

GoldEye Home Inspection Ltd

Home Inspection Report



Prepared By: Steven Schroeder
For:

GoldEye Home Inspection Ltd.

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Guelph ON N1H 5W8

(226) 314-2012



Dear ,

RE: Report No. SAMPLE
Guelph, ON

Thank you very much for choosing GoldEye Home Inspection Ltd. to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the Ontario Association of Home Inspectors (OAHI). 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.

There are a couple of things to note to get the fullest value from the report. When reading the report online, you will see some text in blue. These are links to articles with more information on the subject being discussed. Similarly, at the end of the report there is a reference section with a list of subject areas. These are links to chapters on each subject from a book called the Home Reference Book. When printed, this is a \$59 value but you get it included free with your 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.

Sincerely,

Steven Schroeder
on behalf of
Goldeye Home Inspection

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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.

The conditions listed below and the components related to these should be further evaluated and repaired by a licensed contractor or professional. This will allow a specialist to fully evaluate the system and components, and identify issues beyond our scope of work.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Missing, loose or torn](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Roof

Task: Repair or replace

Time: Immediate

Heating

GAS FURNACE \ Mid- and high-efficiency gas furnace

Condition: • [Condensate problems](#)

Recommend servicing furnace by qualified HVAC (Heating Ventilation Air Conditioning) technician prior to winter. Ensure leak is repaired.

Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy

Location: Basement Utility Room

Task: Repair/Further evaluation

Time: Immediate

Insulation and Ventilation

ATTIC/ROOF \ Hatch

Condition: • [Not weatherstripped](#)

Black stains on wood are possibly mold. Warm air leaking past hatch door can condense on the wood when attic is cold. Weatherstripping should be provided to reduce chance of further moisture damage.

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Location: Second Floor Master Bedroom

Task: Repair or replace

Time: Less than 1 year

Plumbing

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Leak](#)

Leak below sink in master bathroom.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Master Bathroom

Task: Repair or replace

Time: Immediate

Condition: • [Slow drains](#)

Both second floor bathroom sink drains.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Bathroom

Task: Repair

Time: Immediate

FIXTURES AND FAUCETS \ Shower stall

Condition: • [Leak](#)

Leak from shower unit detected on floor in furnace room.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement Bathroom

Task: Repair or replace

Time: Immediate

Interior

BASEMENT \ Wet basement - evidence

Condition: • [Stains](#)

Staining on the floor joists above the basement bathroom indicates an ongoing problem with humidity in this area. It could be related to the use of the Heat Recovery Ventilator fan for ventilation in this area. Operating the primary fan frequently or continuously can help to remove moisture from the house and reduce the chance of mildew or mold growth in these areas.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Basement Washroom

Task: Monitor

Time: Ongoing

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.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

[Home Improvement - ballpark costs](#)

Description

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Metal

Limitations

Inspection performed: • By walking on roof

Recommendations

RECOMMENDATIONS \ Overview

Condition: • When conditions for which ACTION RECOMMENDED is indicated in this section of the report are not addressed, it may increase the potential for moisture related damage to and accelerated deterioration of the roof SYSTEM COMPONENTS including, but not limited to, roof coverings, roof decking, roof structural members, thermal insulation, access by pests and vermin, and damage and/or accelerated deterioration of other exterior and interior COMPONENTS as well as for personal injury.

SLOPED ROOFING \ Asphalt shingles

Condition: • [Missing, loose or torn](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Roof

Task: Repair or replace

Time: Immediate



Missing, loose or torn

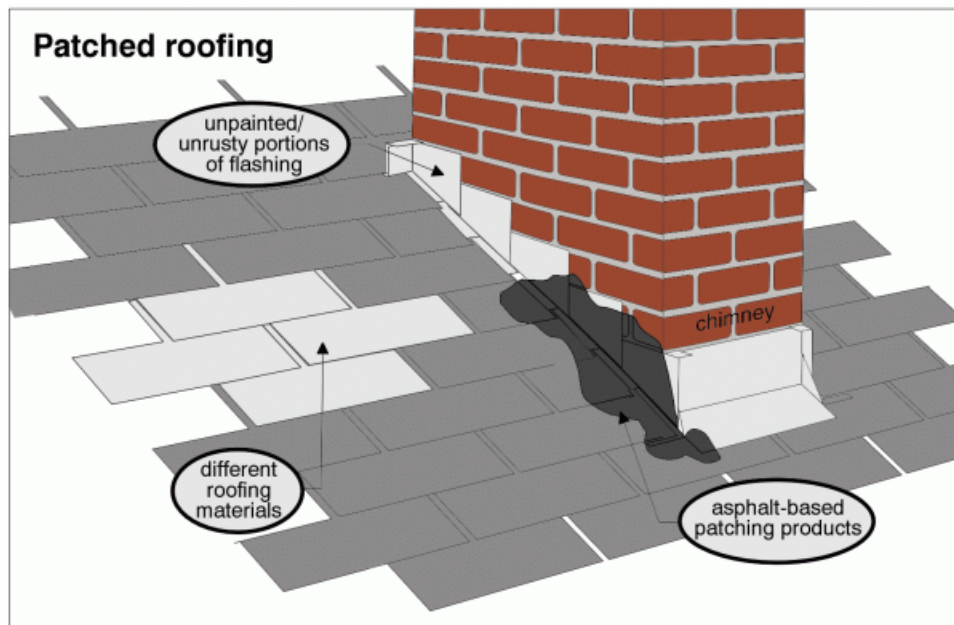
Condition: • [Patched](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Roof

Task: Monitor

Time: Ongoing



Patched

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Stucco](#)

Soffit and fascia: • [Metal](#)

Driveway: • Concrete

Walkway: • Concrete

Deck: • Raised • Wood

Exterior steps: • Concrete • Wood

Fence: • Wood • Chain link

Garage:

• General

Attached

Recommendations

RECOMMENDATIONS \ Overview

Condition: • When conditions for which ACTION RECOMMENDED is indicated in this section of the report are not addressed, it may increase the potential for moisture related foundation and structural damage, access by pests and vermin, damage to and/or accelerated deterioration of other exterior and interior COMPONENTS as well as for personal injury.

ROOF DRAINAGE \ Gutters

Condition: • [Clogged](#)

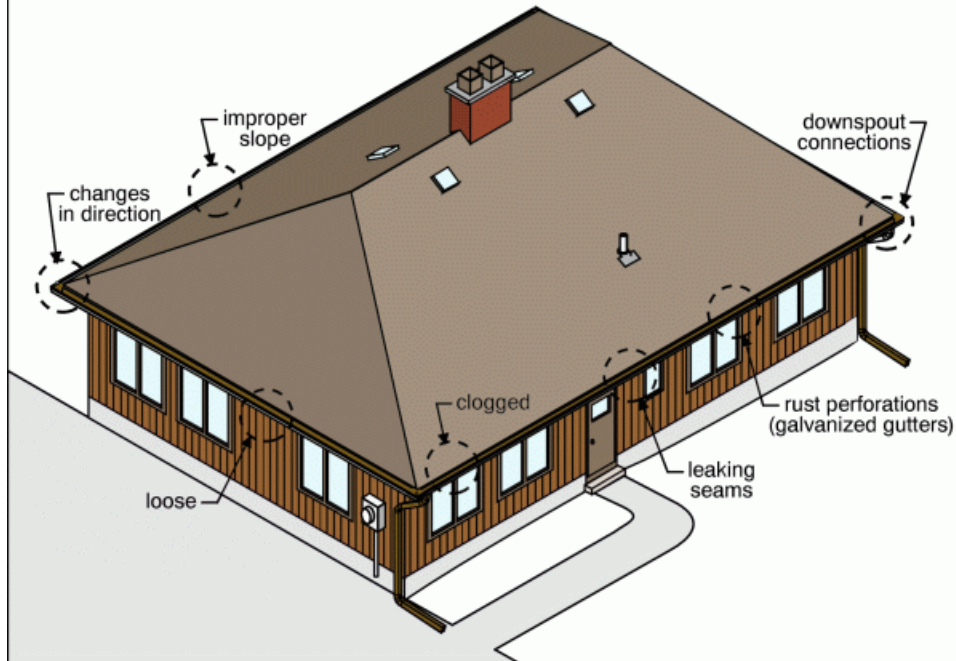
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Garage Roof

Task: Clean

Time: Immediate

Gutters - common reasons for leakage



Clogged

Condition: • [Improper slope, ponding](#)

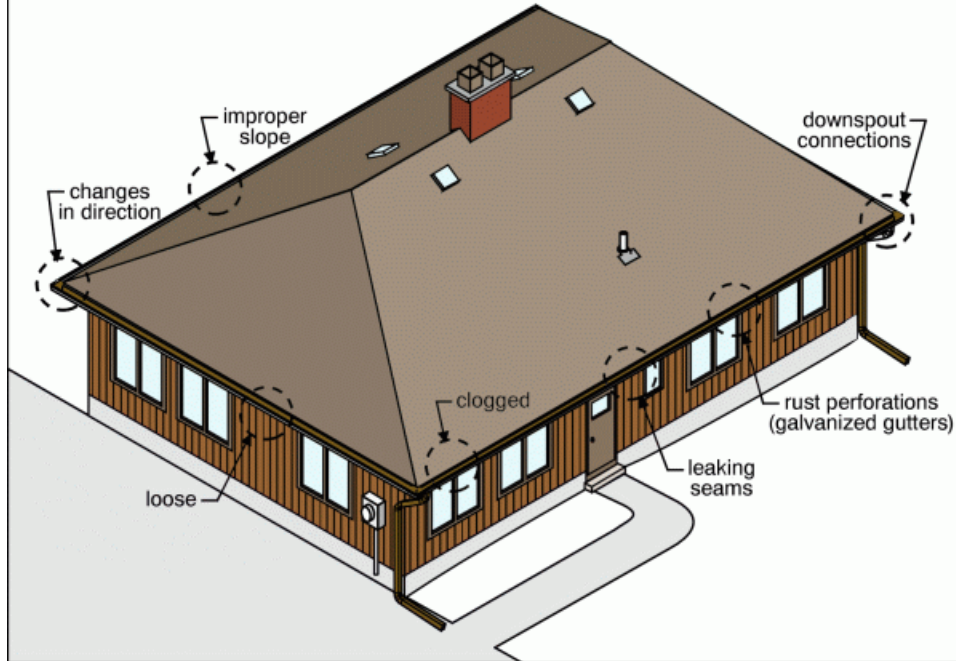
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front

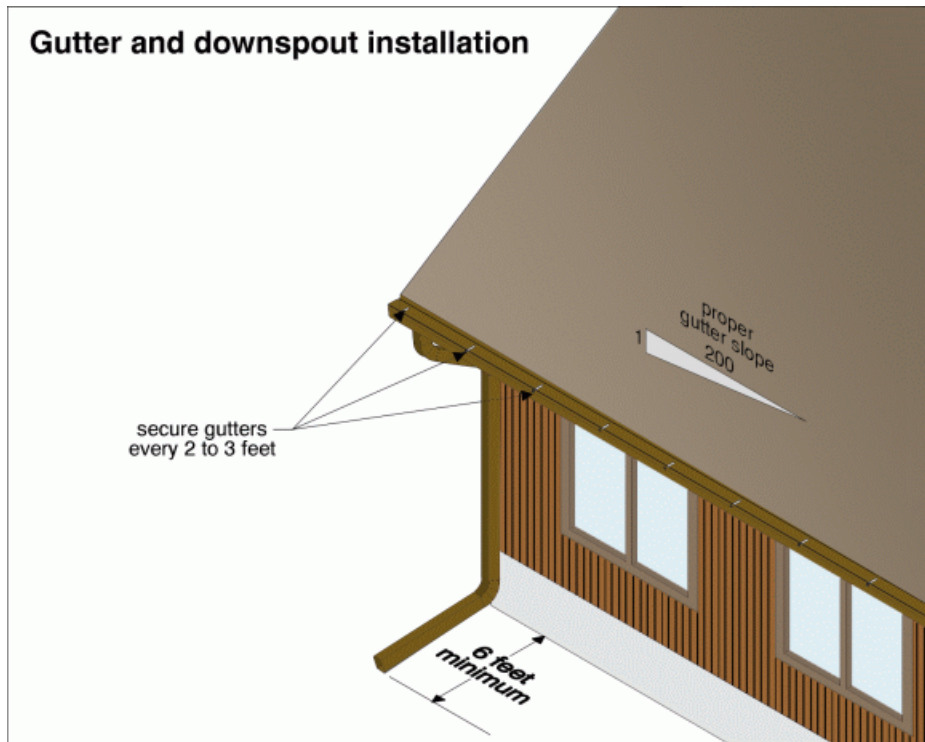
Task: Improve

Time: Less than 1 year

Gutters - common reasons for leakage



Gutter and downspout installation





Improper slope, ponding

ROOF DRAINAGE \ Downspouts

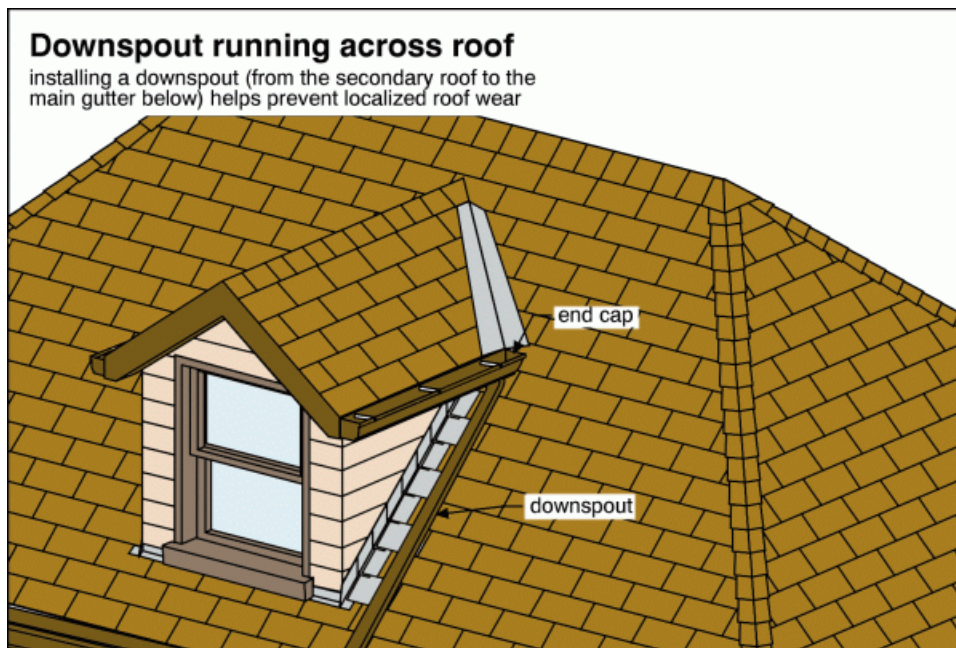
Condition: • [Downspouts discharging onto roofs](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Roof

Task: Improve

Time: Less than 1 year





Downspouts discharging onto roofs

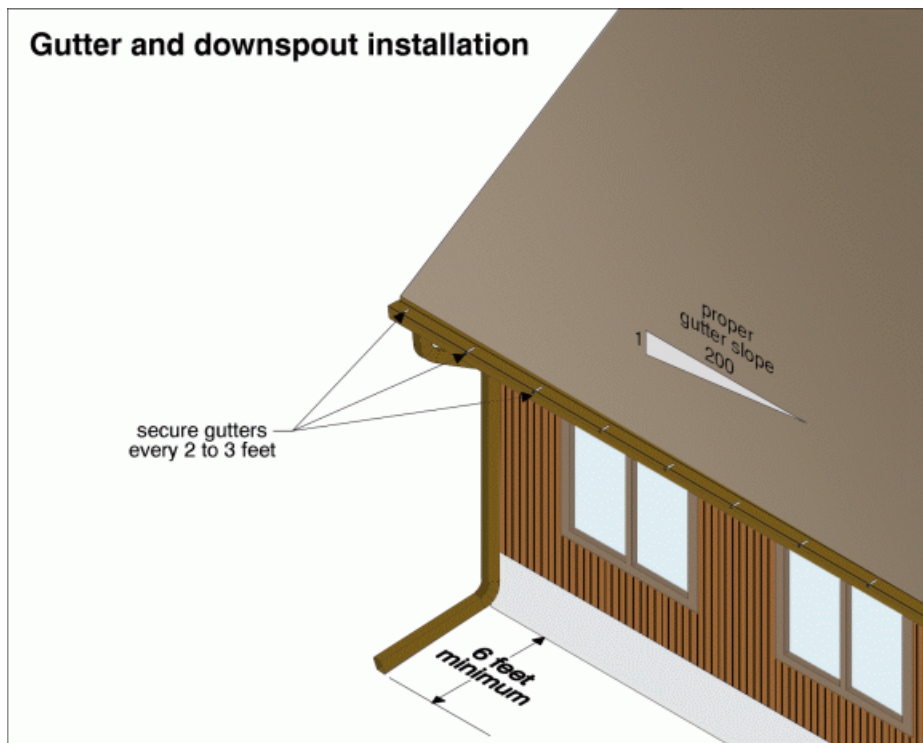
Condition: • [Should discharge 6 feet from building](#)

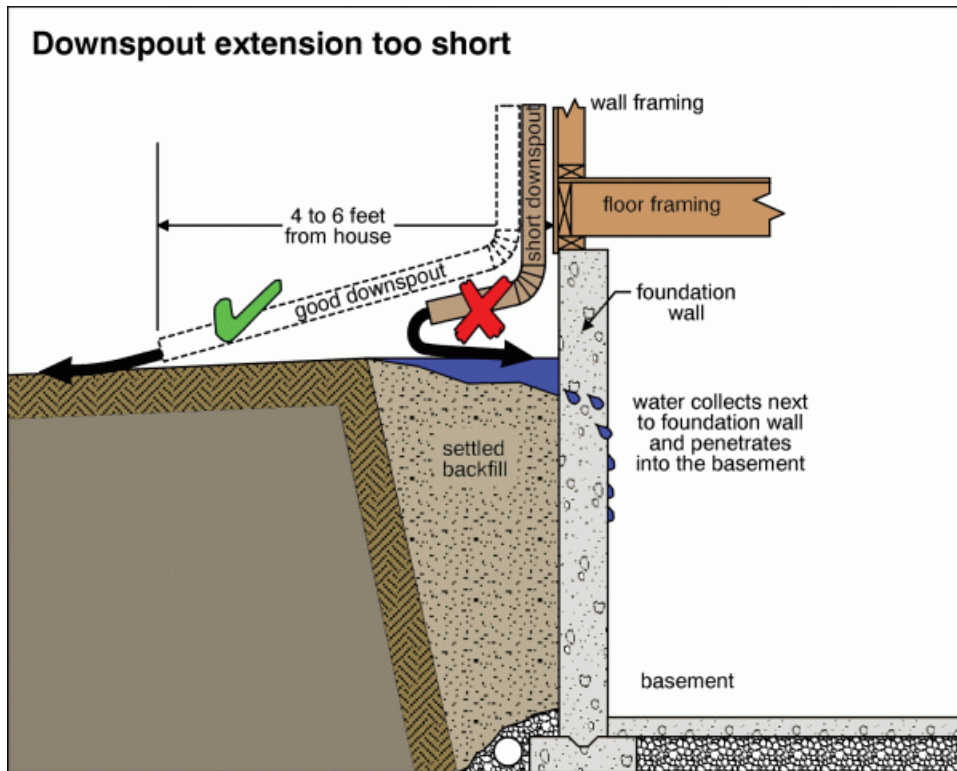
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior Wall

Task: Repair or replace

Time: Immediate





Should discharge 6 feet from building

WALLS \ Stucco and EIFS

Condition: • [Crumbling](#)

Minor cracking/crumbling of stucco is typical for house of this age. Monitor and repair to reduce chance of water damage

to structure and interior finishes and contents.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

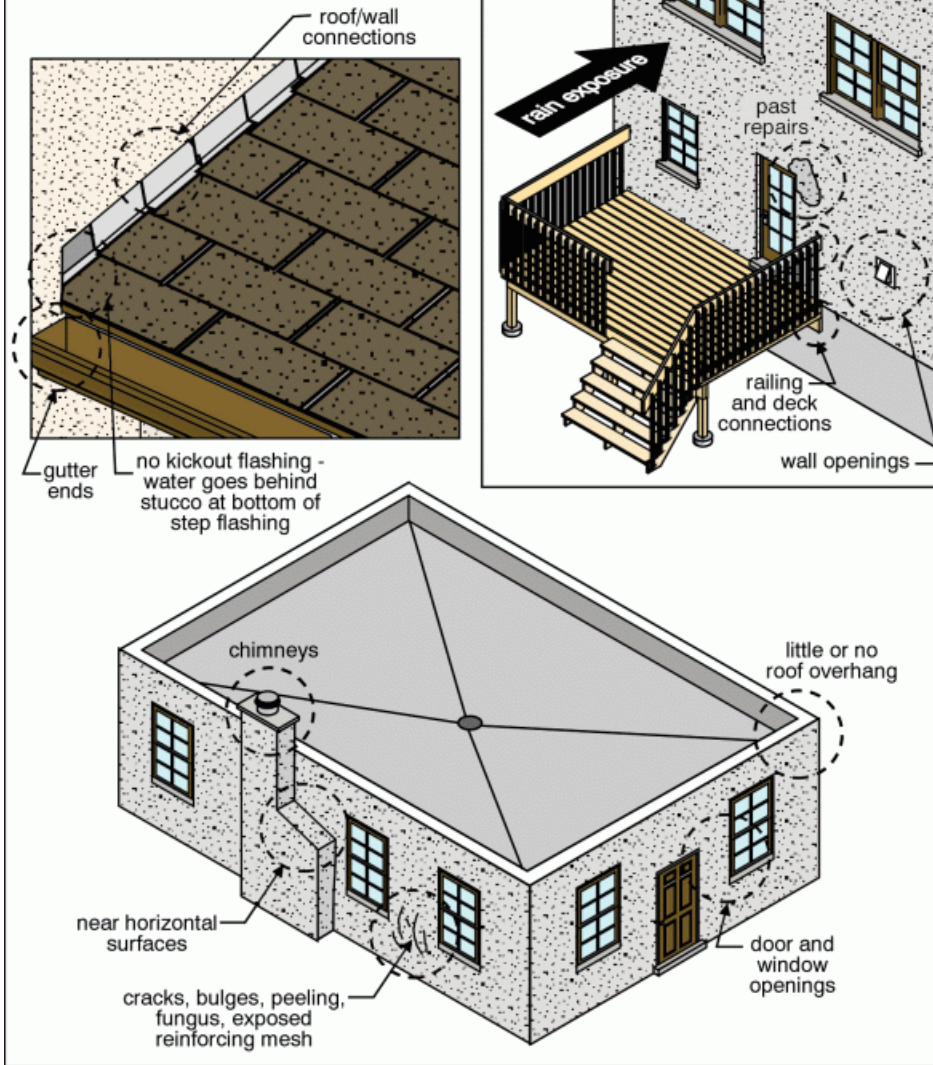
Location: Various Exterior Wall

Task: Repair Monitor

Time: Ongoing

Exterior inspection strategy for EIFS

things to watch for:





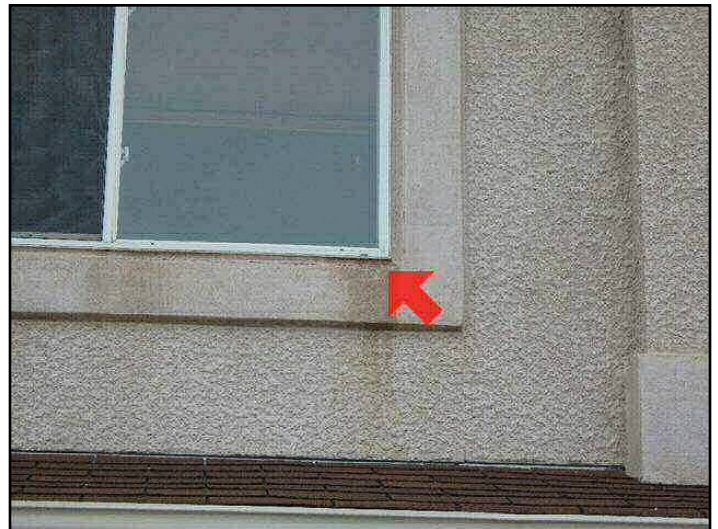
Crumbling



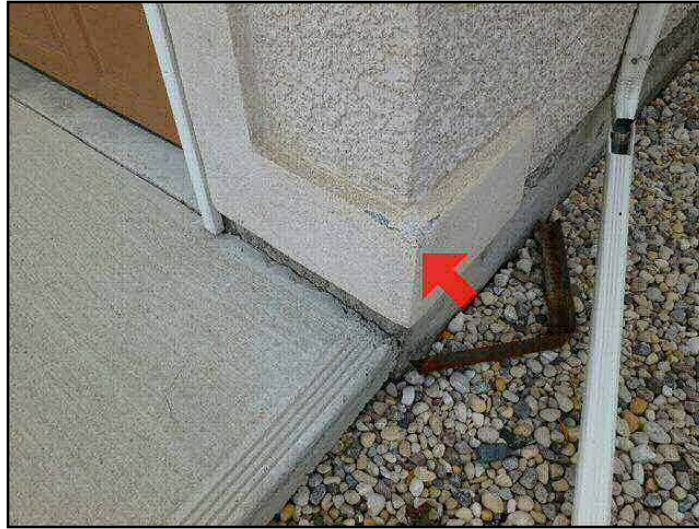
Crumbling



Crumbling



Crumbling



Crumbling

EXTERIOR GLASS \ Window wells

Condition: • Rebar stuck in window well drain.

Implication(s): If drain is functioning, this is not a problem. It may be an indication tha the drain was not functioning and the homeowner attempted to clear it. If the drain is not functioning it is important to prevent water from pooling against the wall and potentially leaking into the house by clearing the drain or by installing a window well cover. The implications would be damage to the strucutre and interior finishes and contents.

Location: Various Exterior

Task: Monitor

Time: Ongoing



LANDSCAPING \ Walkway

Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Location: Exterior

Task: Monitor to ensure that repairs are made before it becomes a tripping hazard.

Time: Ongoing



Cracked or damaged surfaces

GARAGE \ Vehicle door operators

Condition: • [Fails to auto reverse](#)

Adjustment to automatic garage door opener required.

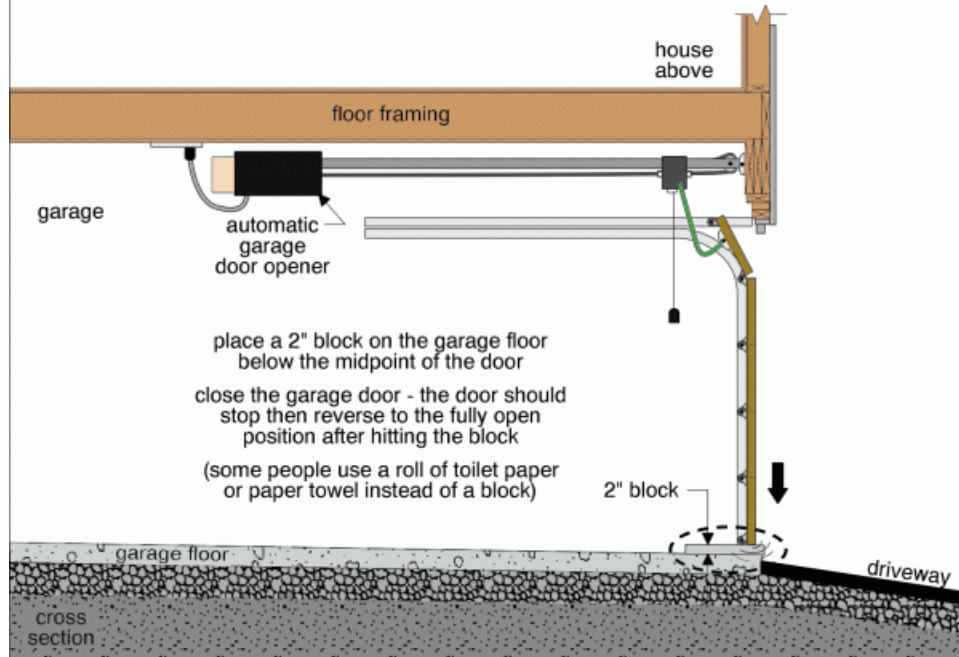
Implication(s): Physical injury

Location: Garage

Task: Correct

Time: Immediate

Testing automatic reverse



SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Steel columns • Built-up wood beams • Subfloor - OSB (Oriented Strand Board)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Trusses](#)

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings

Percent of foundation not visible: • 100 %

Recommendations

RECOMMENDATIONS \ Overview

Condition: • No structure recommendations are offered as a result of this inspection.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Service entrance cable and location: • [Underground copper](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [125 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - water pipe](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

• [AFCI - panel](#)

Serving bedrooms

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Limitations

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

Recommendations

RECOMMENDATIONS \ Overview

Condition: • When conditions for which ACTION RECOMMENDED is indicated in this section of the report are not addressed, it may increase the potential for electric shock, electrocution, overheating of electrical SYSTEM COMPONENTS, fire, and damage to and/or accelerated deterioration of electrical COMPONENTS and other exterior and interior COMPONENTS as well as for personal injury.

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [No links for multi-wire circuits](#)

Several pairs of black and red have breakers that are unlinked (no bridges so that both breakers will trip if one does). They should be evaluated to determine if they serve the same circuits.

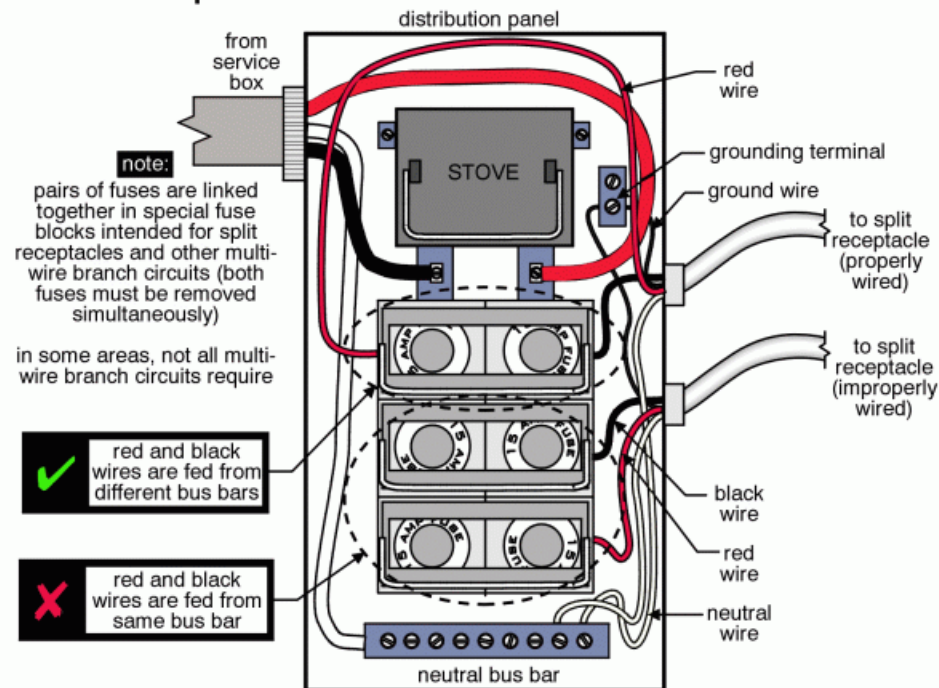
Implication(s): Electric shock

Location: Basement Bedroom

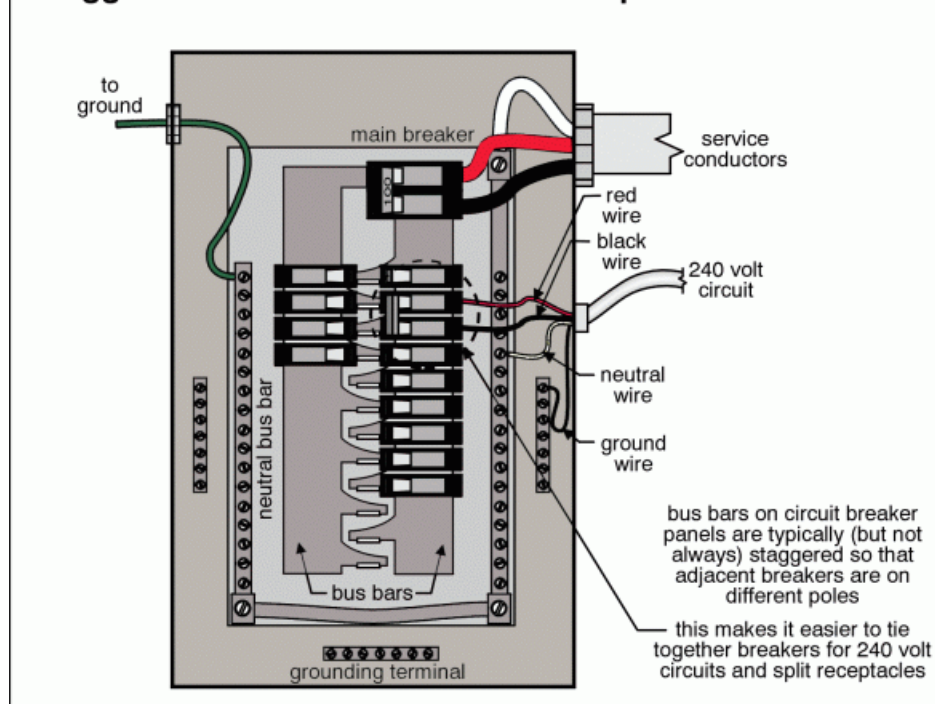
Task: Provide

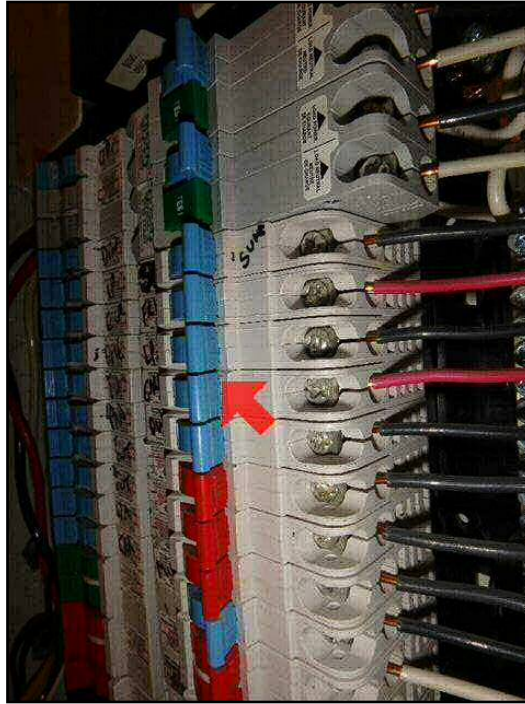
Time: Immediate

Overcurrent protection for multi-wire branch circuits



Staggered bus bars on circuit breaker panels





No links for multi-wire circuits

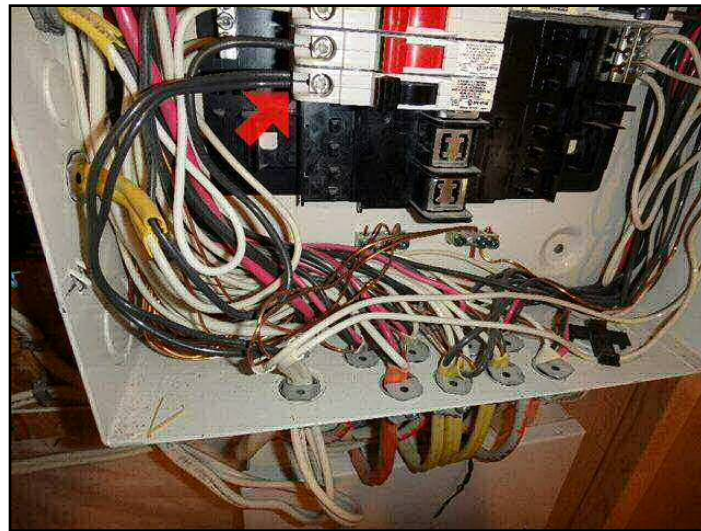
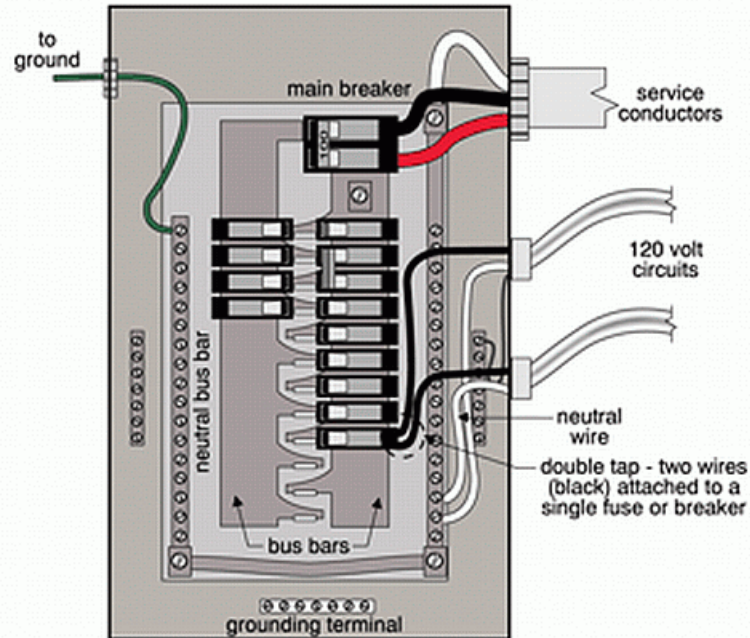
Condition: • [Double taps](#)

Implication(s): Fire hazard

Location: Basement Bedroom

Task: Correct

Time: Immediate

Double tapping (double lugging)*Double taps*

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer: • Payne

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent - sealed combustion](#)

Approximate age: • [10 years](#)

Main fuel shut off at: • Meter • Exterior wall

Fireplace: • [Gas fireplace](#)

Chimney/vent: • None

Chimney liner: • [Not required](#)

Combustion air source: • Outside - sealed combustion

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

Recommendations

RECOMMENDATIONS \ Overview

Condition: • When conditions for which ACTION RECOMMENDED is indicated in this section of the report are not addressed, it may increase the potential for compromising the effectiveness of protective features, overheating, damage and/or deterioration of HVAC SYSTEM COMPONENTS, the introduction of HVAC SYSTEM combustion byproducts into the interior environment, for damage to and/or accelerated deterioration of other exterior and interior COMPONENTS as well as for personal injury.

GAS FURNACE \ Mid- and high-efficiency gas furnace

Condition: • [Condensate problems](#)

Recommend servicing furnace by qualified HVAC (Heating Ventilation Air Conditioning) technician prior to winter. Ensure leak is repaired.

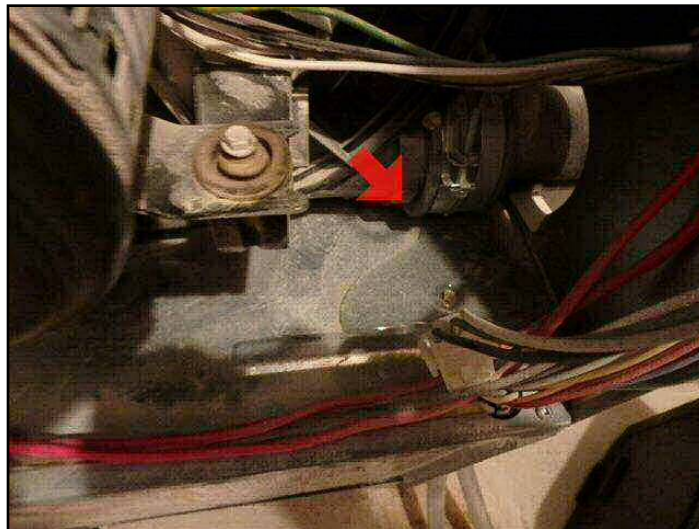
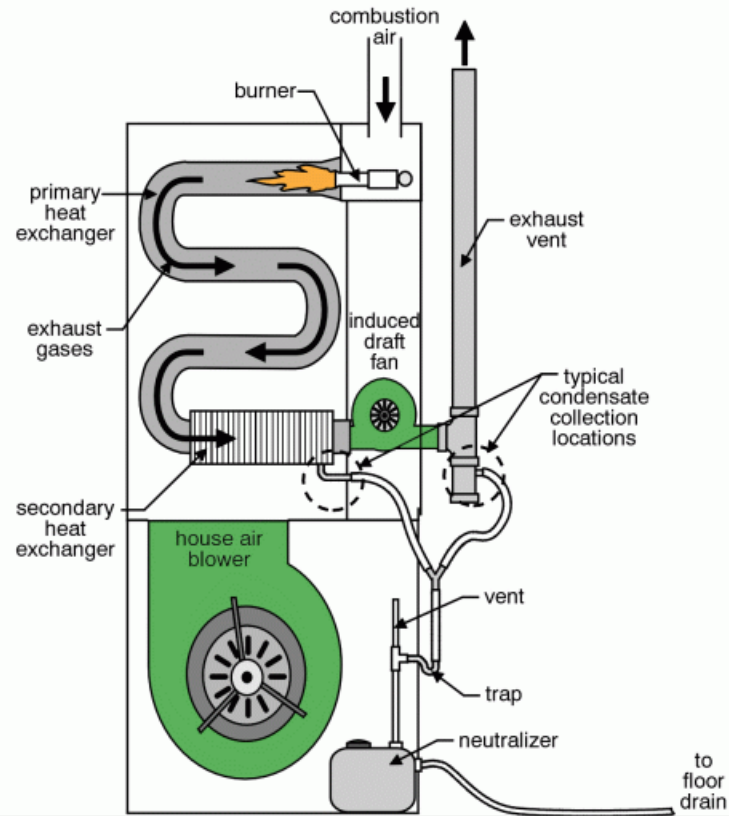
Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy

Location: Basement Utility Room

Task: Repair/Further evaluation

Time: Immediate

Condensation in high efficiency furnaces



Condensate problems

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Air conditioning type: • [Air cooled](#)

Cooling capacity: • [24,000 BTU/hr](#)

Compressor approximate age: • 10 years

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Heat gain calculations: • Not done as part of a building inspection

Recommendations

RECOMMENDATIONS \ Overview

Condition: • When conditions for which ACTION RECOMMENDED is indicated in this section of the report are not addressed, it may increase the potential for overheating of and/or damage to A/C SYSTEM COMPONENTS, moisture damage, and loss of SYSTEM refrigerant, and for damage to and/or accelerated deterioration of A/C and evaporative cooling COMPONENTS, other exterior and interior COMPONENTS as well as for personal injury.

Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount/value:

- [R-32](#)

Based on estimated 9-10"xR3.5/inch

Attic/roof ventilation: • [Roof and soffit vents](#)

Attic/roof air/vapor barrier: • [Not visible](#)

Wall insulation material: • [Glass fiber](#)

Foundation wall insulation material: • [Glass fiber](#)

Foundation wall insulation amount/value: • Not determined

Foundation wall air/vapor barrier: • Plastic

Mechanical ventilation system for home:

- Principal exhaust fan

Serves whole house. Not: there are no dedicated fans in any of the bathrooms. It is very important to keep this fan operating to push moist air out of the house when cooking or using showers.

Limitations

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

ATTIC/ROOF \ Hatch

Condition: • [Not weatherstripped](#)

Black stains on wood are possibly mold. Warm air leaking past hatch door can condense on the wood when attic is cold. Weatherstripping should be provided to reduce chance of further moisture damage.

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Location: Second Floor Master Bedroom

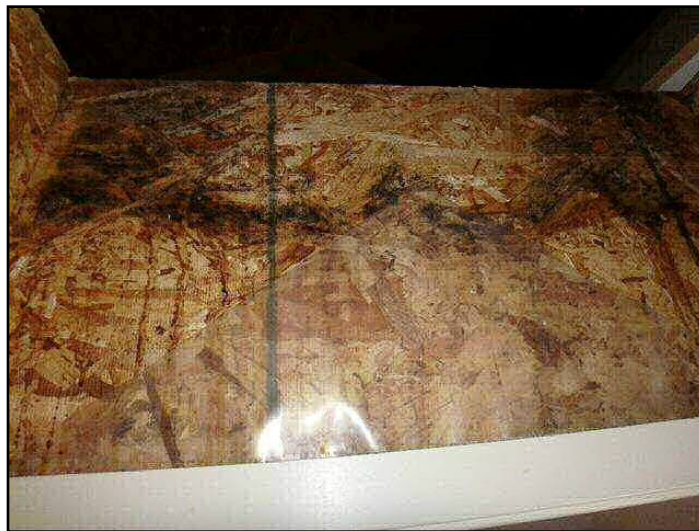
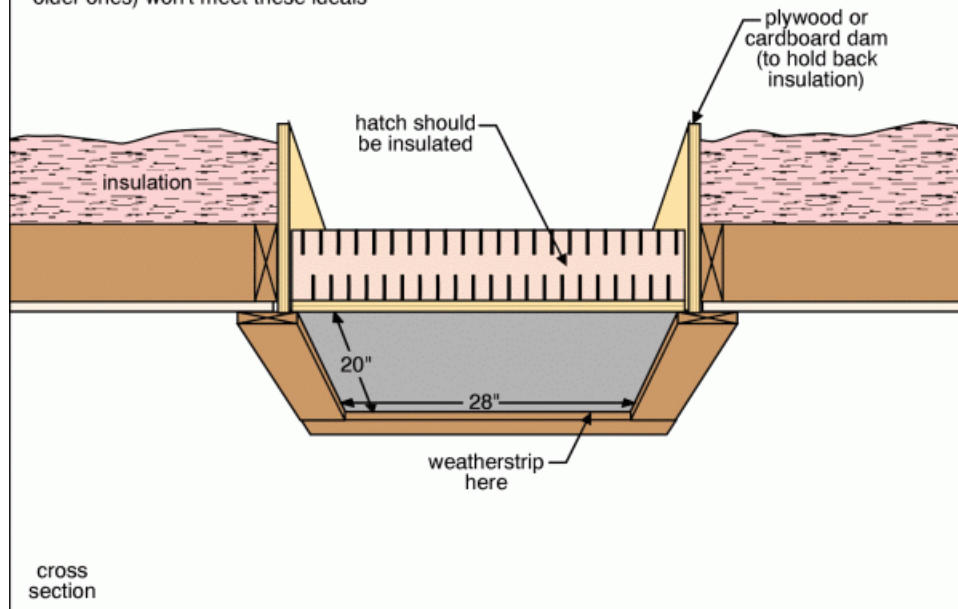
Task: Repair or replace

Time: Less than 1 year

Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



Not weatherstripped

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Water supply source: • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Plastic](#)

Main water shut off valve at the:

• Basement

Under stairs

Water heater fuel/energy source: • [Electric](#)

Water heater type: • [Conventional](#)

Tank capacity: • 170 Litres

Water heater approximate age: • 9 years

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [Plastic](#)

Floor drain location: • Near heating system

Gas piping: • Steel

Main fuel shut off valve at the: • Exterior • Gas meter

Exterior hose bibb: • Present

Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Recommendations

RECOMMENDATIONS \ Overview

Condition: • When conditions for which ACTION RECOMMENDED is indicated in this section of the report are not addressed, it may increase the potential for moisture damage, cross-connections, waste leaks, the introduction of sewer gas and/or water heating SYSTEM combustion byproducts into the interior environment, for damage to and/or accelerated deterioration of plumbing COMPONENTS and other exterior and interior COMPONENTS as well as for personal injury.

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Leak](#)

Leak below sink in master bathroom.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Master Bathroom

Task: Repair or replace

Time: Immediate

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Condition: • [Slow drains](#)

Both second floor bathroom sink drains.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Bathroom

Task: Repair

Time: Immediate

FIXTURES AND FAUCETS \ Faucet

Condition: • [Loose](#)

Implication(s): Equipment failure

Location: First Floor Bathroom

Task: Repair or replace

Time: Less than 1 year



Loose

FIXTURES AND FAUCETS \ Toilet

Condition: • [Leak](#)

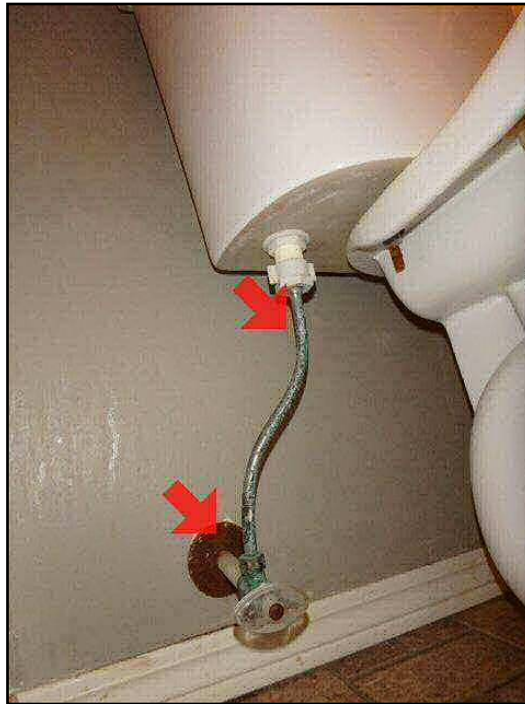
Possible leak

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Bathroom

Task: Further evaluation

Time: Immediate



Leak

FIXTURES AND FAUCETS \ Shower stall

Condition: • [Leak](#)

Leak from shower unit detected on floor in furnace room.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement Bathroom

Task: Repair or replace

Time: Immediate



Leak

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Major floor finishes: • [Carpet](#) • [Resilient](#) • [Laminate](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#) • [Stucco/texture/stipple](#) • [Suspended tile](#)

Windows: • [Fixed](#) • [Sliders](#) • [Casement](#) • [Awning](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Metal](#) • Garage door - metal

Evidence of basement leakage:

• Stains

Near shower in basement bathroom

Kitchen ventilation: • Exhaust fan • Discharges to exterior

Bathroom ventilation: • I recirculation through furnace

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint • Storage in closets/cupboards

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum

Recommendations

RECOMMENDATIONS \ Overview

Condition: • When conditions for which ACTION RECOMMENDED is indicated in this section of the report are not addressed, it may increase the potential for the compromising protective features, for damage to and/or accelerated deterioration of other exterior and interior COMPONENTS as well as for personal injury.

CEILINGS \ General

Condition: • Ceiling in rear bedroom closet has been replaced with a non-absorbing material. This is just below the dishwasher which is known to have a leak. It may have been replaced to reduce visible water damage.

Implication(s): Water damage to surrounding finishes, structure and contents.

Location: Basement Bedroom

Task: Monitor

Time: Ongoing

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



CARPENTRY \ Countertops

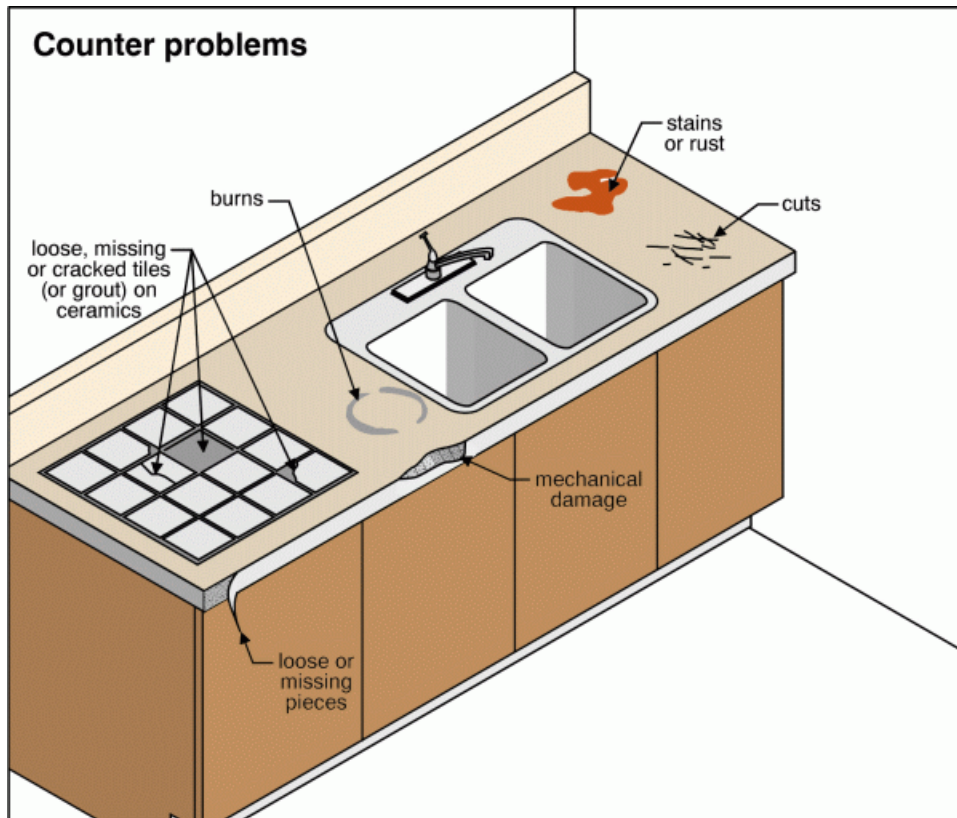
Condition: • [Damage, stained](#)

Implication(s): Cosmetic defects | Hygiene issue

Location: Second Floor Bathroom

Task: Correct

Time: Discretionary



Damage, stained

BASEMENT \ Wet basement - evidence

Condition: • [Stains](#)

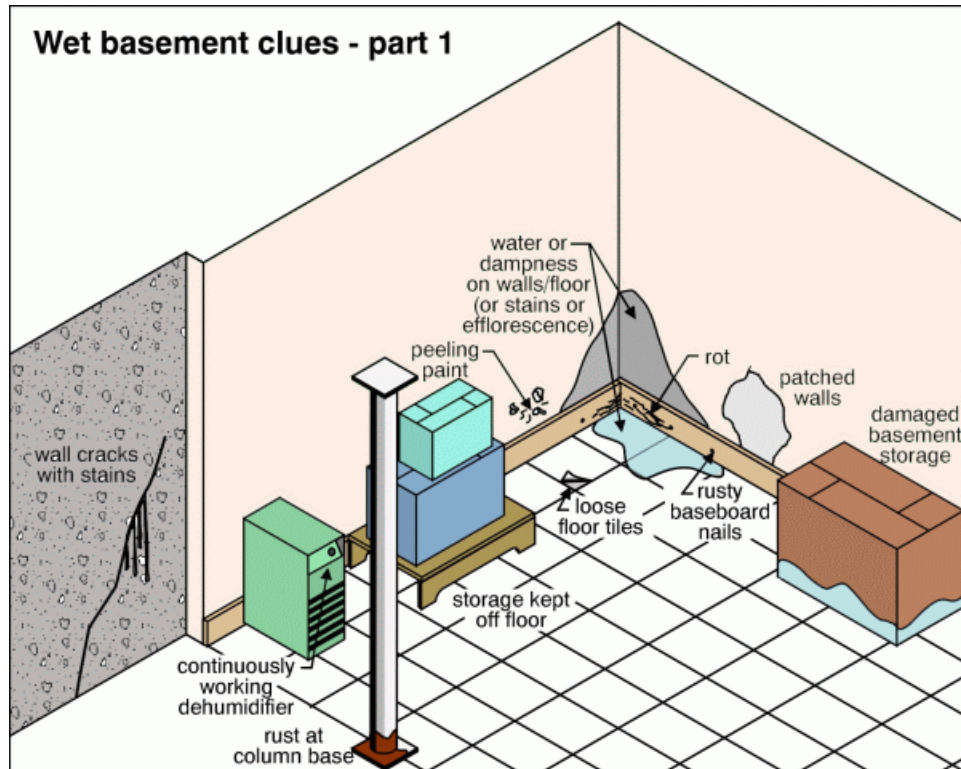
Staining on the floor joists above the basement bathroom indicates an ongoing problem with humidity in this area. It could be related to the residents using the shower without the primary fan unit operating. Operating the primary fan frequently or continuously can help to remove moisture from the house and reduce the chance of mildew or mold growth in these areas.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

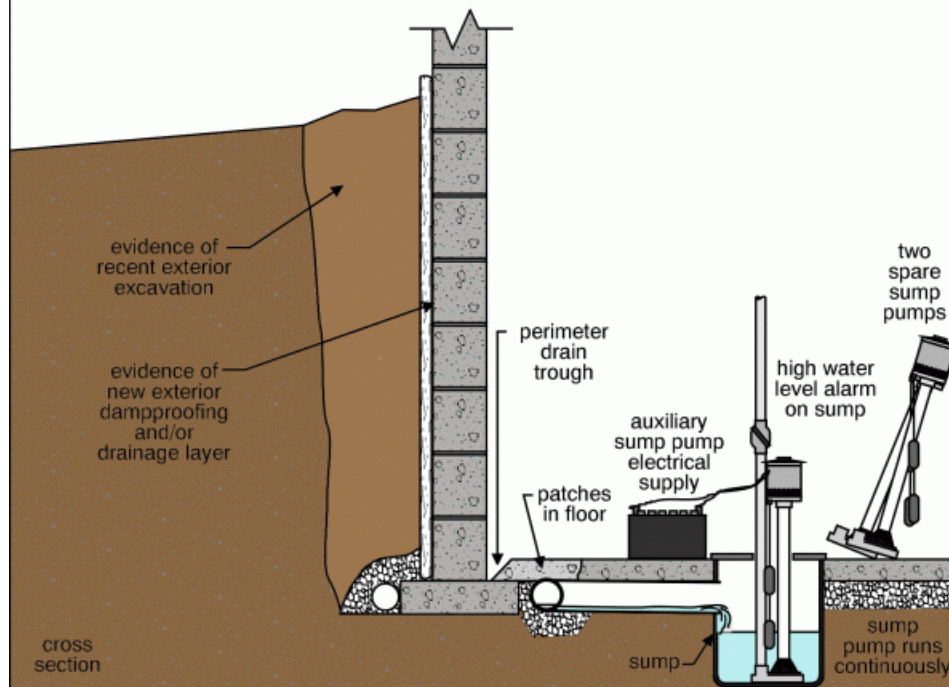
Location: Basement Washroom

Task: Monitor

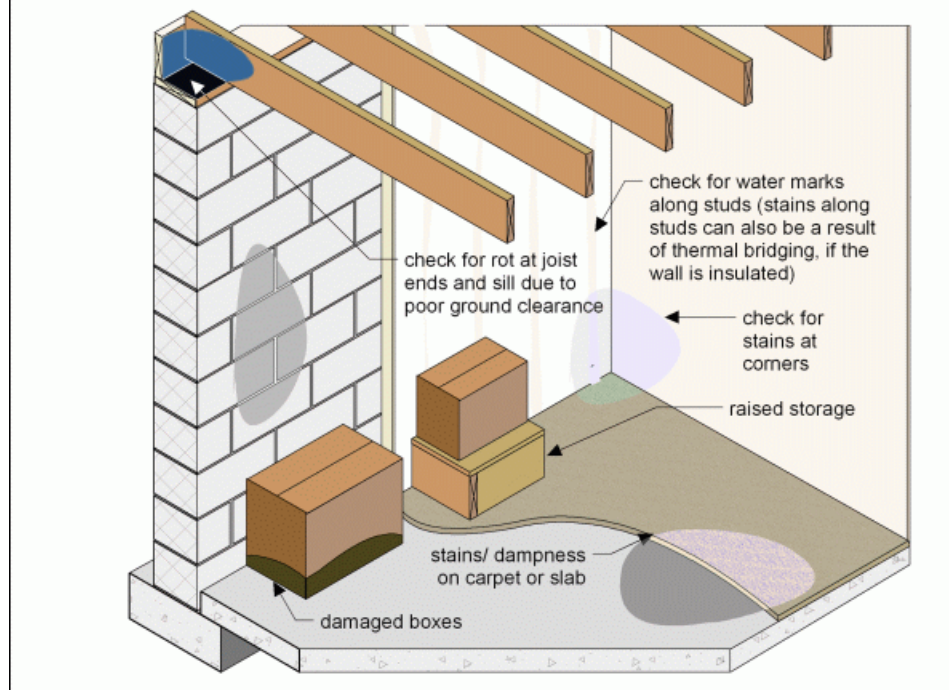
Time: Ongoing

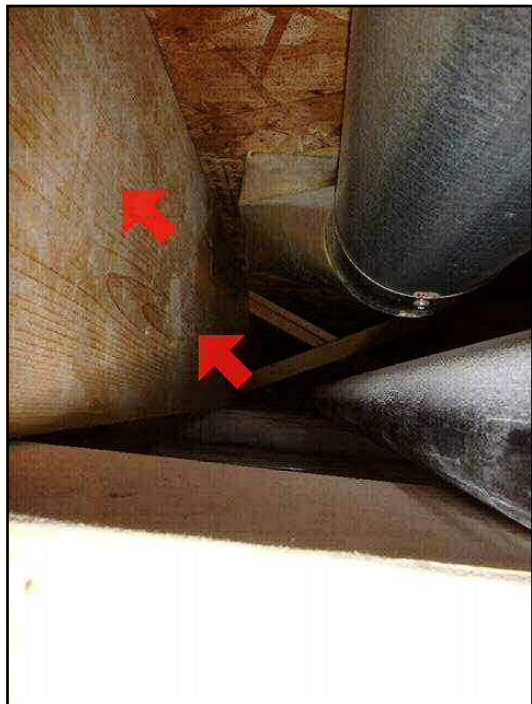


Wet basement clues - part 2



Basement leakage clues - rot, stains or water marks





Stains



Stains

APPLIANCES \ Dishwasher

Condition: • Leak

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Kitchen

Task: Repair

Time: Immediate

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



WHEN THINGS GO WRONG

Article from Carson, Dunlop & Associates Ltd.

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your home inspection.

Intermittent Or Concealed Problems

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets were lifted, furniture is moved or finishes are removed.

No Clues

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's decisions to purchase.

Contractors' Advice

The main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement when we said that, with some minor repairs, the roof will last a few more years.

Last Man In Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the “Last Man In Theory”. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he won’t want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best

There is more to the “Last Man In Theory”. It suggests that it is human nature for homeowners to believe the last bit of “expert” advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of “First Man In” and consequently it is our advice that is often disbelieved.

Why Didn’t We See It

Contractors may say “I can’t believe you had this house inspected, and they didn’t find this problem”. There are several reasons for these apparent oversights:

Conditions During Inspection

It is difficult for homeowners to remember the circumstances in the house, at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, et cetera. It’s impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

A Long Look

If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we’d find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

We’re Generalists

We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, roofing expertise, electrical expertise, et cetera.

An Invasive Look

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don’t perform any invasive or destructive tests.

Not Insurance

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

We hope this is food for thought.

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