

Report Index Page

INSPECTION CONDITIONS	4
GROUNDS	6
EXTERIOR - FOUNDATION - BASEMENT	8

March 8, 2009

Ryan Smith
214 John Matthew Street,
Halifax, Nova Scotia,
B3K 2M2.



Dear Mr. Smith:

At your request, and in your presence, a visual inspection of the above referenced property was conducted on March 8th, 2009 . This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items should be addressed:

GROUNDS

DRIVEWAY:

2.1 CONDITION:

1. Surface raised/settled, Tripping hazards, Erosion to asphalt noted. Repairs required.

GRADING:

2.4 SITE:

2. Evidence of poor drainage, Pitch slope of soils away from foundation.

DECKS:

2.6 CONDITION:

3. Improper conditions viewed.

Stairs are not proper and pose a serious safety concern especially for fire escape purposes.

Deck is not supported property. Old tires and cement post blocks are used in this install and do not provide proper support for deck structure.

Deck is nailed to structure and should be bolted to solid structure. Decks nailed to house structure tend to pull away from the home over time or during heavy loads and pose a safety and liability concern.

This deck will require major repairs and a qualified licensed carpenter should evaluate and quote on repairs.

FENCES & GATES:

2.10 CONDITION:

4. Gate needs repair or adjustment.

EXTERIOR - FOUNDATION - BASEMENT

HOUSE EXTERIOR WALLS (Above Foundation):

3.2 CONDITION:

5. Needs major repairs. The siding on the exterior is in very poor condition and there is concern water may leak in through the gaps and window areas because they are not sealed water tight.

Multiple areas of siding were loose, not fastened properly or the siding was cut too short leaving large gaps for water to enter.

The siding will need to be re-done on this home by a Professional siding installer to make the home water tight.

The wall sheathing behind the siding should be checked by the professional for moisture damage and mould in the areas that were not protected with siding and left open to the elements.

CHIMNEY:

3.4 CONDITION:

6. The flue pipe leading from the stove to the base of the stainless chimney is not installed properly and poses a major risk health risk to the home occupants. Fumes and gases from the wood stove could spill into the basement area of the home through these large opening around the flue pipe.

A WETT certified technician should be called in to make proper repairs to the flue pipe to properly secured it to the stainless chimney and provide a proper seal to expel the fumes and gases from the wood burning stove safely.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

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

Sincerely,

Ryan Ervanowitz

ARMOUR HOME INSPECTION

Certified Home Inspector

216 John Stewart Drive

Dartmouth, NS, B2W 5W5

Tel: 902-433-1955

Ryan@ArmourHomeInspection.com

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

1.1 FILE #: 2009-05-01-1.
1.2 DATE OF INSPECTION: March 20th, 2009.
1.3 TIME OF INSPECTION: 9:30am.
1.4 CLIENT NAME: Ryan Smith.
1.5 MAILING ADDRESS: 214 John Matthew Street.
1.6 CLIENT CITY/PROVINCE/POSTAL CODE: Halifax, Nova Scotia, B3K 2M2.
1.7 CLIENT PHONE #: 902-555-5555.
1.8 CLIENT FAX #: 902-555-5551.
1.9 INSPECTION SITE: 123 Sals Street.
1.10 INSPECTION SITE CITY/PROVINCE/POSTAL CODE: Port Woot, NS, B0J 7N9.
1.11 INSPECTION SITE PHONE #: 902-555-5456.

CLIMATIC CONDITIONS:

1.12 WEATHER: Clear.
1.13 SOIL CONDITIONS: Dry.
1.14 APPROXIMATE OUTSIDE TEMPERATURE in C: 22.

BUILDING CHARACTERISTICS:

1.15 MAIN ENTRY FACES: Southwest.
1.16 ESTIMATED AGE OF HOUSE: 45 yrs.
1.17 BUILDING TYPE: 1 family. Mobile Home.
1.18 STORIES: 1.
1.19 SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

- 1.20 WATER SOURCE:** Private. Well located in South side of home.
1.21 SEWAGE DISPOSAL: Private. Septic tank and drain field located on North side of home.
1.22 UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

- 1.23 AREA:** Rural.
1.24 HOUSE OCCUPIED? Yes.
1.25 CLIENT PRESENT: Yes.
1.26 PEOPLE PRESENT: Selling agent, Purchaser, Purchasers spouse, Purchasers children, Neighbor.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

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

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

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

It is agreed and understood that any notification of defects, omissions or errors must be made in writing and addressed to Armour Home Inspection by registered mail. Facsimile (fax) or e-mail notifications are not acceptable, nor will they be accepted.

The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the Client. The Report is non-transferable. The Client agrees to indemnify and save harmless the Company from any damages arising out of claims against the Company by third parties to whom the Client has released the Report in contravention of this Agreement.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

2.1 CONDITION: Surface raised/settled, Tripping hazards, Erosion to asphalt noted. Repairs required.

SIDEWALKS:

2.2 TYPE: No public walk.

LANDSCAPING:

2.3 CONDITION: Trees are touching or over hanging the roof. Damage is possible, Trees planted close to structure. Removal may be needed. If the large tree near the foundation is not removed, it could damage the foundation wall.

GRADING:

2.4 SITE: Gentle slope, Evidence of poor drainage, Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation, Lower soil below siding. Grade should be 6 inches below any wood materials, Eliminate earth-to-wood contact.

DECKS:

2.5 TYPE: Wood.

2.6 CONDITION: Improper conditions viewed.

- Stairs are not proper and pose a serious safety concern especially for fire escape purposes. Proper stairs are required to be installed.
- Deck is not supported properly. Old tires and cement post blocks are used in this install and do not provide proper support for deck structure.
- Deck is nailed to structure and should be lag bolted to solid structure. Decks nailed to house structure tend to pull away from the home over time or during heavy loads and pose a safety and liability risk.

This deck will require major repairs and a qualified licensed carpenter should be called in to evaluate and quote on repairs.



Back Deck. Major issues



Improper support for deck



Deck nailed to structure.

PATIO/PORCH COVER:

2.7 TYPE: Same as structure.
2.8 CONDITION: Appears serviceable.

FENCES & GATES:

2.9 TYPE: Chain link.
2.10 CONDITION: Gate needs repair or adjustment.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

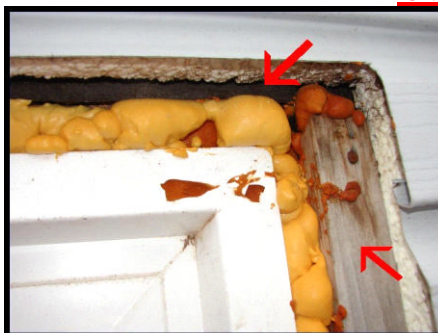
HOUSE EXTERIOR WALLS (Above Foundation):

3.1 MATERIAL: Vinyl siding.

3.2 CONDITION: Needs major repairs. The siding on the exterior is in very poor condition and there is a concern water may leak into the home through the gaps and window areas because they are not sealed water tight. .
Multiple areas of siding were loose, not fastened properly or the siding was cut too short leaving large gaps for water to enter. .

The siding will need to be re-installed on this home by a Professional siding installer to make the home water tight. .

The wall sheathing behind the siding should be checked by the professional for moisture damage and mould in the areas that were not protected with siding and left open to the elements.



Siding and trim not finished



Siding not secured to structure



Multiple gaps noted in siding

CHIMNEY:

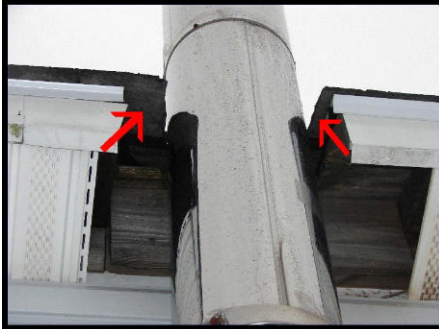
3.3 MATERIAL: Stainless Steel.

3.4 CONDITION: The roofing material is too close to the chimney. A 2" clearance to all combustible material is required for this particular manufacture of chimney as stated on the warning label affixed to this chimney.

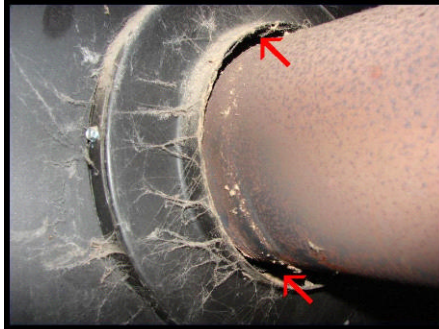
The material surrounding the chimney will need to be cut back to give the chimney the 2" clearance required.

The flue pipe leading from the stove to the base of the stainless steel chimney is not installed properly and poses a major health risk to the home occupants. Fumes and gases from the wood stove could spill into the basement area of the home through these large opening around the flue pipe. .

A WETT certified technician should be called in to make proper repairs to the flue pipe to properly secure it to the stainless steel chimney and provide a proper seal to expel the fumes and gases from the wood burning stove safely. .



Stainless Steel Wood stove chimney



Flue Pipe - Poor seal to chimney