

Home Inspection Report

123 Any Street, Any City, Any Country



Peter Szczuczko
NACHI22062429



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Sample Home Buyer,

A home is probably the largest purchase you'll ever make, so it's important to understand the condition of your potential investment. I've completed a non-invasive examination of the home's accessible structure, systems and components. While a home inspection is not a prediction of future conditions, and cannot reveal every concern that exists (or ever could exist), it will significantly reduce your anxiety by arming you with the knowledge you need to make an informed home-buying decision.

As an InterNACHI® Certified Professional Inspector®:

- I'm required to stay up to date with the industry's most rigorous Continuing Education through online, video and live training courses, which have been awarded more than 1,400 approvals and accreditations by governmental and other agencies;
- I adhere to a comprehensive Standards of Practice to ensure that you receive a detailed and accurate home inspection;
- I abide by a strict Code of Ethics, which puts my clients first and protects their rights as consumers; and
- I use state-of-the-art inspection tools and reporting software so that my clients can make informed decisions about the homes they want to buy or sell.

For the purpose of clarity, the following terms will be used in the report:

A **material defect** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people.

A **major defect** is a condition of a system or component that renders it non-working, non-performing, non-functioning or unsafe, and requires a professional contractor to further evaluate and repair, correct or replace.

A **minor defect** is a condition of a system or component that renders it non-working, non-performing, or non-functioning, and may be repaired, corrected or replaced by a professional contractor or the homeowner.

A **cosmetic defect** is a superficial flaw or blemish in the appearance of a system or component that does not interfere with its safety or functionality.

Please don't hesitate to ask me if clarification is required.

26/08/2022

Certified Professional Inspector®

Peter SZCZUCZKO

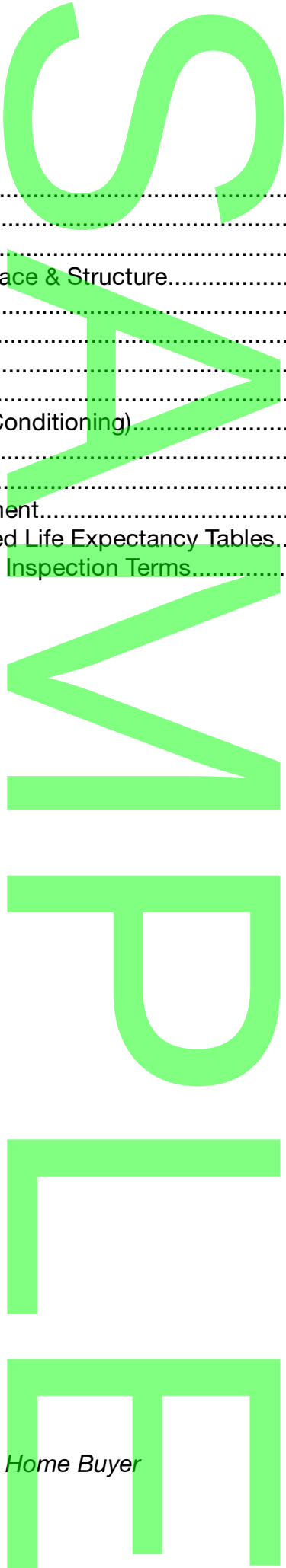


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Property & Inspection Overview

This page outlines major information about the property and the inspection performed.

Client Name

Home A. Buyer (Buyer)

Estimated Year Built

1912

Inspected Property Address

123 Any Street, Any City, Any Country

Type Of Structure Inspected

Detached House

Date And Time Of The Inspection

January 1st, 1990 12:32PM Local

Inspector Name

Peter Szczuczko

Weather Conditions[†]

Cloud Cover: Mostly Cloudy
Humidity: 85%
Wind: 7 kph, SE
Dew Point: 16°C (61°F)
UV Index: 0
Pressure: 1014hPa

Inspector Phone

+1 (613) 701-6161

Inspector Email

Peter@3Zinspections.ca

Outdoor Air Temperature[†]

19°C (66°F)

People Present At Inspection

- (Inspector) Inspector A. Home
- (Buyer) Home A. Buyer
- (Realtor) Real A. Agent

[†]Approximated values

Inspection Summary

Material defects:	0
Major defects:	0
Minor defects:	0
Cosmetic defects:	0
Access restrictions:	0
Material defect(s) required hazard notification to occupants:	x
Report and inspection complies with CSA A770:16 (R2021):	x
Addendum(s) for additional work beyond InterNACHI® SOP:	x
Addendum(s): None.	

Attic, Insulation & Ventilation

The type of insulation observed: Cellulose
Approximate average depth of insulation: 38cm (15")
General absence of insulation or ventilation in unfinished spaces: No.

The attic was examined and no major defects were found. Preliminary inspection indicates that the baffles are present (see diagram below). Insulation is of reasonable depth, and prevents thermal bridging (see image below). Roof Sheathing appears to be in good condition, with no signs of moisture entry. Client did not request thermal imaging to be performed, and this limits the ability to inspect insulation elsewhere in the home. Ventilation stacks are confirmed to be attached, and of proper types (see images next page).



ATTIC EAVE

