

YOUR Inspection Report



Reputable, Reliable, RGM

FOR THE PROPERTY AT:

123 Hometown Street
Anywhere, PE

PREPARED FOR:

JOHN DOE

INSPECTION DATE:

Friday, April 2, 2010

PREPARED BY:

Robert G MacArthur



RGM Home / Building Inspection Services
951 Union Rd - Rte 221
Union Road, PE C1E 3B6

902-894-4477
Toll Free 1-877-262-4477

www.rgmhomeinspections.com
robert@rgmhomeinspections.com



January 11, 2026

Dear John Doe,

RE: Report No. 1179, v.3
123 Hometown Street
Anywhere, PE

Thank you for choosing us to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home. Please visit our website at your convenience www.rgmhomeinspections.com.

Thanks again for allowing us to work with you.

Sincerely,

Robert G MacArthur
on behalf of
RGM Home / Building Inspection Services

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Note: For the purpose of this report the building is considered to be facing **North**.

Description of Building

Sloped roofing material: • Asphalt shingles

Probability of leakage: • High

Inspection Methods and Limitations

Inspection performed: • By walking on roof

Observations and Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Near end of life expectancy

Roof shingles are at or near the end of their life cycle. Implications: Chance of water damage to structure, finishes and contents.

Location: Throughout Roof

Task: Replace roof shingles

Time: Immediate



1. *Near end of life expectancy*

2. Condition: • Cupping, curling, clawing

Roof shingles are at or near the end of their life cycle. Implications: Chance of water damage to structure, finishes and contents.

Location: Throughout Roof

Task: Consider replacing roof shingles

Time: ASAP

ROOFING

123 Hometown Street, Anywhere, PE April 2, 2010

Report No. 1179, v.3

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



2. Cupping, curling roof shingles

EXTERIOR

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Report No. 1179, v.3

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ROOFING

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Description of Building

Gutter & downspout material: • Aluminum

Gutter & downspout discharge: • Above grade

Wall surfaces and trim: • Vinyl siding

Driveway: • Asphalt

Deck: • Wood

Inspection Methods and Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch

Observations and Recommendations

ROOF DRAINAGE \ Downspouts

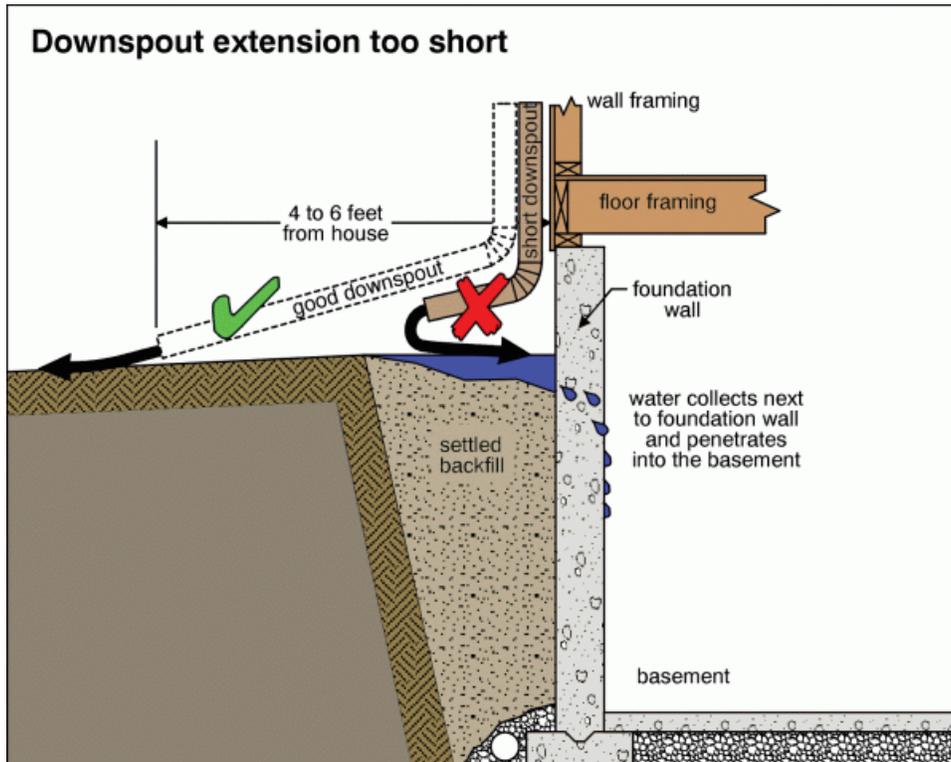
3. Condition: • Should discharge 6 feet from building

Implications: Chance of water damage to structure, finishes and contents.

Location: Northeast

Task: Provide

Time: Immediate



EXTERIOR

123 Hometown Street, Anywhere, PE April 2, 2010

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ROOFING

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REFERENCE



3. Missing downspout kick out



4. Missing downspout kick out

WALLS \ Vinyl siding

4. Condition: • Loose or missing pieces

Implications: Gap in the siding may allow rain water to penetrate the building envelope and damage contents, finishes and/or structure.

Location: East Exterior Wall

Task: Improve - Repair gap

Time: Immediate



5. Loose vinyl siding

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

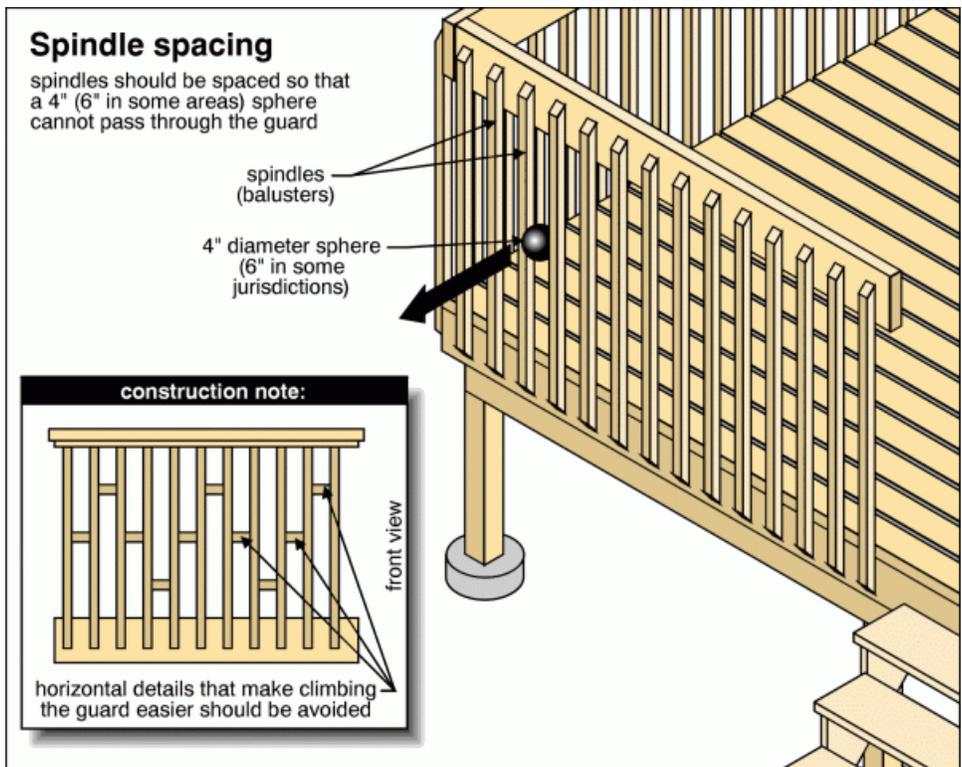
5. Condition: • The best building practice is for the handrail / guardrails to be oriented so that climbing is reduced / eliminated. Vertical Spindles with spacing no more than 4" and height of * 36" to 42" from the deck is acceptable practice. *Guardrails must be 36" above the deck if the deck is above 24" off the ground and below 6' from ground and 42" if deck is above 6' from ground. Implications: Fall hazard.

Implications: Considered unsafe for children to play, injury.

Location: Deck Guardrail

Task: Replace guardrail to today's standards for safety

Time: ASAP, Prior to Children playing.



6. Guardrail climbable

Description of Building

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Joists

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Trusses

Inspection Methods and Limitations

Crawlspace: • Entered but access was limited

Observations and Recommendations

FOUNDATIONS \ Observations

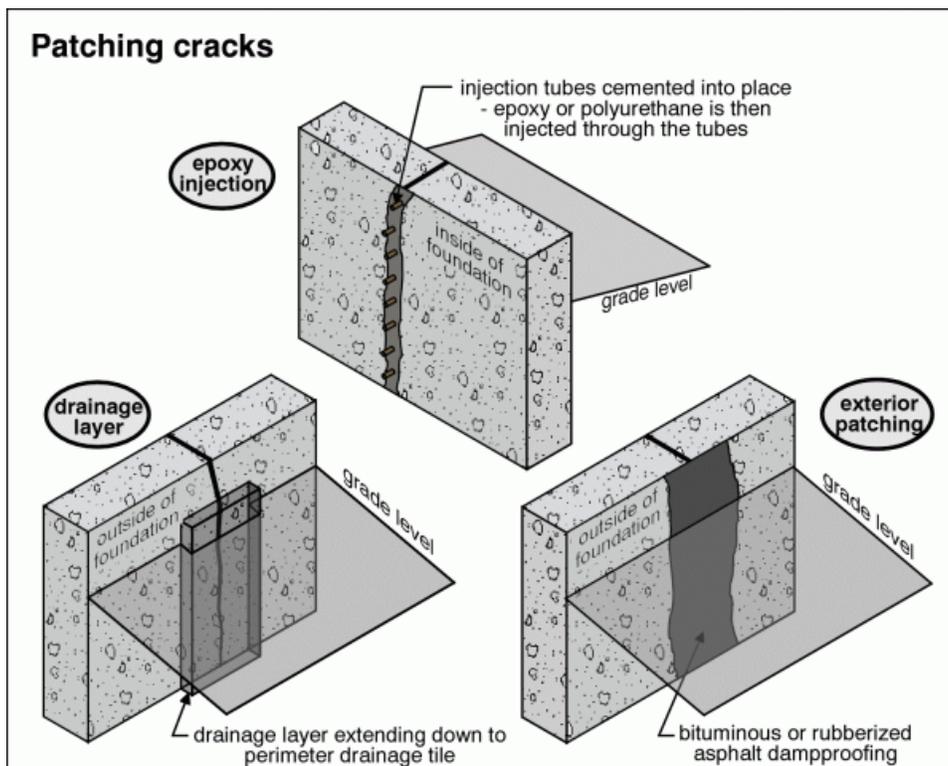
6. Condition: • Typical minor cracks

Implications: Chance of water entering building through crack.

Location: East Exterior Wall

Task: Monitor for leaks

Time: Discretionary



Crack repair - epoxy and polyurethane injection

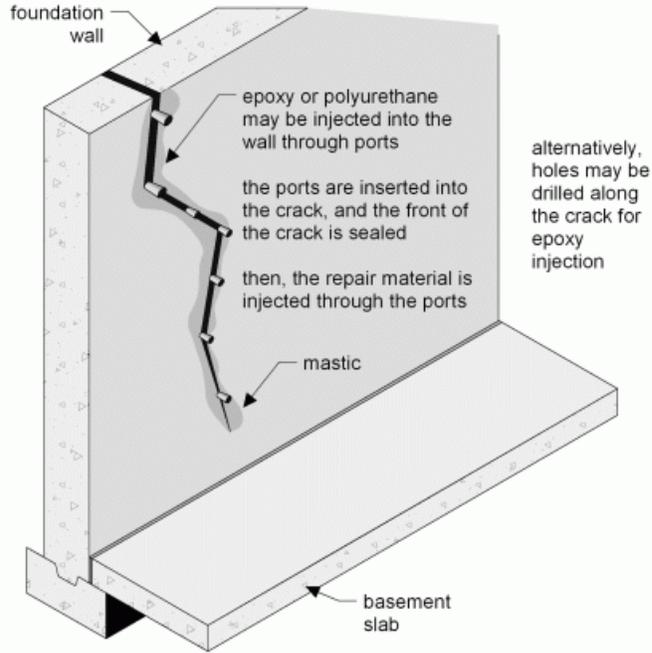
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out



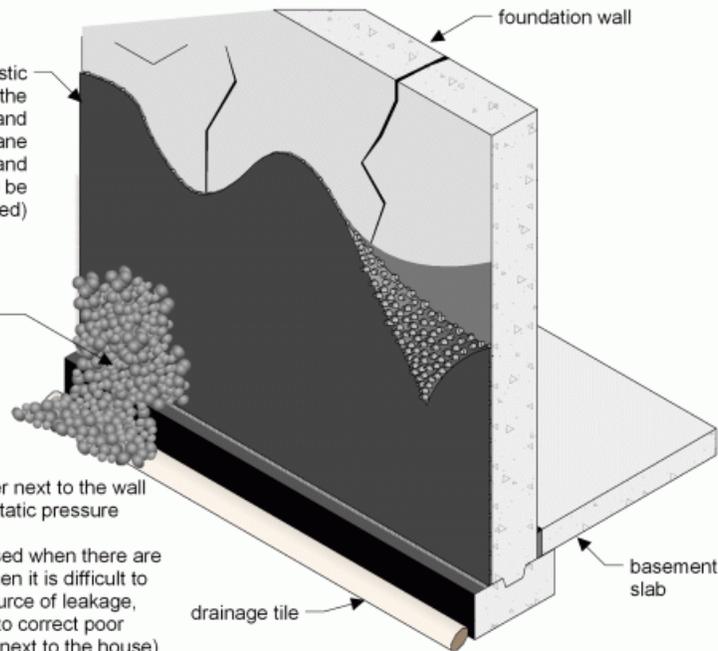
Crack repair - drainage layer

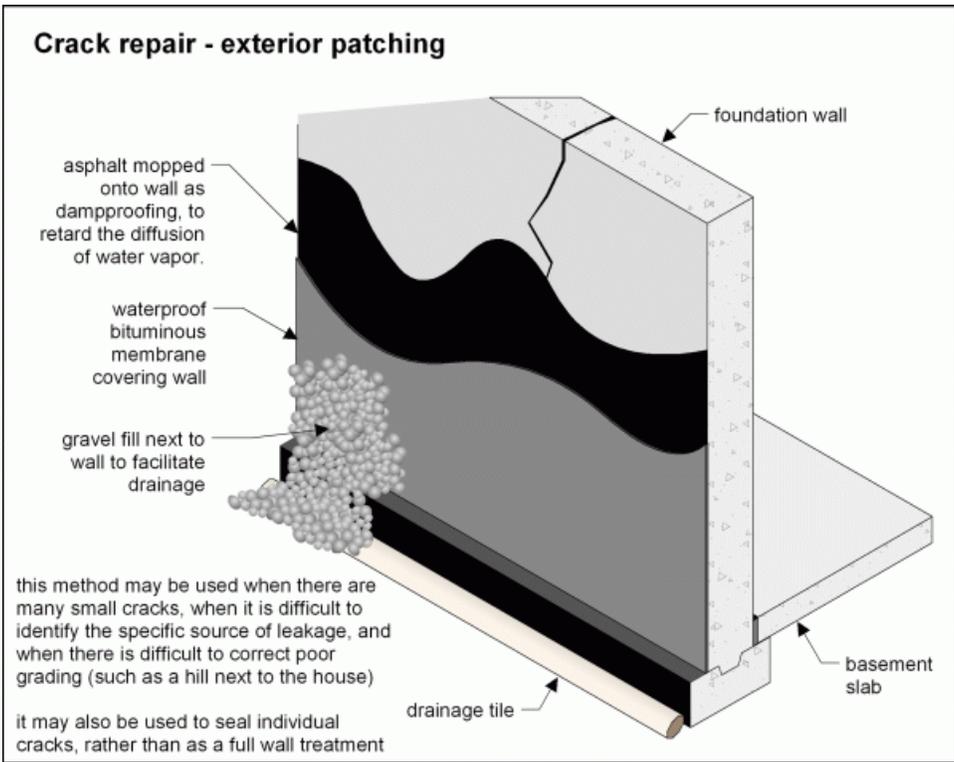
dimpled plastic membrane protects the wall from moisture and provides drainage plane (other membranes and methods may also be used)

gravel fill next to wall to facilitate drainage

adding a drainage layer next to the wall helps to relieve hydrostatic pressure

this method may be used when there are many small cracks, when it is difficult to identify the specific source of leakage, and when it is difficult to correct poor grading (such as a hill next to the house).





7. Minor foundation crack

Description of Building

Service entrance cable and location: • Overhead - cable type not determined

Service size: • 100 Amps (240 Volts)

Main disconnect/service box type and location: • Breakers - basement

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom and exterior

Smoke alarms (detectors): • Present

Inspection Methods and Limitations

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The circuits are not labeled at the panel

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

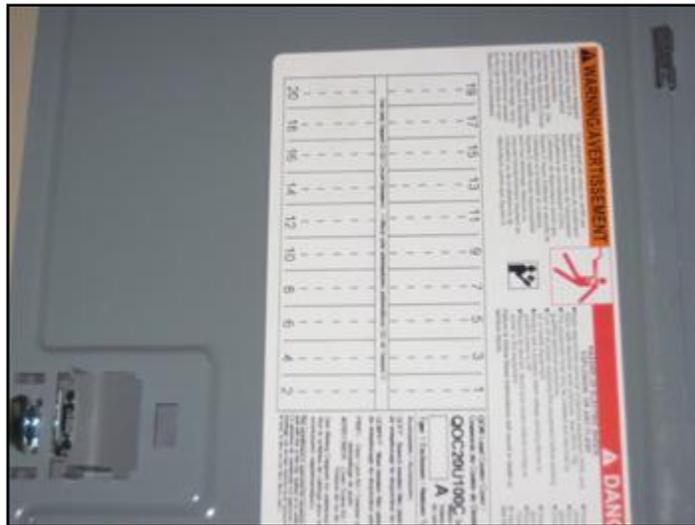
7. Condition: • Electrical circuit breakers not labeled

Circuit breakers on the electrical panel should be labeled for servicing and in case of emergency. Implications: Nuisance.

Location: Basement electrical panel

Task: Provide - Add circuit breaker labels to electrical panel

Time: ASAP



8. Add circuit breaker labels

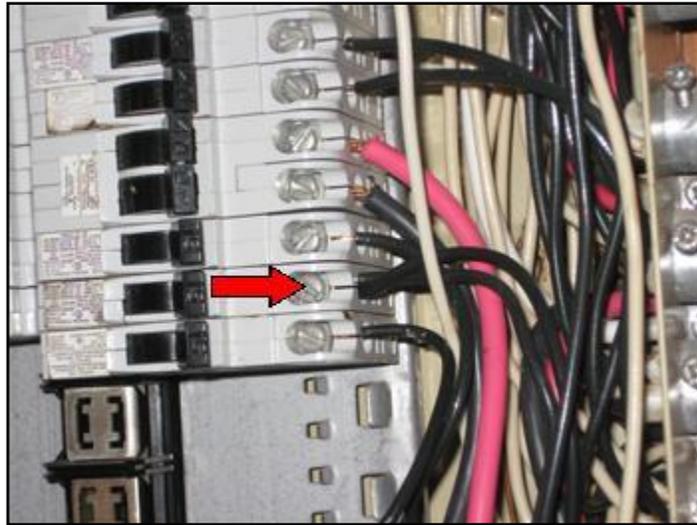
8. Condition: • Double taps

Implications: Fire hazard.

Location: Basement electrical panel

Task: Further evaluation / upgrade by a licensed electrician

Time: ASAP



9. Double tap in the electrical panel

DISTRIBUTION SYSTEM \ Outlets (receptacles)

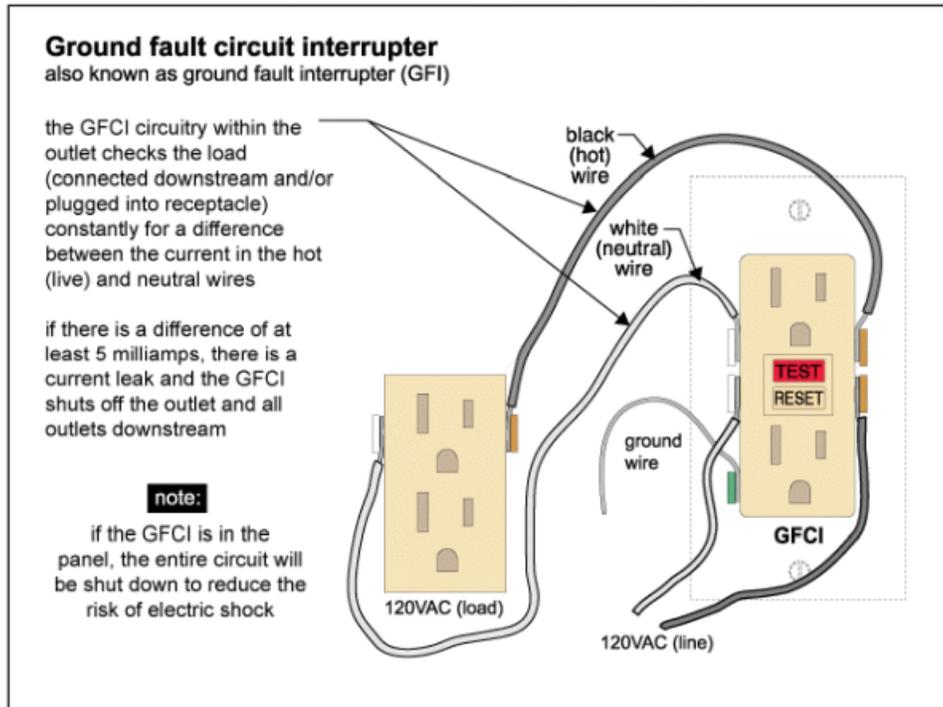
9. Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)

Implications: Electric shock.

Location: Bathroom outlet

Task: Provide GFI outlet for safety

Time: ASAP





10. Bathroom outlet missing GFI

DISTRIBUTION SYSTEM \ Cover plates

10. Condition: • Missing

Implications: Risk of electrical shock

Location: First Floor Bedroom

Task: Provide cover for switches

Time: ASAP



11.

Description of Building

Heating system type: • Boiler

Fuel/energy source: • Oil

Heat distribution: • Baseboards

Approximate age: • 10 years

Failure probability: • Low

Oil tank type/age:

• Replacement date of the steel oil tank. The steel oil tank expires on June 30 of the stamped year on the brass tag. This brass tag can be found fastened to the oil tank vent pipe located at the exterior of the home. This is a requirement by the PEI Government oil tank regulations.

The expiry date on the tag is not a guarantee of the steel oil tank's integrity. Property owners are responsible for their tank's quality and condition. Regular Inspections for rust are recommended.



12.

• 10 years

Chimney liner: • None

Observations and Recommendations

RECOMMENDATIONS \ General

11. Condition: • This oil furnace should be serviced ASAP and once a year thereafter. The fuel line oil filter and burner oil nozzle should be replaced once a year as part of yearly service. This should help reduce fuel costs and run efficiently. The air filter needs regular replacing as needed. Consult owners manual for more information.

12. Condition: • [The wood fireplace and chimney in the home should be Inspected and cleaned by a WETT \(Wood Energy Technical Training\) Certified Technician before being used and least once a year after that \(more often if needed\)](#) . This can greatly reduce the risk of creosote build up in the chimney which may lead to an out of control flu fire. These flu fires can lead to a structure fire.

Location: Wood fireplace

Task: WETT Inspection and cleaning
Time: Prior to use

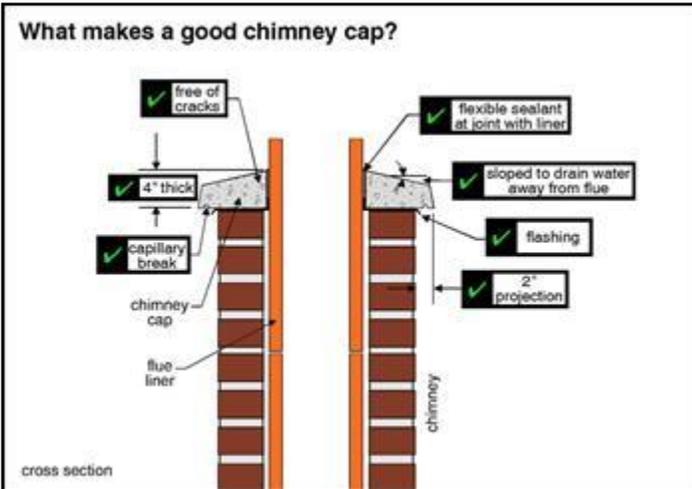
CHIMNEY AND VENT \ Masonry chimney

13. Condition: • This brick chimney appears to have no liner and lacks a proper chimney cap. It is recommend when burning wood that flu liner be installed inside the brick chimney. This flu liner, installed properly is a second layer of protection from fumes entering the home and flu fires. Flu fires can lead to structural fires. Your Insurance company may require a liner in the chimney. Implications: Carbon monoxide poisonous fumes entering the home, illness, Fire Hazard.

Location: Brick chimney

Task: Provide a chimney liner

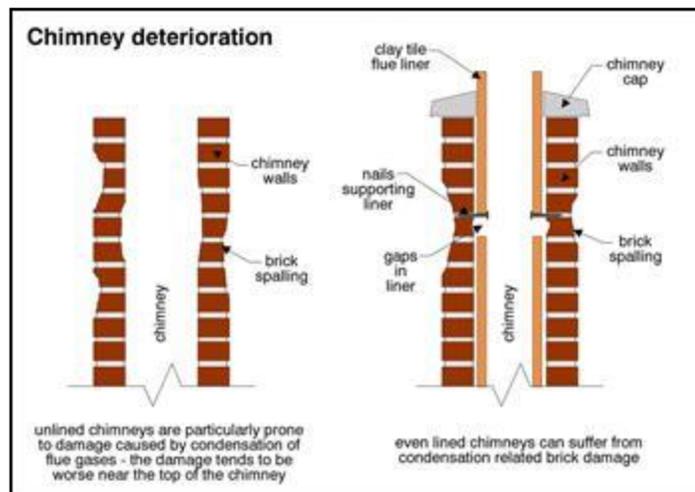
Time: ASAP



13.



14. No liner inside brick chimney



15.

Description of Building

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • Estimated at approximately R-40 Insulation Value. Note: The thickness of some areas of insulation may have settled from the original installation. Note: Today's standard level of insulation has increased to R-50. R-40 level of insulation is not a defect. This level of insulation may have been the standard at the the time of construction.

Inspection Methods and Limitations

Attic inspection performed: • By entering attic, but access was limited

Observations and Recommendations

ATTIC/ROOF \ Hatch/Door

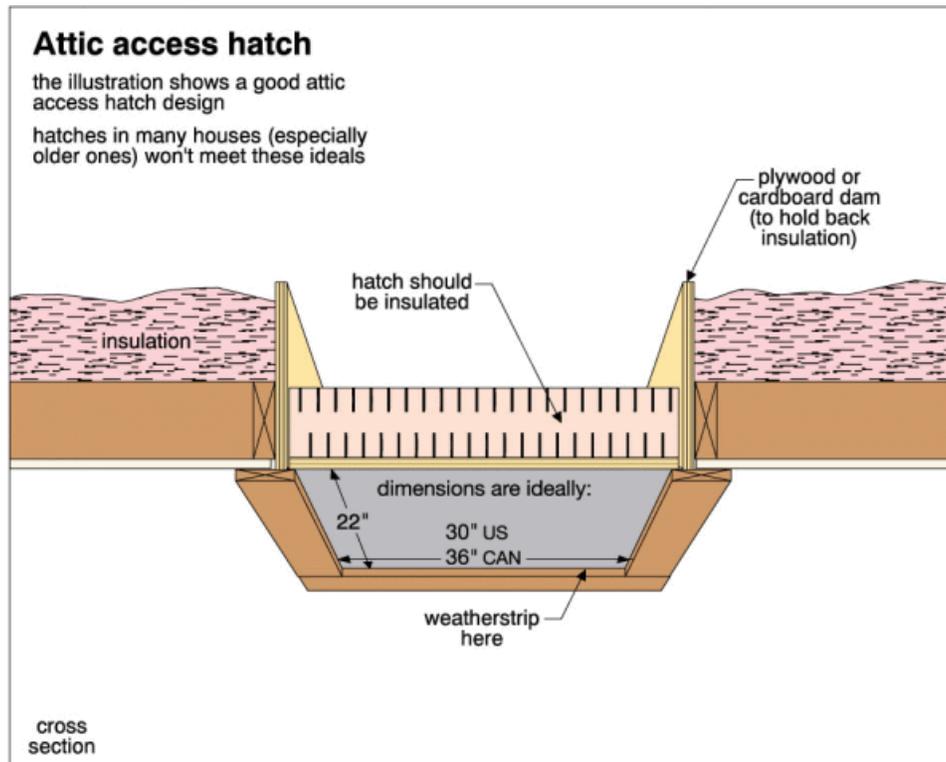
14. Condition: • Not insulated and not weatherstripped

Attic hatch Not insulated, weather stripped. Implications: Chance of condensation damage to finishes and/or structure, Increased heating and cooling costs, Reduced comfort.

Location: Master Bedroom closet ceiling

Task: Provide insulation and weather stripping

Time: Less than 1 year



INSULATION AND VENTILATION

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ROOFING

EXTERIOR

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16. *Attic hatch Not insulated, weather stripped*

ROOFING

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Description of Building

Water supply source (based on observed evidence): • Public

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the: • Front of the basement

Water flow and pressure: • Functional

Water heater type: • Combination system

Waste disposal system: • Municipal sewage system

Waste and vent piping in building: • ABS plastic

Pumps: • Sump pump

Inspection Methods and Limitations

Items excluded from a building inspection: • Well • Concealed plumbing • Tub/sink overflows

Observations and Recommendations

WASTE PLUMBING \ Sump pump

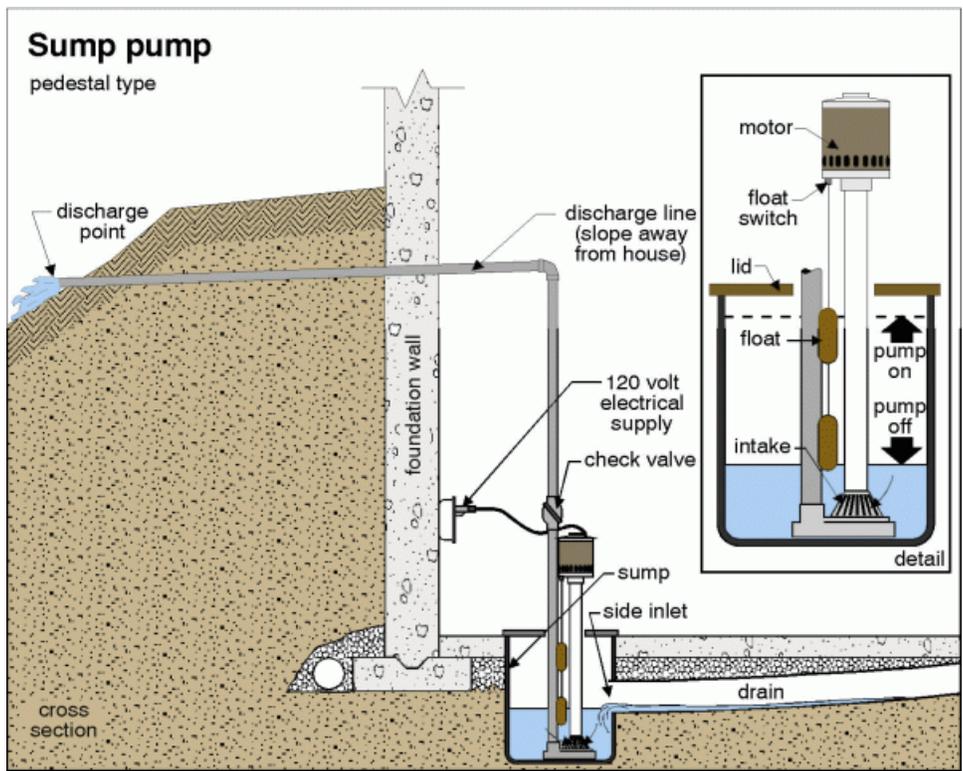
15. Condition: • Lid missing, rotted or not secure

Add cover to sump pump for safety. Implications: Trip or fall hazard, debris falling plugging sump pump.

Location: Basement sump pump

Task: Provide a cover for the sump pump

Time: Regular maintenance



17. Cover missing

Description of Building

TREC Walls (Interior and Exterior): • This web site is a maintenance schedule from CMHC. It offers good advise for any homeowner. This site also leads to other CMHC web sites which may be helpful to you.

Major floor finishes: • Hardwood • Ceramic

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Single/double hung • Vinyl

Glazing: • Double

Exterior doors - type/material: • Metal

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage/furnishings

Observations and Recommendations

RECOMMENDATIONS \ General

16. Condition: • Smoke detectors save lives. Photoelectric smoke alarms with battery back up are the recommended type (we did not verify the type of alarm).

THEY SHOULD BE MOUNTED ON THE CEILINGS OF EVERY BEDROOM (today's safety standards). On every level of the home should have at least one. It is recommended that smoke detectors be connected to each other such that if one alarm is activated, all alarms will sound (interconnection may be hard-wired or wireless). Smoke detectors should be tested on a monthly basis as part of your regular maintenance. It is recommend that the batteries be replaced and lightly vacuum the interior of every smoke detector every six months. Not knowing the age of these smoke detectors we recommend all smoke detectors be replaced ASAP and every 10 years as recommended by most manufactures to reduce the risk of a malfunction. Smoke alarms are not tested as part of the Inspection, as pushing the test button is not is a guarantee that the alarms will function during emergency conditions. Smoke alarms should be installed as per manufactures instructions, we do not verify these instructions as part of the Inspection.

17. Condition: • The best building practice is for a 5lb ABC fire extinguisher be installed in the home. This fire extinguisher would help reduce or extinguish a small fire.

CEILINGS \ General notes

18. Condition: • Stains

This ceiling stain is dry at the time of inspection. Cause unknown? Implications: Chance of water damage to structure, finishes and contents.

Location: First Floor Bedroom closet ceiling

Task: Further evaluation - Monitor, repaint when remodeling

Time: Regular maintenance



18. ceiling stain, dry at the time of inspection

WINDOWS \ Glass (glazing)

19. Condition: • Cracked

This living room window is cracked and has lost its seal. Note: The vendor has reported they will replace this window. Implications: Physical injury, window deteriorating.

Location: First Floor Living Room

Task: Replace window glass

Time: Regular maintenance



19. Cracked window, Lost seal

STAIRS \ Spindles or balusters

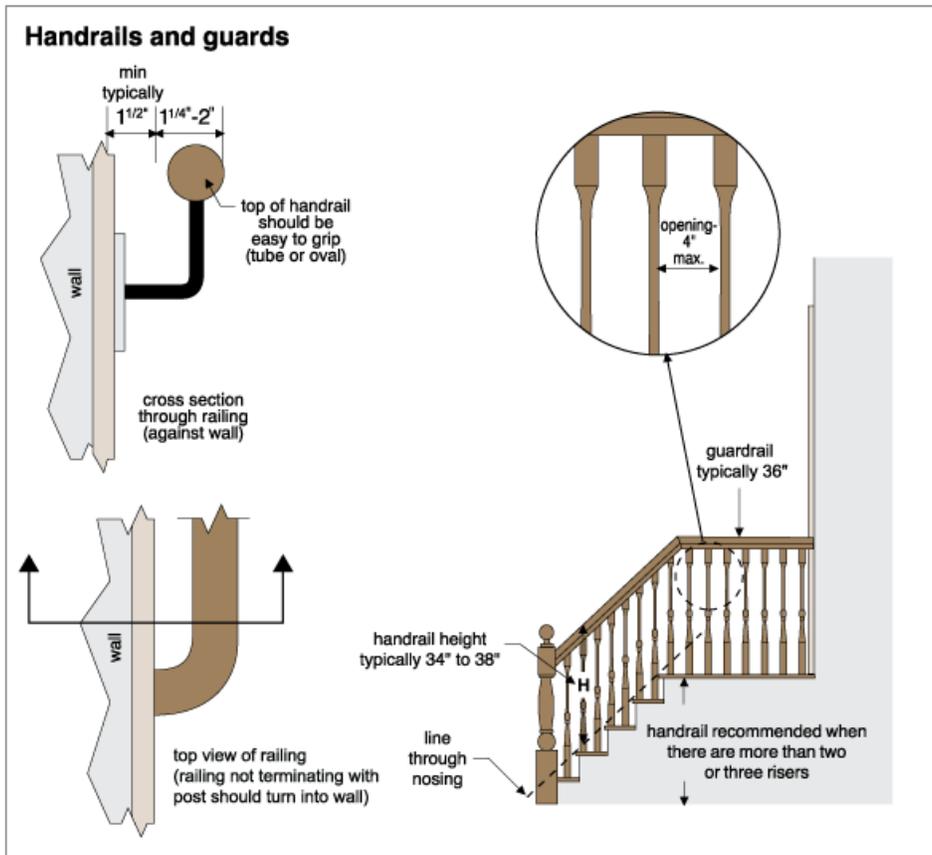
20. Condition: • Too far apart

Today's standard for stair construction is for spindles to be spaced no more than 4" apart for safety. Implications: Fall hazard, injury.

Location: First Floor stair handrail

Task: Upgrade to 4" spacing for safety

Time: ASAP



20. Spindled too far apart

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS