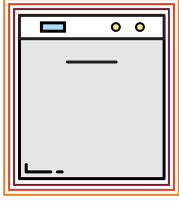
Interior Wall If these walls could talk. One of the best ways to see how a home has been built & maintained.



Thermal Attic Hatch What we're looking for throughout the entire thermal portion of this inspection: missing, damaged, or inadequate insulation, building envelope air leaks, moisture intrusion, & sometimes we can even see substandard workmanship behind the walls. This tech works really well when something is WET, or there is a strong variance in temperature, but when it's dry (like an old water stain) it will simply blend in with everything else.

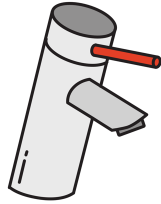


Thermal Ceiling We look up, down & all around. Doors, windows, or any penetration in the skeleton of your home is where we usually find the largest temperature variance. This is why it's best to be a stickler about cleaning & replacing your weather stripping every couple of years. In the ceiling, we typically find colder areas around the utility penetrations. For example, at speakers, electrical boxes, pot lights, & more...



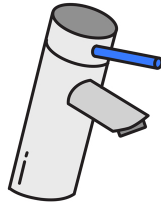
Thermal Dishwasher Scanned for proof of operation & temperature. We're also looking for leaks.

Dishwasher See the Kitchen section for a description of this component.



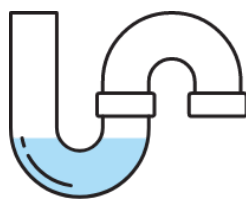
Hot Water Thermal We always thoroughly run ALL plumbing fixtures & check for temperature variance.

Hot Water Tap Pretty simple fixture, designed to make the hot water flow on & off.



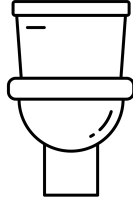
Cold Water Thermal See photo

Cold Water Tap Inspected for deficiencies using normal operating procedures.



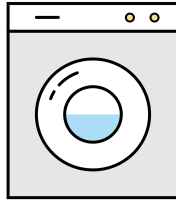
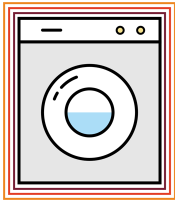
Thermal P-Trap Scanned for leaks or the presence of moisture.

P-Trap Preventing smelly gases since the year 1775! These TRAP water at the "P" creating a seal.



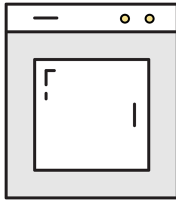
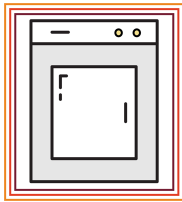
Thermal Toilet Scanned for leaks at the base, tank & shut-off valve.

Toilet Tested flushability, inspected for leaks & stability but not used...



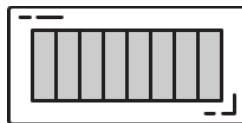
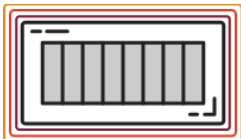
Thermal Laundry Washer Scanned for proof of operation & the presence of moisture.

Laundry Washer The most memorable days end with the dirtiest clothes!



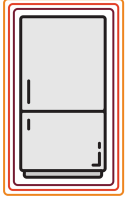
Thermal Laundry Dryer Scanned to make sure it's heating up!

Laundry Dryer Removes moisture from a load of clothing, bedding & other textiles.



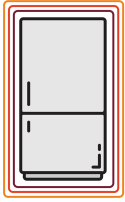
Thermal Heat Supply Thermal was used to inspect for temperature & to demonstrate air flow.

Heat Supply Visually examined for common defects.



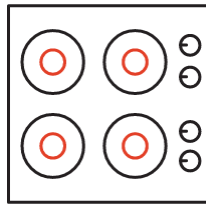
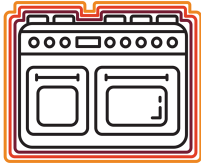
Thermal Refrigerator Scanned for proof of operation & the presence of moisture.

Inside Fridge For your records.



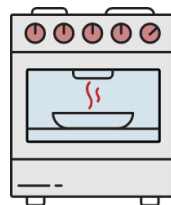
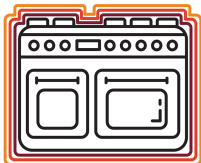
Thermal FREEZER Scanned for proof of operation & the presence of moisture.

Inside Freezer Visually examined for common defects.



Thermal Stove Scanned for proof of operation.

Cooktop Always hard to keep clean!



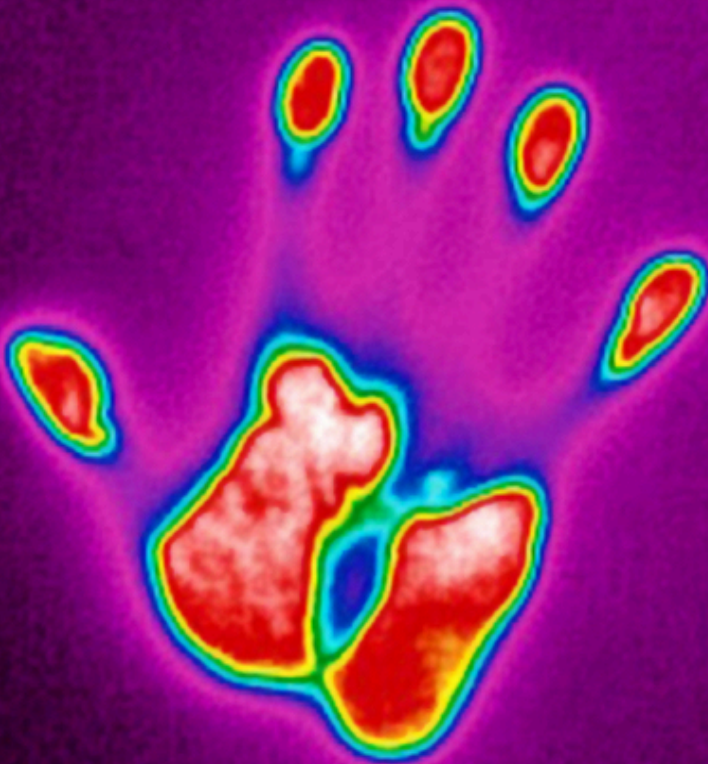
Thermal Oven Scanned for proof of operation.

Oven Visually examined for common defects.



Additional Thermal Scan Scanned for anomalies.

inspectagram



Taking the temperature Imagine your house is like a person, & thermal scanning is like taking its temperature, but instead of a thermometer, we use special cameras that can "see" heat. These cameras detect the heat that objects give off & show it in different colors or shades on a screen. So, just like when you feel your forehead to check if you have a fever, thermal scanning checks different parts of your house to see if there are any spots that are hotter or colder than they should be. This can help us find where heat is escaping (like finding a drafty window or a poorly insulated wall) or where there might be something wrong (like an overheating electrical outlet). Overall, thermal scanning helps us understand how your house is using energy and where it might need some fixing up to stay cozy and efficient!



Additional Thermal Scan Scanned for anomalies.



Additional Thermal Scan Scanned for anomalies.



Additional Thermal Scan Scanned for anomalies.



Additional Thermal Scan Scanned for anomalies.

Basement



Basement Thermal Scan For Your Records

Additional Thermal Scan Scanned for anomalies.



Additional Thermal Scan Scanned for anomalies.

Additional Thermal Scan Scanned for anomalies.



Additional Thermal Scan Scanned for anomalies.

Additional Thermal Scan Scanned for anomalies.



Additional Thermal Scan Scanned for anomalies.

Additional Thermal Scan Scanned for anomalies.



Additional Thermal Scan Scanned for anomalies.

Moisture Meter Used to measure the percentage of water in a given product. Spot checks were performed.



Additional Thermal Scan Scanned for anomalies.

Moisture Meter Inspected for the presence of moisture.



Additional Thermal Scan Scanned for anomalies.

Moisture Meter Inspected for the presence of moisture.



Additional Thermal Scan Scanned for anomalies.

Moisture Meter Inspected for the presence of moisture.

In-FLOOR



In-Floor Thermal Scans For your records

Additional Thermal Scan Scanned for anomalies.



Additional Thermal Scan Scanned for anomalies.

Additional Thermal Scan Scanned for anomalies.



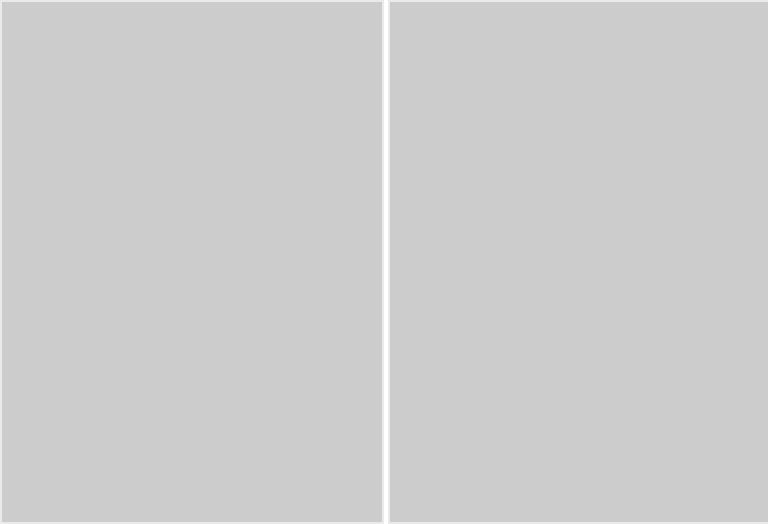
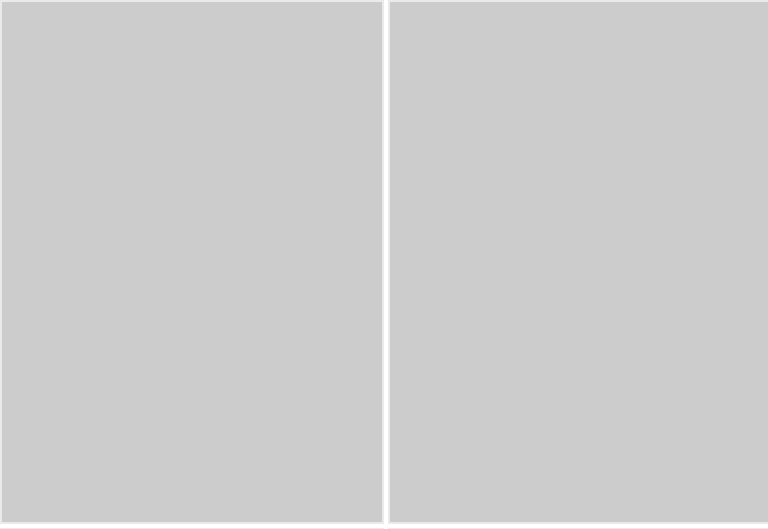
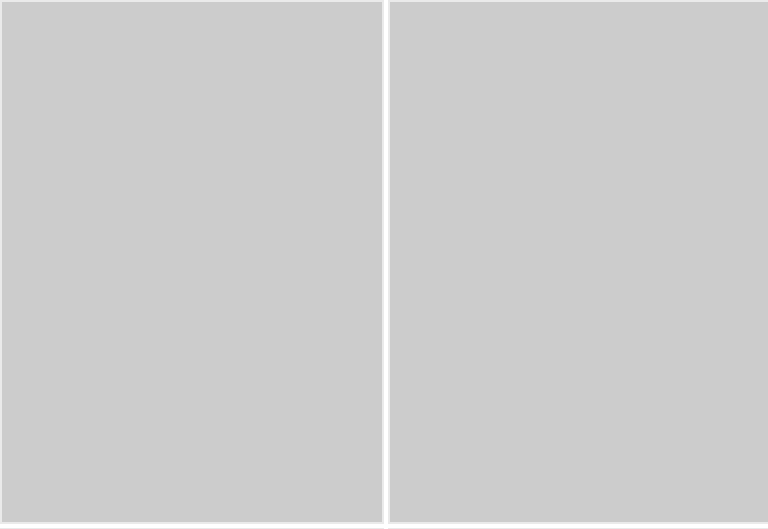
Additional Thermal Scan Scanned for anomalies.

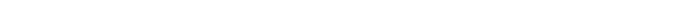
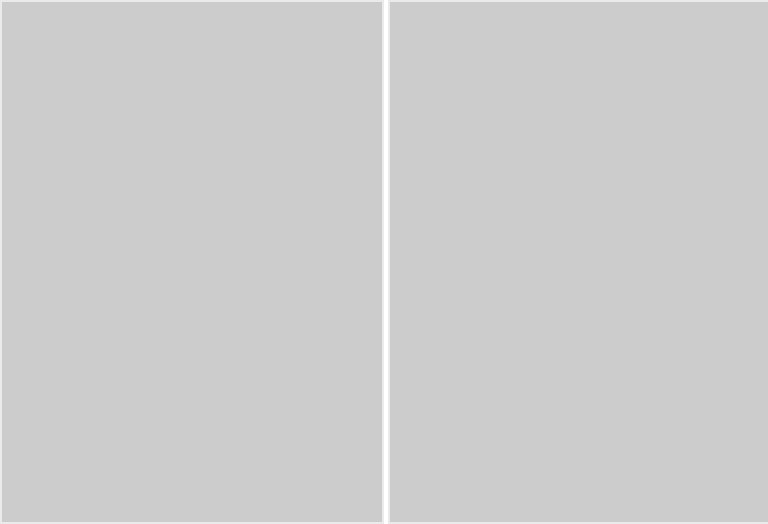
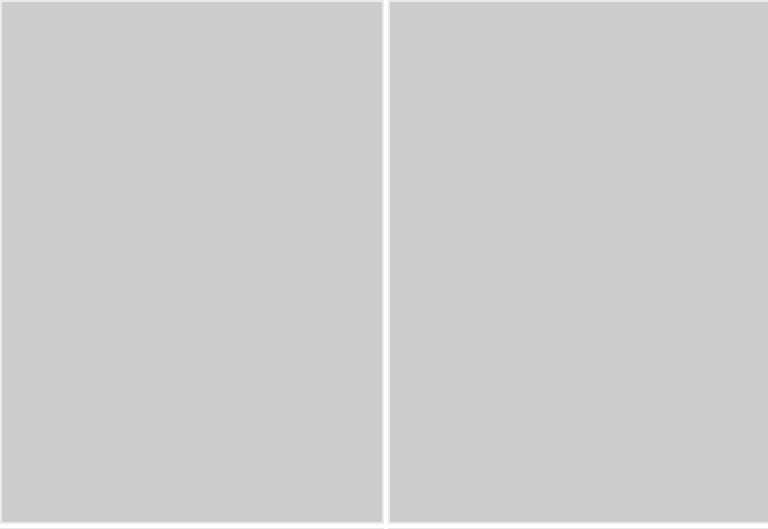
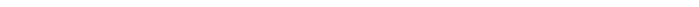
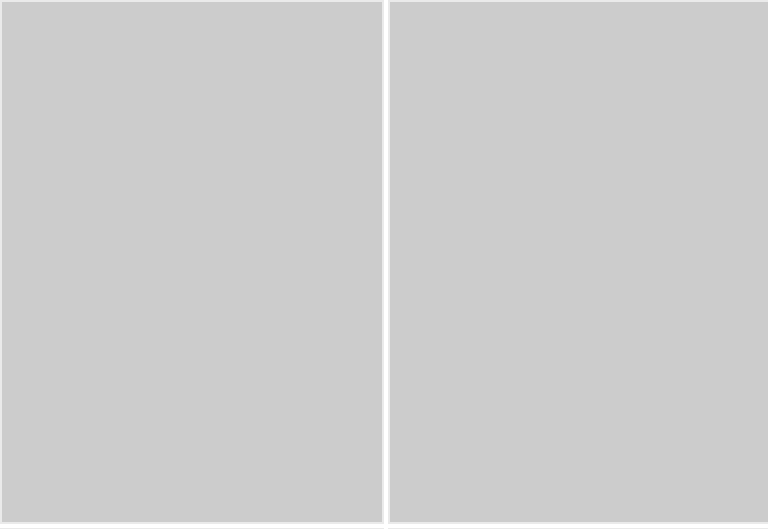
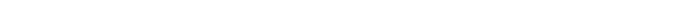
Additional Thermal Scan Scanned for anomalies.

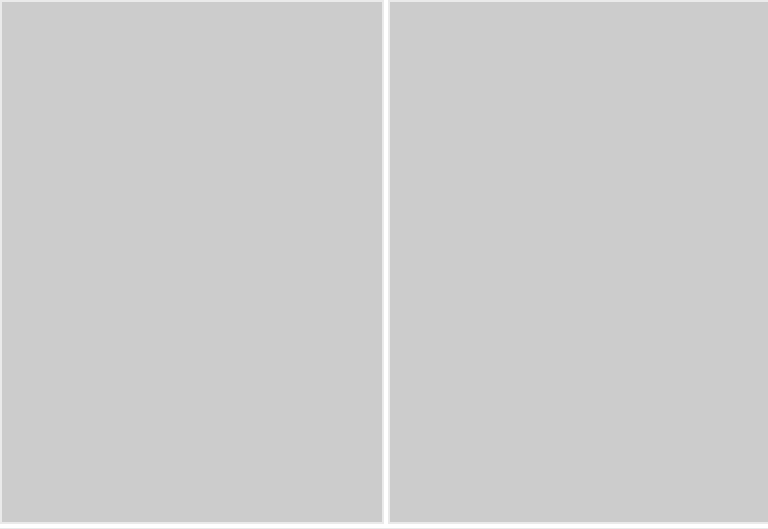


Additional Thermal Scan Scanned for anomalies.

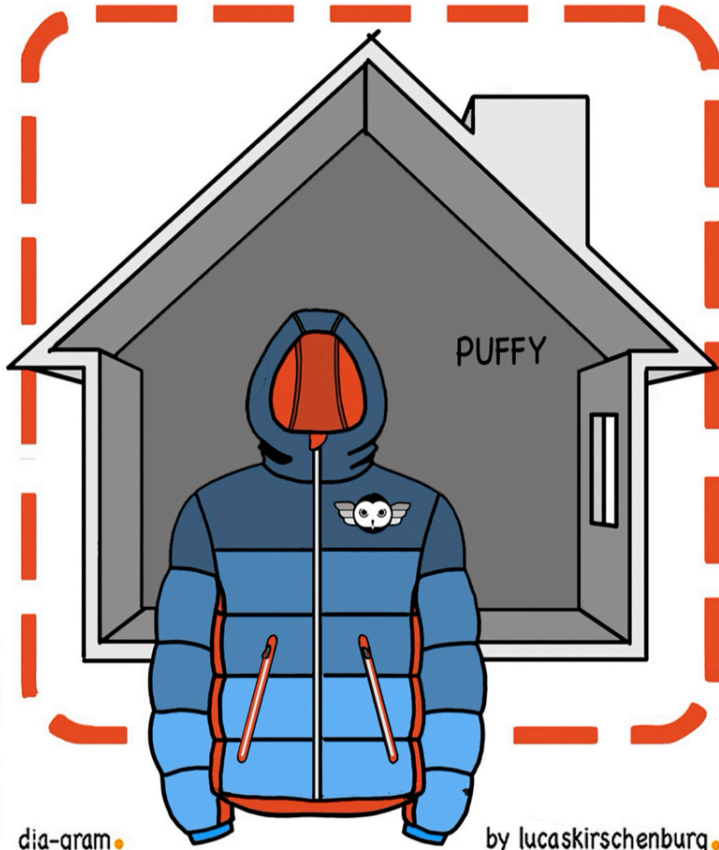
Additional Thermal Scan Scanned for anomalies.







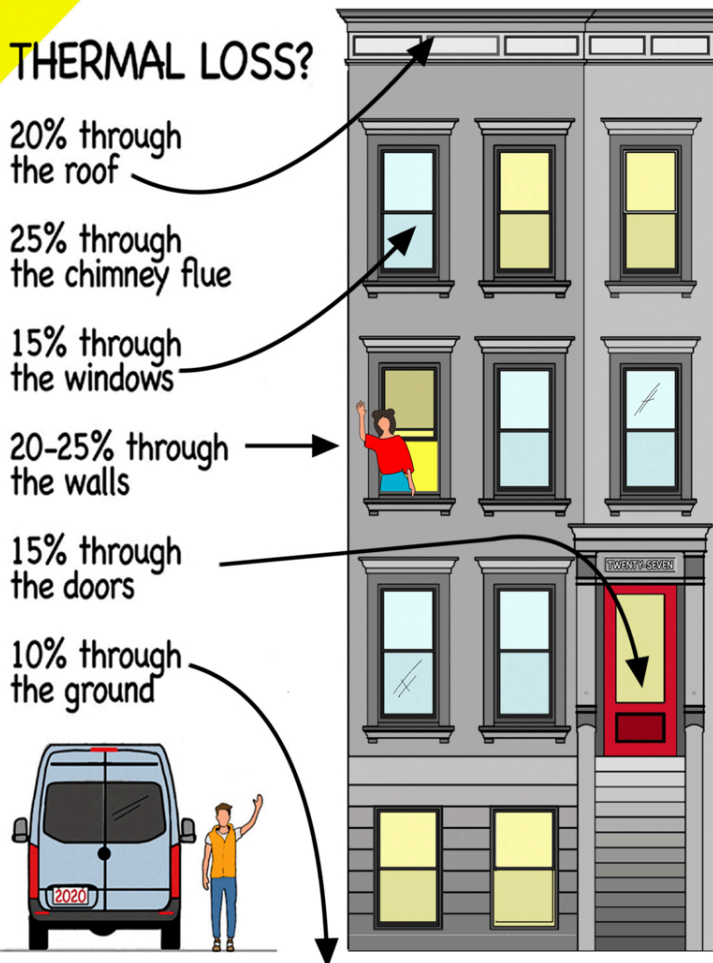
Thermal Stuff



The Parka! Achieving "no thermal bridges" means ensuring that the insulation is continuous & without gaps, preventing heat loss through these weak points in the building envelope. Having proper thermal insulation without thermal bridges is the secret sauce to maintaining energy efficiency, comfort, and preventing issues like drafts, condensation, or higher heating & cooling costs. It's a key factor in ensuring that a home is well-insulated and meets modern energy efficiency standards.

THERMAL LOSS?

- 20% through the roof
- 25% through the chimney flue
- 15% through the windows
- 20-25% through the walls
- 15% through the doors
- 10% through the ground



Money out the window! Thermal loss refers to the escape of heat from the interior to the exterior, which can result in energy inefficiency & higher heating costs. Most thermal loss in a home occurs through the following areas: Roof: Heat rises, so an uninsulated or poorly insulated roof can be a significant source of thermal loss. Walls: Exterior walls that lack proper insulation can allow heat to escape. Windows & Doors: These areas can have gaps, poor seals, or single pane windows that allow heat to pass through more easily. Floors: Uninsulated or inadequately insulated floors can also contribute to thermal loss, especially in homes with crawl spaces or basements. Air Leaks: Gaps, cracks, & poor seals around doors, windows, & other openings can allow drafts and thermal loss. Address through insulation & sealing.

Infrared (IR)



Thermal Tech All objects emit infrared energy, known as a heat signature. An infrared camera (also known as a thermal imager) detects & measures the infrared energy of objects. The camera converts that infrared data into an electronic image that shows the apparent surface temperature of the object being measured.

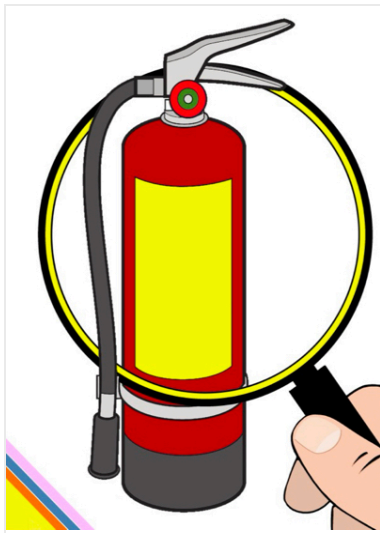
An infrared camera contains an optical system that focuses infrared energy onto a special detector chip (sensor array) with thousands of detector pixels arranged in a grid.

Each pixel in the sensor array reacts to the infrared energy focused on it & produces an electronic signal. The camera processor takes the signal from each pixel & applies a mathematical calculation to it to create a color map of the apparent temperature of the object.

Each temperature value is assigned a different color. The resulting matrix of colors is sent to memory & to the camera's display as a temperature picture (thermal image) of that object.

H

BACK TO SUMMARY



Fire extinguisher One per floor! Easy access to an extinguisher helps prevent fires & protects your home & your family.

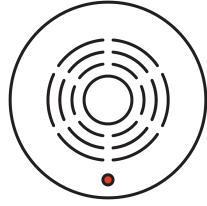


Carbon Monoxide Test Spot checked in suspect areas & used to detect colorless, odorless, & tasteless gas.

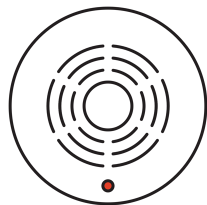
Moisture Test Used to measure the percentage of water in a given product. Spot checked throughout—especially the usual suspects.



Smoke Detector These detect fires by sensing small particles in the air using a couple of different kinds of technologies. Once they detect those particles above a certain threshold, they signal the alarm to sound so that you & your family can get to safety & call 911. A working smoke alarm cuts your risk of dying in a home fire in half. Missing or dead batteries cause nearly all alarm failures. For the best protection, install a combination hard-wired alarm with battery backup. If your alarms use regular batteries, swap in fresh batteries at least once a year. A “chirping” sound means that it’s time to change batteries.



The Smoke Detectors Inspected by pressing & holding the "test" button.



The Smoke Detectors The smoke sensor, typically as an indicator of fire.

Maintain the Detectors

Smoke Alarms! These little devices are your first line of defense in case of a fire, & they need some TLC too: Check Monthly: Take a few minutes each month to test your smoke detectors. Change Batteries Annually. Replace the batteries at least once a year, or whenever they start chirping to signal low power. Clean Regularly. Dust & debris can hinder their performance. A quick wipe with a cloth can do wonders. Keep Them Unobstructed: Don't place objects near or over the detectors, as it could interfere with their function. Replace Smoke detectors as they have a lifespan.



House On Fire Home fire safety involves measures to prevent fire hazards and ensure quick response in emergencies. Install smoke detectors on every floor and test them monthly. Keep a fire extinguisher handy, especially in the kitchen, and ensure all family members know how to use it. Regularly check electrical wiring and avoid overloading sockets. Plan escape routes and practice fire drills with your family. Never leave candles or open flames unattended, and store flammable materials safely away from heat sources.

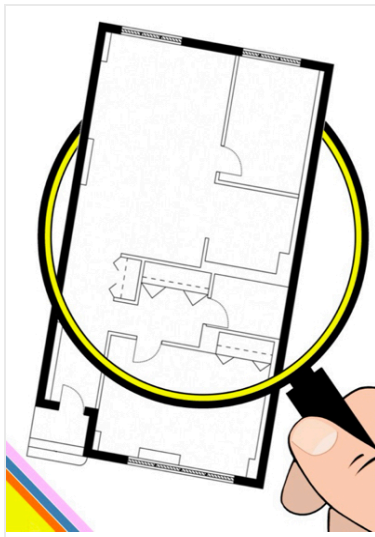
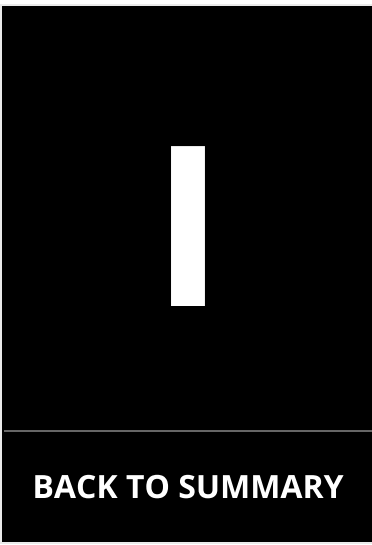
Stay Safe



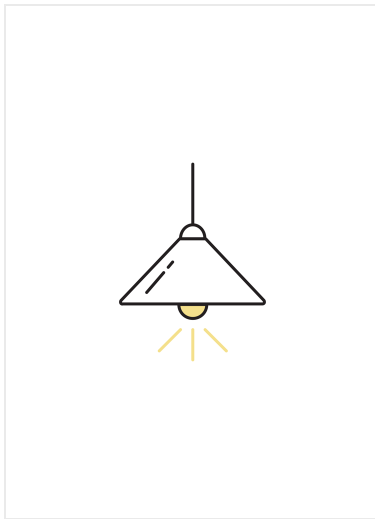
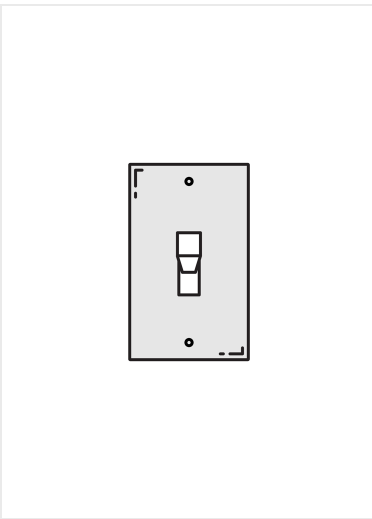
Health & Safety If there's one place you should always feel safe, it's your home. It's your castle... a place of refuge, privacy, & security.

Here are a few tips to help:

- Consider changing locks for all doors & making sure they work for all windows.
- Store matches, lighters, medications, household cleaners, & other toxic substances in a safe place. Make sure they are clearly labeled & in their original containers.
- Store firearms & ammunition separately & under lock & key.
- Use light timers so your child doesn't come home to a dark house.
- Fire Safety: you must have a smoke alarm on each level of the house (or for homes on one level, near the kitchen & all bedrooms). Test them to make sure they all work.
- Replace any broken electrical cords & use no more than two plugs per outlet.
- Keep your water heater below 60 C to prevent scalding.
- First Aid: Assemble a basic kit
- Power Outages: Keep a flashlight or two (& extra batteries) handy.

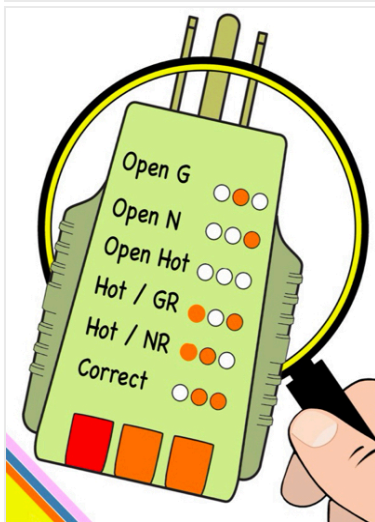
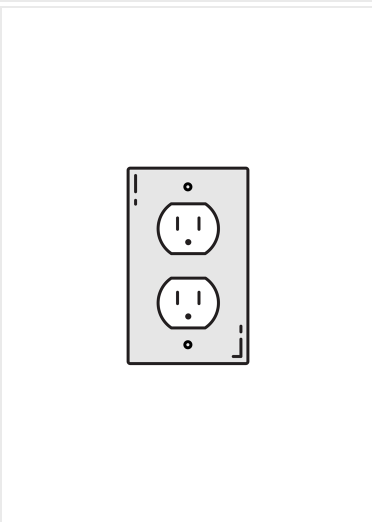


Go green LED lights are today's most energy-efficient & rapidly-developing technology. These bulbs last longer & are more durable.



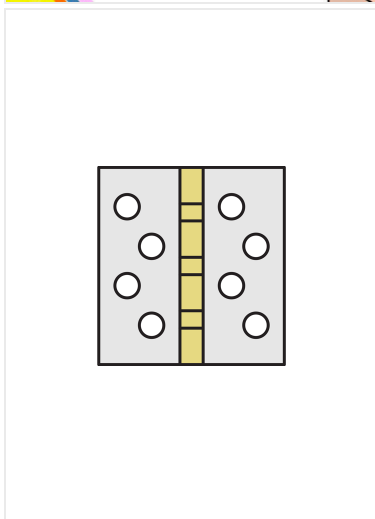
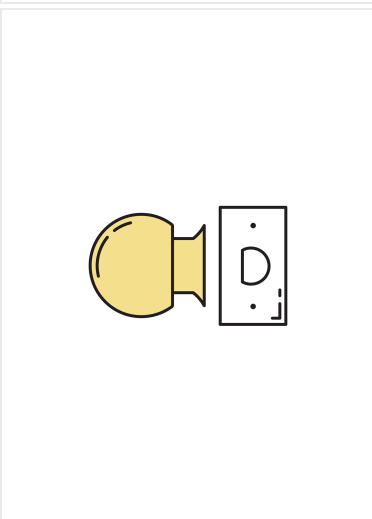
Switches A select number of outlets (outlet tester) & switches were tested for function.

Interior Lights We disco these ON & OFF more than a few times to try to catch a problem.



Outlets Provide electricity after plugging in your device. Tested for faults.

Plug Tester Used to confirm if an outlet or plug is wired correctly.



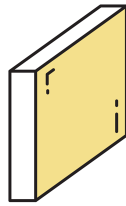
Door Knob Snug up door knobs/handles, towel bars, toilet paper holders & door stops. A yearly routine will help keep it ship shape!

Door Hinges Don't forget about this hard-working component...Tap the pins down & snug up the screws from time to time.



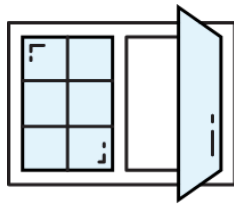
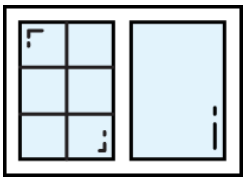
Thermostat Charged with the regulation of the temperature. The location & placement makes a huge difference in its readings.

Thermostat AFTER This is just for our records showing we set it back to its original state.



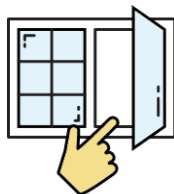
Flooring We're not here for flooring inspections, but we keep an eye out for significant issues.

Interior Wall If these walls could talk. One of the best ways to see how a home has been built & maintained.



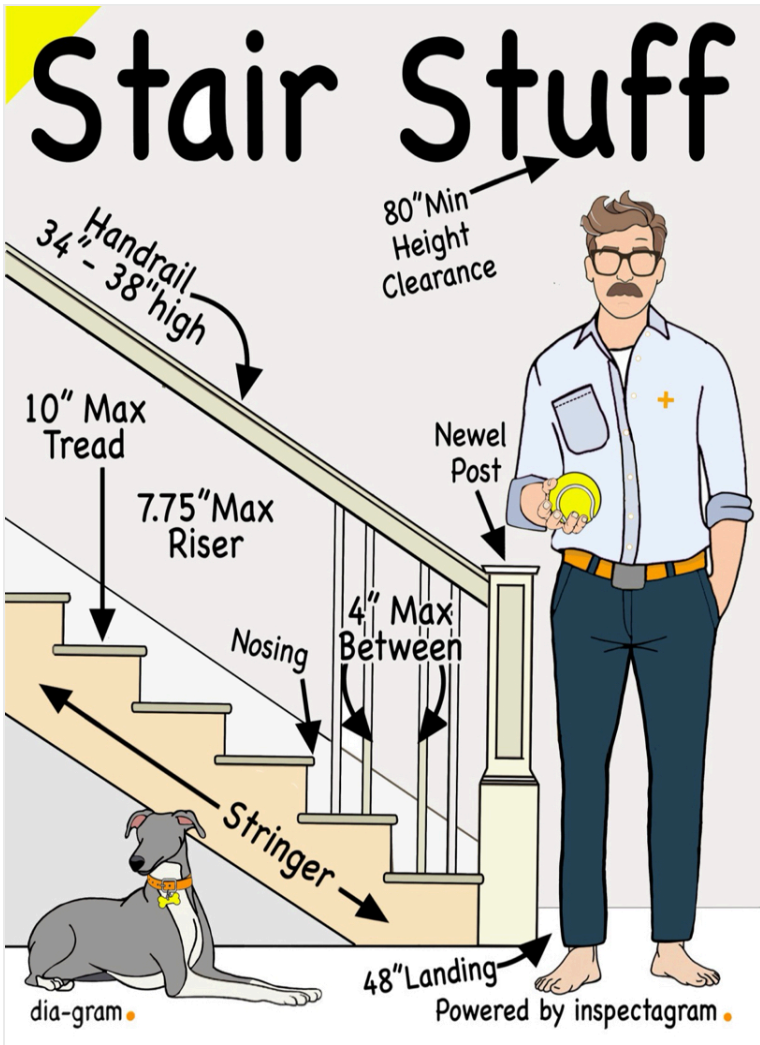
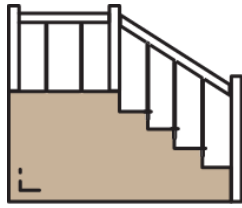
Interior Window Opening your blinds can expose the surface of windows to circulating air which will help keep the condensation away!!

Open Window A representative # of doors & windows were checked for operation & blown seals.

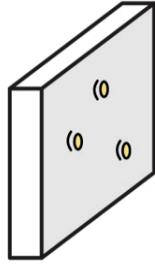


Window Track These hold the window in place. A yearly routine should be made to keep them clean & free of debris. In most homes, these are usually quite gummed up.

Stairs Without the gift of X-ray vision, our inspection process relies on keen observation and tactile assessment. We carefully examine & scan with our eyes scan for subtle cues of stress: hairline cracks, depletion of caulk along the stringers, and any potential tripping hazards. We also feel beneath our toes for hints of deflection that might indicate structural compromise.



Stair Stuff Stairs require design attention to safety and comfort. Key aspects include ensuring uniform step height and depth, adequate handrail support, and non-slip surfaces. Maintenance involves regular checks for wear, loose parts, and ensuring good lighting. Safety tip: Keep stairs free of clutter and promptly repair any damage to prevent falls. In homes with young children, install safety gates at the top and bottom. Properly maintained stairs enhance safety and accessibility for all users.



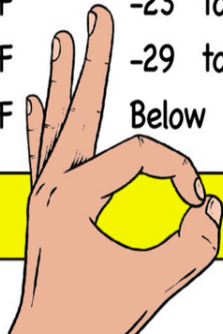
Take a photo
of a nail pop

Nail Pops Example You notice them, especially when the light rakes low across the wall. They look bad but never bad enough to do anything conclusive about it. You may even have tried pounding them back in, but they always seem to return. These POPS are cosmetic imperfections that sometimes show up in drywall ceilings & interior walls that have been fastened with nails or screws.

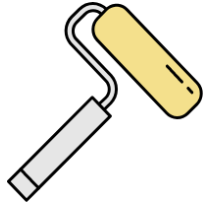


Indoor Relative Humidity (RH)

Outdoor Temp (°F)	Temp (°C)	Indoor% RH
20 to 40 °F	-7°C to 4 °C	40%
10 to 20 °F	-12 to -7 °C	35%
0 to 10 °F	-18 to -10°C	30%
-10 to 0 °F	-23 to -18°C	25%
-20 to 10 °F	-29 to -23°C	20%
Below -20°F	Below -29°C	15%

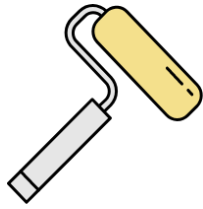
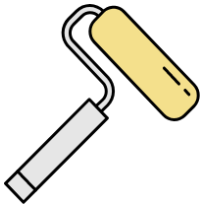


About Humidity Maintaining proper indoor relative humidity in winter is crucial to health and comfort. Cold air holds less moisture, leading to dry indoor air when heated. Optimal indoor humidity (30-50%) prevents respiratory issues, dry skin, and damage to wood furnishings. Balancing it with outdoor temperature prevents condensation on windows and mold growth, ensuring a healthy and comfortable living environment.



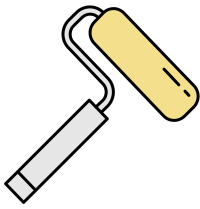
Cosmetic Page Scratches, dents, uneven paint and more that affect appearance but not the structural integrity or functionality.

Imperfection Also known as a FLAW.



Nail Pop These are usually harmless but keep an eye on them for change.

Tape Seam(s) The culprit is the installation. For the seam to disappear, it must be covered with a compound in a specific way.

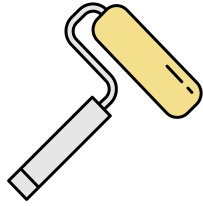


Stain Discoloured & clearly distinguished from the surface around it.

Sealant Depletion Used to seal joints or seams against leakage in various structures & piping.

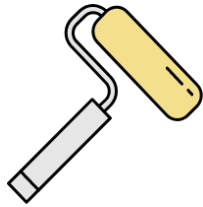
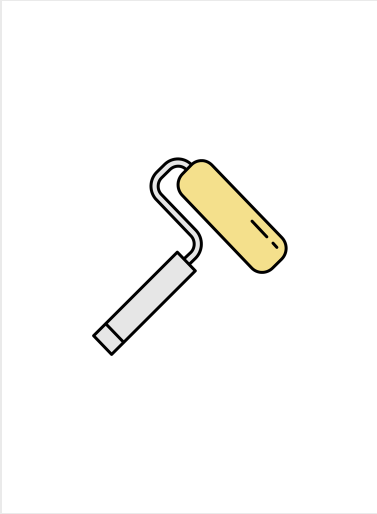


No Such Thing As Perfect Fixing nail pops on a small scale is easy for any do-it-yourselfer. However, if entire rooms have many nail pops, it may be time to completely replace the drywall & have it secured with drywall screws, not nails. If this is the case, call a drywall contractor.



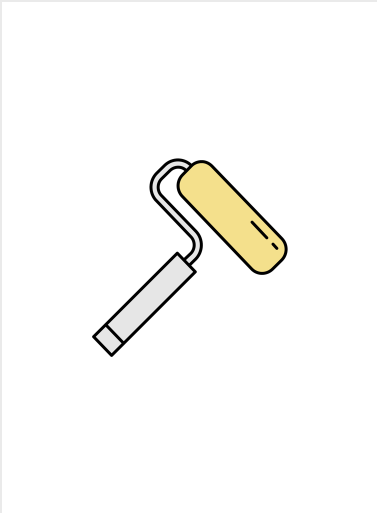
Cosmetic Page More of the same

Interior Superficial 2 See photo.



Interior Superficial 3 See photo.

Interior Superficial 4 See photo.



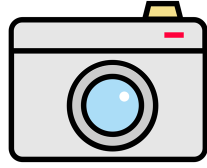
Interior Superficial 5 See photo.

Interior Superficial 6 See photo.



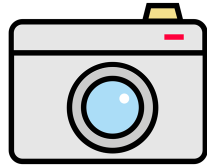
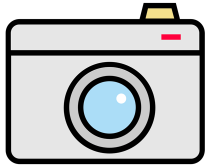
Remember, NOTHING is perfect. Life is messy. Relationships are complex. Outcomes are uncertain. People are irrational. There really is no such thing as a perfect house.

Superficial Conclusion At some point in a drywall's life, it's likely to get a few scratches or possibly cracks & holes. While damaged drywall is unsightly, many types of damage can be easily fixed with a little DIY work.



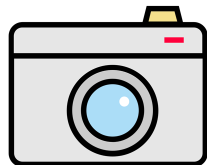
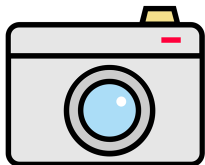
Obstructions Page Items or conditions that hinder or block access and inspection of key areas, potentially concealing defects or issues.

Additional Obstructions



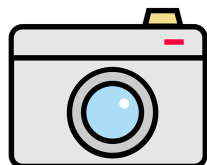
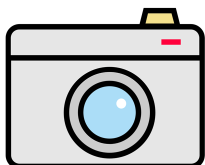
Additional Obstructions

Additional Obstructions



Additional Obstructions

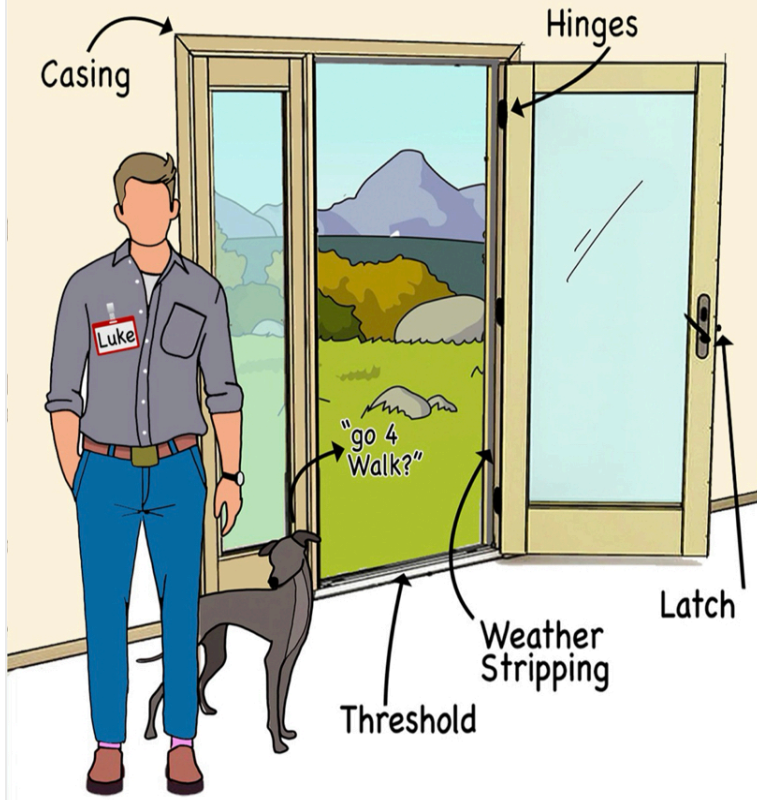
Additional Obstructions



Additional Obstructions

Additional Obstructions

Door Stuff

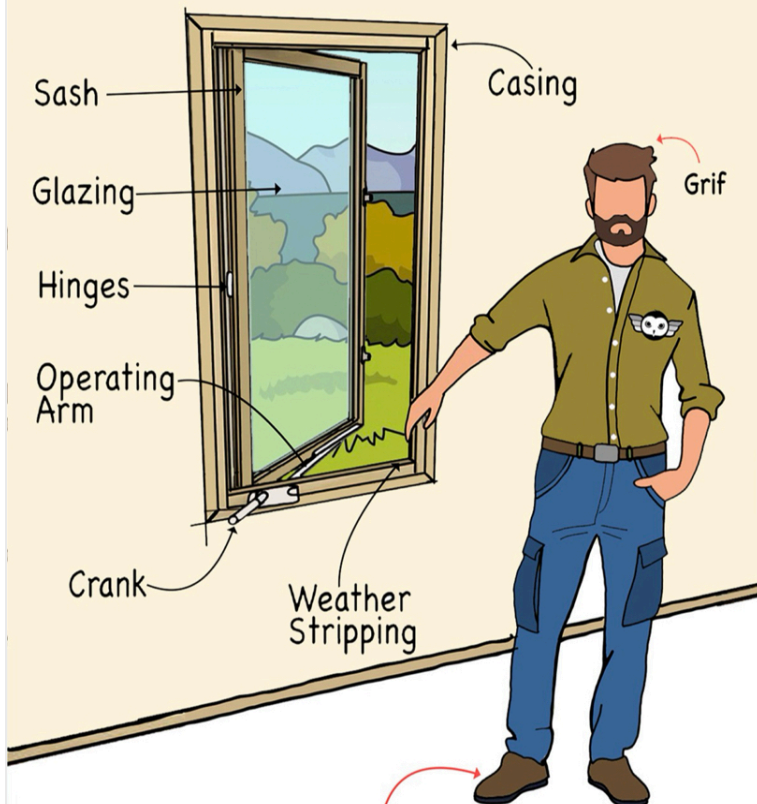


dia-gram.

by lucaskirschenburg.

Door Stuff The casing frames the door, offering structural support and enhancing its appearance. Hinges connect the door to the frame, enabling it to swing smoothly. The threshold forms the bottom part of the door frame, providing a transition between indoor and outdoor spaces. Weather stripping is crucial for sealing gaps around the door, preventing drafts, moisture, and insects from infiltrating the interior. Finally, the latch secures the door in a closed position.

Window Stuff



dia-gram.

Red Wings

by lucaskirschenburg.

Window Stuff Windows not only light up your home but also play a big role in energy efficiency. The glass part, or glazing, can have multiple layers with gas in between to keep heat in or out. Hinges and cranks make windows easy to open and secure, while weather stripping around the edges keeps drafts and moisture at bay. Regular checks on these parts, ensuring smooth operation and intact seals, can greatly enhance a window's function and your home's comfort.

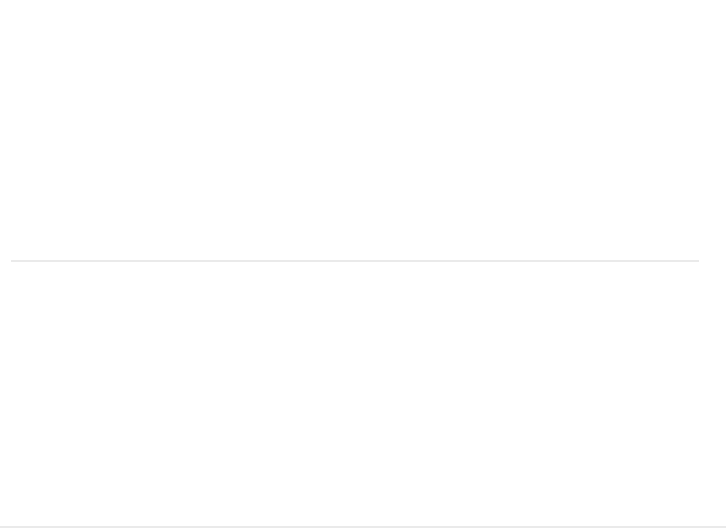
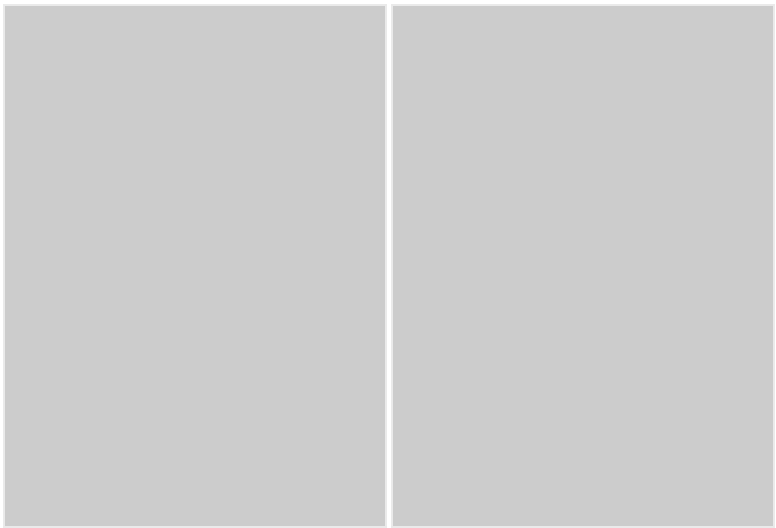
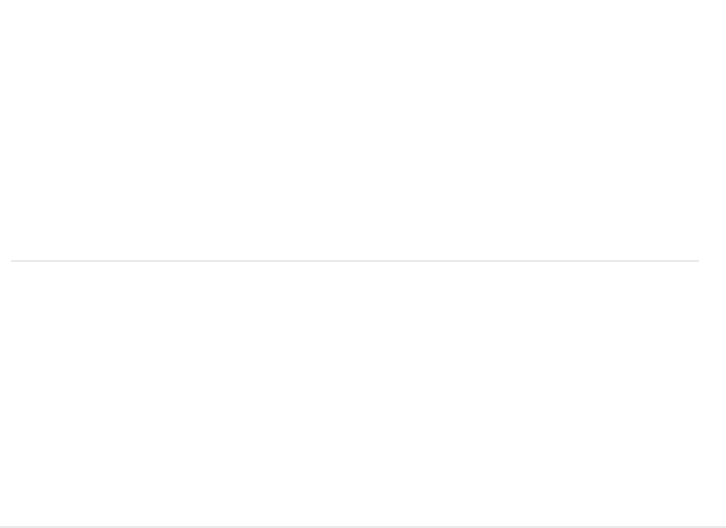
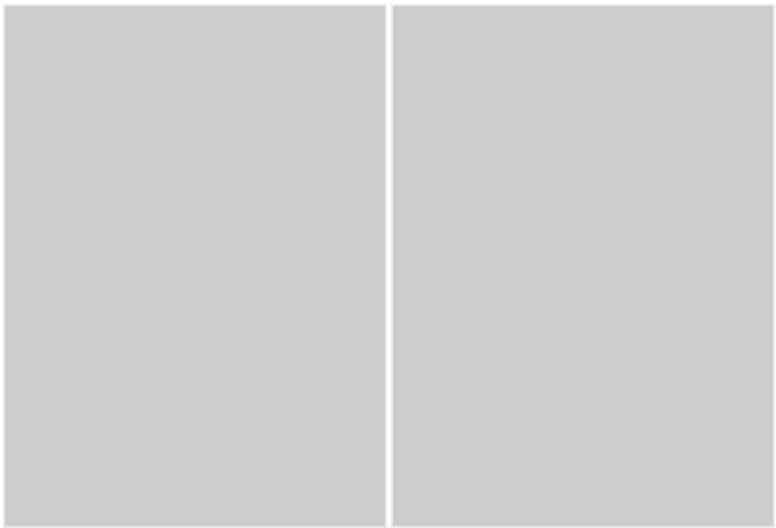
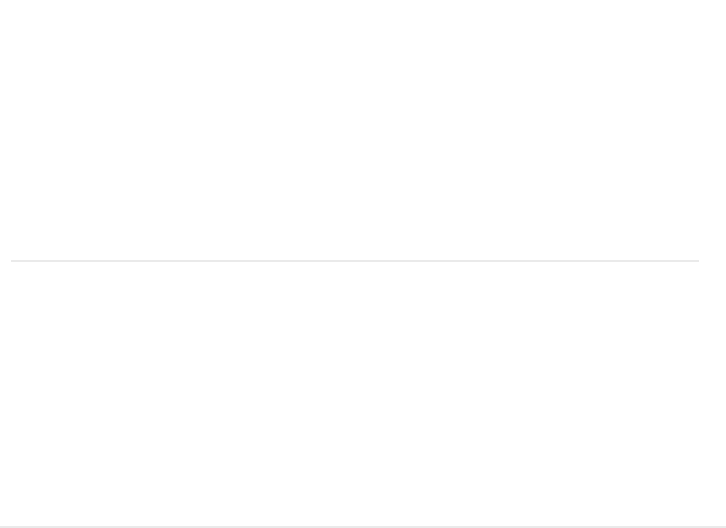
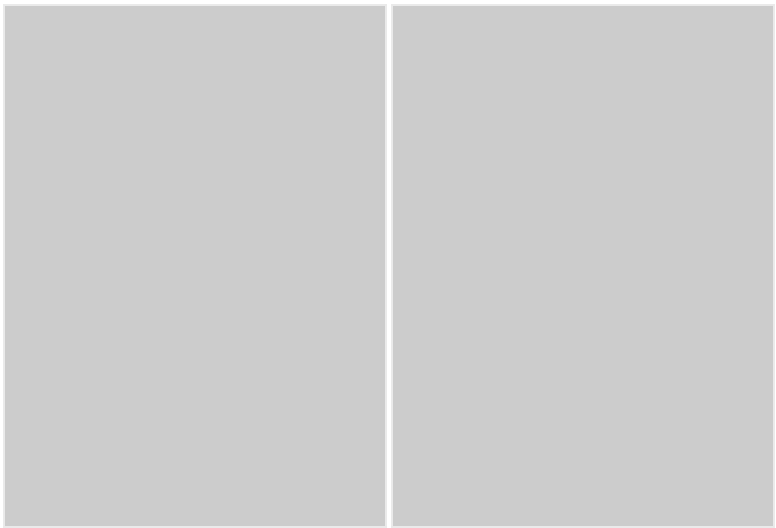
**Known
Components**

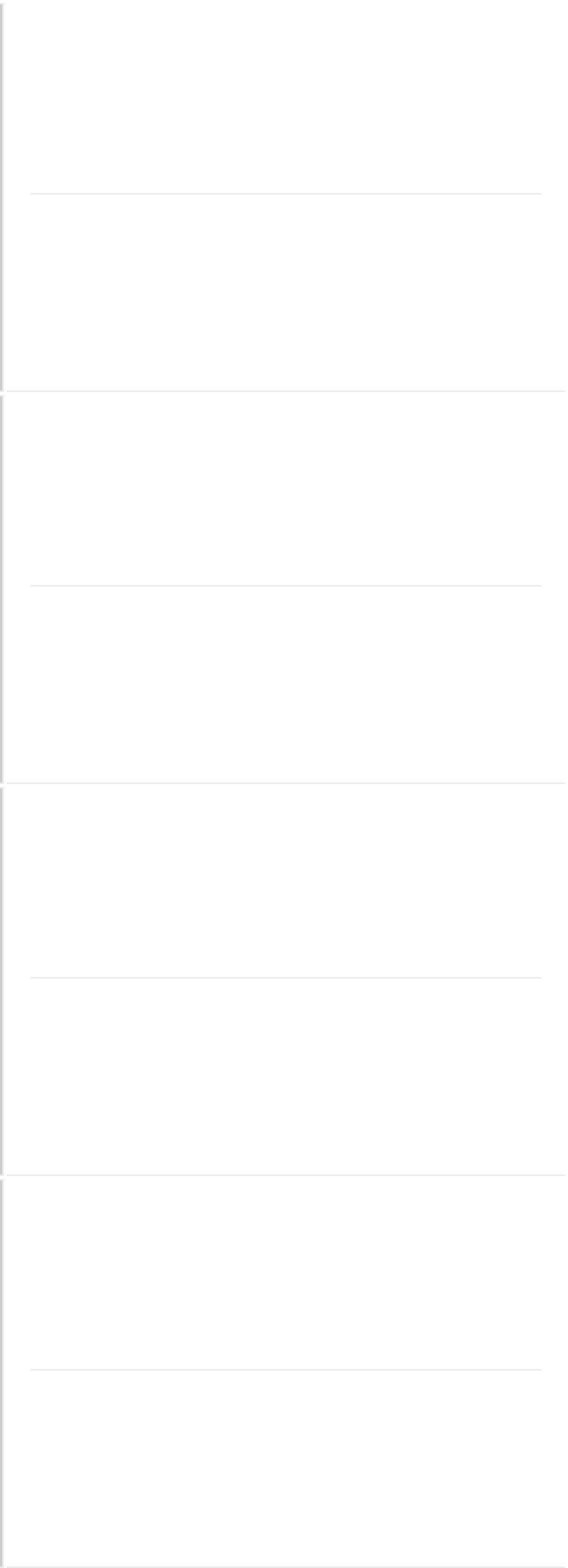
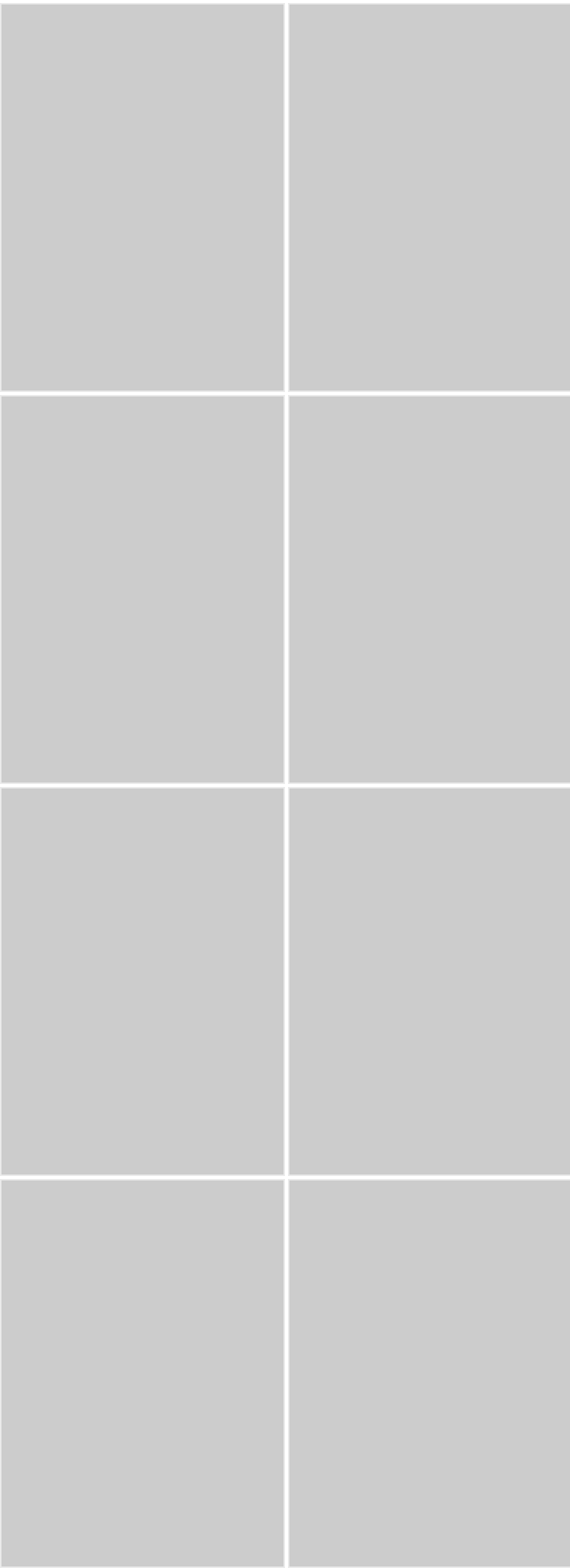


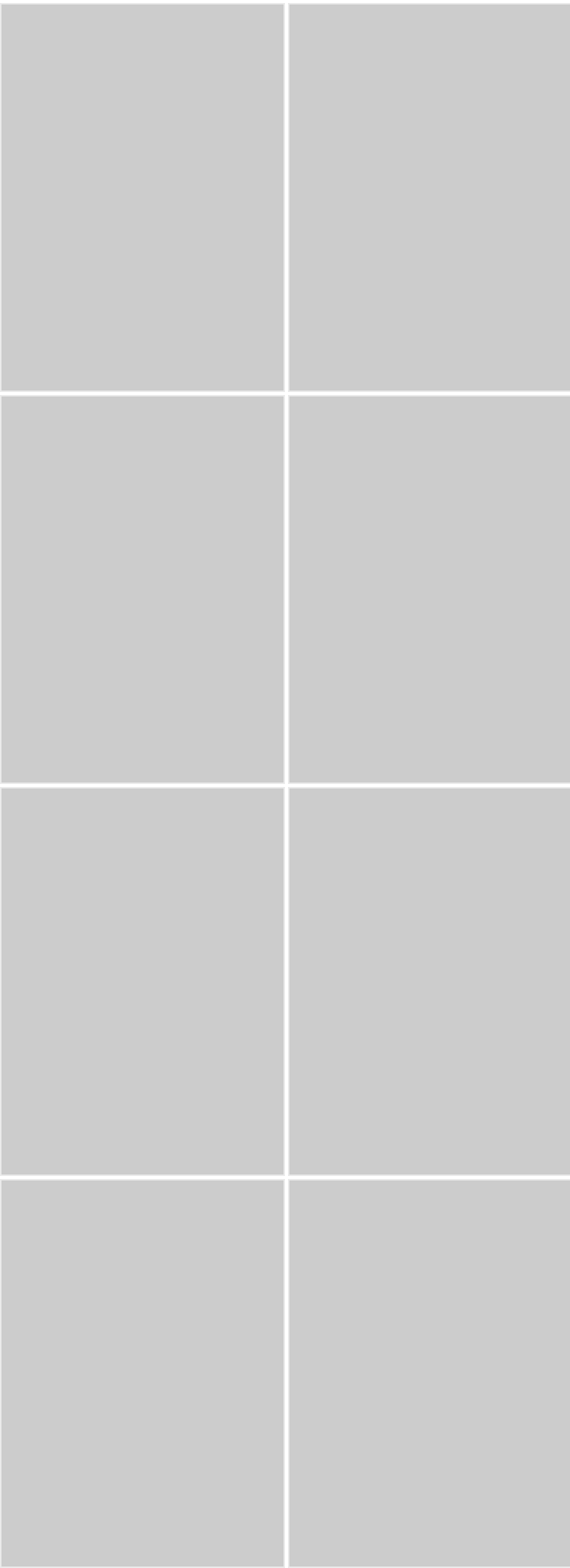
**Pictagram OR
Support Photo**

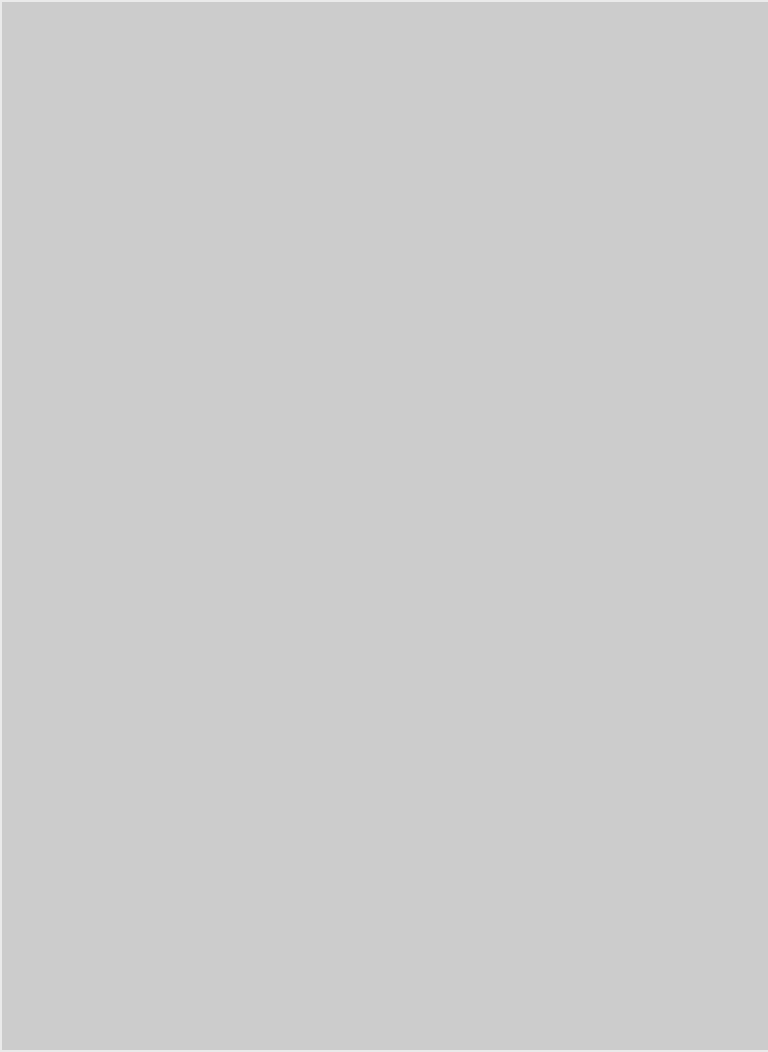
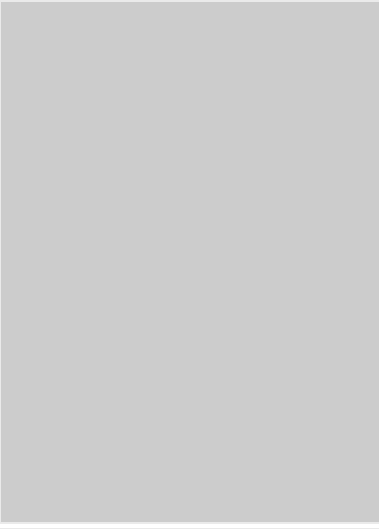
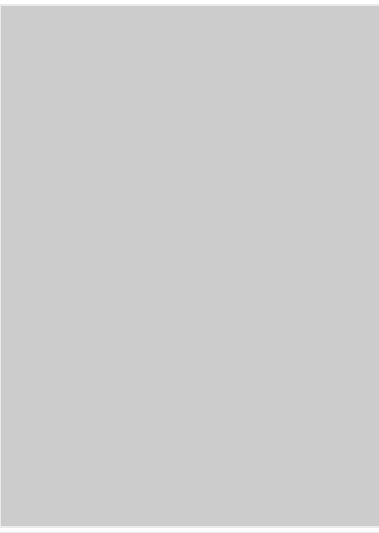


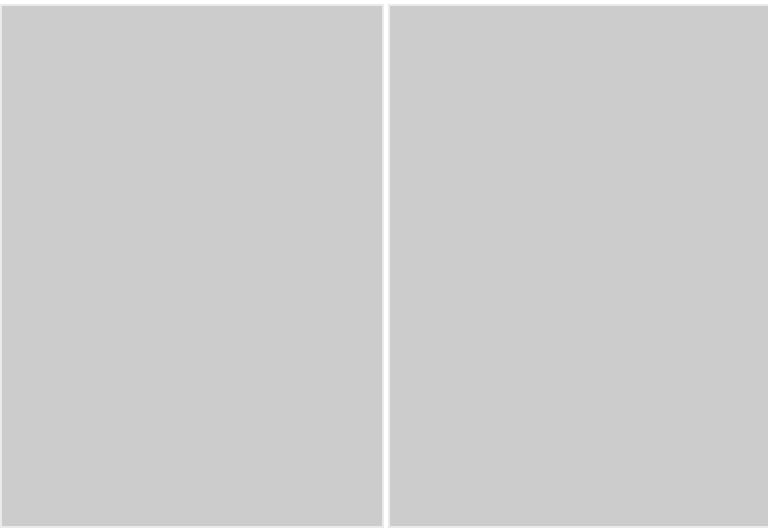
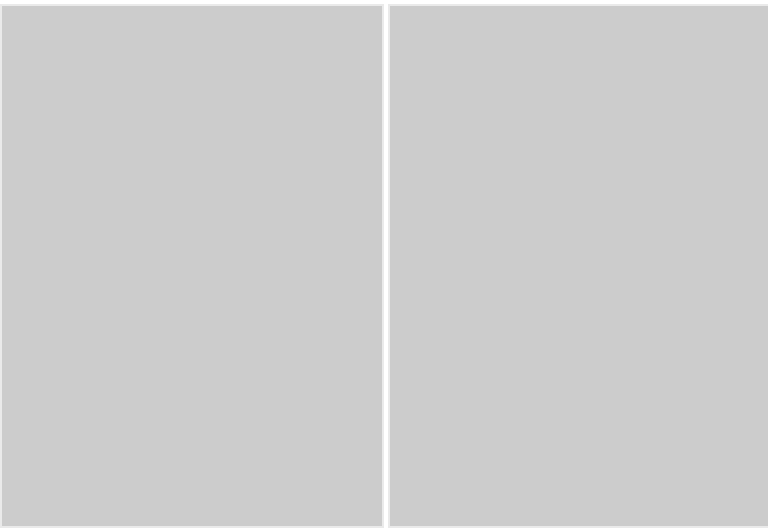
Known vs SUPPORT Known components (PHOTO) go in the LEFT column. Picta-gram OR support photos go in the RIGHT column. *overwrite me...

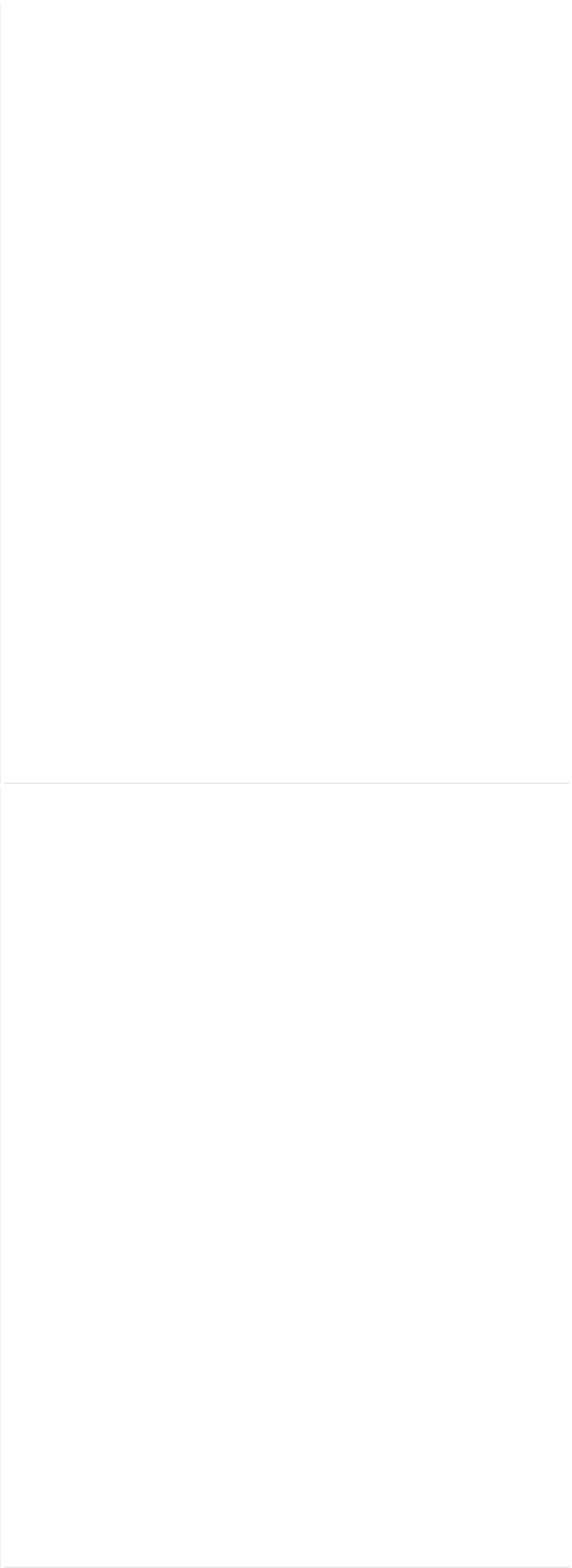
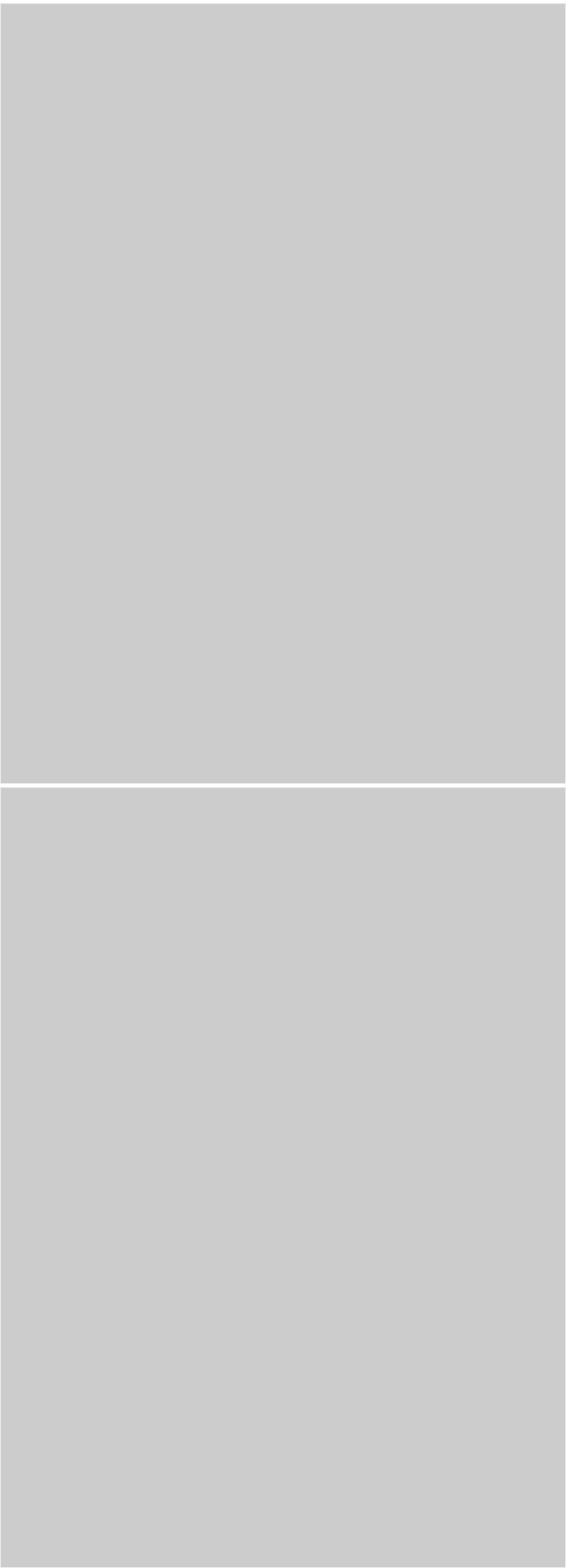


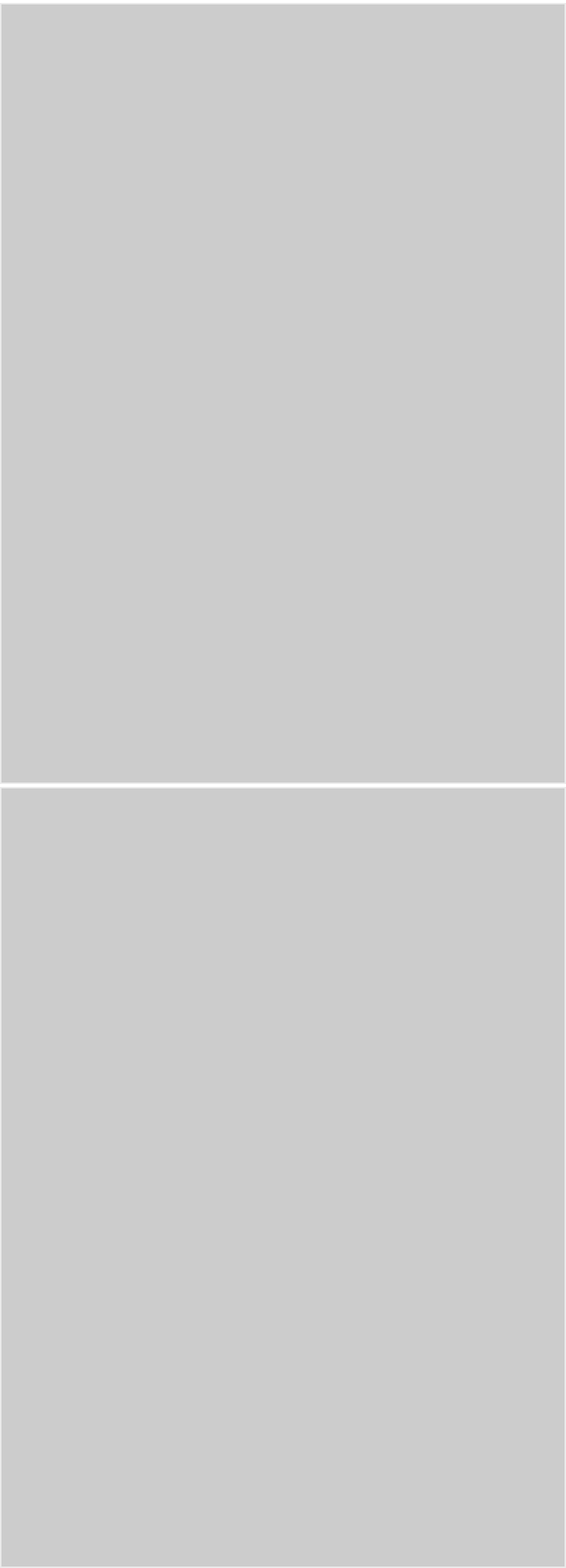








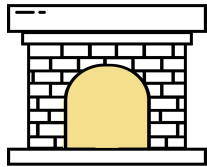






Wood Fireplace Page A heating structure that burns logs to provide warmth and ambiance in a room, often featuring a chimney for smoke evacuation.

Be Safe Vital for home safety, fire extinguishers provide a quick response to put out small fires and prevent larger disasters.

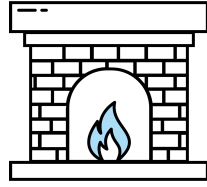
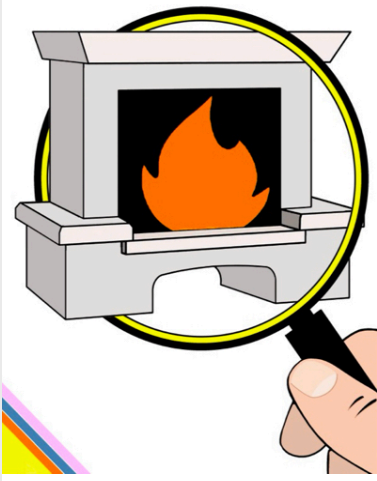


Inside Fireplace We always recommend having a certified WETT inspection done before sign off.

Fireplace Cleanliness Using hand gestures here.

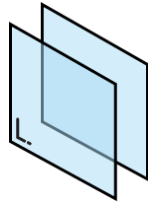
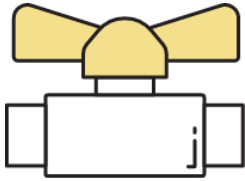


Natural Fireplace To help ensure that your fireplace continues to provide comfort in style for years to come, consider these best practices for fireplace maintenance. Clean the interior of the fireplace often. Install carbon monoxide nearby. Remove soot & creosote build-up. Check the chimney & its cap yearly. Use the right wood! It's NOT a recycler of plastic milk jugs. These are just a few tips to keep things safe & romantic!



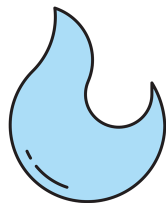
Gas Fireplace Page An appliance that typically uses natural gas or propane to create a fire and provide warmth throughout the colder months.

Fireplace How lazy was the guy who came up with the name for "Fireplace?"



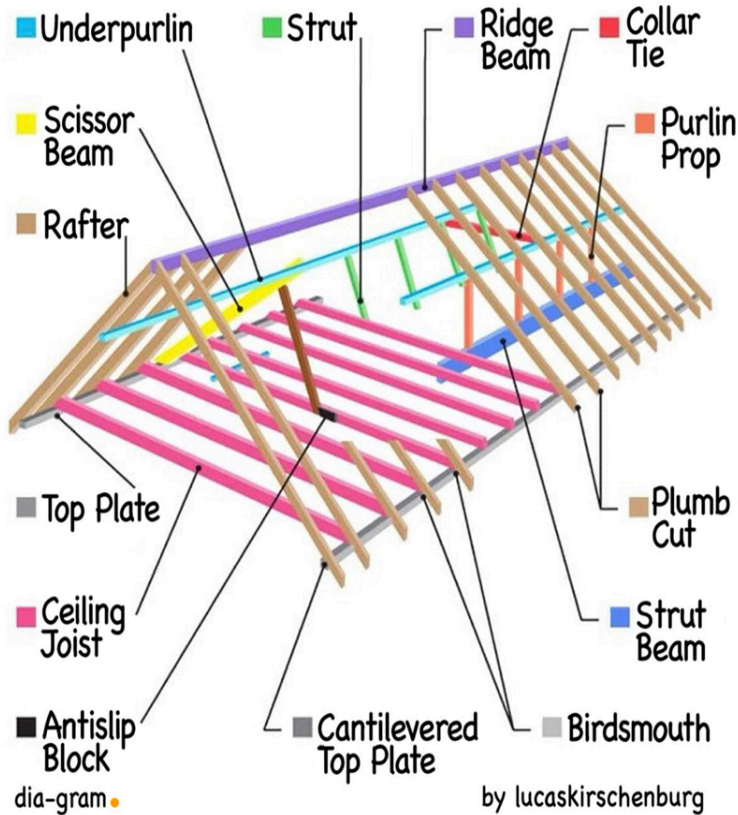
Fireplace Gas Valve For your records.

Fireplace Glass Sometimes a pain to keep clean. Use only high heat fireplace glass cleaner (or like).



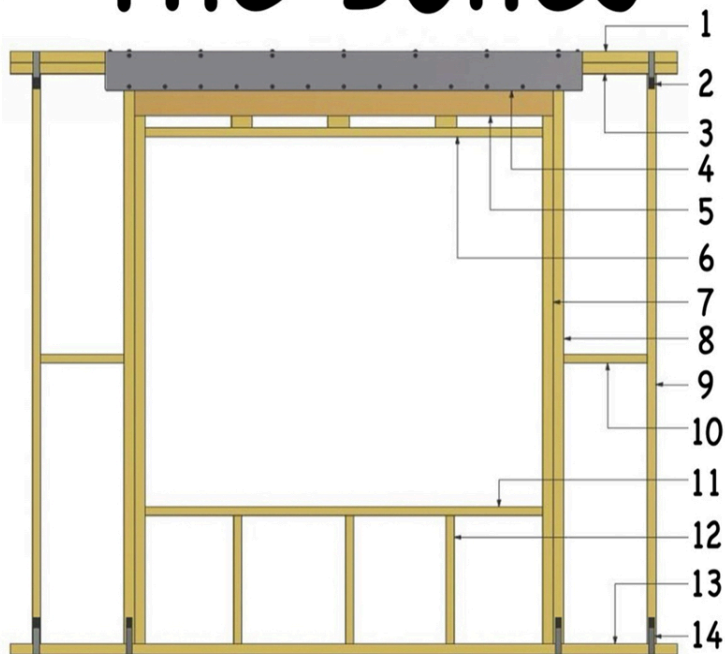
Fireplace Flame A healthy gas flame will burn steadily with a yellow or orange. If the flame is not yellow or orange it may be a sign that your gas fireplace needs adjusting or cleaning, which should be done by a qualified technician.

The Crown



The Crown The roof structure of a home is composed of several critical elements. Rafters and trusses, made from wood or metal, form the skeleton of the roof, supporting the outer layers and shaping the roof's slope and style. Sheathing, typically plywood or OSB, is attached to the rafters/trusses, providing a base for roofing materials. Underlayment, a water-resistant layer, is placed over the sheathing for added protection against moisture. The roof covering, which can be shingles, tiles, metal, or other materials, serves as the outermost barrier against weather elements. Flashing is used around vents, chimneys, and valleys to prevent leaks, and gutters are installed to channel water away from the structure.

The Bones



- | | | |
|------------------|-----------------|------------------|
| 1. ribbon plate | 6. head trimmer | 11. sill trimmer |
| 2. tie down | 7. prop stud | 12. jack studs |
| 3. top plate | 8. jamb stud | 13. bottom plate |
| 4. pryda lintel | 9. common stud | 14. tie down |
| 5. timber lintel | 10. nogging | |
- by lucaskirschenburg

The Bones Wall framing forms a house's skeleton, providing support and a base for exterior siding and interior finishes. Key components include: Studs: Vertical supports carrying weight (like 2x4s); Top & Bottom Plates: Horizontal boards connecting studs and transferring weight; Headers: Beams spanning openings like doors and windows for support.

Normal wear & tear is to be expected.



Interior Notes It's natural to favor the more aesthetically-pleasing properties. However, cosmetic features are often decorative & trendy extras.

Instead, base your decision on the underlying features & value of the home. This includes elements like the plumbing, the wiring & the roof.

A lot of people have an unrealistic view of what the home buying process looks like— particularly if it's their first time buying a home or they have a past experience in which everything went swimmingly.

One of the biggest misconceptions is that homes on the market come in perfect condition. This sounds ridiculous when you say it out loud, but the truth is that many buyers expect pristine homes with brand-new features throughout. Hint: Unless you're building your own house, you aren't going to find an immaculate property. The reality is that every home on the market needs some work. The key is to know how much work is needed & be honest about what you're willing to take on.

"Don't just buy a home with your eyes— buy it too with your mind."



A Friendly Reminder A home inspector thoroughly examines a house to identify any visible issues with its various components, like the roof, structure, plumbing, and more.

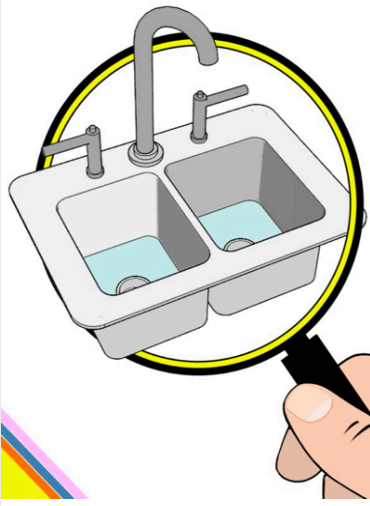
This inspection is based on visual, non-invasive observations at a specific date and time, following industry standards. The inspector cannot guarantee the future performance or discover hidden problems. The client should seek information about known issues from the homeowner.

The inspection report is exclusively for the client and may be discussed with real estate agents. It doesn't cover environmental concerns or infestations, and specialists may be needed for those.

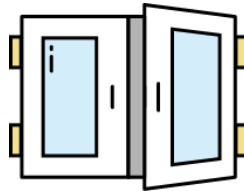
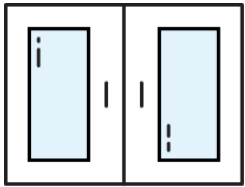
The client must pay the inspection fee upon completion, and any legal costs related to fee collection are their responsibility.

K

BACK TO SUMMARY

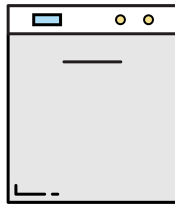


About Kitchens Where people tend to gather when hungry or during house parties.



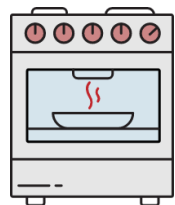
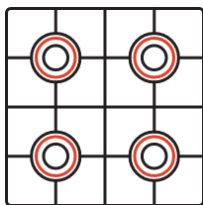
Kitchen Cabinets A Place for your dishes. These can usually be leveled out by adjusting the hinge screws. Don't overdo it!

Cabinet Hinges We recommend cabinet tune-ups for alignment & function as required. 1/4 turn at a time.



The Fridge ALL Appliances were tested for operation & should be rechecked for condition & function on the day of possession.

Dishwasher Empty your plate first! Turned ON & OFF after a quick cycle.



Stovetop Checked for operation. Turned ON & OFF

The Oven Checked for operation. Turned ON & OFF



Close up —
point to the
off switch

Stove • Oven Off Turned ON & OFF after testing for functionality.

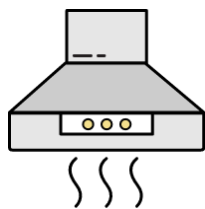


Close up —
finger on the
off switch

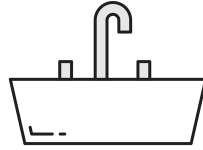
Dishwasher OFF Turned ON & OFF after cycle. We usually leave it slightly ajar to ventilate. This is really for our records.



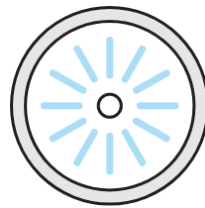
Microwave Nuke It! Be sure to ask for documentation/manuals on all appliances.



The OTR • Hood Fan We don't spend too much time running these... Just on & off for a couple of minutes to check for functionality. The thing about cooking, especially frying & grilling, is that it can kick up a lot of smoke, grease, & lingering food smells. A range hood helps keep the air in your kitchen clean.



The Kitchen Sink Sink & P-traps inspected for leaks & "snugness." Often times chemicals & other cleaners can break down seals, so please consider using only natural products when cleaning.



Kitchen Drain Basket The removable part that plugs the drain. The strainer catches large chunks to prevent clogs. The basket flange goes on the inside of the sink & the rubber gasket, pressure cup & nut are under the sink.



Take a photo
grabbing the
p-trap

Kitchen P-Trap P-traps are part of your sink plumbing. Found under kitchen & bathroom sinks, these question-mark-shaped plumbing pieces serve an important purpose... What Does a Plumbing P-Trap Do? a. Trap debris & prevent clogs b. Protect against property losses c. Stop sewer gases from infiltrating your home All Traps were physically touched for the presence of moisture & stability.

It's not just for cooking!

Did you know some homes pollutant levels exceed the limits for outdoor pollution? HOODS aid in extracting all that contaminated air.

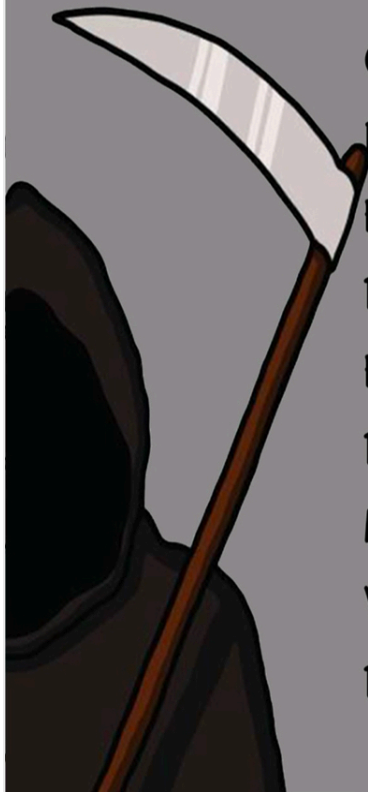


dia-gram.

by lucaskirschenburg.

I'm a FAN of Hoodfans! A kitchen hood fan plays a crucial role in maintaining a dean, safe, & comfortable kitchen environment while improving the overall air quality in your home. It helps with smoke & odor removal, improving air quality by eliminating cooking byproducts, dissipating excess heat & can even help reduce the risk of a fire spreading in the event of a cooking mishap.

APPROX. Life Spans



Gas Stoves	10-18
Elec Stoves	13-15
Fridge	14
Disposals	12
Freezers	10-20
Dishwasher	9
Micorwaves	9
Washer	11
Dryer	13

Life Spans Just something I added in for your reference.

by lucaskirschenburg.



Known Components

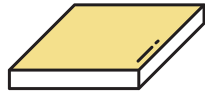
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Pictagram OR Support Photo

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Kitchen Drawer Visually examined for common defects.

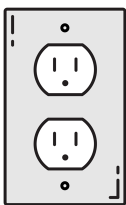
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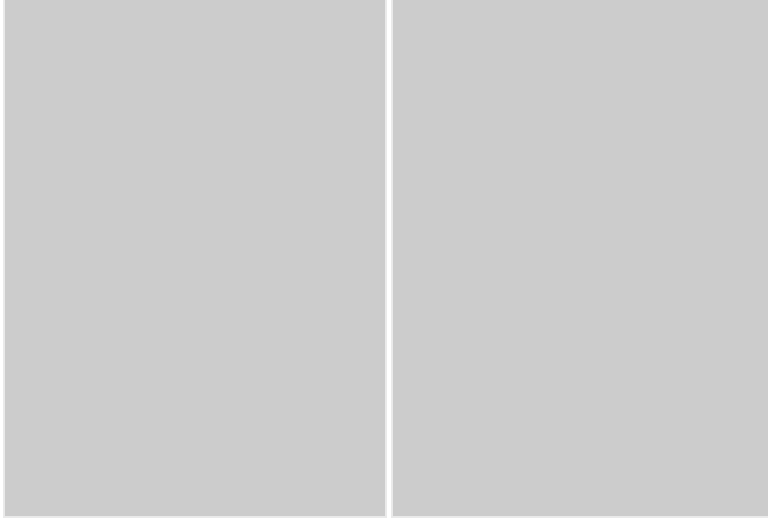
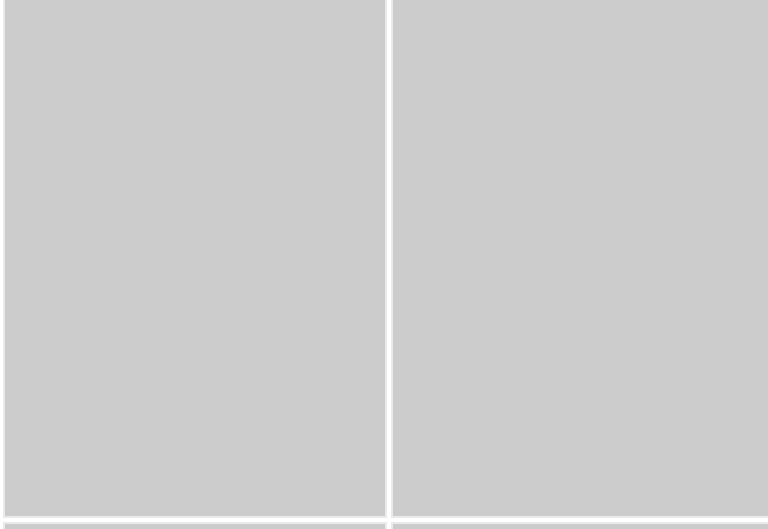
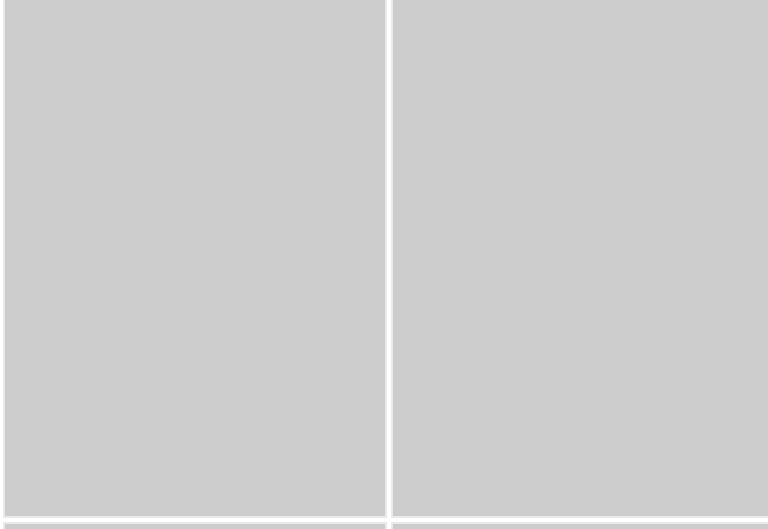
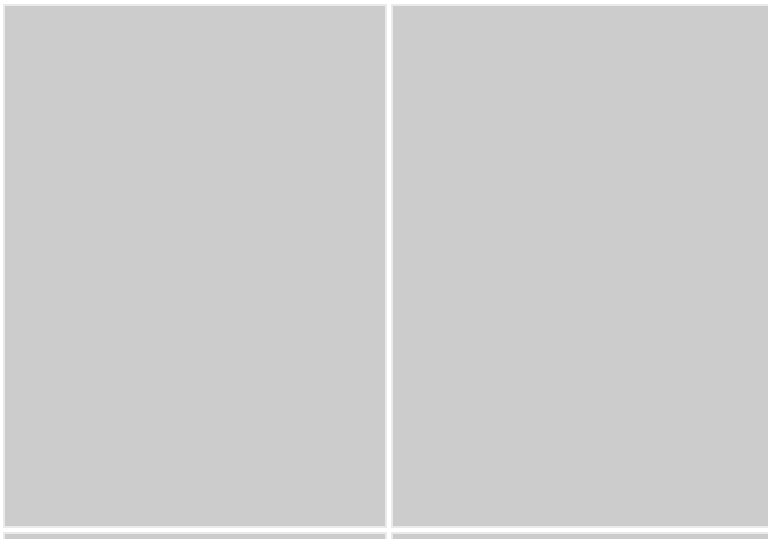
Counter Top For your records.

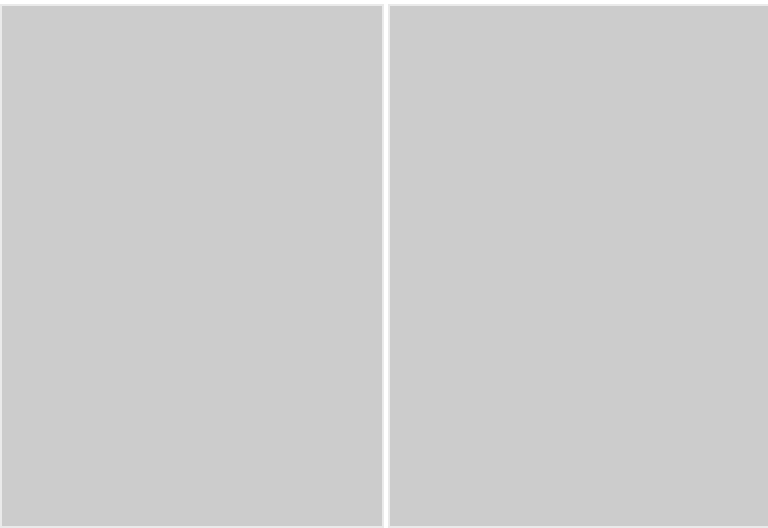
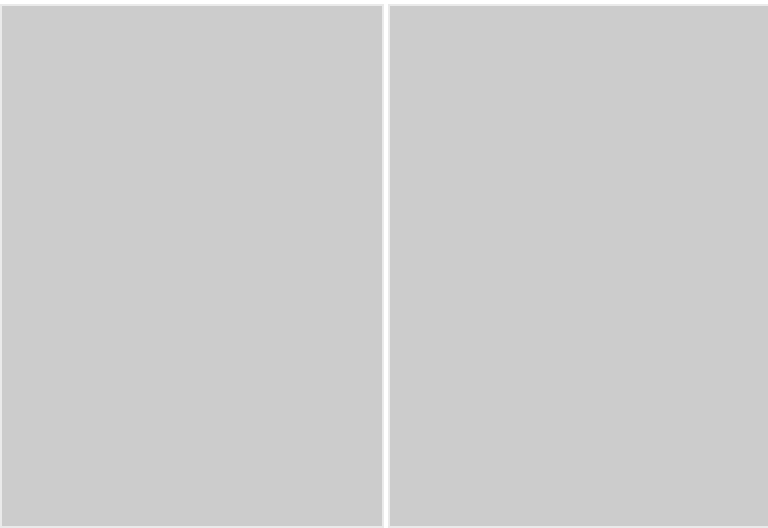


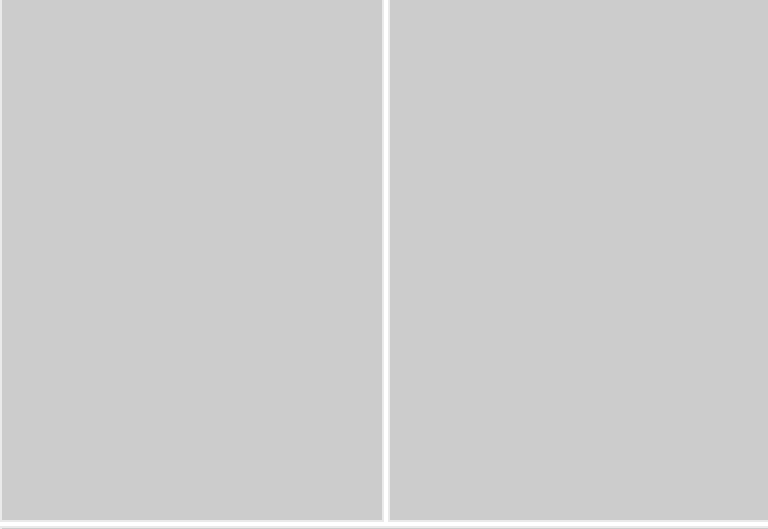
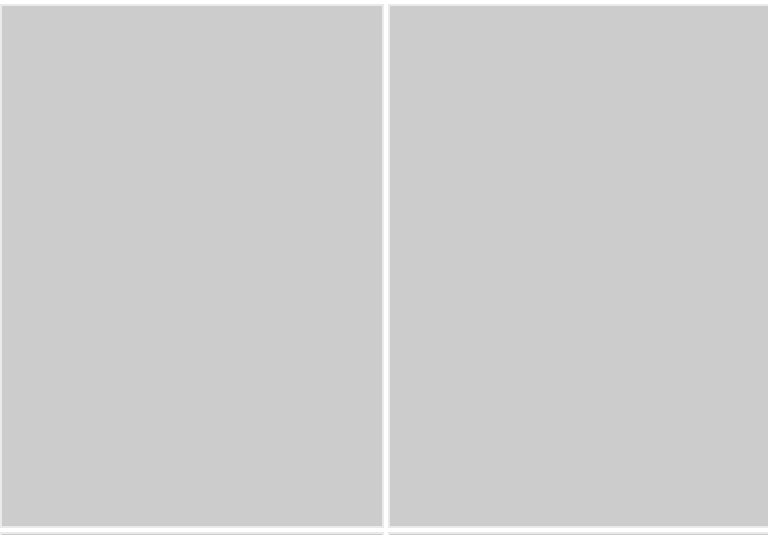
Caulk • Sealant Used to seal joints or seams against leakage in various structures & piping.

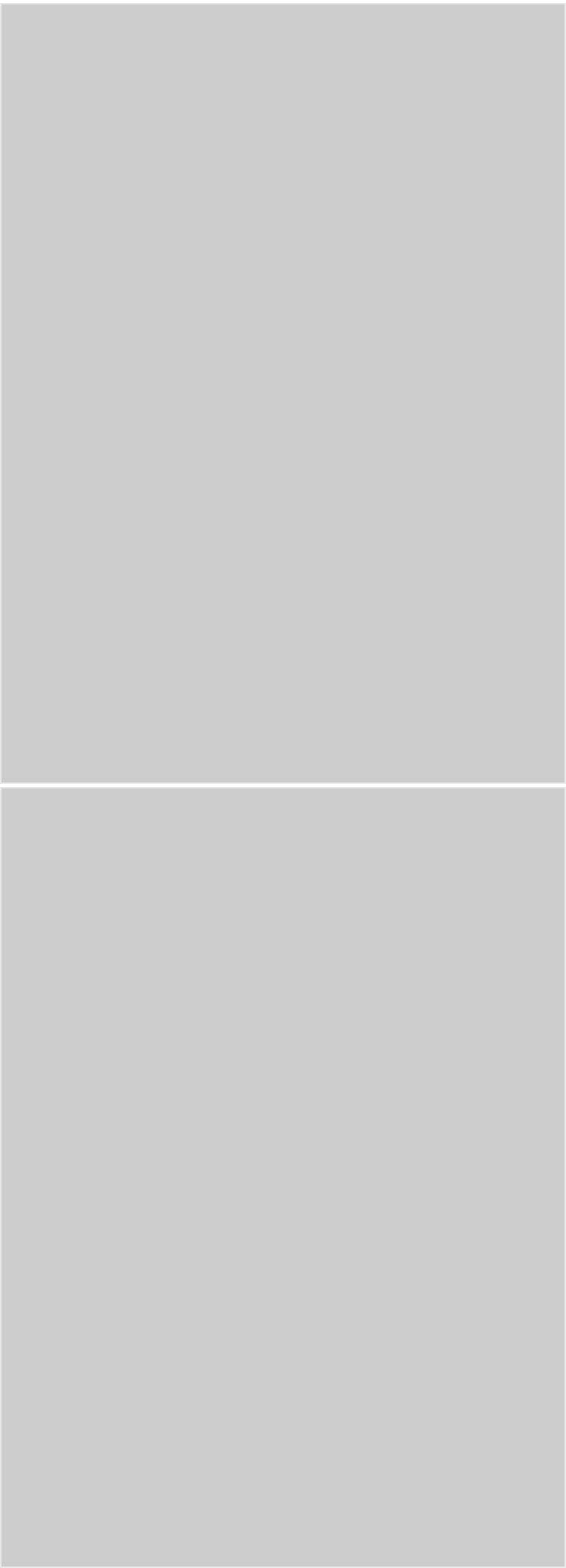


Outlet(s) Tested for anomalies.









Always be PREPARED!



What's Cooking? If you're like most people, the kitchen is one of the busiest rooms of your home. It's probably not surprising, then, that the kitchen can also be one of the messiest.

To keep your kitchen safe, healthy, & inviting, come up with a cleaning routine that helps you tackle & prevent grime.

Putting the trash out keeps your kitchen fresh & prevents bacterial growth. Messy counters take up workspace & can be hazardous. Wash the inside of your sink & faucet every day to remove bacteria.

Sweep your floors daily & mop once a week. Toss old food, clean the seal & sanitize the fridge shelves. The dishwasher also needs love from time to time (as in, clean the filter!)

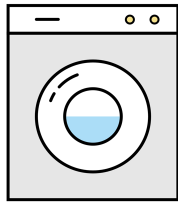
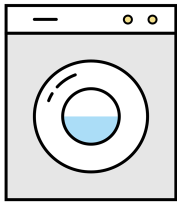
Keep a small fire extinguisher in your kitchen. Put out cooking fires before they have a chance to spread. Don't have a fire extinguisher yet? Put out kitchen grease fires by covering the container with a metal lid. This starves the fire of oxygen, so it goes out.

L

BACK TO SUMMARY

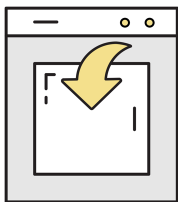
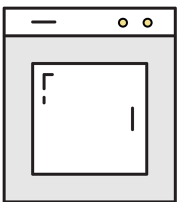


Wash, rinse & repeat The most memorable days usually end with the dirtiest clothes.



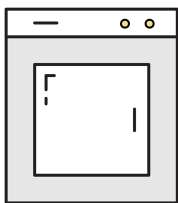
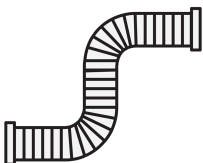
Laundry Washer Run for a quick cycle & turned OFF. Sometimes we leave the lid ajar to ventilate.

Inside The Washer Even though it's constantly washing, this will need a thorough clean every now & then.



Laundry Dryer Run for a quick cycle.

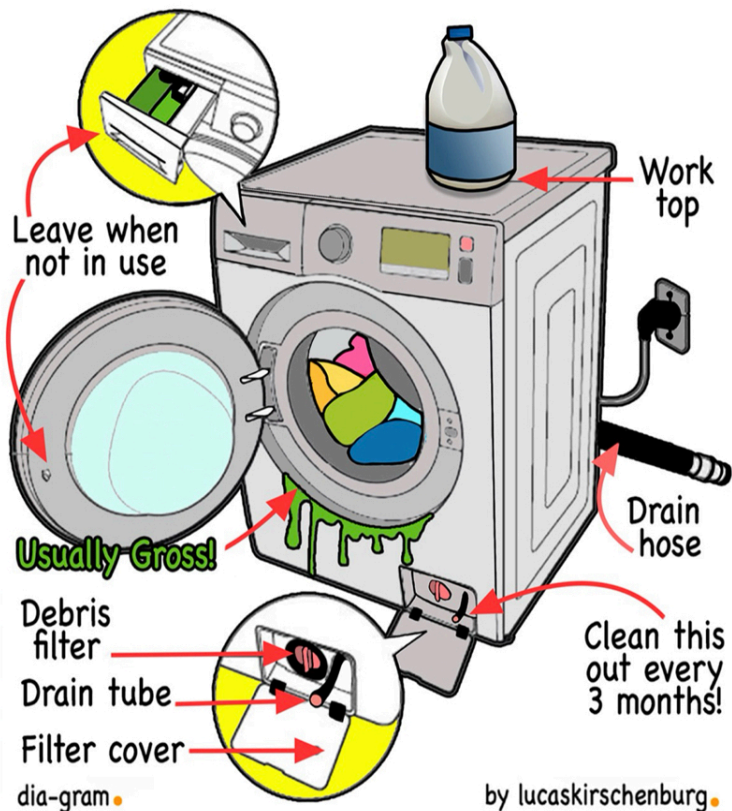
Inside The Dryer This will also need a cleaning every once in a while. Remember to change the lint filter.



Laundry Exhaust Line These guys sometimes become detached. Have a peek every now & then.

Dryer Lint Trap Lint-filled air passes through a removable wire mesh as it exits the machine to the dryer vent.

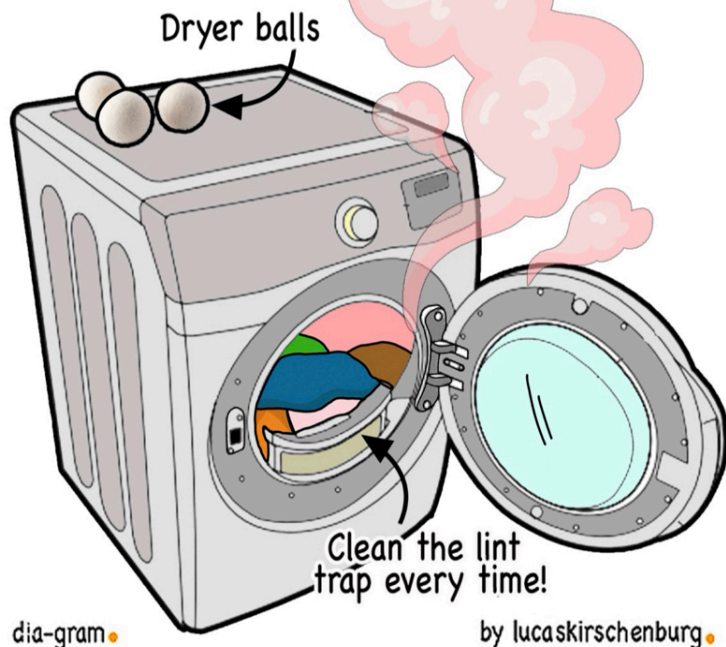
The Washer



Know when to hold'm Know when to FOLD'm, know when to walk away, know when to run!

Dryer Stuff

Ensure proper ventilation in humid & hot laundry rooms.



It's about air circulation When it comes to washers & dryers, especially in smaller spaces, it's important to note that they give off heat during operation. This heat can raise the temperature in your laundry area, making it warmer than the rest of your home. To manage this ensure your laundry area is well-ventilated. Installing an exhaust fan or keeping a window open can help dissipate heat & moisture. Consider running your washer & dryer during cooler times of the day or at night to minimize the impact on indoor temperatures. You may also want to choose energy-efficient appliances that generate less heat & consume less energy.

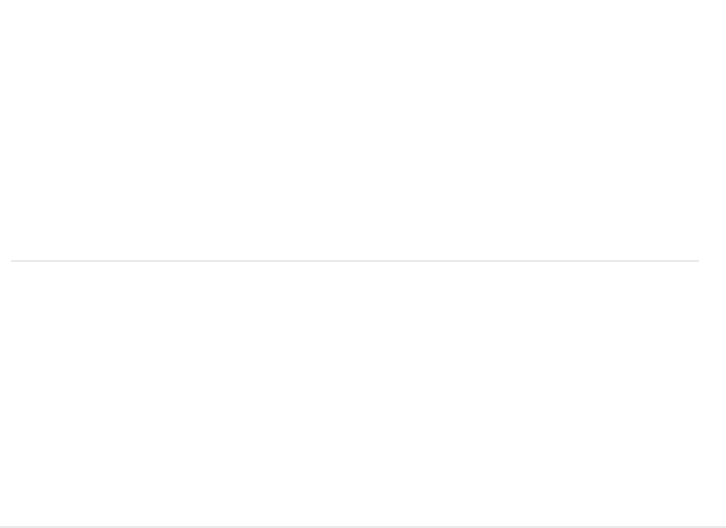
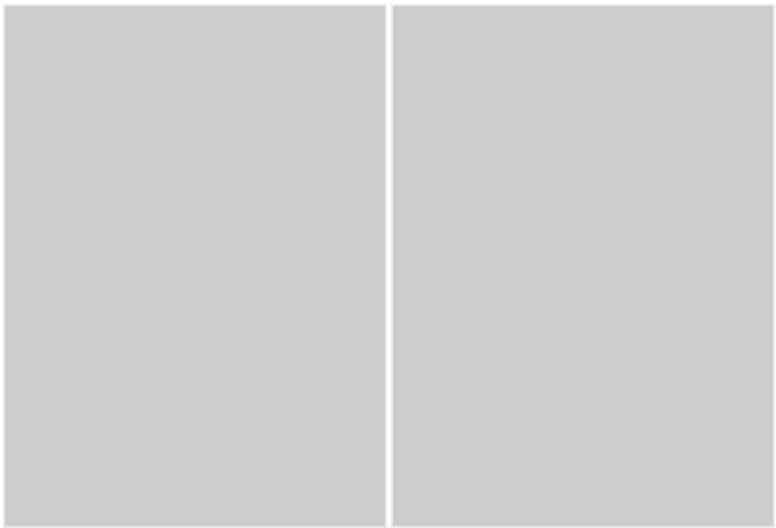
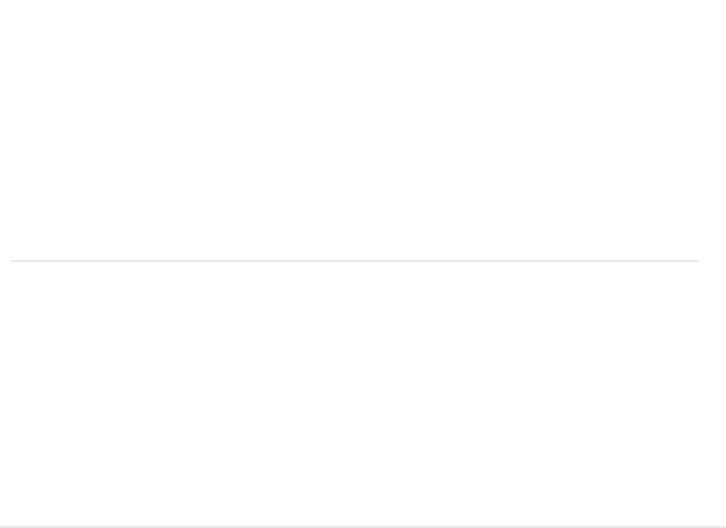
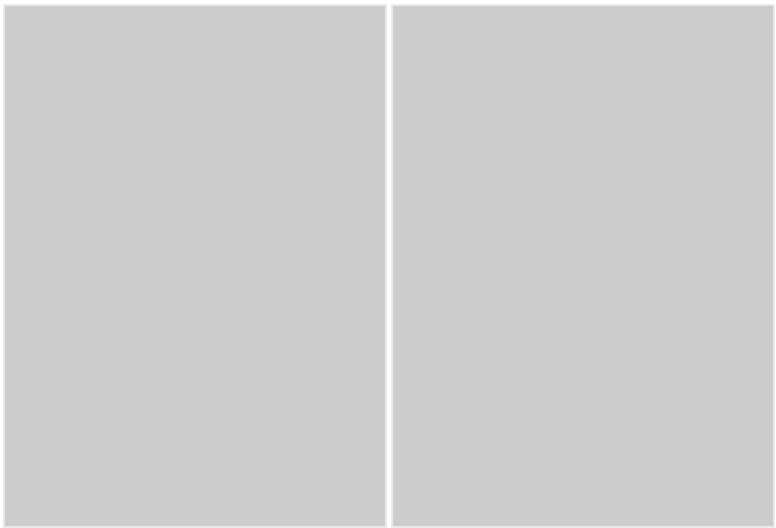
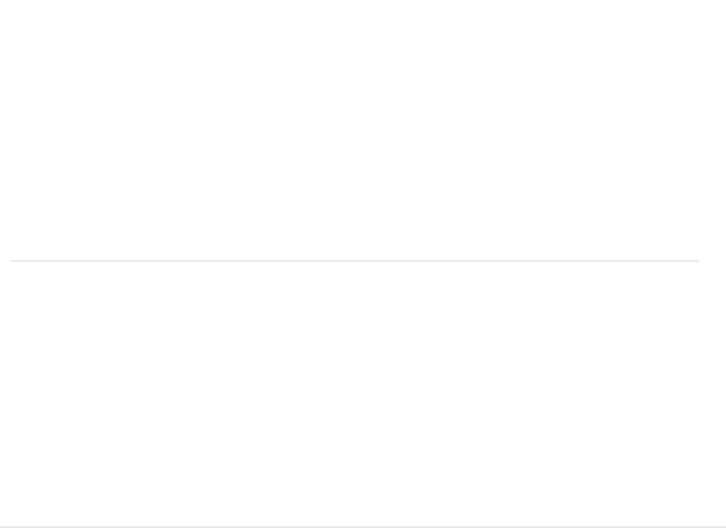
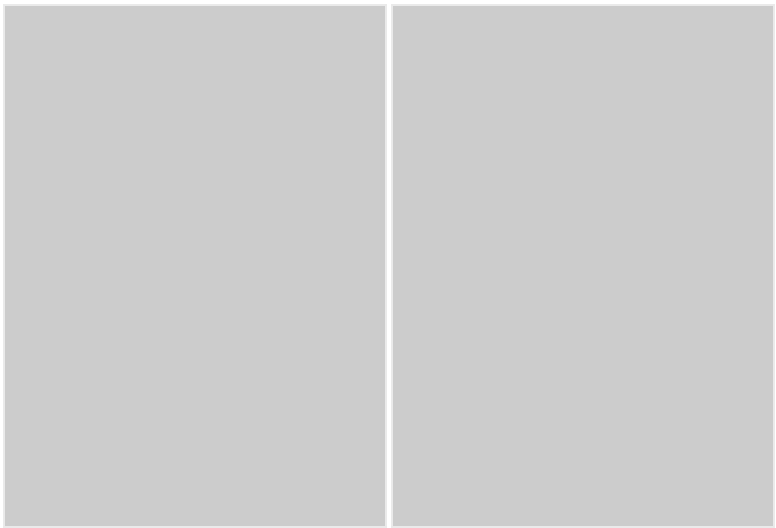
**Known
Components**

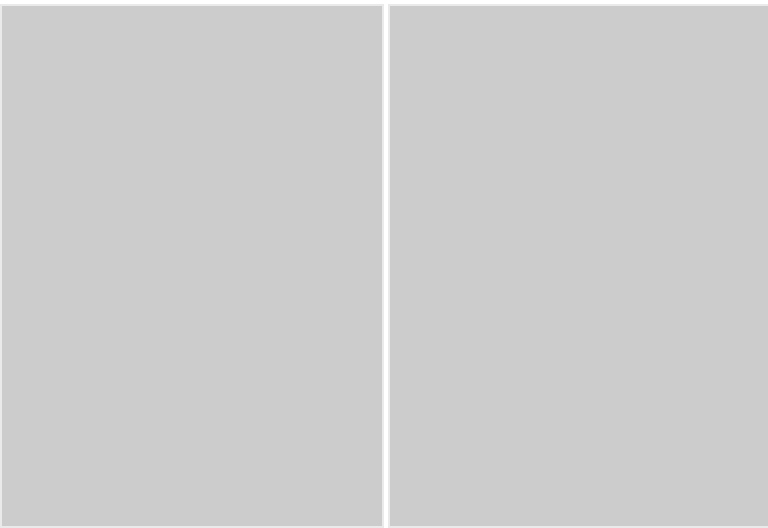


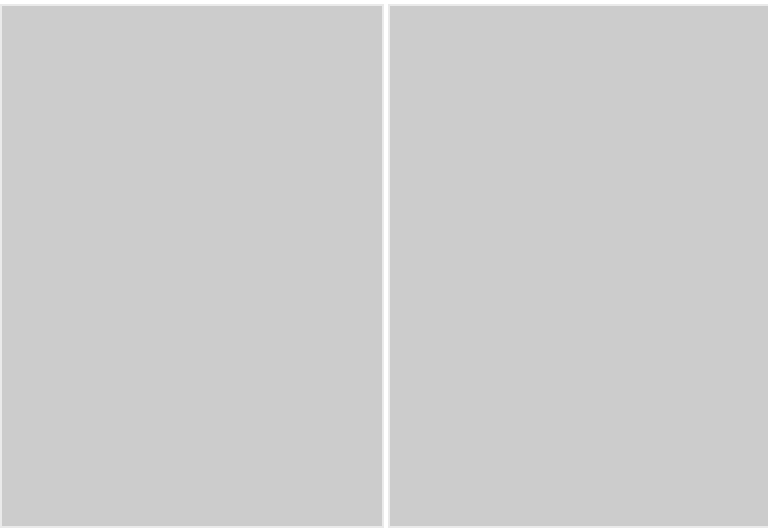
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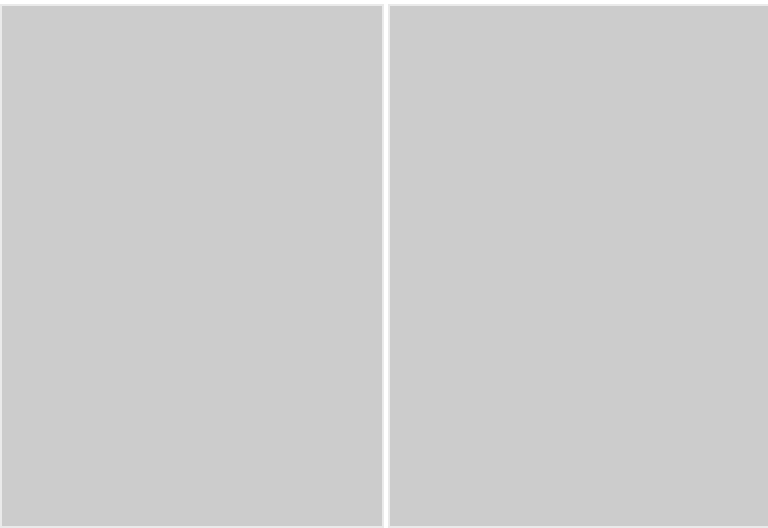
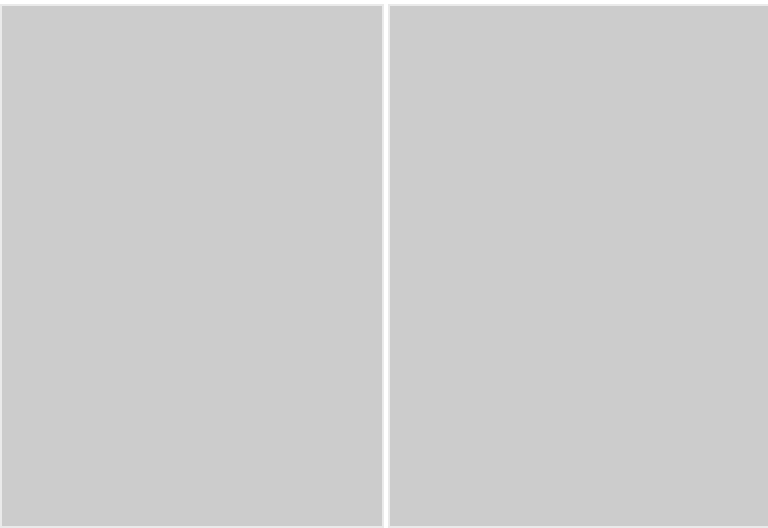
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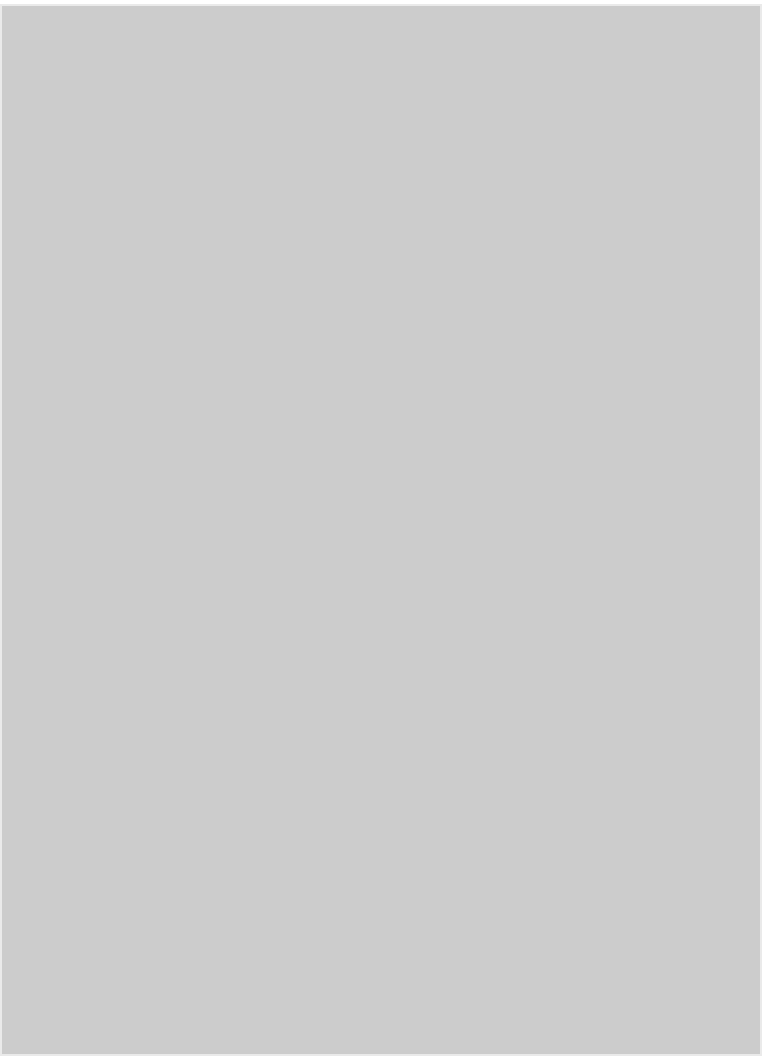
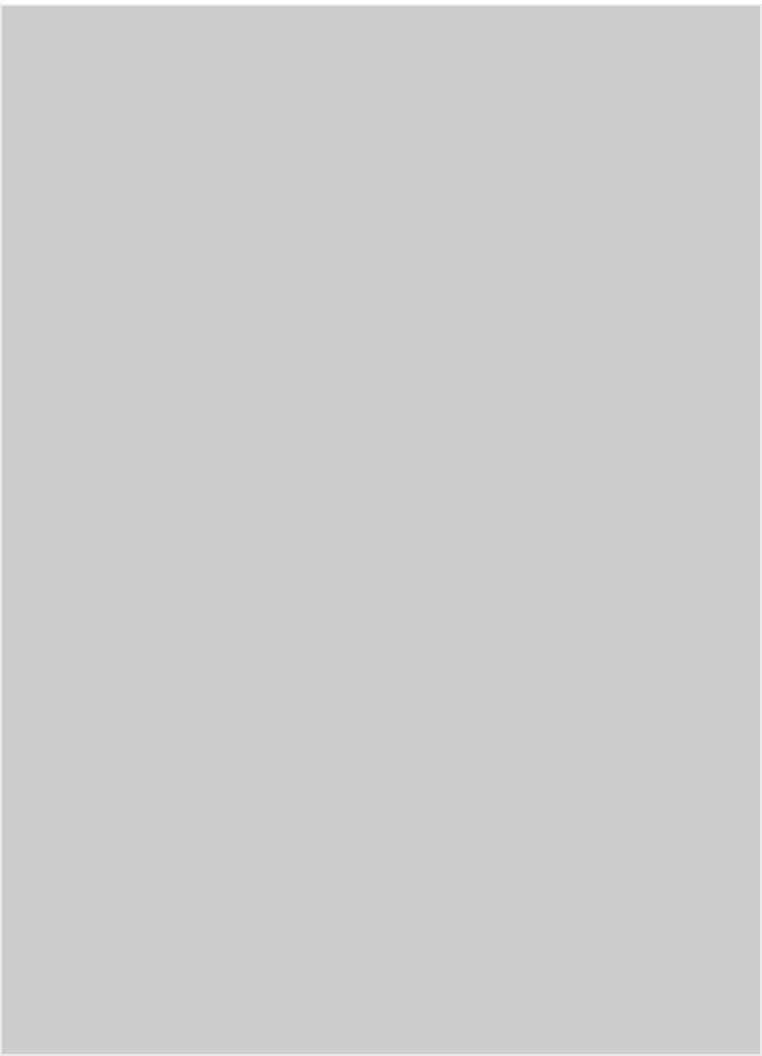




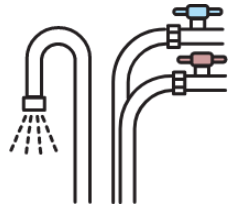
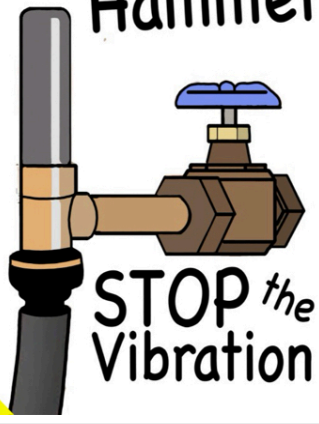






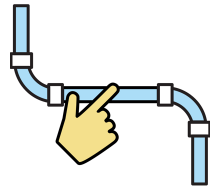
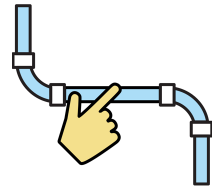


Water Hammer



Water Hammer Water hammer is a hydraulic shock that occurs when the flow of water is suddenly stopped or changed direction.

Laundry Water Lines Don't forget to turn these off when away for extended periods.

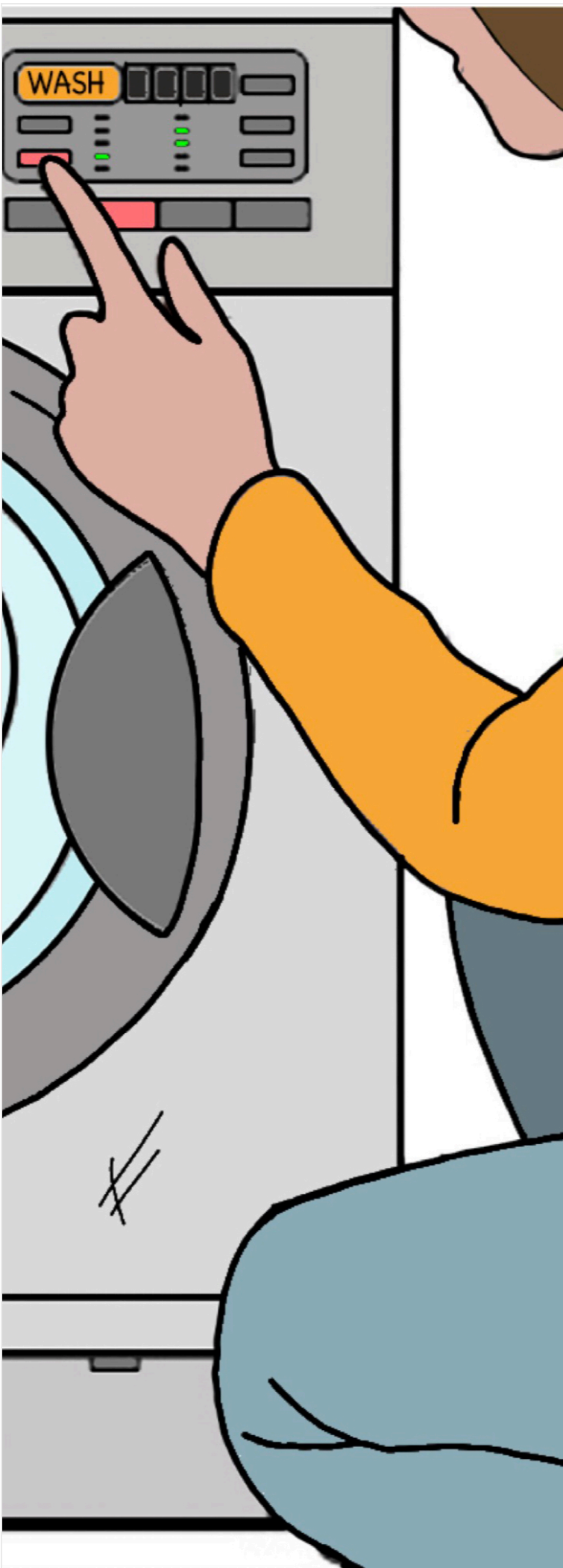


Laundry Washer Drain Line Visually examined for common defects.

Laundry Washer Drain Hose Monitor to ensure this remains secure.



Laundry Floor Drain Used to remove standing water caused by a leak in the laundry room.



Wash. Dry. Fold. The laundry room is an all-too-familiar place that rarely sees many changes, & the containers of detergent that turn your piles of dirty laundry into stacks of clean clothes are just one part of the equation.

When you're spending countless hours doing nearly 300 loads of laundry per year, there's more you should consider than which color baskets to buy.

Wash only full loads & place similar items together. Depending on the type of washing machine, you're using anywhere from 13 to 40 gallons of water each time you wash a load of clothes.

Check the temperature. Did you know nearly 90 percent of the energy used to operate a washing machine is spent on water heating? You could save a lot of energy by washing your clothes in cold water.

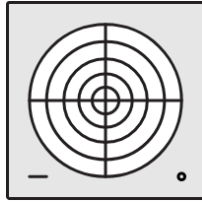
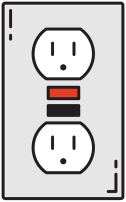
Inspect hoses & filters. Hoses connect to a washer. Take a few minutes every so often to inspect your hoses. If there are any unusual cracks or bulges, it's time for a replacement.

B

BACK TO SUMMARY

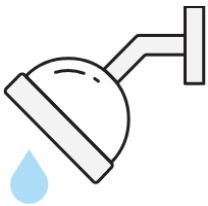


Bathroom health Due to water, steam & grime, your space can become home to bacteria, fungus, & unwanted odors (gross but true).



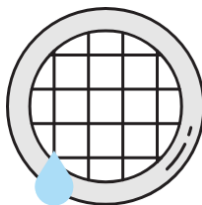
The Bathroom GFCI This device shuts off an electric power circuit when it detects a current flowing along an unintended path.

Toilet Paper Test Bathroom fans should run 30 minutes after every use. Timed switches make this easy not to forget.



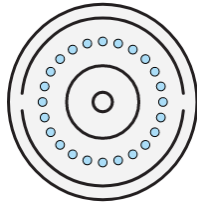
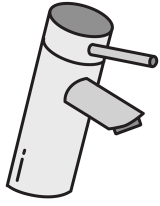
Shower Head Silicone & seal all valves below the shower head. This will need upkeep over the years.

The Tub Filler Routinely clean all nozzles & aerators. ALL water sources tested HOT & COLD



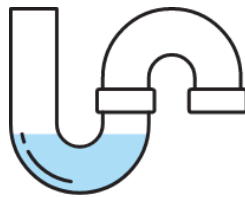
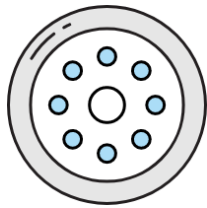
The Tub All lavatory components were operated & visually inspected for leaks, caulk depletion & other visual defects.

The Hair Catcher When hair accumulates in your lines, it can create nasty clumps that slow your drains down drastically.



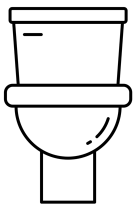
Bathroom Faucet(s) Faucets, tub fillers & shower heads were fully tested & run for a significant amount of time.

Faucet Aerator These create a non-splashing stream, delivering a mixture of water & air. CLR, to prevent build-up.



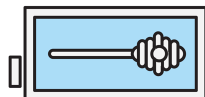
Sink Drain(s) Inspected for deficiencies using normal operating procedures.

Bathroom P-Trap Built to keep the gases from entering back into your home. Examined for leaks & lightly touched for snugness.



Toilet The Loo. Toilets & tanks were checked for stability & flush tested 3X.

Toilet Flushing Flush it away. Please check operation again on your next visit or at possession.



Toilet Tank Otherwise known as The Back Rest. How Often Should You Clean Your Toilet Tank? Shoot for twice a year to avoid mildew, rust, & grime & to prevent a buildup of minerals that can damage the parts.

Toilet Stuff

Cola isn't just a sweet, refreshing beverage, its signature fizz & mild acidity make it a powerful, non-toxic toilet cleaner.

More tips @ [inspectagram.io](https://www.instagram.com/inspectagram.io) "playbook"



dia-gram

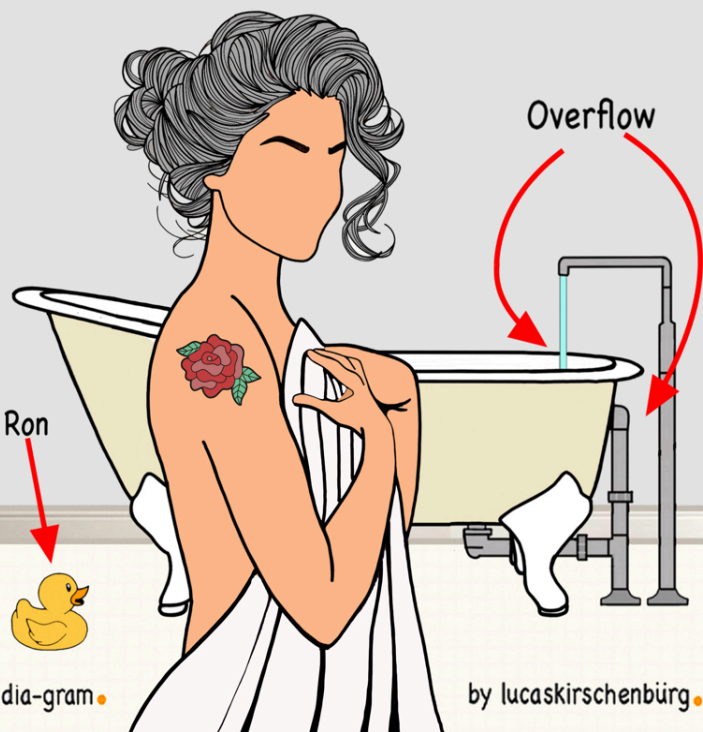


by lucaskirschenbürg

Toilet Maintenance Toilets account for nearly 30% of the water usage in your bathroom, so keeping these important plumbing fixtures in good condition is a must. While toilets do not require significant maintenance, some regular care & cleaning is needed to keep them in good working condition. 1. Don't treat your toilet like a garbage 2. Regularly check your toilet for leaks 3. Use food coloring to test for tank flapper leaks. 4. Check the shutoff valve for operation.

Eye on the Overflow

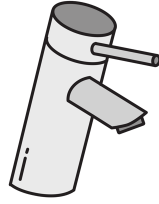
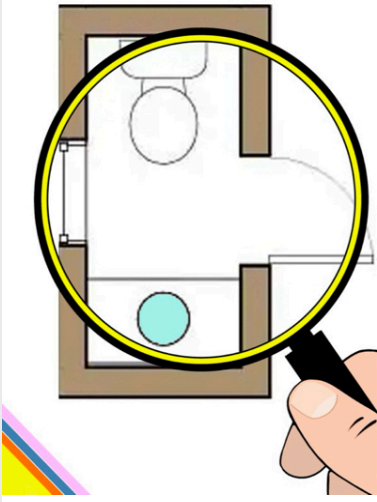
Clogged or loose overflows can cause serious havoc, so inspect & clean them often.



dia-gram

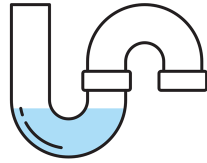
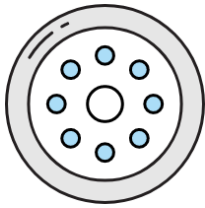
by lucaskirschenbürg

Overflow Drains Without an overflow drain, you might rush into the bathroom to find water spilling onto the bathroom floor, soaking everything in sight. Where does the water flow? Water enters the tub overflow hole & immediately drops down a pipe. This same pipe connects to the tub floor drain; overflow water travels the same path as the water that usually drains from your tub. Tested by filling the basin or cupping for a couple of minutes, then examining the floor below with a thermal or a moisture meter.



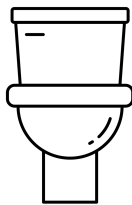
Powder Room Most guests will never see your Ensuite or main bath. Be sure to keep this one clean!

Powder Room Faucet Always keep in mind your faucet's finish when using cleansers.




Powder Room Sink Drain As for maintenance, we recommend a thorough deep cleaning every two years.

Powder Room P-Trap Examined for leaks.




Powder Room Toilet This tiny space is simply a bathroom without the "bath" part, it typically only has a toilet & a sink. While a half bathroom may not add a lot of square footage, it makes a great addition to the main level of your home, serving as a restroom option for guests & a quick stop-in for guests hanging out in the kitchen & living room. Toilet examined for leaks, functionality, 3x Flush test & for stability.

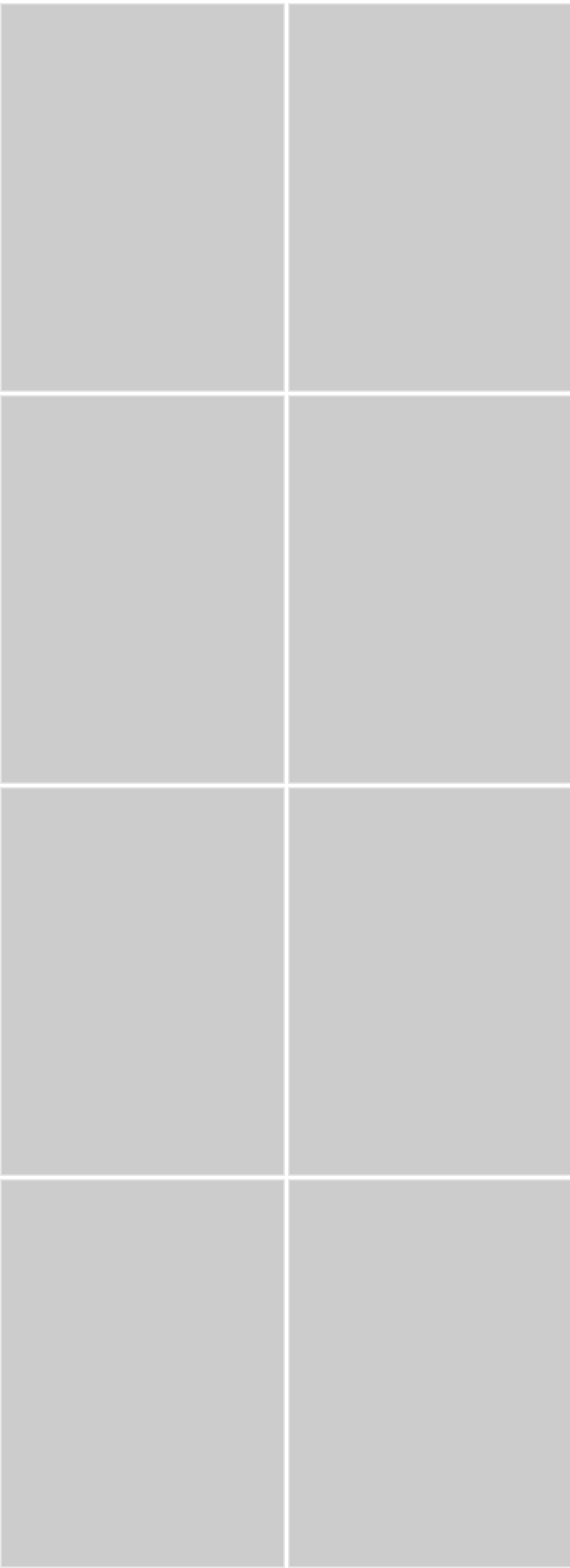
**Known
Components**

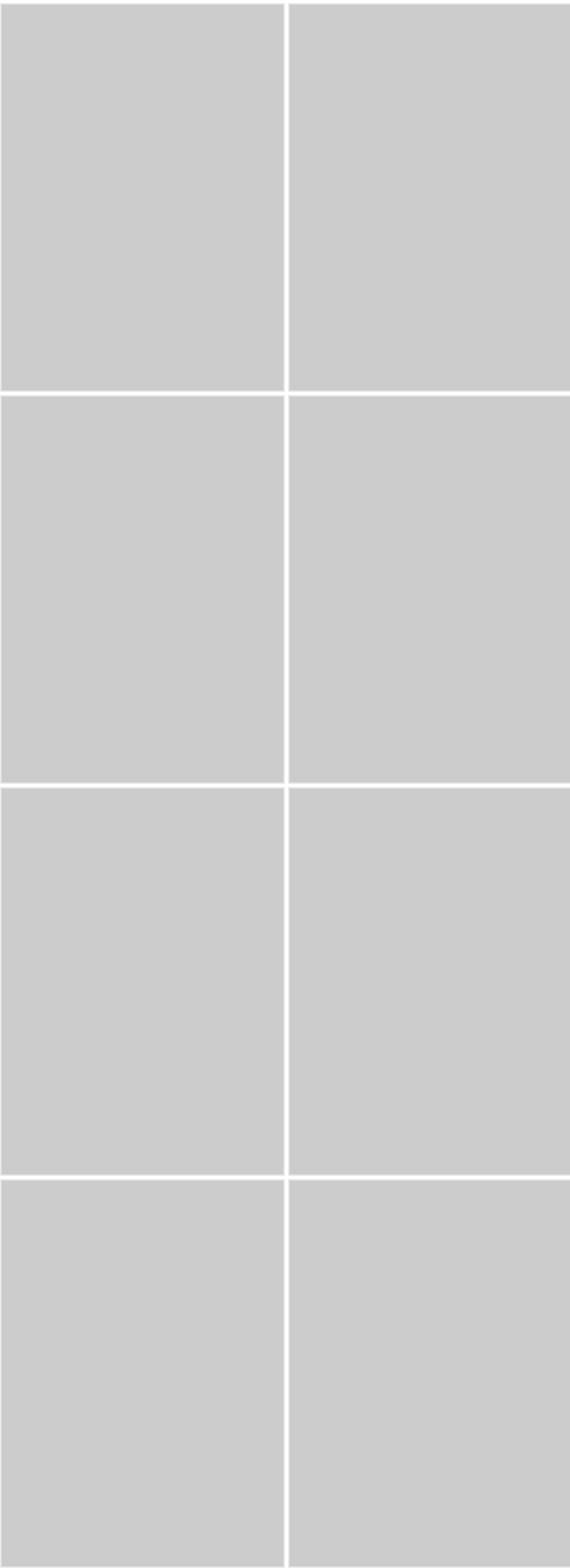


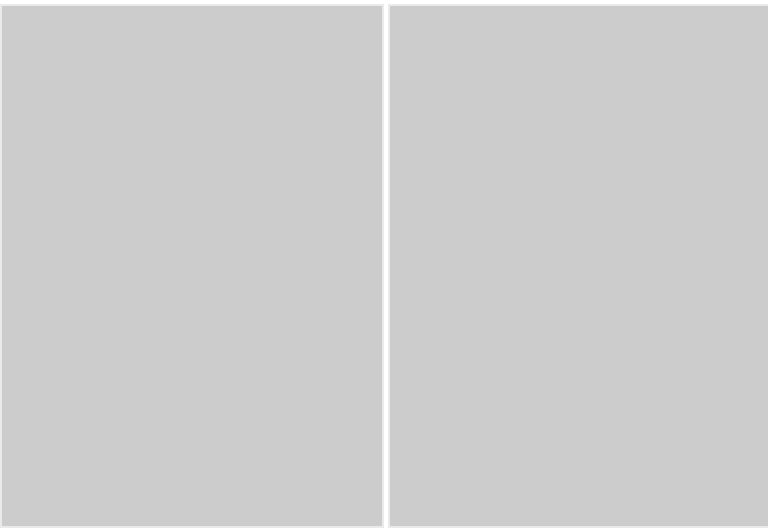
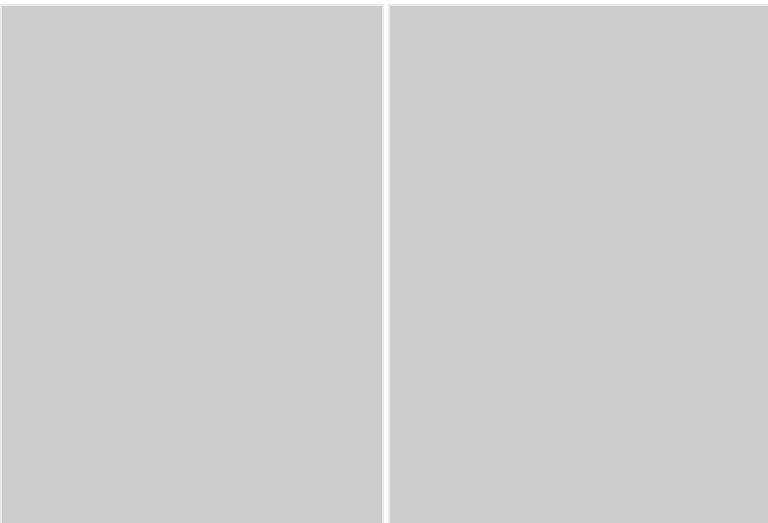
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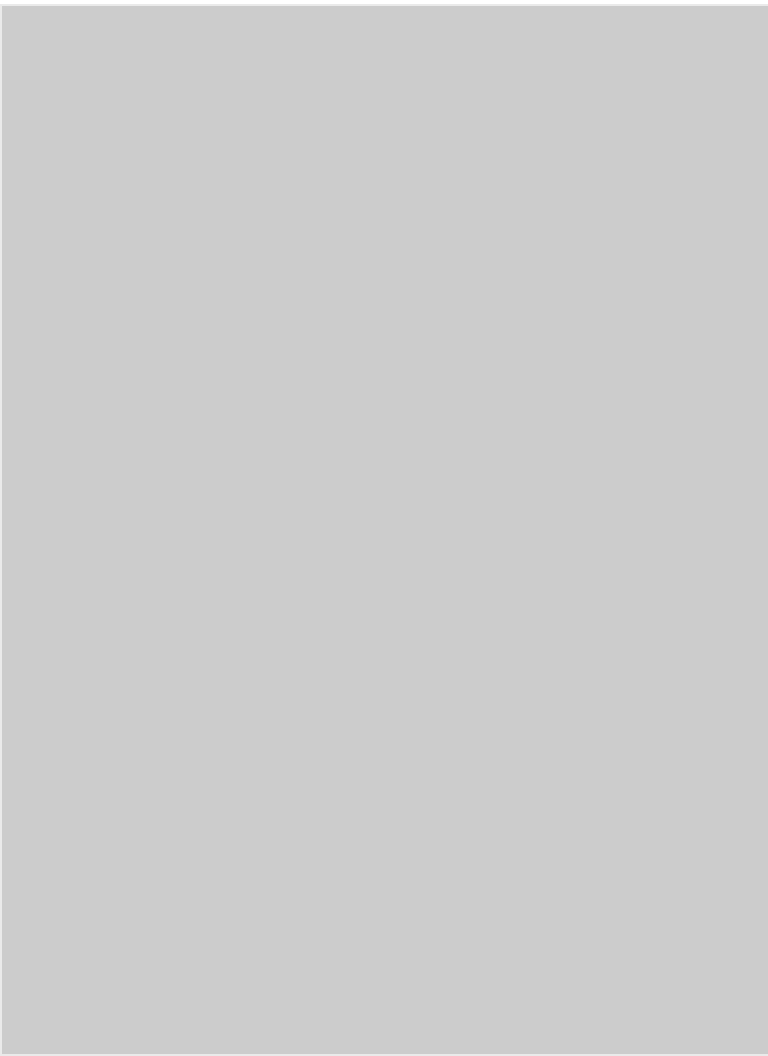
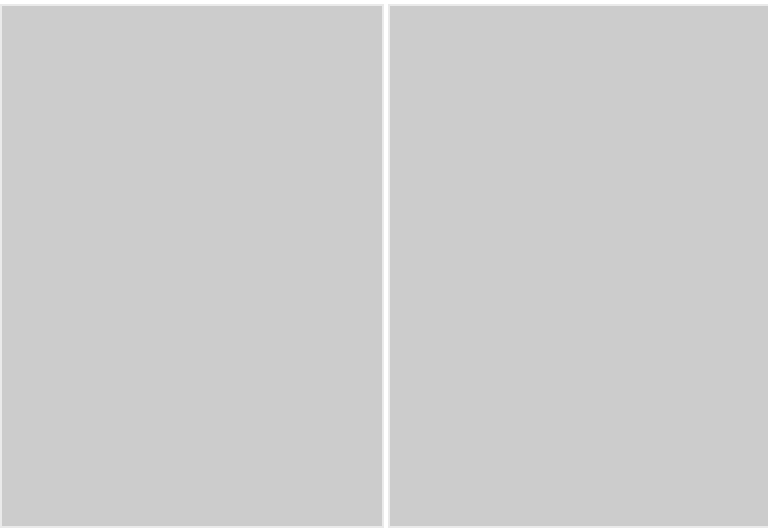
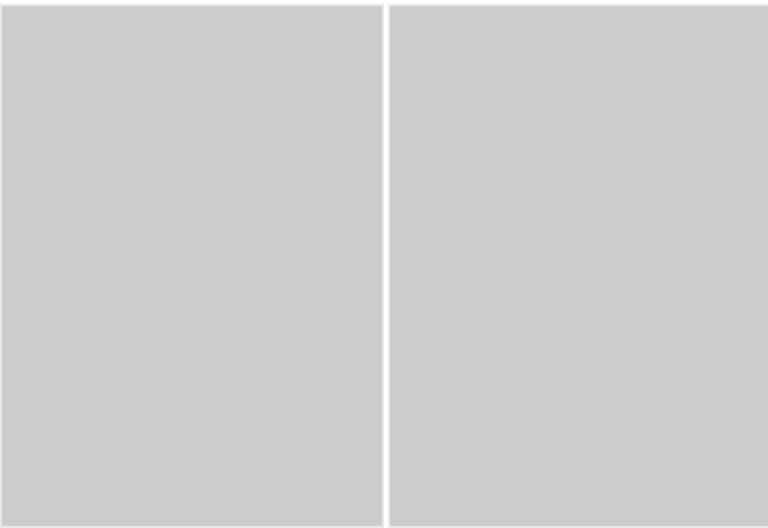


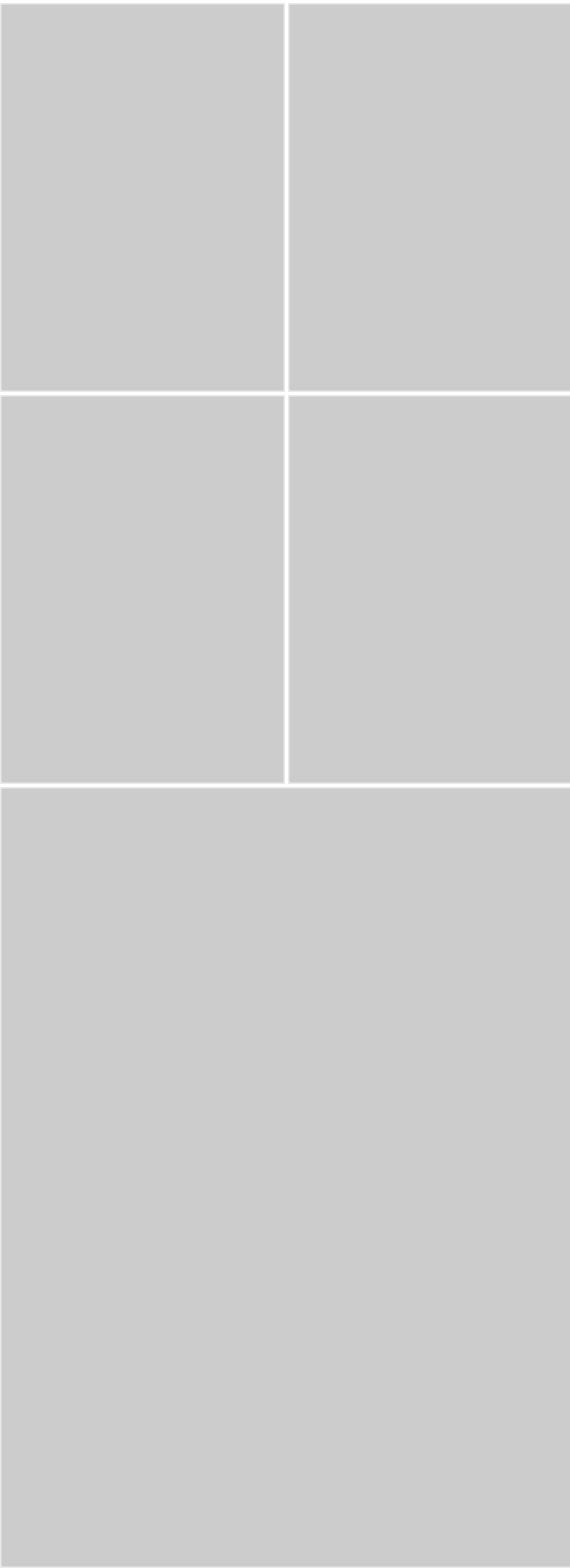
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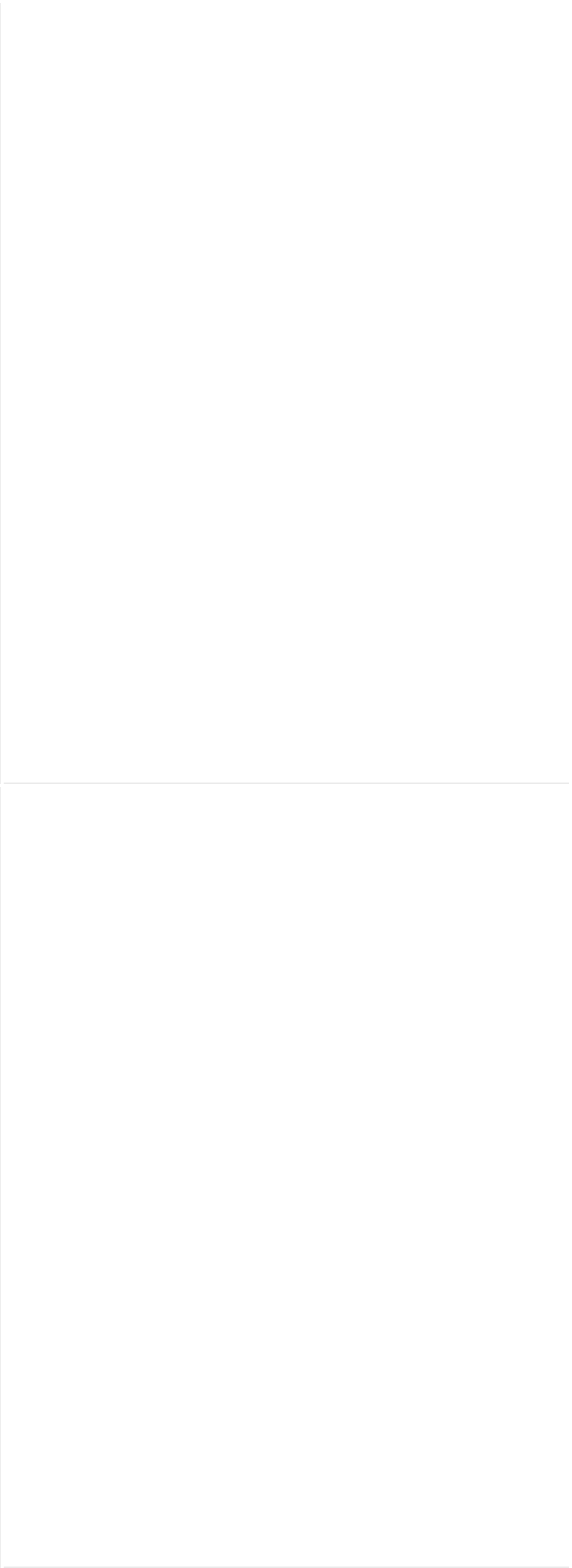
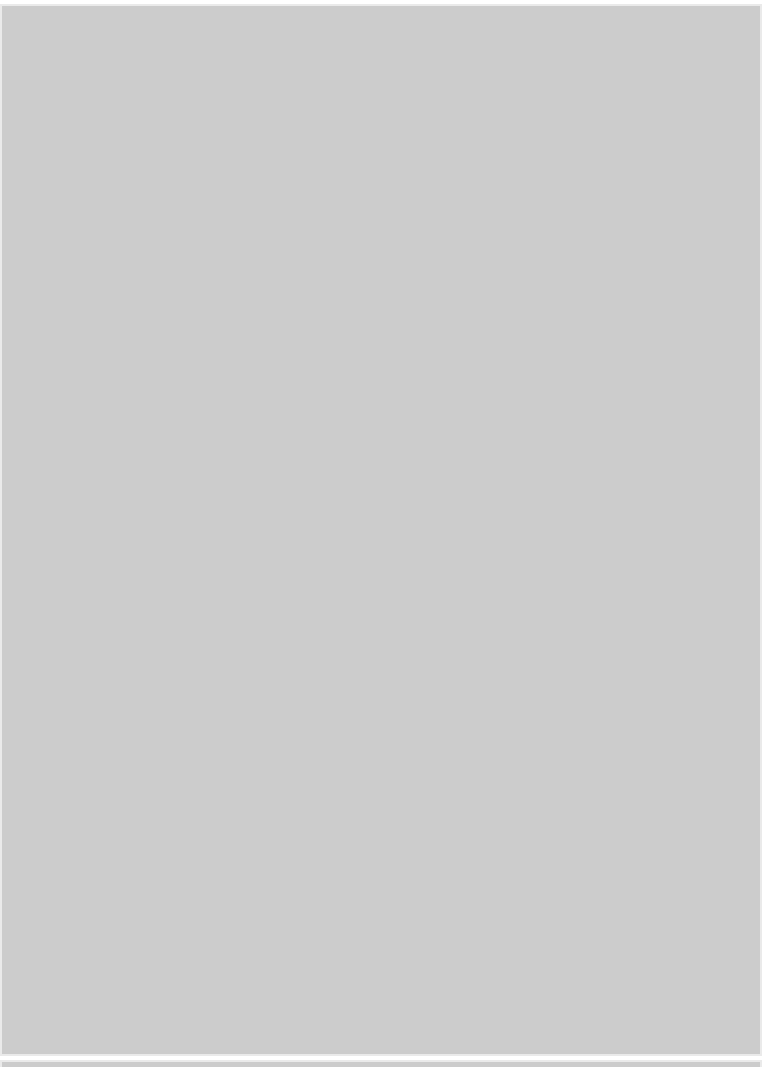
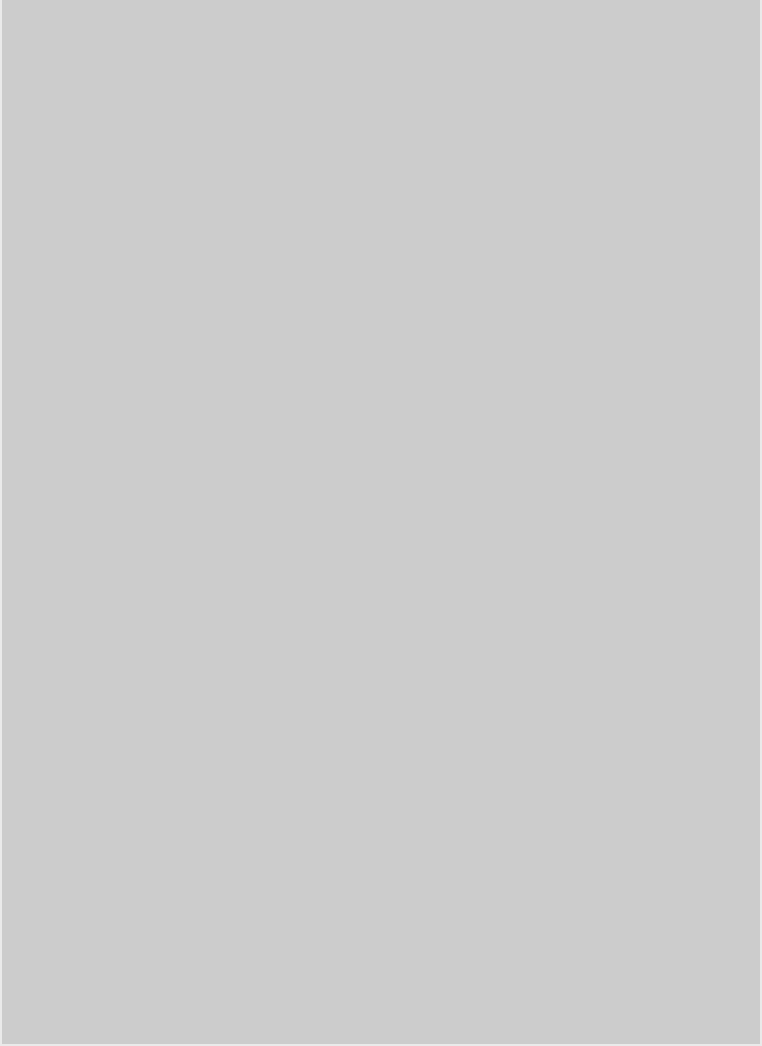








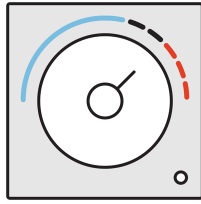
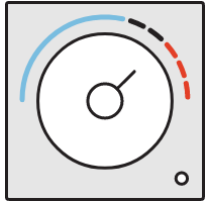






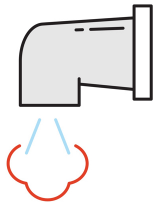
Steam Page

Steam Generator This will usually require annual descaling based on usage.



Steam Thermostat ON Responsible for monitoring the environment inside the steam shower.

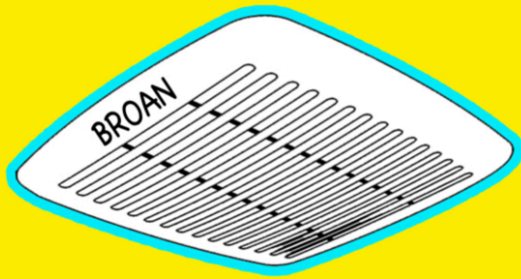
Steam Thermostat OFF This is really just for our records.



Steam Nozzle This is where the steam comes out... An essential oil can give off a pleasant smell during the steam output process when dripping a few drops of your favorite stuff!



Steam Shower Safety measures you should take. NO alcohol & steamy! The high heat can increase your risk of dehydration. Don't go while you're sick. The warmth and moisture of steam rooms can help bacteria grow. -Doctor Home Inspections



Charged with whisking away excess humidity & preventing mold growth, all while ensuring your bathroom stays fresh, fabulous, & funk-free.
#useit



by KukasLirschenbürg

Best Seat In The House Even before indoor plumbing folks understood that outhouses needed ventilation.

When bathrooms moved indoors, ventilation was required not just to remove odors but also to exhaust excess moisture.

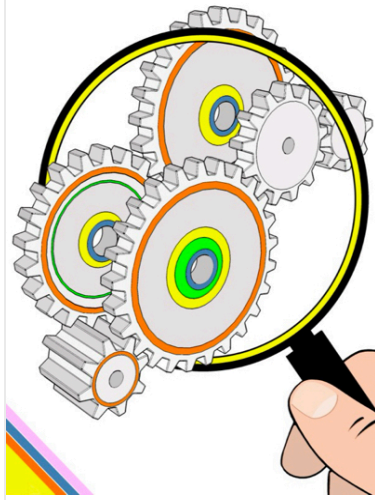
We all know how much moisture can be produced by taking a hot shower, just think about the fogged mirrors & the condensation that forms on windows & walls, especially when it's cold outside. Bath fans are sized according to the volume of air they can move, measured in cubic feet per minute, or cfm. The rule of thumb is that you need 1 cfm for every square foot of floor area in the room.

It's smart to err on the high side, especially in a bathroom that gets heavy use or one with a high ceiling. Better fans are engineered to run quieter than low-priced versions.

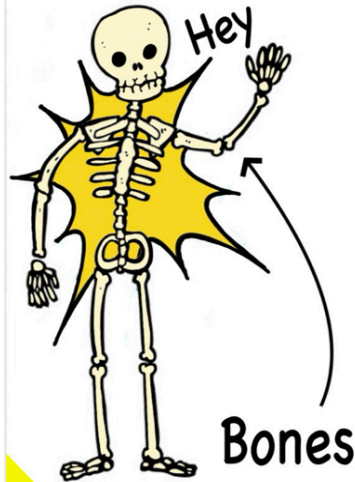
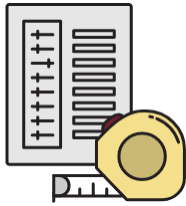
Finally, don't forget: Bathroom fans should be left running for at least 20 minutes after each shower. This will ensure that all of the humidity is cleared out of both the room & the ventilation ductwork.

M

BACK TO SUMMARY

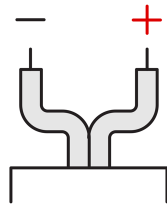
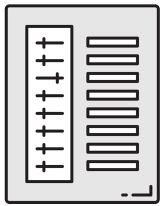


Mechanical info The Engine Bay. This room is dedicated to critical mechanical features that run your entire home.



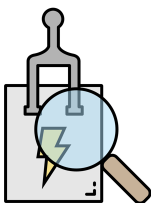
FYI Panel Clearance requires a clear area for access & work that is (30") wide, (36") deep, & (78") high. Depending on where you live.

Electrical Safety Main & sub panel boxes should always be secured & worked on by certified tradespeople.



The Electrical Panel Familiarize yourself with the breakers.

Inside Electrical Panel Visually examined for common problems like 2ble taps, splices, type of wire, loose breakers & more...

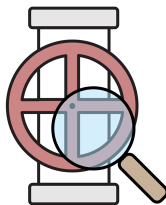


The Main Breaker Generally, this will shut down everything! Designed to interrupt a large amperage load.

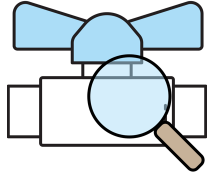
Labels & Stickers See Photo.



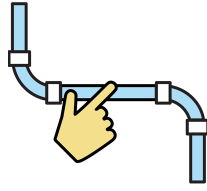
What does a water meter do? Water meters are essential in conserving water & saving money on your water utility statement. A water meter is a mechanical device connected to your water connection & only registers consumption when water is used. There are no electric components inside a water meter. Meters are usually installed just above the main water shutoff valve in the home & most water meters have a transmitter that is remotely read for billing purposes.



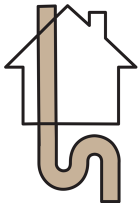
The Water Main Shutoff Nobody is expecting you to fix plumbing problems, but the ball is largely in your court to prevent problems. The main water shutoff valve allows you to shut off the water supply in your home. You may want to do this in several situations, such as: 1. In a plumbing emergency 2. When you are upgrading components of the water system in your home. 3. You will be spending an extended period away.



Exterior Water Shutoff Valve These should be turned off & bled in the winter months to prevent potential problems in the spring.



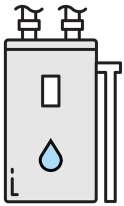
The Water Lines Main visible water lines that could actually be seen throughout the inspection.



The Sewer Line We're usually very limited on what we can see here besides showing you the material.



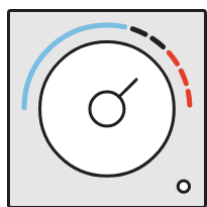
Main Drain Usually only 1 per home. New or old, we always recommend having the sewer scoped to look for things like obstructions & more...



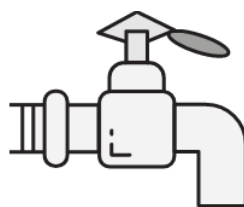
Hot Water Unit Life expectancy of a water heater is about 8-12 years from new.



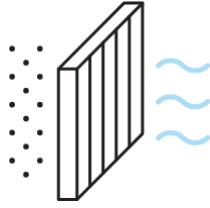
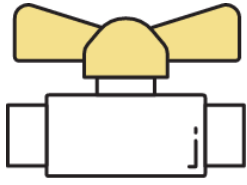
Hot Water Unit Data Plate This usually contains model & serial #. It also contains the birth date & other important info.



Hot Water Unit Thermostat This is essentially a temperature-activated regulating switch.

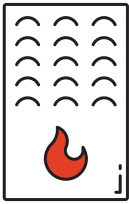


TPR Temperature-Pressure Relief Valve. Designed to auto-release water if pressure or temp in the water tank exceeds safe levels.



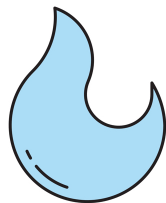
Gas Supply Shutoff Here for safety or when doing repairs.

Heating Unit Filter Change filters upon possession, then once every three months. We prefer the cheap filters!



The Main Heating Unit Run for the majority of this inspection. A thorough clean & precision tune-up is always recommended.

Heating Unit Data Plate A small metal or sticker plate that provides key information about a home's heating system.

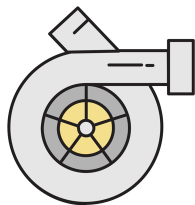


Heating Unit Flame Why Does a Blue Flame Indicate More Complete Combustion? If you remember the Bunsen burner days of your science education, you may recall how different flame colors result from varying amounts of oxygen. By increasing the oxygen supply, you get higher temperatures, less soot, & more complete combustion. When the flame does not receive enough oxygen, you can see the flame color change to a red, orange, or yellow color.



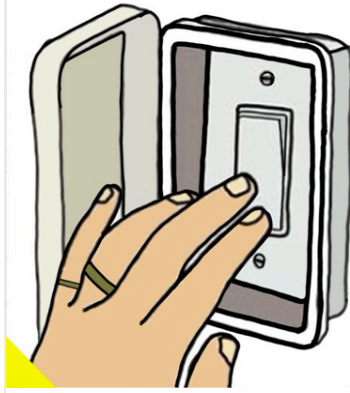
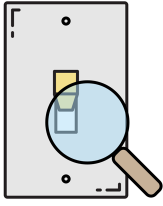
Inside Heat Source Under the Hood. Regular HVAC maintenance reduces the risk of costly breakdowns by as much as 95%.

You wouldn't drive your car for 30,000 miles without getting an oil change; you'd be asking for trouble. This analogy holds for true for all HVAC systems.



The Blower Fans use electricity to circulate air heated by the heat source through a home's duct system into the living space. The fan also circulates cooled air during the cooling season for homes with central air conditioning. A professional should clean the blower assembly on your heat source at least yearly. Cleaning the blower assembly is critical because the openings on this type of unit tend to become clogged with dust & dirt.

COVER



Heating Unit Shutoff Used to disconnect the power. Required as a "disconnecting means" within sight of the unit.

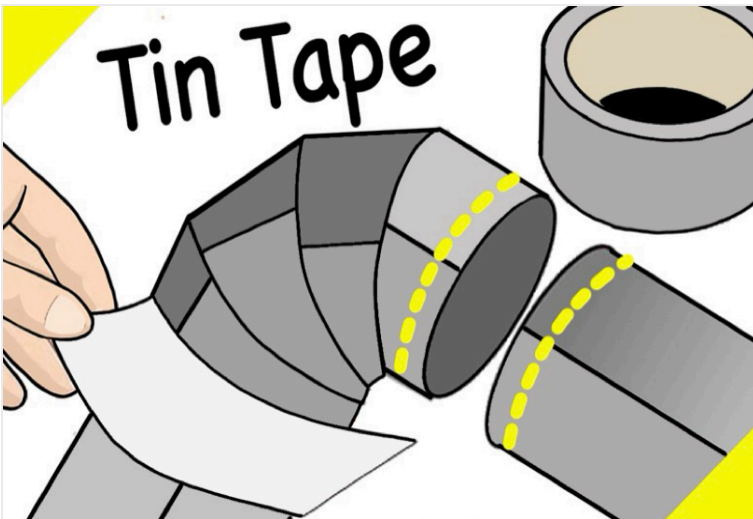
Heating Unit Shutoff Cover A cover plate is recommended. Why? Because it will prevent people from turning these off by accident.



The Humidifier Humidifier filters should be changed or cleaned every six months. Sometimes you can get away with just cleaning them.

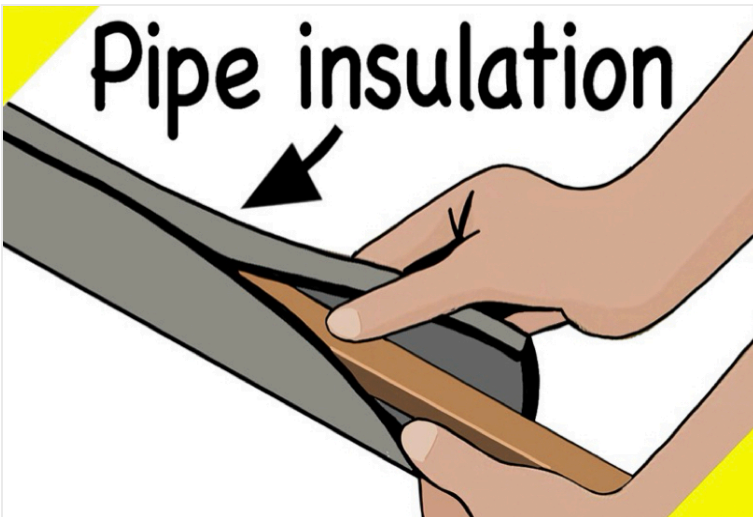
Benefits of A Humidifier Moisture-loving houseplants may become more vibrant, & wood floors or furniture may last longer.

Tin Tape




Tin Tape This tape is pretty tough, so it can be used in a range of temp settings-HOT or COLD. This kind of tape is commonly used to secure seams, connections, & joints of ducts, allowing air to get to where it's gotta get to more efficiently.

Pipe insulation




Pipe Insulation Tip Overall, adding insulation to your pipes reduces the risk of freezing, reducing the need for expensive repairs. In the end, your house is safer, a loss of hot water does not inconvenience you, & repair fees do not suddenly cut your budget.

**Known
Components**



**Pictagram OR
Support Photo**

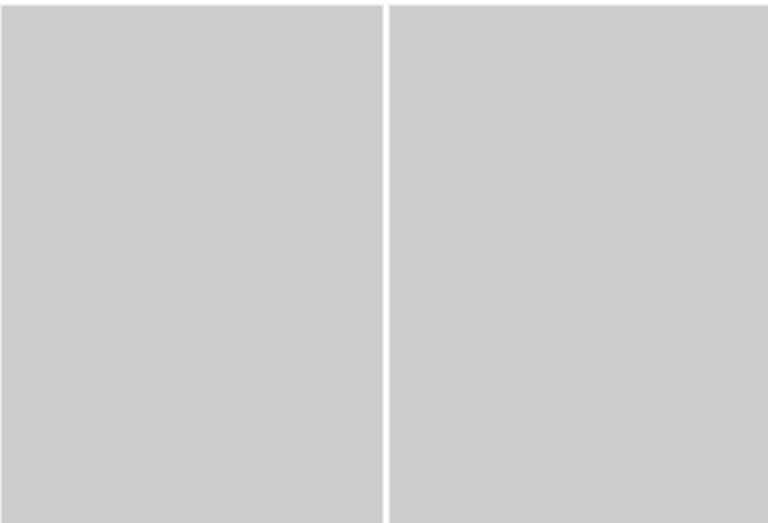


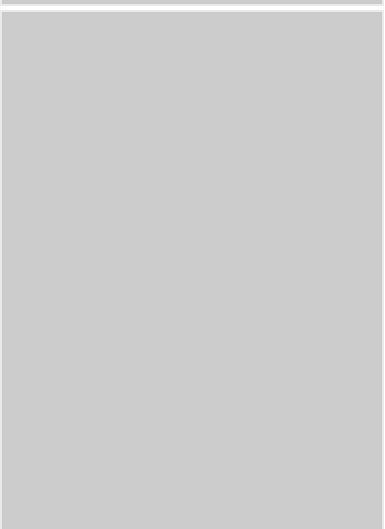
Known vs SUPPORT Known components (PHOTO) go in the LEFT column. Picta-gram OR support photos go in the RIGHT column. *overwrite me...

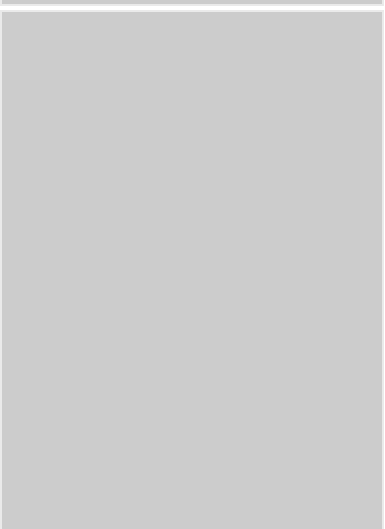
REMINDER

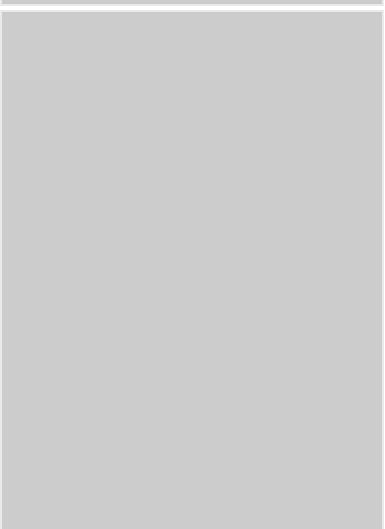
Hit "**EDIT**" to drop in the **HVAC type** infolet page.

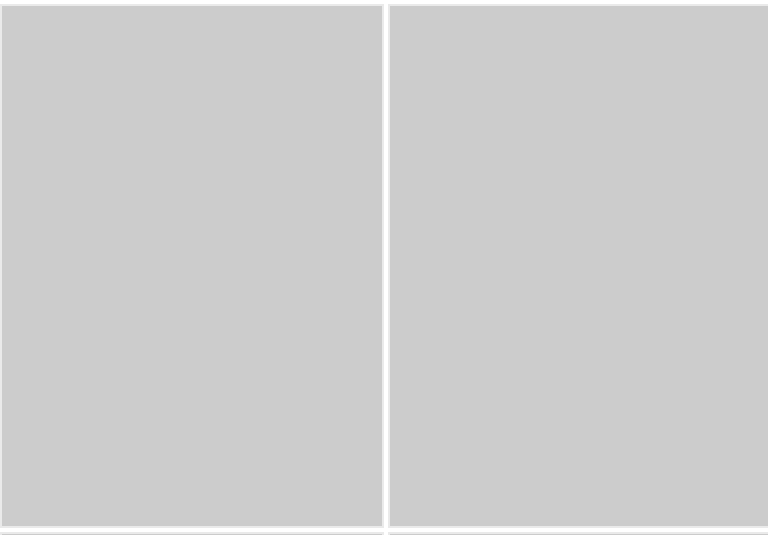
REMINDER HVAC TYPE Look smart! Educate your clients. Now...overwrite me.

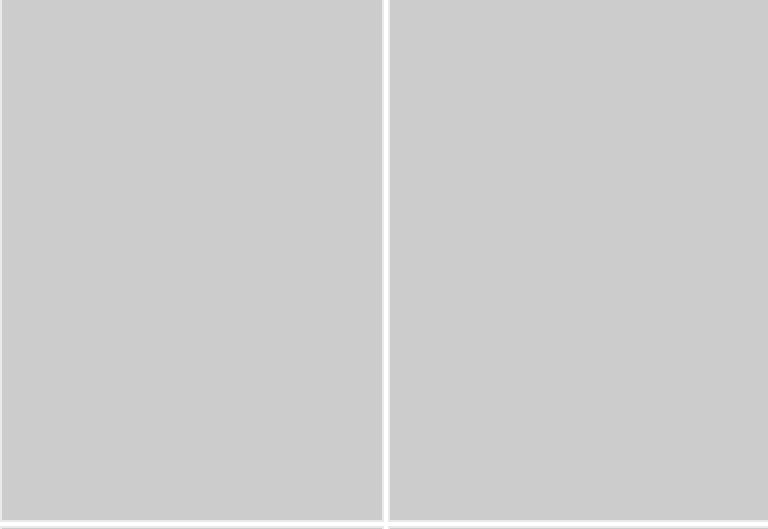


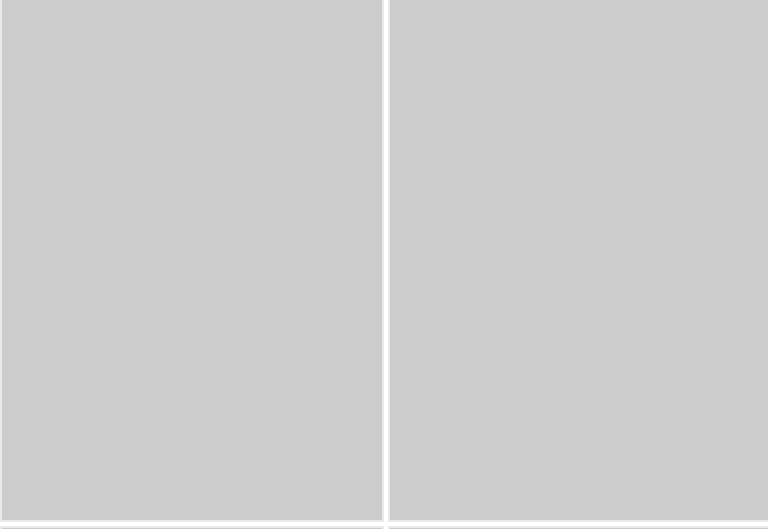


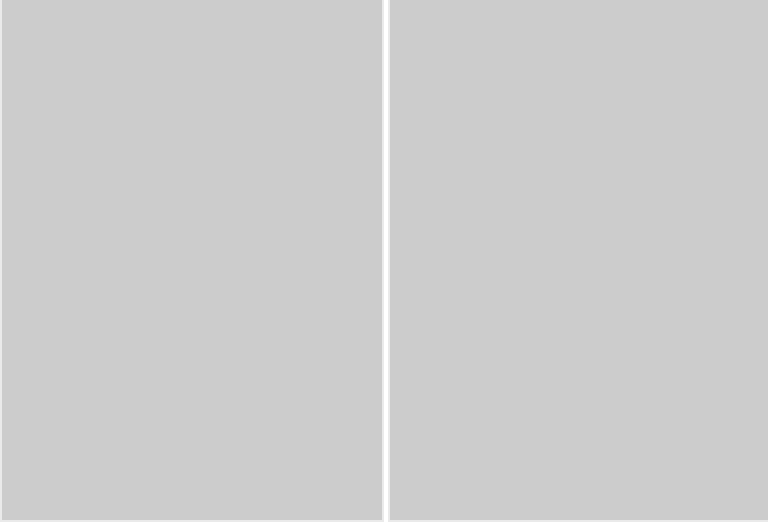


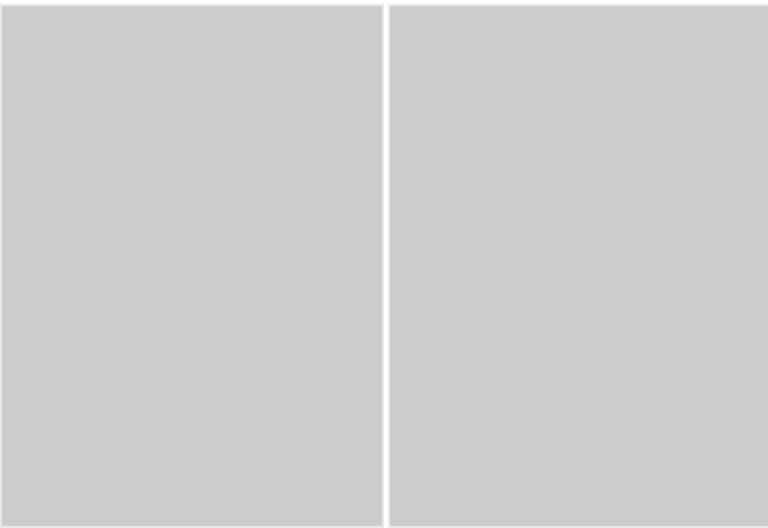


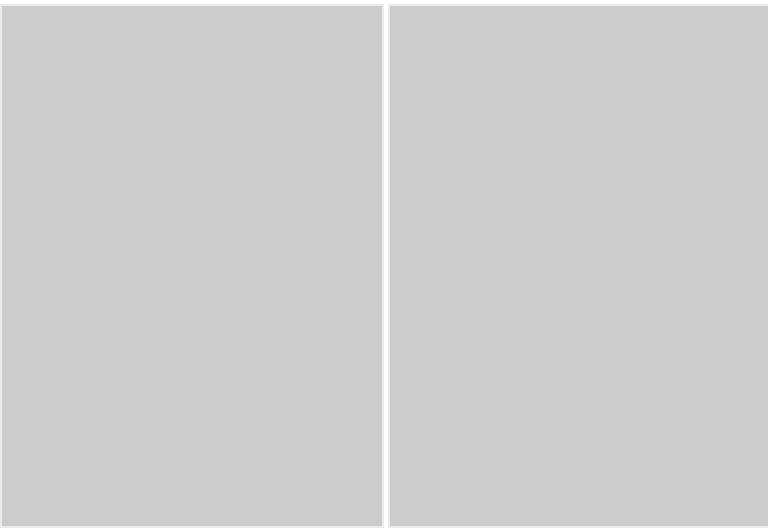


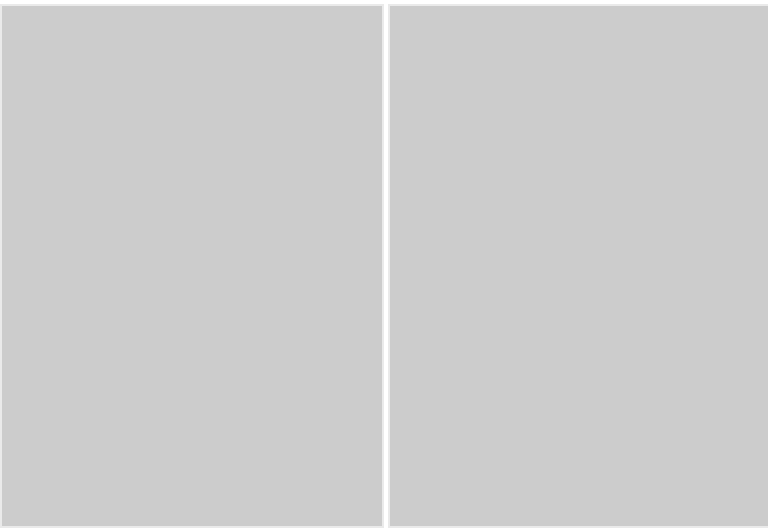


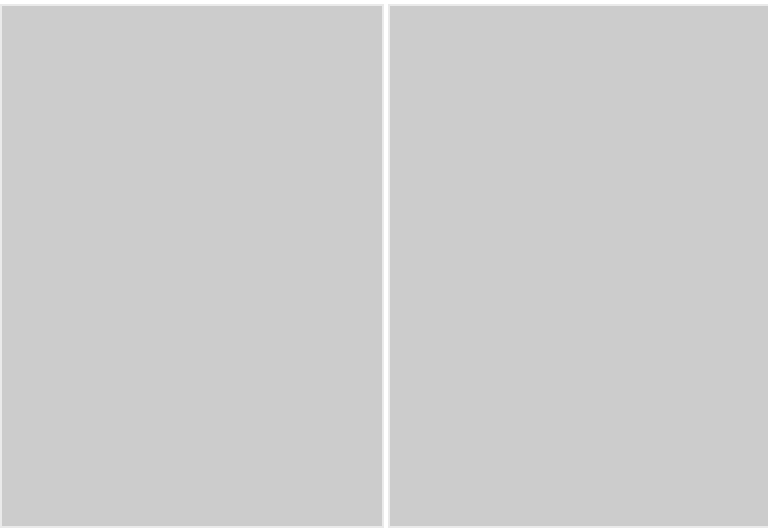


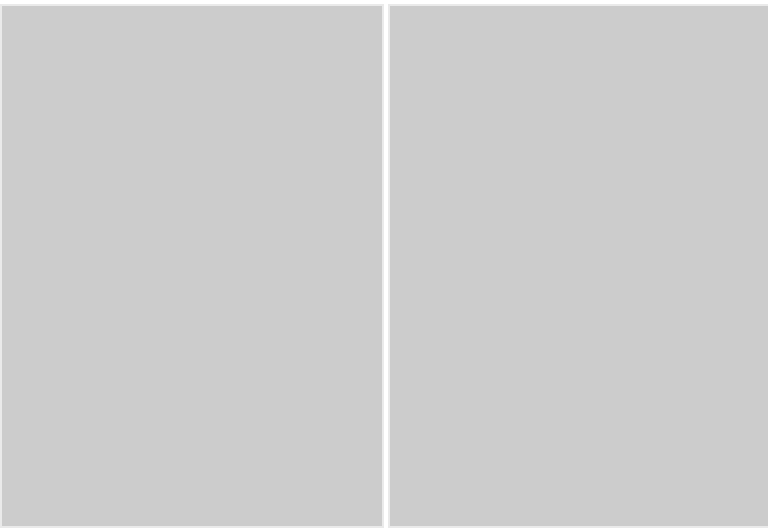
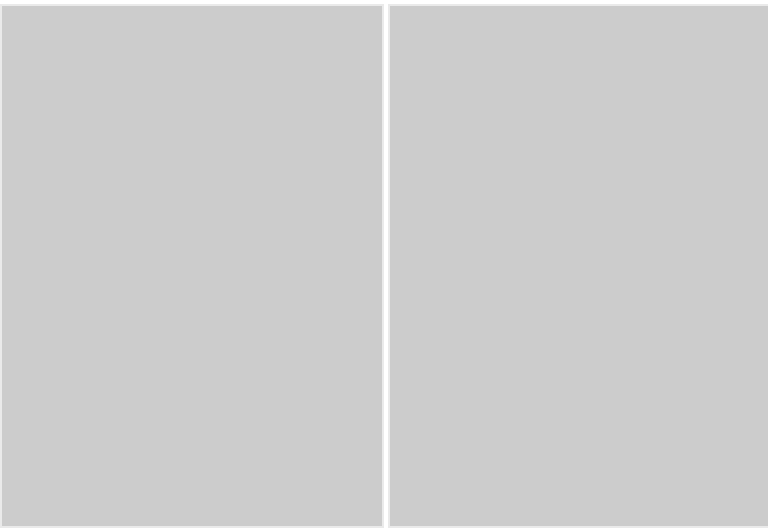


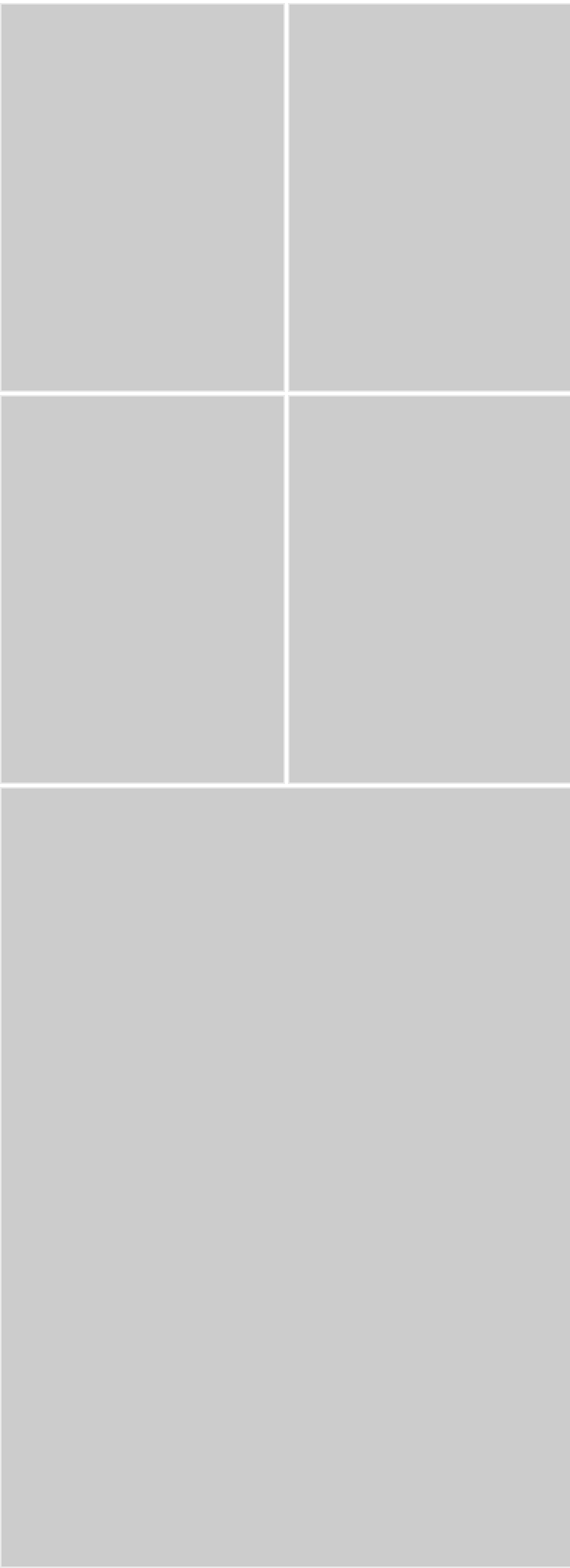


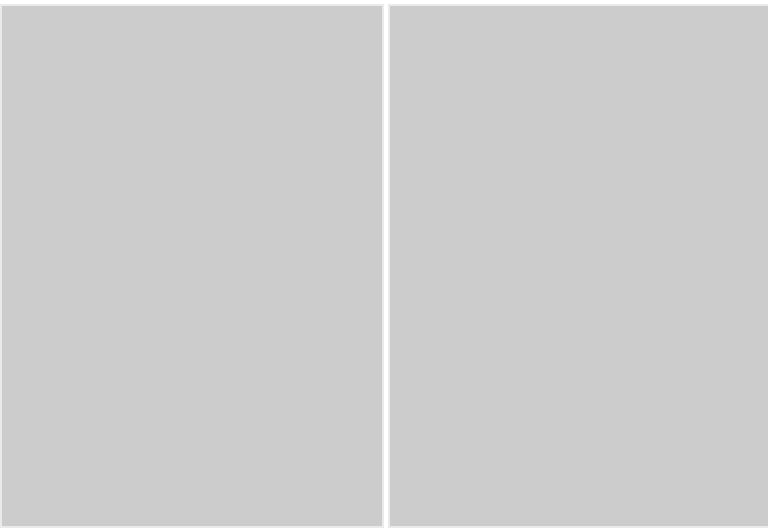
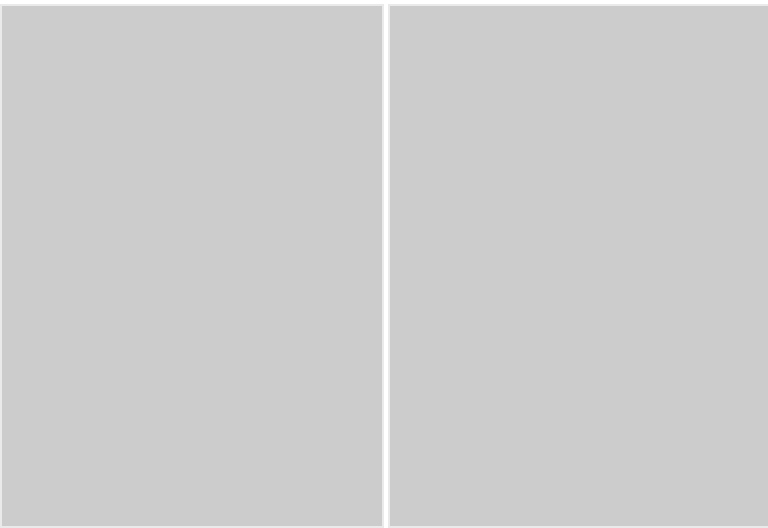


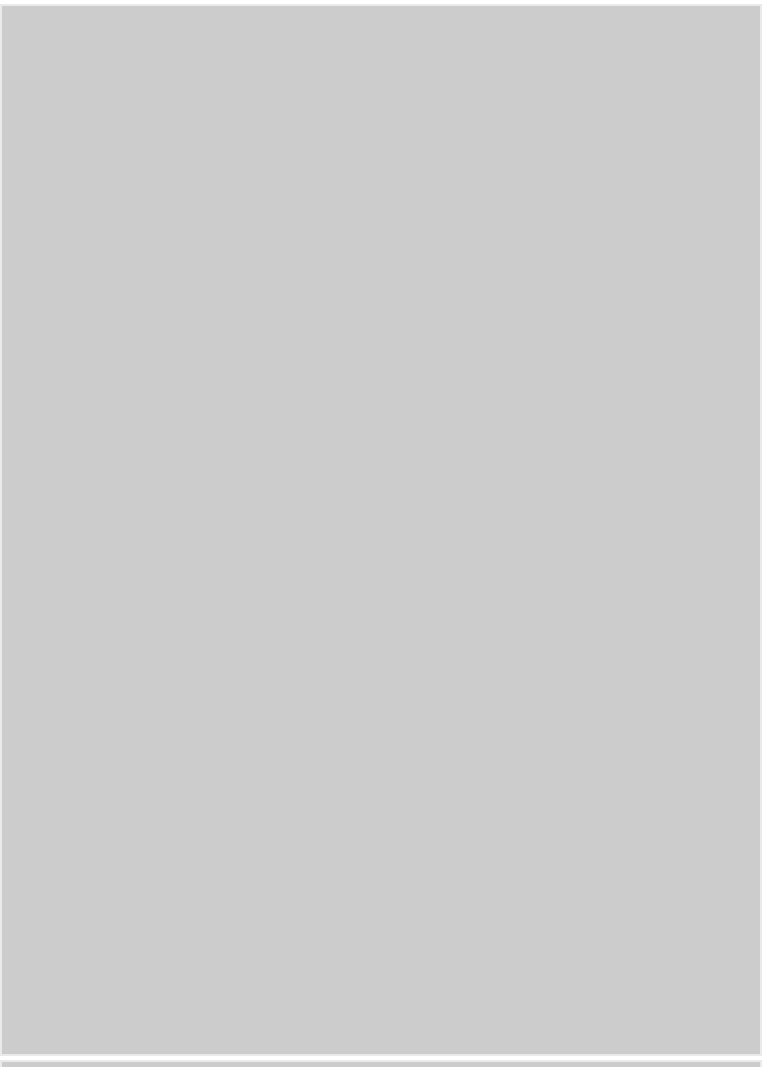
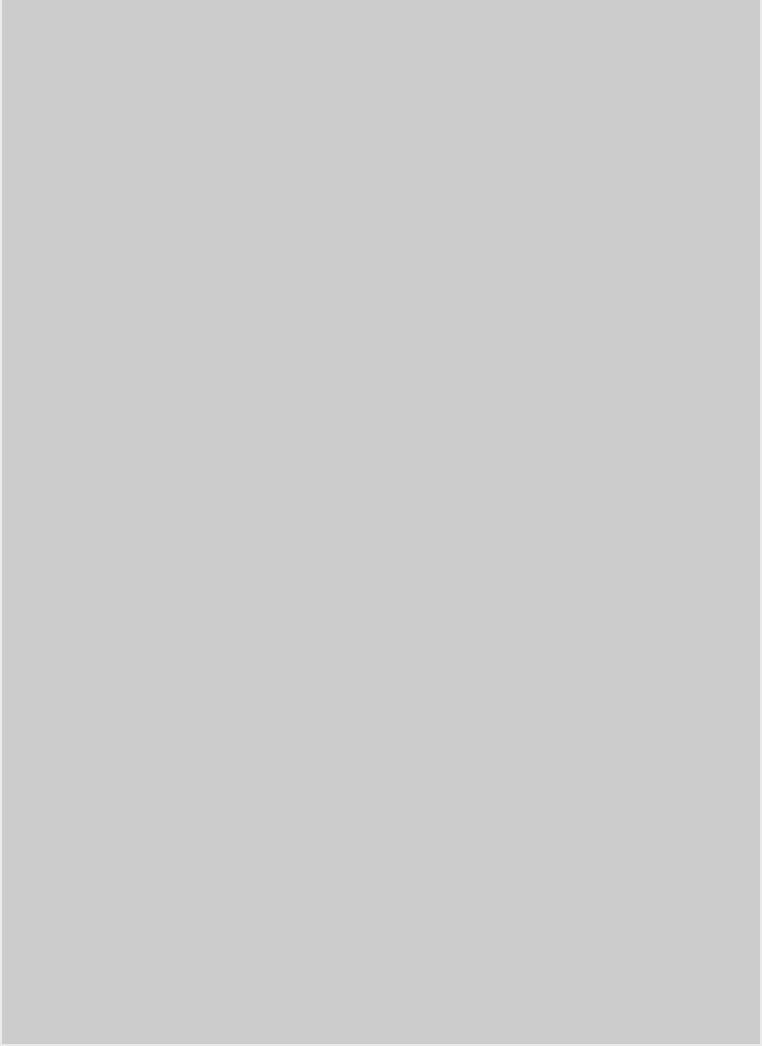


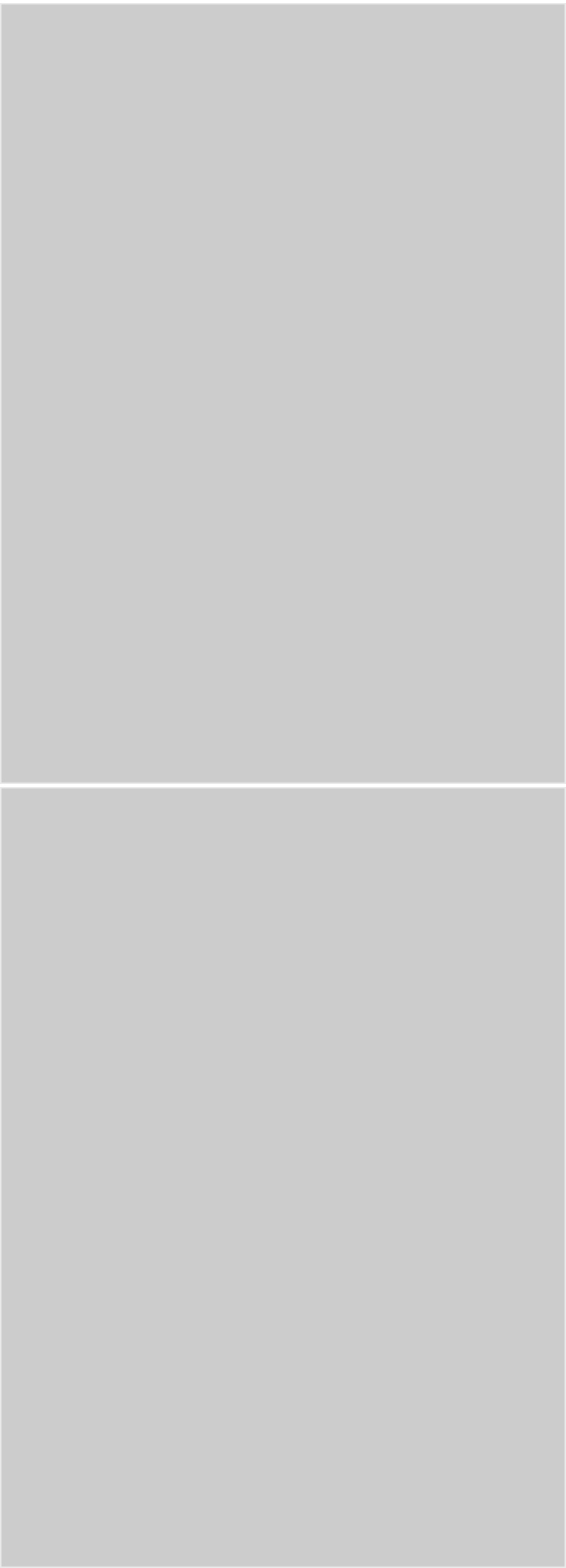


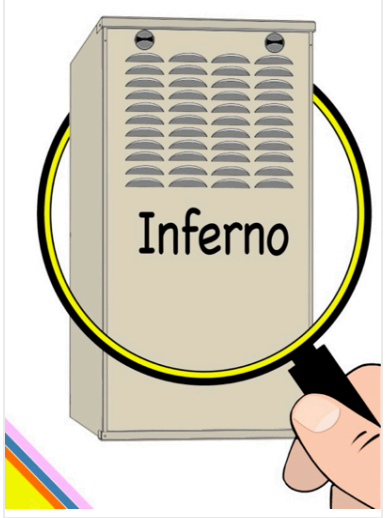






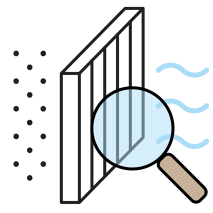
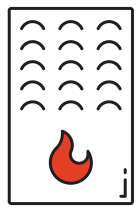






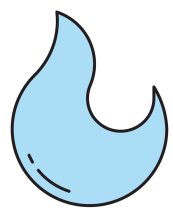
Secondary Furnace Page 2nd heating unit for the home. Checked for function under normal operating conditions.

Data Plate Important information re: model, serial #'s, manufacturer, gallon capacity, & more.

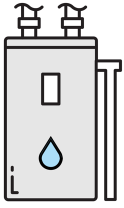


Furnace Visually examined for common defects.

Filter Here to protect your furnace, specifically the blower fan, from all the dust, debris, hair, and other pollutants

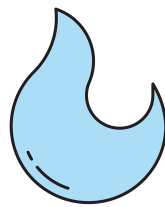
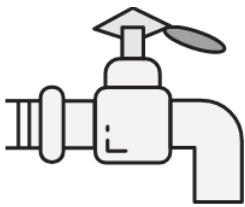


Furnace Flame The burner flames from a natural gas furnace should look blue or almost completely blue. A healthy natural gas furnace flame is characterized by a roaring blue flame with a light blue triangle in its center. There may be a tiny tip of yellow.



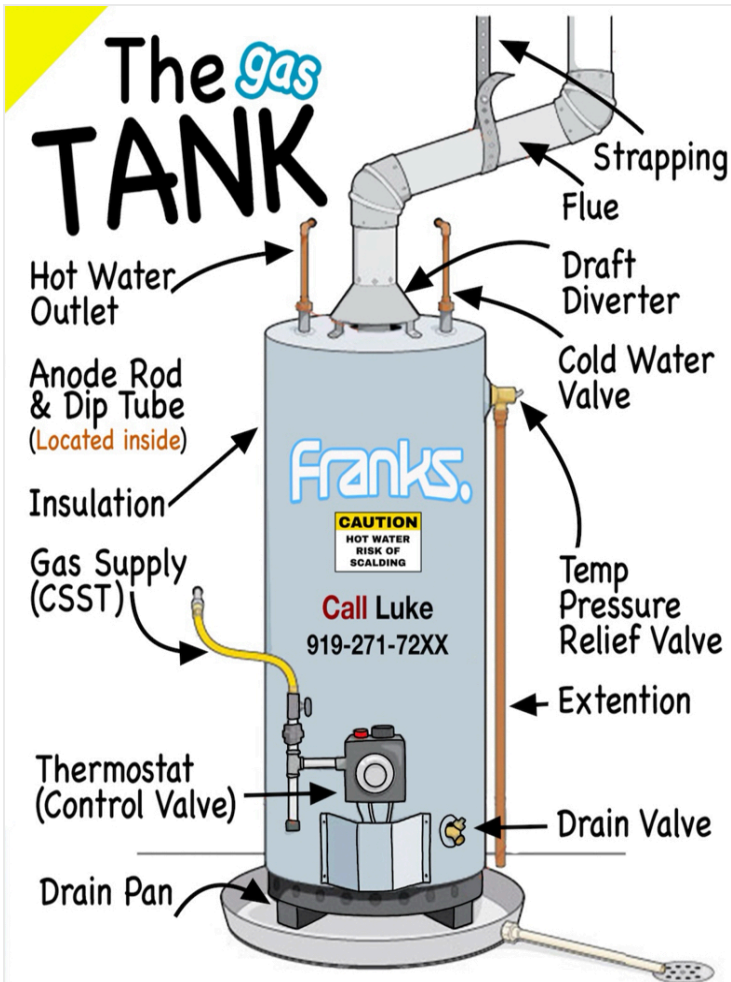
Hot Water Tank Fundamentally, a water heater converts energy to heat and transfers that heat to water.

HWT Data Plate This contains model & serial #. It also contains the "birth date" & other important info.

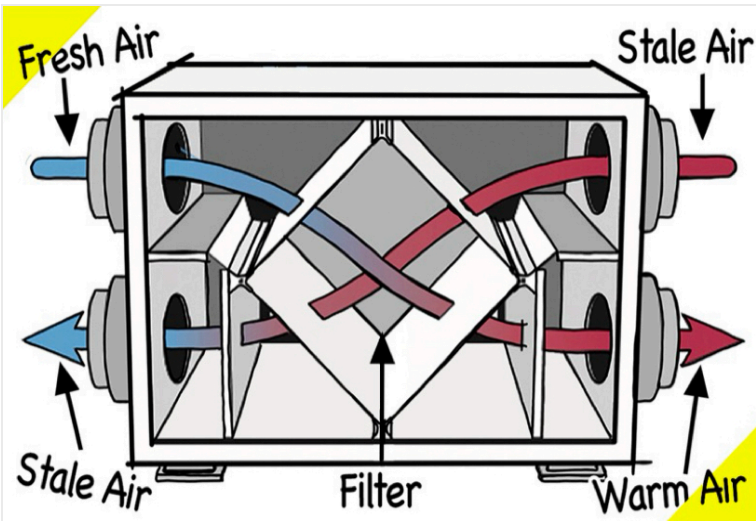


Temperature Pressure Relief Valve Designed to auto release water in the event that pressure or temp exceeds safe levels.

HWT Flame This is just a peek a boo to show she's burning.



The Gas Tank A gas-fired hot water tank consists of several integral components. The tank itself, typically made of steel and lined with glass or another corrosion-resistant material, holds and heats the water. It includes insulation to retain heat efficiently. At the base of the tank is a gas burner, controlled by a thermostat, which heats the water. Venting systems expel combustion gases safely outside. Dip tubes direct cold water to the tank's bottom for heating, while heat-out pipes allow hot water to exit. Additionally, drain valves facilitate maintenance and flushing of the tank, and pressure relief valves prevent excessive pressure build-up, enhancing safety.



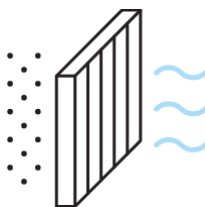
HRV Heat Recovery Ventilators exchanges indoor and outdoor air, using heat from outgoing air to warm incoming fresh air, optimizing energy use and improving indoor air quality. Excellent at reducing heating costs and preventing moisture buildup.



HRV Data Plate This usually contains model & serial #. It also contains the birth date & other important info.



Heat Recovery Ventilation Also known as mechanical ventilation, heat recovery is an energy recovery ventilation system that works between two sources at different temperatures. Heat recovery is a method that is used to reduce the heating & cooling demands of a home.

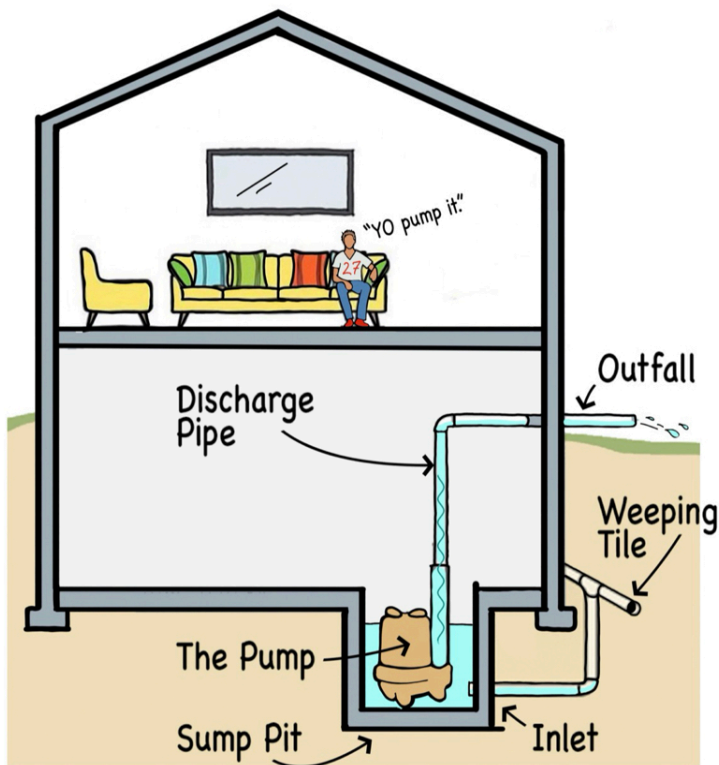


HRV Filter When any machine has its normal operation hampered, it will reduce its efficiency & ability to function properly. Many of us are probably guilty of forgetting about the basic maintenance of some of the mechanical equipment in our homes. Keeping your HRV (heat recovery ventilator) clean would be a good thing to keep high on the priority list. Examined for functionality & cleanliness.

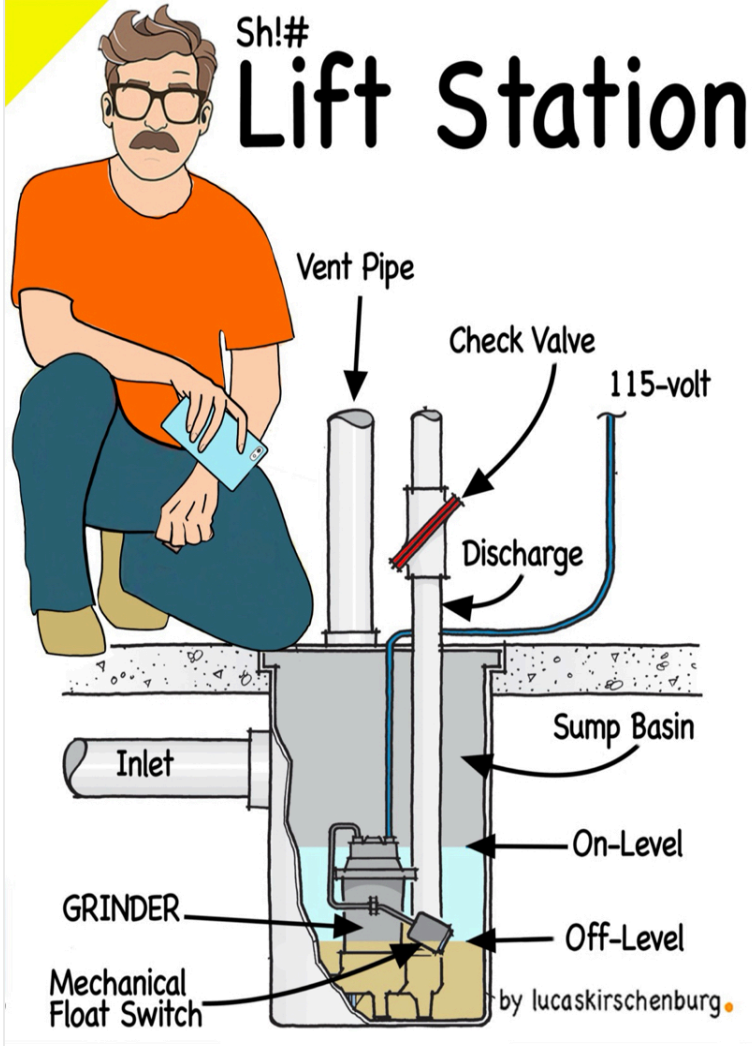


The Sump Pump A sump pump is a device that reduces the risk of water damage to the underground part of a home. When there's excess water in the ground around your basement (for example, from rain or spring snowmelt), a sump pump moves that water up & away from the building. Installing a sump pump often helps you save money on your insurance premiums, too.

Sump Pumps



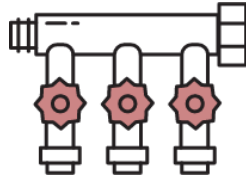
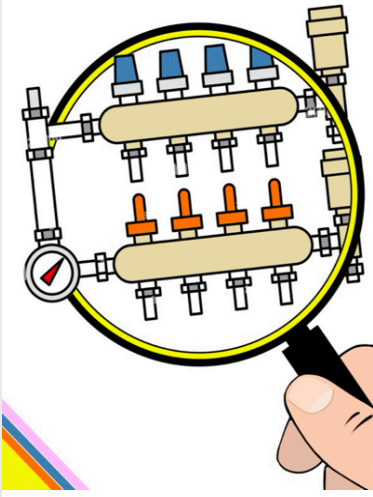
Sump Pumps These prevent basement flooding by removing accumulated water, directing it away from the home's foundation. Maintenance tips include regular testing by pouring water into the sump pit, cleaning the grate, and checking the power source and backup system. Ensure the discharge line is clear and directs water away from the property to prevent recirculation. Install a battery backup to keep the pump operational during power outages and consider a water alarm for early flood detection.



Waste Lift Station Designed to move wastewater from lower to higher elevations when gravity flow is not possible. It consists of a receiving well (wet-well) where waste accumulates and pumps that activate once the waste reaches a certain level, pushing it to a higher elevation sewage line or treatment facility. Properly maintained, lift stations are key in preventing sewage backups and ensuring efficient waste management in areas with challenging topography.

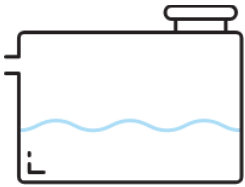
About Waste Lift Stations This graphic should give you a better idea of how it works.





Manifold Page The central place where water is distributed into pipes & sent through the radiant system.

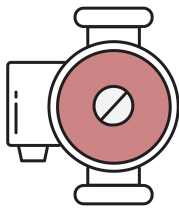
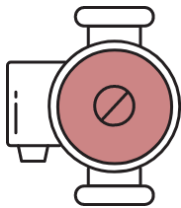
Manifold Outlet Built for for infloor heating & used to distribute mixed-temperature fluid to radiant system zones.



*Name
Brand*

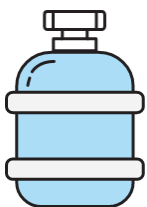
Glycol Reservoir Commonly used in antifreeze formulations & applications.

Brand Name See Photo



Circulation Pump Without this device, the hot water wouldn't go anywhere. Responsible for pushing the fluid.

More Pumps Visually examined for common defects.

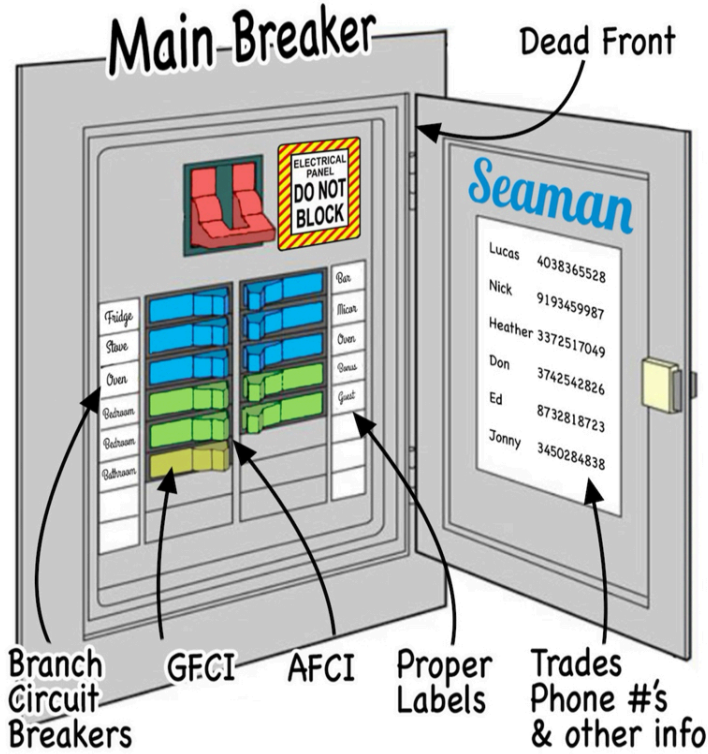


*Name
Brand*

Expansion Tank Used to protect excessive pressure.

Brand Name See Photo

Get Familiar!

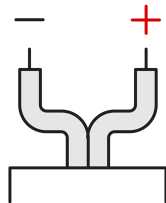


dia-gram •

by lucaskirschenburg •

Sub Panel Also known as a satellite panel, is the sub distribution point for electrical circuits in your home. It safely divides the main electrical feed into subsidiary circuits, protecting each one with circuit breakers. Regular inspection for corrosion or loose connections is key for maintenance. Always ensure the panel is easily accessible, never cover it, and consult a professional electrician for repairs to prevent electrical fires and ensure safety.

Inside Electrical Panel PLEASE, never remove the panel cover to access the breaker. Leave this to the pros.



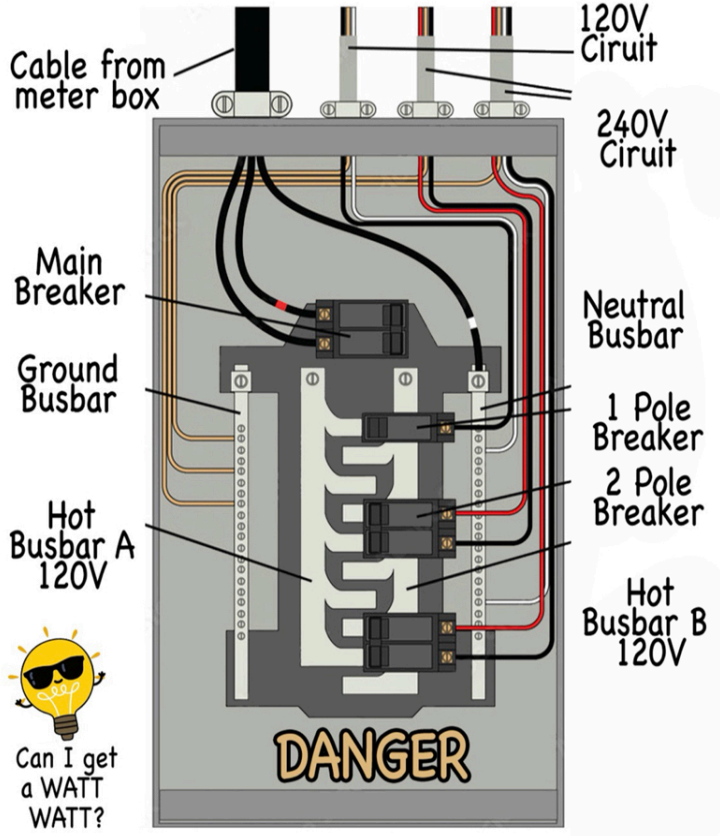


Security System A method by which a building is secured through a system of interworking components & devices.



Be Prepared To minimize your risk of a break-in, be sure to install sturdy locks on all doors and windows and consider a deadbolt for extra protection. Use motion-sensor lights outside to deter intruders. Install a security system with cameras and alarms. Trim bushes and trees near windows to eliminate hiding spots. Reinforce sliding doors with a metal rod in the track. Regularly check and maintain all security devices to ensure they function properly and provide effective protection.

The Electrical Panel



dia-gram

by lucaskirschenburg

The Electrical Panel Also known as a breaker box, distributes electricity from the main line to various circuits in a building. It houses circuit breakers to protect each circuit from overload, preventing fires. Maintenance includes ensuring it's not overloaded, labeled correctly, and accessible. Safety tips: Never touch it with wet hands, and hire a professional for repairs or upgrades to avoid electrical hazards. Regular inspections ensure its efficiency and safety.



Reasons to hang onto your inspection report

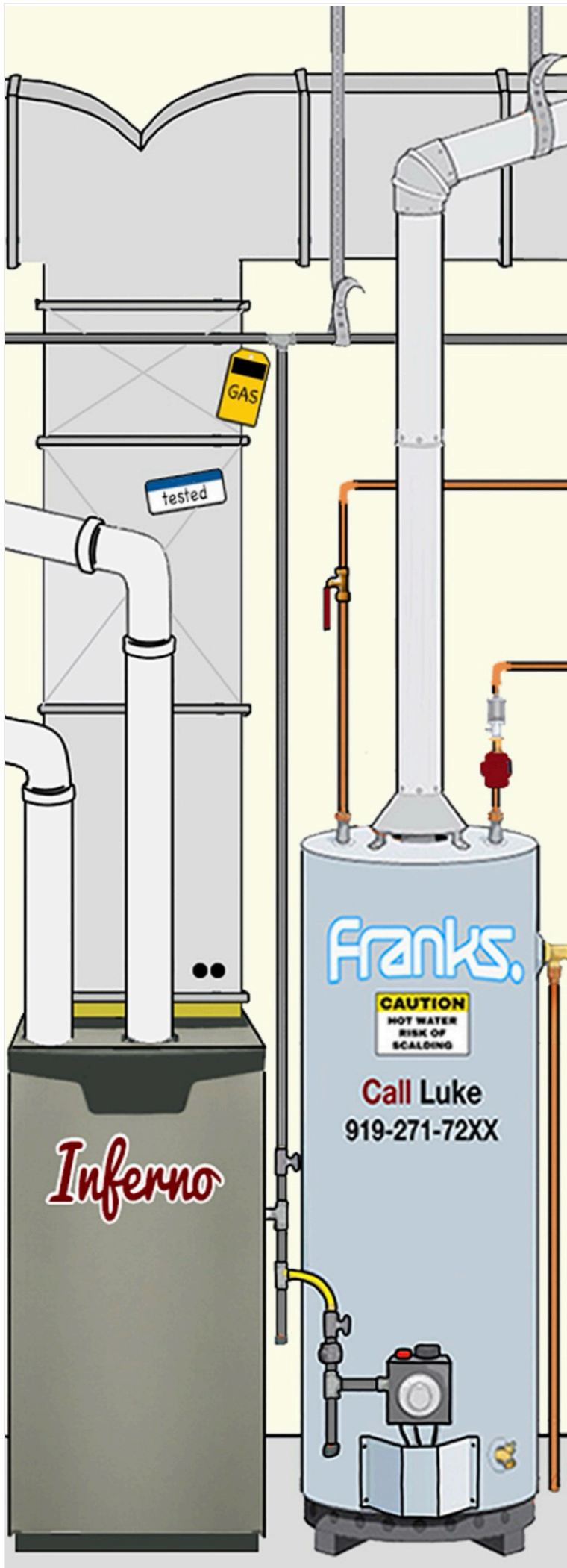


- Claims
- Education
- Reminders
- Future Reference
- Other

Stats-gram

by L.Kirschenstein

Keep Your Report



Mechanical When it comes to your mechanical room, it's not only maintenance & cleaning the unit itself you must keep in mind. Where your mechanicals are located, what's nearby, & how to move around, these all matter too.

Keeping your furnace room clean & safe should be a priority. If your furnace room doubles as a storage room, you absolutely have to make sure no cardboard boxes or plastic containers lean flush against the furnace.

Make sure a path is clear for your technician come maintenance day. That way, if maintenance & repairs need to be made, your technician can do them easily.

Used filters or old furnace parts, depending on their state, they could also be fire hazards & space wasters. As far as spacing goes, you should allow for at least 2 feet of clearance around your furnace.

Finally, make sure the manual for your furnace is within reach in the room where it's hosted. That way, if something is wrong, you'll be able to identify it more easily.

the

playbook

Gathering what you need,
discarding what you don't.

Hit the thumb print to find tactics
or methods to form your own
game plan.

There you'll find tips & tricks on
maintenance, recalls, cleaning,
preparing your home for sale,
dealing with difficult neighbours
& more.

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the

insurance

Overview

Build Year

Outdoor Temperature

Direction Home Faces

Vacancy

Furnished

Roof

Inspection Limitations

Approximate Age

Roof Material

Gutter Material

Fascia Material

Soffit Material

Exterior

Inspection Limitations

Driveway / Walkway

Window Glaze

Flashings

Exterior Cladding

Electrical Entry

Cooling Type(s)

Gas Main Location

Garage

Inspection Limitations

Motor Brand

HVAC Type

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Attic

Inspection Limitations
Sheathing Material
Approx. R-Value
Type of Insulation

Thermal

Inspection Limitations

Health & Safety

Inspection Limitations
Safety Features Present

Interior

Inspection Limitations
Thermostat Location
Flooring Materials
Wall Materials
Fireplace Fuel Type(s)

Kitchen

Inspection Limitations
GFCIs

Laundromat

Inspection Limitations

Bathroom

Inspection Limitations
GFCIs

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Mechanical

Inspection Limitations

Main Amp

Wiring Material

System Ground

Electrical Bonding

Heating Type(s)

Heating Fuel

Hot Water Fuel

Water Supply Source

Sewer Material(s)

Backwater Valve

Main Drain

Water Line Material

Water Main Location

Main Electrical Location

+ Heat Source(s)

Sump Pump

Sewer Waste Station

Other Notables

Structure

Inspection Limitations

Foundation Type

Structure Type

Roof Structure

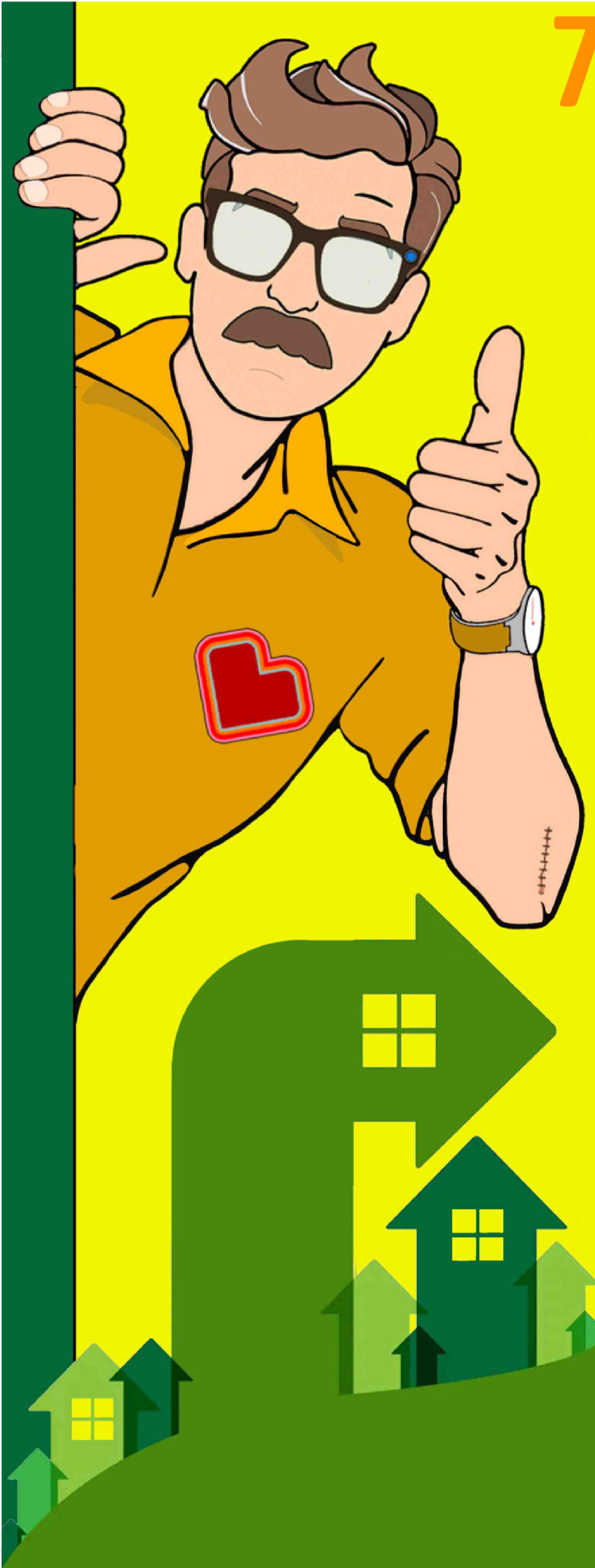
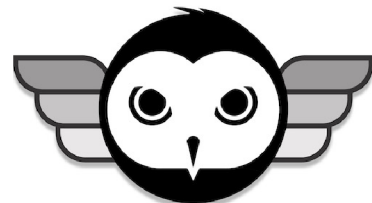
Walls Structure

72 seconds

Positive reviews from awesome customers like you help others to feel confident about choosing twenty20 & our “to the point” reporting methodology.

We’d so appreciate if you could take 72 seconds to click on our logo below and share your happy experience.

Thanks in advance



the agreement

Twenty20 & Co.

2017 27 Ave SW

Calgary, Alberta

4038365528

www.2020mhi.com

Inspection Date
November 27, 2024

Inspection Address

This Agreement is Between
as ("**Client**") and Twenty20 & Co. as ("**Company**")

Sample Contract Disclaimer

Please note that any sample contracts provided by Inspectagram on this platform (the "Sample Contracts") are for informational purposes only and are not intended to be a substitute for professional legal advice. Inspectagram strongly advises users to seek independent legal advice to ensure that any agreement between a user and its clients: (i) accurately reflect their mutual intent; and (ii) complies with all applicable laws and regulations. Inspectagram provides the Sample Contracts on an "as is" and "where is" basis, and disclaims all representations, conditions, guarantees and warranties, statutory, express or implied, including but not limited to, implied warranties of merchantability, fitness for a particular purpose, non-infringement of proprietary rights, correctness, accuracy, and reliability. The use of any Sample Contract provided by Inspectagram is solely at the user's sole risk and discretion: Inspectagram accepts absolutely no liability whatsoever with respect to any use of the Sample Contracts by any person. Please note that any access or use of Inspectagram's services, including any access and use of the Sample Contracts, are governed by the Terms of Service Terms of Use (inspectagram.io). By using our services, users agree to the Terms of Service, including the disclaimers, indemnities, and limitation of liability set out in that agreement. The limited license that is granted to users to use the Sample Contracts is non-exclusive, revocable, non-assignable, and cannot be sublicensed.

1. Preamble

Subject to the terms and conditions of this service contract (the "Service Contract"), dated as of the date signed by the Client on the signature page, the Client wishes to engage Company and the Inspector, and Company and the Inspector agree to perform the inspection at the address provided above (the "Dwelling") on the date and time noted above ("Inspection Date") in consideration of the payments, covenants and agreements set out herein:

2. Purpose

The purpose of the Inspection is to take reasonable efforts to endeavor to detect the presence of home defects in the Dwelling by performing a visual, non-invasive inspection of the readily accessible components of the Dwelling and provide a same-day written report (or within 1 business day) containing high-level findings and identification of the defects observed and deemed material by Inspector (the "Report").

the

agreement

3. Scope

The scope of the Inspection is limited to a visible, non-invasive inspection of the readily accessible components of the Dwelling existing and apparent on the date and time of the Inspection, utilizing, where applicable and appropriate, the InterNACHI Standards of Practice as a guideline unless otherwise noted or not possible. The Inspection excludes latent defects that cannot be reasonably detected by Inspector in connection in a one-day inspection aimed at producing a same-day report. The Inspection is not a building code, title, or by-law compliance inspection. As a courtesy only, the Inspector may note conditions that contribute to possible home issues or offer other commentary, but such comments are not part of the Inspection.

4. Client Responsibilities

It is the responsibility of the Client to obtain from the Dwelling owner a disclosure of any known defects on or before the Inspection Date.

5. Exclusivity

The Report is intended for the exclusive use and benefit of the Client. The Client agrees to give the Inspector permission to discuss observations with real estate agents or other interested parties. INSPECTOR AND COMPANY (AND THEIR SUPPLIERS) ACCEPT NO RESPONSIBILITY FOR USE BY THIRD PARTIES AND IF THE REPORT IS PROVIDED TO ANOTHER THIRD PARTY BY YOU OR ANY PERSON ACTING ON YOUR BEHALF, YOU RELEASE INSPECTOR AND COMPANY (AND THEIR SUPPLIERS) FROM ANY LIABILITY AND AGREE TO PAY ANY ASSOCIATED COSTS.

6. Assignment

This Agreement is not transferable or assignable by the Client.

7. Litigation

The parties agree that any litigation arising out of this Agreement shall be filed in Alberta. If Inspector and/or Company is the substantially prevailing party in any such litigation, the Client shall pay all costs, expenses, and legal fees of Inspector and Company in defending said claims.

8. Excluded

The Inspection will NOT address environmental concerns including, but not limited to: air quality, water quality/quantity, sealed/underground fuel storage tanks, asbestos, radon gas, molds, toxins, lead paint, or soil contamination. The inspection report will also NOT address infestation by wood boring insects, rodents or other vermin. The Client understands and acknowledges that it may be necessary to call on specialists in these areas to identify and evaluate these risks. The Inspection contract does not include an inspection of any outbuildings or other structures not attached to the dwelling other than a garage or carport.

the agreement

9. Included

The Inspection will include an inspection of the following components of the dwelling unless access is limited, weather or other conditions do not permit it: roofing; flashings or chimney; exterior including lot gradings, walkways, driveways, retaining walls, patios and decks; structure; electrical; heating and cooling systems (inspection of which shall be limited to external visual condition only); insulation; plumbing; interior.

10. Release / Disclaimer of Warranty

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, THE CLIENT HEREBY RELEASES AND WAIVES ANY CLAIM IT MAY HAVE AGAINST THE INSPECTOR AND COMPANY (AND THEIR SUPPLIERS) FOR DEFECTS, ISSUES AND OTHER THINGS THAT MAY NOT REASONABLY BE DETERMINED DURING THE REGULAR COURSE OF A VISUAL INSPECTION OF READILY ACCESSIBLE COMPONENTS OF A DWELLING. THE CLIENT EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE INSPECTION AND REPORT ARE NOT MEANT TO REFLECT OR CONSTITUTE A COMPREHENSIVE HOME INSPECTION (WHICH WOULD REQUIRE AN INSPECTION OF THE DWELLING BEYOND A VISUAL INSPECTION OF READILY ACCESSIBLE COMPONENTS). ACCORDINGLY, THE CLIENT EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE SERVICES AND REPORTS ARE PROVIDED ON AN "AS IS" BASIS WITHOUT ANY REPRESENTATION, WARRANTY OR CONDITION OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO THE IMPLIED REPRESENTATIONS, WARRANTIES OR CONDITIONS OF ACCURACY, AVAILABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. NEITHER THE INSPECTOR OR COMPANY (OR THEIR SUPPLIERS) REPRESENT NOR WARRANT THAT THE INSPECTION OR REPORT WILL MEET THE CLIENT'S REQUIREMENTS OR THAT THEY WILL BE ERROR-FREE. THE INSPECTION AND THE REPORT ARE IN NO WAY A GUARANTEE, WARRANTY OR INSURANCE POLICY, EXPRESS OR IMPLIED, REGARDING THE FUTURE USE, OPERABILITY, HABITABILITY, SUITABILITY OF THE DWELLING OR THAT HIDDEN DEFECTS DO OR DO NOT EXIST.

11. Limitation of Liability

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW: (I) IN NO EVENT SHALL COMPANY AND INSPECTOR (OR THEIR SUPPLIERS) BE RESPONSIBLE OR LIABLE FOR ANY CONSEQUENTIAL, EXEMPLARY, SPECIAL OR INCIDENTAL DAMAGES OR FOR THE LOSS OF THE USE OF THE DWELLING WHATSOEVER; AND (II) DAMAGES OR LIABILITY ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT SHALL BE LIMITED TO DIRECT AND PROVABLE DAMAGES AND SHALL IN NO EVENT EXCEED THE AMOUNTS PAYABLE UNDER THIS AGREEMENT BY THE CLIENT.

12. Entire Agreement

This Agreement represents the entire agreement between the parties. No statement or promise made by Company or its respective officers, agents, contractors or employees shall be binding.

13. Payment

Payment of the fee set out in the receipt is due upon completion of the Inspection. The Client agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any.

14. Report Delivery

Unless otherwise agreed to, the Report will be delivered to the Client within the same day or within 1 business day of the Inspection Date (if the Inspection is completed).

the agreement

15. Severance and Enforceability

If any provision of this agreement is invalid under any applicable statute or is declared invalid by a court of competent jurisdiction, then it shall be deemed to be severed from this agreement provided, however, that the remainder of this agreement shall continue in full force and effect.

16. Authorization

If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so. If the Client is a corporation or similar entity, you personally guarantee payment of the fee.

17. Software Disclaimer

Client acknowledges that the Inspector and/or Company may use software and applications provided by third parties, in connection with performing the Inspection. CLIENT HEREBY ACKNOWLEDGES AND AGREES THAT ANY SUCH THIRD PARTY, IS NOT A PARTY TO THIS AGREEMENT AND (II) IN NO EVENT SHALL ANY SUCH THIRD PARTY BE LIABLE OR RESPONSIBLE FOR ANY LOSSES, LIABILITY, CLAIMS, COSTS AND EXPENSES ARISING OUT OF OR IN CONNECTION WITH THE INSPECTION OR THE USE OF SUCH THIRD PARTY'S SOFTWARE OR APPLICATIONS BY THE INSPECTOR.



Lucas Kirsch
Lic#:Twenty20 & Co.

Client