

INSPECTION REPORT



For the Property at:
123 RAFTER RD.
MY VILLAGE, ON

Prepared for: TRUSS TRUSTY
Inspection Date: Friday, February 2, 2024
Prepared by: Nicholas Lentz

New Life Home Inspections
133 3rd Avenue
Timmins, ON P4N 7J2
705-274-9360

newlifehomeinspections.com
nick@newlifehomeinspections.com

May 22, 2025

Dear Truss Trusty,

RE: Report No. 1012, v.5
123 Rafter Rd.
My Village, ON

Thanks very much for choosing New Life Home Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Please note: The business address listed is the company's mailing address only. If you need to reach me, please call or email.

Sincerely,

Nicholas Lentz
on behalf of
New Life Home Inspections

New Life Home Inspections
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AGREEMENT

123 Rafter Rd., My Village, ON February 2, 2024

Report No. 1012, v.5

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PARTIES TO THE AGREEMENT

Company

New Life Home Inspections
133 3rd Avenue
Timmins, ON P4N 7J2

Client

Truss Trusty

This is an agreement between Truss Trusty and New Life Home Inspections.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our national association.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

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3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the condition of the property.

I have read, understood, and accepted the above Limitations and Conditions of this Home Inspection.

I, Truss Trusty (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY

123 Rafter Rd., My Village, ON February 2, 2024

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SUMMARY

STRUCTURE

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

Observations and Recommendations

ROOF FRAMING \ Rafter/trusses

1. Condition: • Split

Top chord of roof truss is cracked through, possibly due to excess load on roof.

Implication(s): Weakened structure | Chance of structural movement

Location: Attic

Task: Repair

Time: Immediate



Split

2. Condition: • Mechanical damage

Collar tie has failed and broken, possibly due to low quality wood and/or overloading of roof structure.

Implication(s): Weakened structure | Chance of structural movement

Location: Attic

Task: Replace

Time: Immediate



Mechanical damage

STRUCTURE

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SUMMARY

STRUCTURE

REFERENCE

3. Condition: • Mechanical damage

Two truss webs (supports) have been cut and removed to accommodate duct work. Trusses are engineered roof supports and any cutting, holes or notches made in them severely compromises their strength.

Implication(s): Weakened structure | Chance of structural movement

Location: Attic

Task: Further evaluation

Time: As soon as possible



Mechanical damage

4. Condition: • Truss uplift

Truss uplift is a seasonal issue in cold climates that is primarily cosmetic. It only occurs in the winter. One explanation is the expansion of wood framing members in the attic due to the significant humidity changes that occur during the winter. This crack will likely appear in the winter, but then should disappear in the spring as the bottom of the truss settles back down.

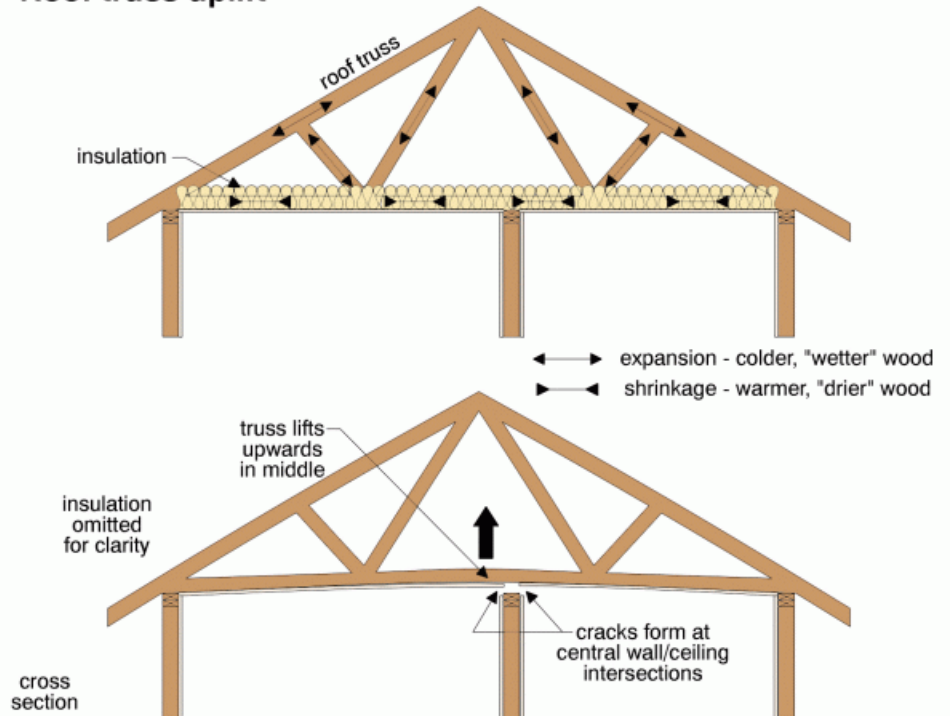
Implication(s): Cosmetic issue only

Location: Center First Floor Hall

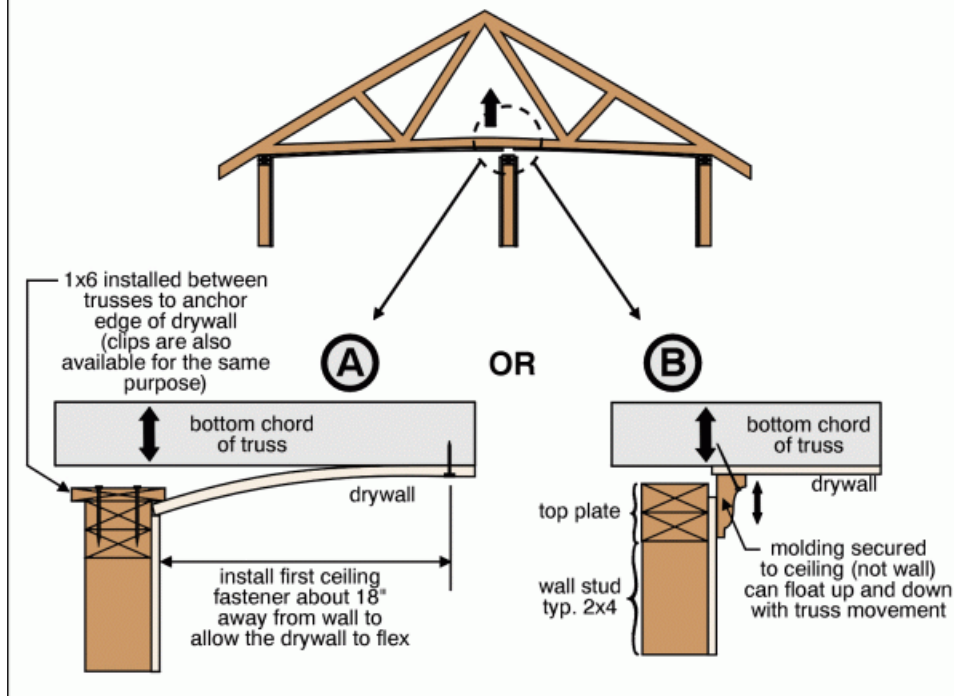
Task: Monitor

Time: Ongoing

Roof truss uplift



Roof truss uplift - remedial action



STRUCTURE

123 Rafter Rd., My Village, ON February 2, 2024

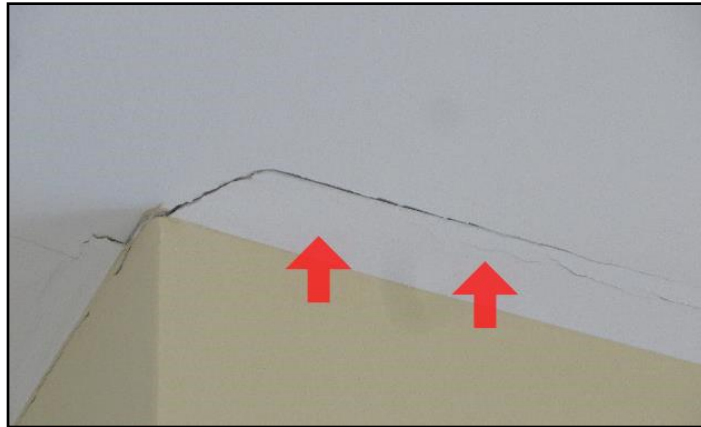
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SUMMARY

STRUCTURE

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Truss uplift

5. Condition: • Rot

Severe rot noted in this rafter. In this condition, it will not be able to carry its load properly. Recommend repair or replacement.

Implication(s): Weakened structure

Location: Attic

Task: Replace

Time: Immediate



Rot

ROOF FRAMING \ Collar ties/rafter ties

6. Condition: • Missing

Recommend installation of collar ties between opposing rafter pairs to prevent rafter sag. Currently no evidence of sag, but this would be a low cost yet very beneficial upgrade.

Implication(s): Weakened structure | Chance of structural movement

Location: Throughout Attic

Task: Provide

Time: discretionary

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Missing

ROOF FRAMING \ Sheathing (roof/attic)

7. Condition: • Fire damage

Widespread fire damage was noted in the attic. Wood that is charred already could be more susceptible to further fires, should they occur. Wood structures that have endured fire are also weakened by it. Recommend further evaluation.

Implication(s): Weakened structure

Location: Throughout Attic

Task: Further evaluation

Time: Immediate



Fire damage

8. Condition: • Sagging

Generalized sagging or dishing of roof sheathing between rafters. Suggest further evaluation by a qualified roofing contractor

Implication(s): Weakened structure | Chance of structural movement

Location: Center Roof

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STRUCTURE

REFERENCE

Task: Monitor

Time: Ongoing



Sagging

9. Condition: • Sagging

Ongoing moisture penetration through the roof covering has severely deteriorated the roof sheathing here. Plywood is delaminating and there is also widespread evidence of rot. Repairs should be performed as soon as possible.

Implication(s): Weakened structure | Chance of structural movement

Location: Center Attic

Task: Repair

Time: Immediate



Sagging

10. Condition: • Attic has been painted throughout. This may have been an attempt to treat mold or mildew as a result of condensation issues in the attic. Recommend ongoing monitoring.

Location: Throughout Attic

Task: Monitor

STRUCTURE

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SUMMARY

STRUCTURE

REFERENCE

Time: Ongoing



attic painted

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