

INSPECTION REPORT



For the Property at:
123 SAMPLE ST.
ANYTOWN, ON A1B2C3

Prepared for: JOHN DOE
Inspection Date: Thursday, November 27, 2025
Prepared by: Dave Smith



Lakeside Home Inspections
Serving Durham & GTA
Durham/GTA, ON L1J7P7
905-409-0498
HST #836653030 RT0001

lakeside-hi.com
lakesidehi@rogers.com



February 10, 2026

Dear John Doe,

RE: Report No. 3117, v.2
123 Sample St.
Anytown, ON
A1B2C3

Thank you for choosing Lakeside Home Inspections to perform your Home Inspection. We hope that the experience met your expectations. The report has one section for every major home system (Roofing, Exterior, Structure, etc.). Blue, underlined text indicates a hyperlink. Click on the hyperlink for more information on that subject or condition. There is further reference material at the end.

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.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission. Please feel free to contact us with questions about the report or the home itself at any time, for as long as you own your home. Our telephone and e-mail consulting service is available at no cost to you.

Thanks again for choosing Lakeside Home Inspections to perform your Home Inspection.

Sincerely,

Dave Smith
on behalf of
Lakeside Home Inspections

Lakeside Home Inspections
Serving Durham & GTA
Durham/GTA, ON L1J7P7
905-409-0498
HST #836653030 RT0001
lakeside-hi.com
lakesidehi@rogers.com

Observations & Recommendations

SLOPED ROOFING \ Asphalt shingles

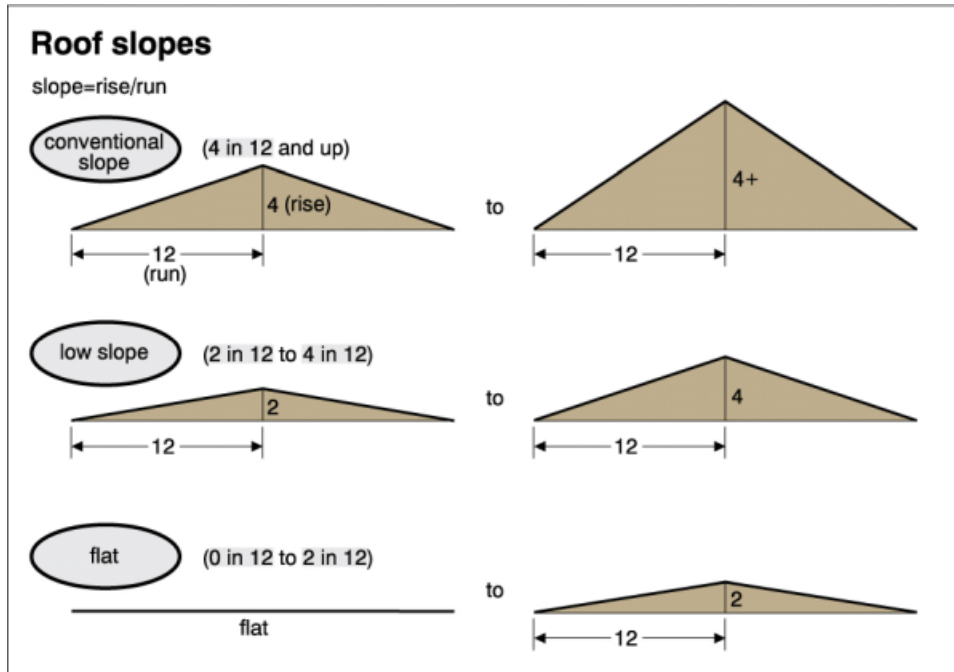
1. **Condition:** • Slope too low

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

Location: Front Exterior Roof

Task: Replace

Time: When necessary



Slope too low

SLOPED ROOF FLASHINGS \ Roof/wall flashings

2. **Condition:** • Damage, loose, open seams, patched

ROOFING

123 Sample St., Anytown, ON November 27, 2025

Report No. 3117, v.2

lakeside-hi.com

- ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
 - SITE INFO
- APPENDIX

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

Location: Front Exterior

Task: Repair

Time: As soon as possible



Damage, loose, open seams, patched

Description

Sloped roofing material:

- Asphalt shingles



Asphalt shingles



Asphalt shingles

Probability of leakage: • Medium

Approximate age: • 5-10 years

ROOFING

123 Sample St., Anytown, ON November 27, 2025

Report No. 3117, v.2

lakeside-hi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

Typical life expectancy: • 15-20 years

Inspection Methods & Limitations

Inspection performed: • By walking on roof

Age determined by: • Visual inspection from roof surface

EXTERIOR

123 Sample St., Anytown, ON November 27, 2025

Report No. 3117, v.2

lakeside-hi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

Observations & Recommendations

ROOF DRAINAGE \ Gutters

3. Condition: • Loose

Location: Left Side Exterior

Task: Repair

Time: As soon as possible



Loose

ROOF DRAINAGE \ Downspouts

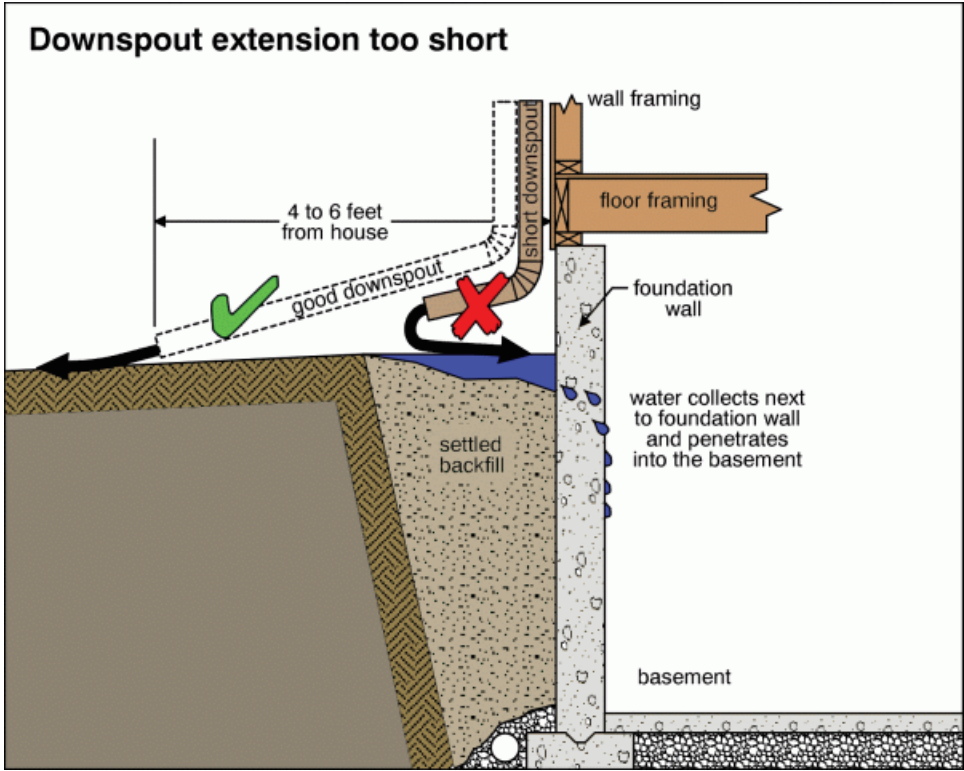
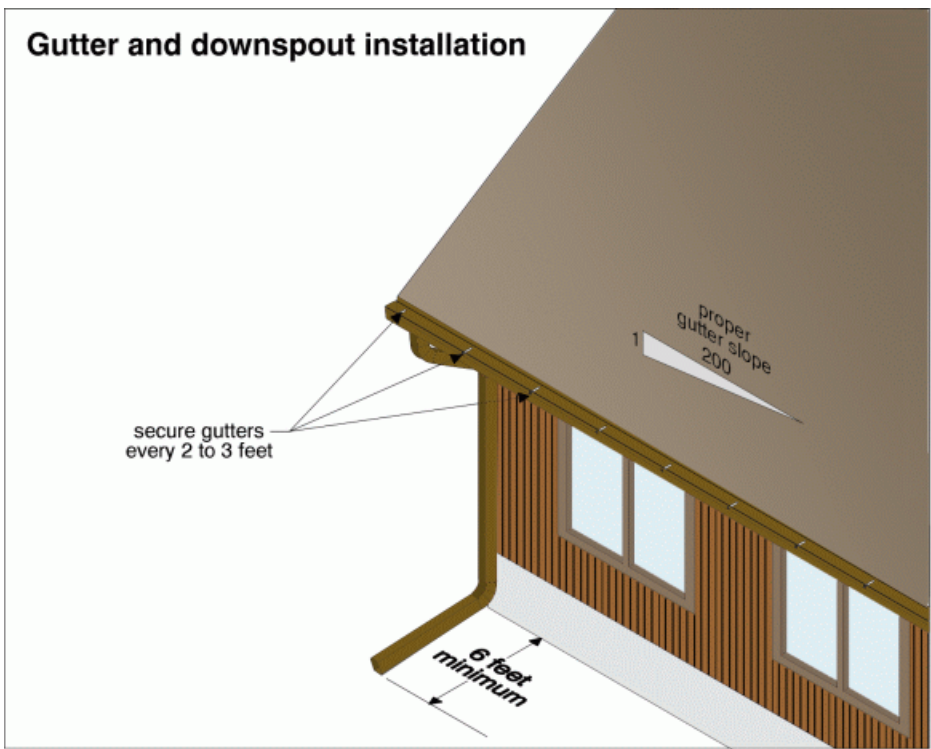
4. Condition: • Discharge too close to building

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

Location: Left Exterior

Task: Improve

Time: As soon as possible



EXTERIOR

123 Sample St., Anytown, ON November 27, 2025

Report No. 3117, v.2

lakeside-hi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX



Discharge too close to building



Discharge too close to building

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

5. Condition: • Loose or missing pieces

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building

Location: Left Side Exterior

Task: Repair

Time: Earliest opportunity



Loose or missing pieces



Loose or missing pieces

WALLS \ Vinyl siding

6. Condition: • Buckled or wavy

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

Location: Various Exterior Wall

Task: Repair or replace

Time: Earliest opportunity



Buckled or wavy



Buckled or wavy

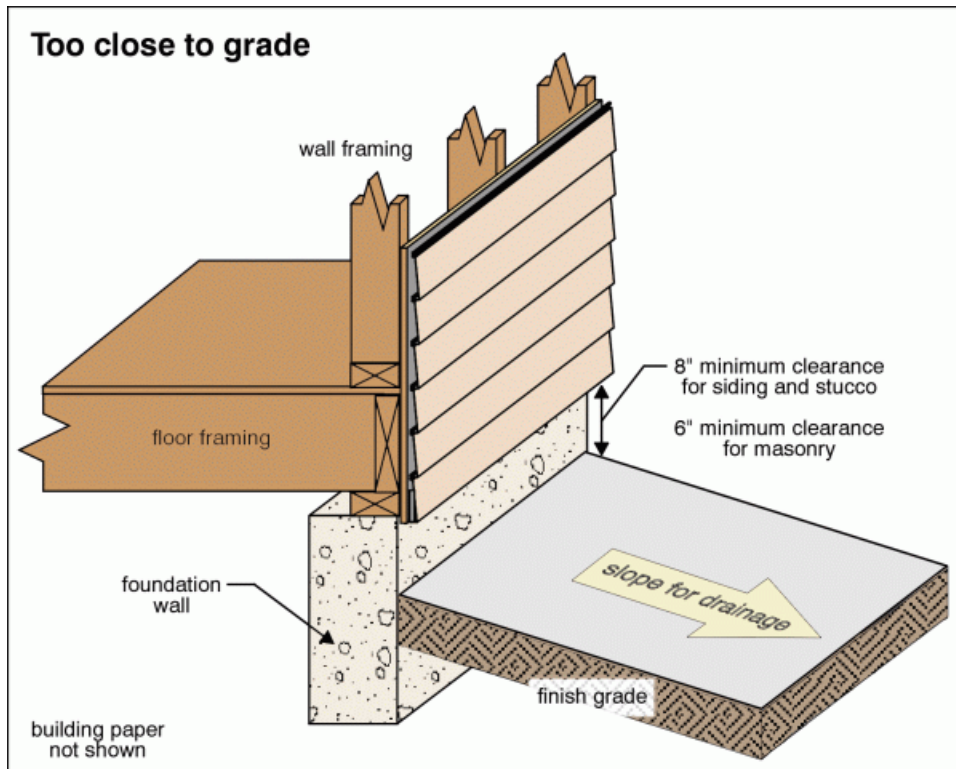
7. Condition: • Too close to grade

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

Location: Various Exterior

Task: Correct

Time: As soon as possible



EXTERIOR

123 Sample St., Anytown, ON November 27, 2025

Report No. 3117, v.2

lakeside-hi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX



Too close to grade

WALLS \ Masonry (brick, stone) and concrete

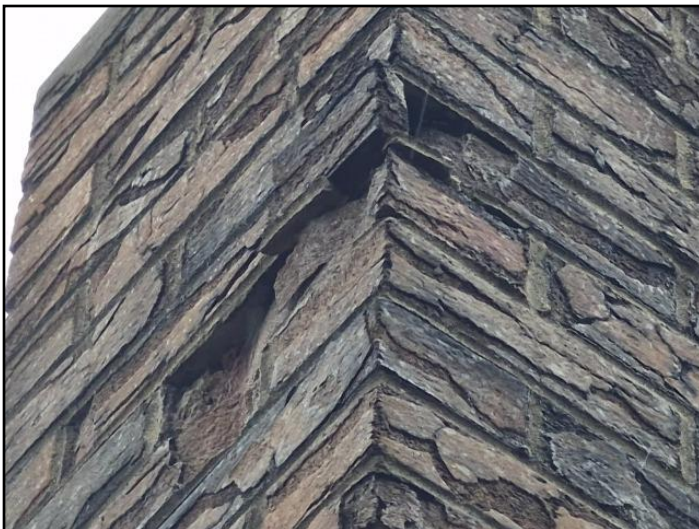
8. Condition: • Masonry deterioration

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

Location: Rear Left Side Exterior (chimney)

Task: Repair

Time: Earliest opportunity



Masonry deterioration



Masonry deterioration

EXTERIOR

123 Sample St., Anytown, ON November 27, 2025

Report No. 3117, v.2

lakeside-hi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

WALLS \ Vent (fan, clothes dryer, etc.)

9. Condition: • Cover missing

Implication(s): Chance of pests entering building | Increased heating and cooling costs

Location: Right Side Exterior Wall

Task: Replace

Time: Earliest opportunity



Cover missing

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

10. Condition: • Lost seal on double or triple glazing

Location: Various Exterior

Task: Replace

Time: When necessary

EXTERIOR GLASS/WINDOWS \ Exterior trim

11. Condition: • Caulking loose, missing or deteriorated

Implication(s): Chance of water damage to structure, finishes and contents | Increased heating and cooling costs

Location: Various Exterior

Task: Provide

Time: As soon as possible

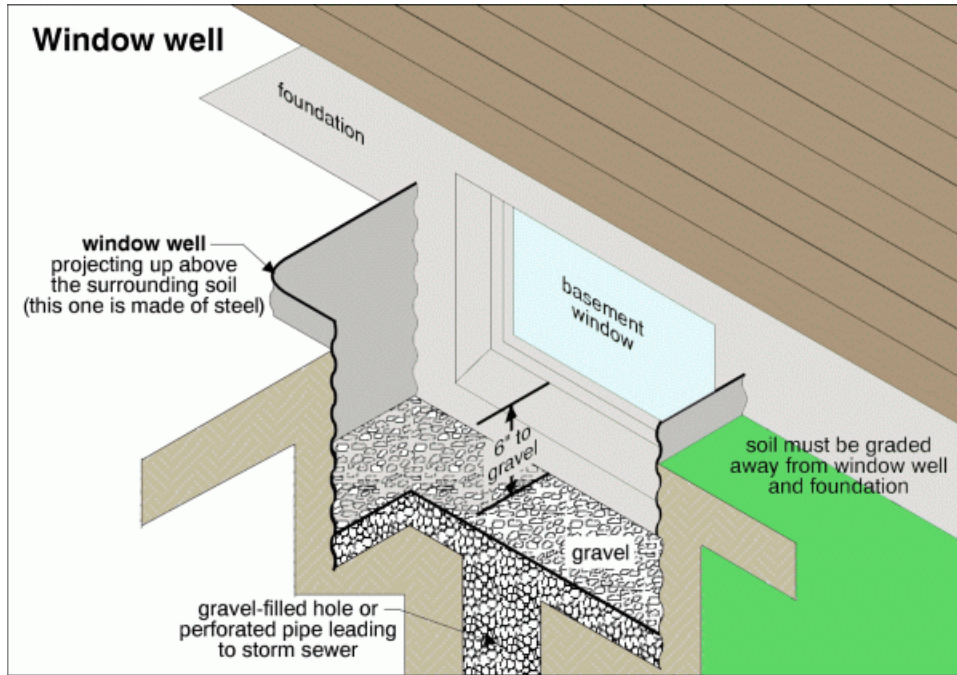
EXTERIOR GLASS/WINDOWS \ Window wells

12. Condition: • Clearance

Location: Various Exterior

Task: Improve

Time: As soon as possible



DOORS \ Exterior trim

13. Condition: • Weatherstripping deteriorated/missing/ineffective

Location: Right Side Exterior Door

Task: Correct

Time: As soon as possible

BASEMENT WALKOUTS \ General notes

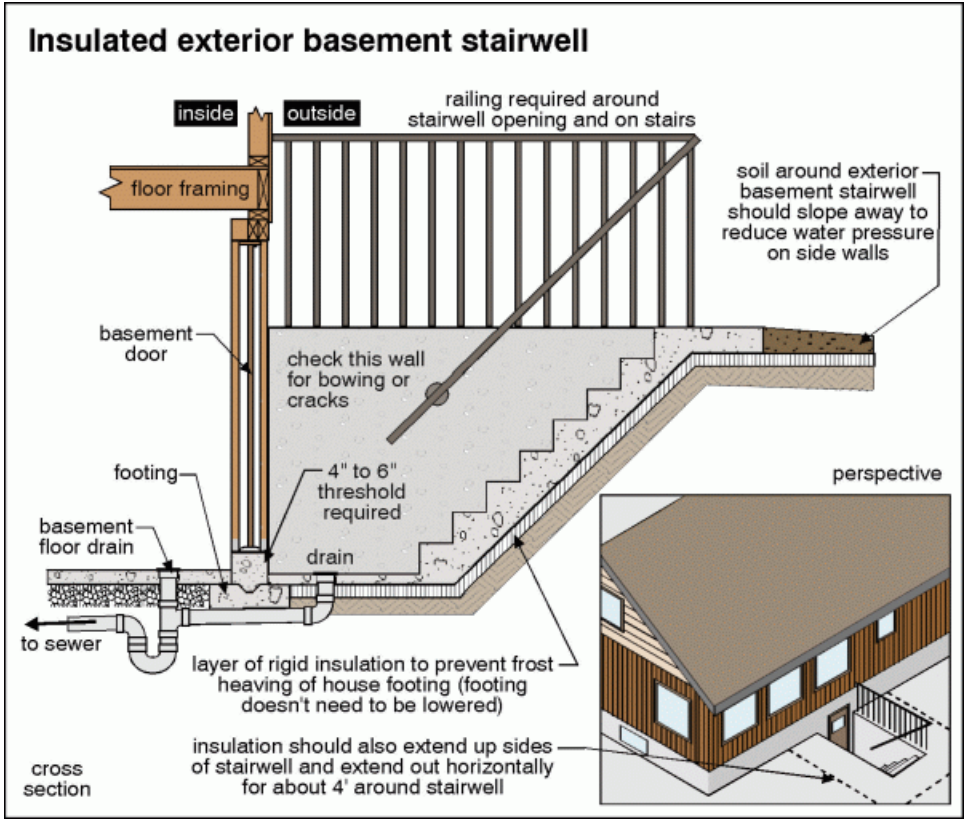
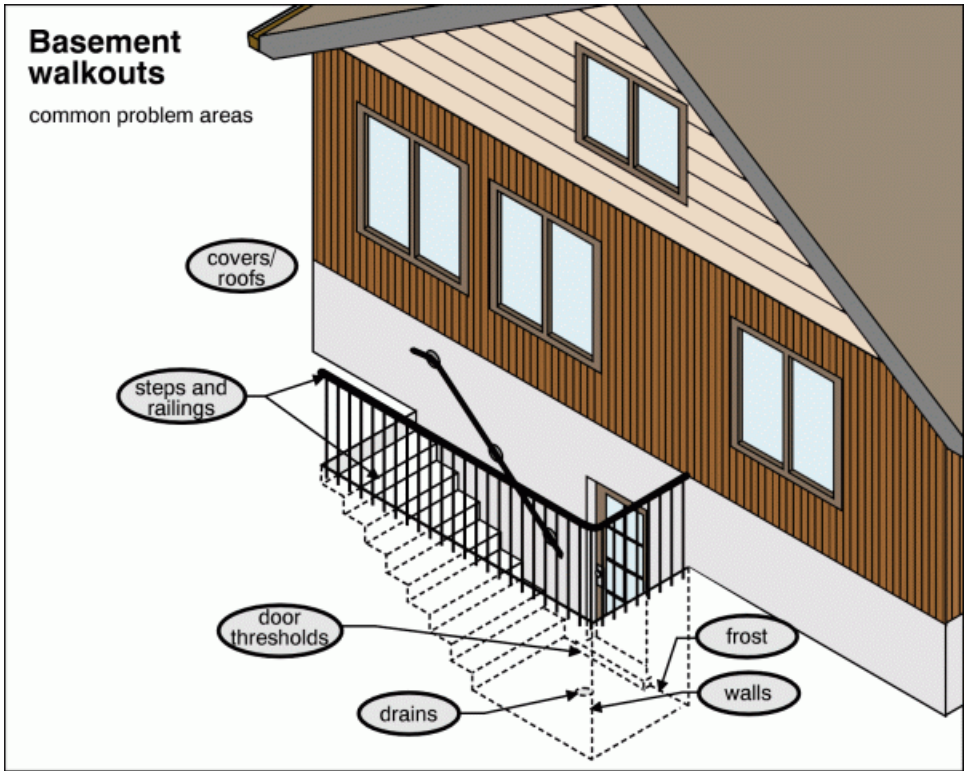
14. Condition: • Drains missing, clogged or undersized

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

Location: Rear Exterior

Task: Correct

Time: As soon as possible



EXTERIOR

123 Sample St., Anytown, ON November 27, 2025

Report No. 3117, v.2

lakeside-hi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX



Drains missing, clogged or undersized

Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Downspout discharge: • Above grade

Lot slope: • Away from building

Soffit (underside of eaves) and fascia (front edge of eaves): • Aluminum

Wall surfaces and trim: • Vinyl siding

Driveway: • Gravel

Inspection Methods & Limitations

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground drainage systems

Observations & Recommendations

FOUNDATIONS \ Columns or piers

15. Condition: • Rust

Location: Basement

Task: Further evaluation/Replace

Time: As soon as possible



Rust

ROOF FRAMING \ Rafters/trusses

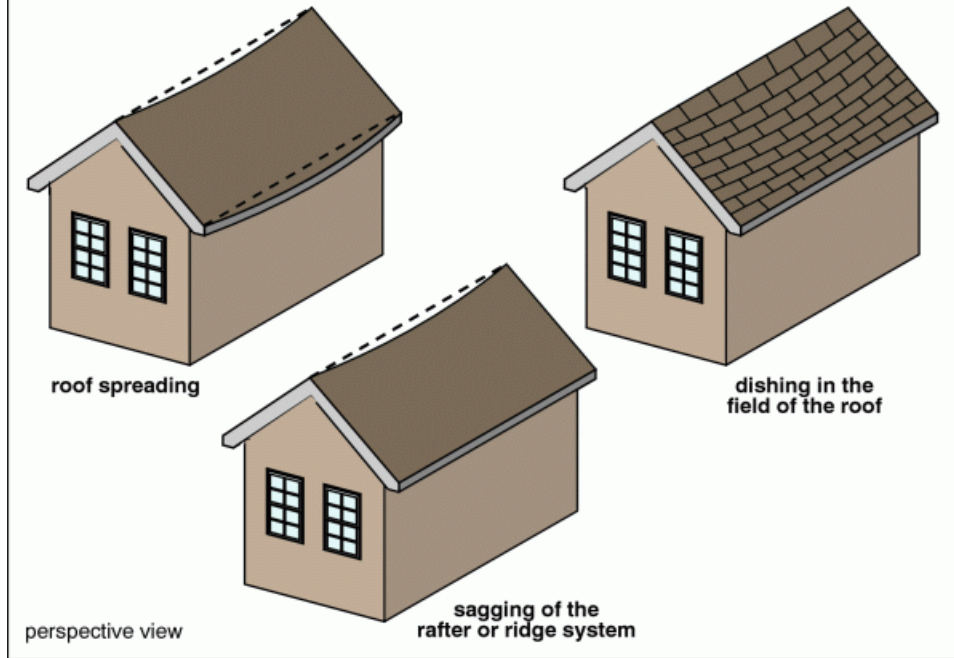
16. Condition: • Sagging

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

Task: Further evaluation

Time: As soon as possible

Roof spreading, dishing and sagging



Description

Configuration: • Basement

Foundation material: • Masonry block

Floor construction: • Joists • Subfloor - plank

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Rafters

Inspection Methods & Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings

Attic/roof space: • No access

Observations & Recommendations

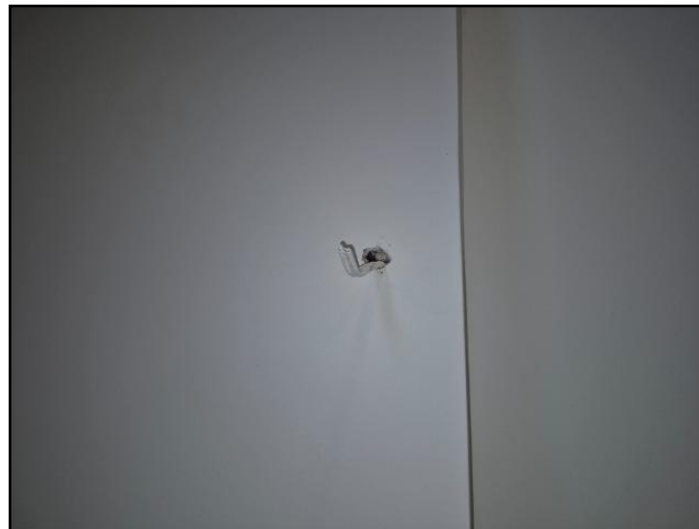
DISTRIBUTION SYSTEM \ Wiring (wires) - installation

17. Condition: • Exposed live wire

Location: First Floor Living Room

Task: Correct

Time: As soon as possible



Exposed live wire

DISTRIBUTION SYSTEM \ Outlets (receptacles)

18. Condition: • Ungrounded

Implication(s): Electric shock

Location: First Floor Primary Bedroom Closet

Task: Further evaluation/Correct by licensed Electrician

Time: As soon as possible

19. Condition: • Wrong type

Implication(s): Electric shock | Fire hazard

Location: Right Side Exterior Wall

Task: Replace with covered exterior GFCI receptacle

Time: As soon as possible



Wrong type

DISTRIBUTION SYSTEM \ Cover plates

20. Condition: • Missing

Implication(s): Electric shock

Location: First Floor Primary Bedroom Closet

Task: Provide

Time: As soon as possible

21. Condition: • For outlet (receptacle) is missing

Exposed electrical wire at wall as well

Implication(s): Electric shock

Location: First Floor Living Room

Task: Provide

Time: As soon as possible



Missing

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

DISTRIBUTION SYSTEM \ Lights

22. Condition: • Light flickering when dimmed

Location: Various Throughout

Task: Further evaluation/Correct by licensed Electrician

Time: Earliest opportunity

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

23. Condition: • Poor location

Implication(s): Life safety hazard

Location: First Floor

Task: Correct

Time: As soon as possible

24. Condition: • Smoke detectors should be replaced every 10 years

25. Condition: • Ensure that a properly functioning Smoke detector is present at each floor, not more than 12" from the ceiling

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

26. Condition: • Carbon monoxide detectors should be replaced every 7 years

With a Smoke/CO combination detector, replace every 10 years

27. Condition: • Ensure that a properly functioning carbon monoxide (CO) detector is present at every floor

Description

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



Breakers - basement

System grounding material and type: • Copper - water pipe

Distribution panel rating: • 125 Amps

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

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

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

Inspection Methods & Limitations

Inspection limited/prevented by: • Concealed electrical components • Home inspectors do not remove the cover for the main electrical disconnect, since this is not safe to do with the house power turned on, and we cannot turn the power off during the home inspection

Panel covers: • Unable to remove

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

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Not included as part of a building inspection: • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Amperage, voltage, and impedance measurements • Determining the age of smoke and/or carbon monoxide alarms

Observations & Recommendations

FURNACE \ Cabinet

28. Condition: • Rust

Implication(s): Material deterioration | Reduced system life expectancy

Location: Basement Furnace Area

Task: Further evaluation/Correct by HVAC technician

Time: Earliest opportunity



Rust

FURNACE \ Filter

29. Condition: • Missing

Implication(s): Increased heating costs | Reduced comfort | Increased maintenance costs

Location: Basement Furnace Area

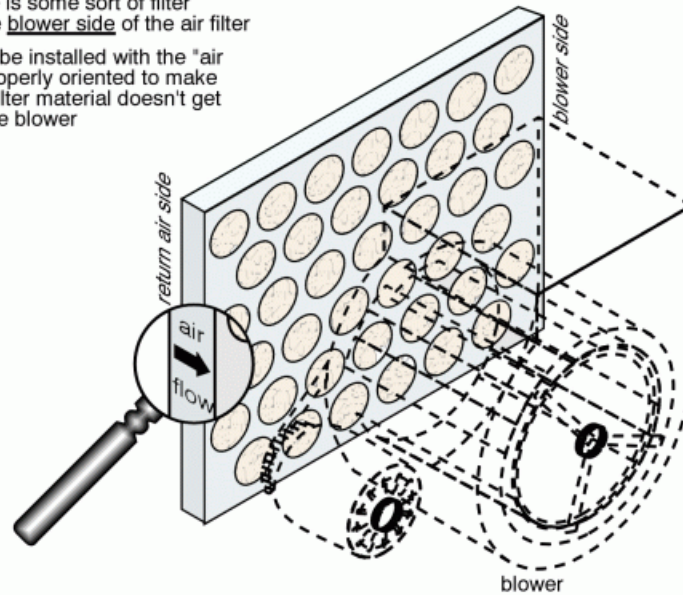
Task: Provide

Time: As soon as possible

Air filter orientation

typically, there is some sort of filter support on the **blower side** of the air filter

the filter must be installed with the "air flow" arrow properly oriented to make sure that the filter material doesn't get sucked into the blower



Description

Heating system type:

- Gas-fired furnace



Gas-fired furnace

HEATING

123 Sample St., Anytown, ON November 27, 2025

Report No. 3117, v.2

lakeside-hi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

Fuel/energy source: • Gas

Heat distribution: • Ducts and registers

Approximate capacity: • 60,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent

Combustion air source: • Outside

Approximate age: • 12 years

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Gas meter

Air filter: • Disposable • 1" thick

Exhaust pipe (vent connector): • PVC plastic

Chimney/vent: • Sidewall venting

Location of the thermostat for the heating system: • First Floor

Condensate system: • Discharge tube

Inspection Methods & 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 accessible

Not included as part of a building inspection: • Humidifiers and dehumidifiers

Observations & Recommendations

RECOMMENDATIONS \ Overview

30. **Condition:** • Test air conditioner in warmer temperature (+15° C)

AIR CONDITIONING \ Air cooled condenser coil

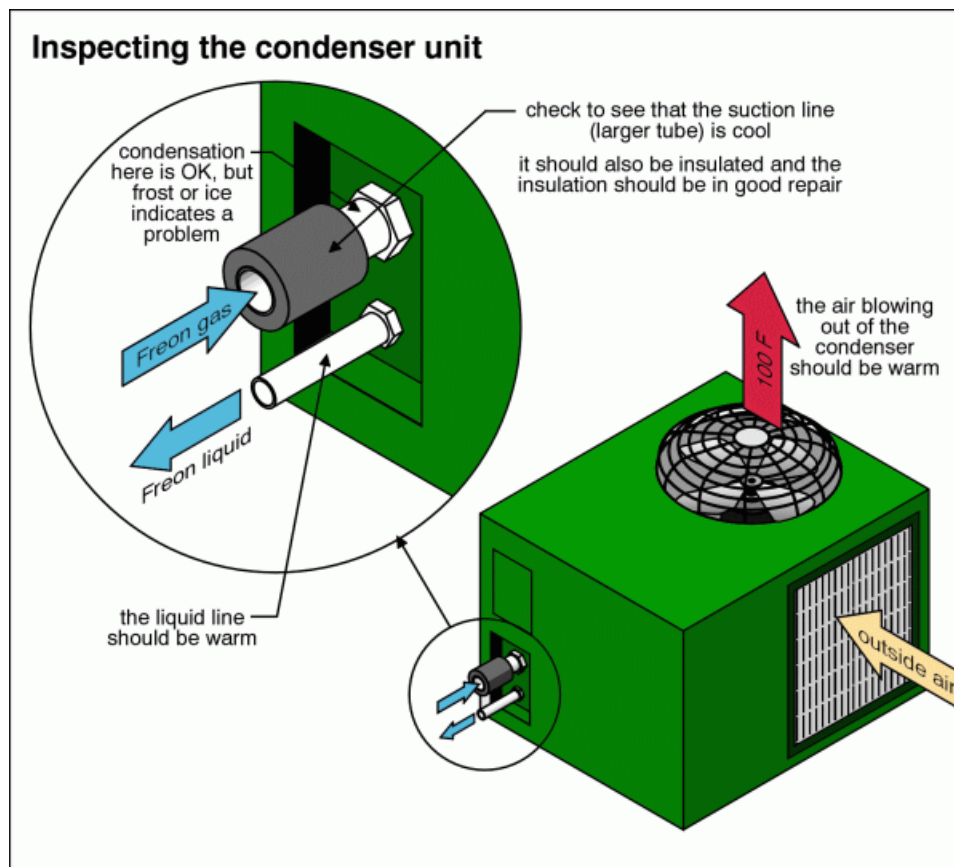
31. **Condition:** • Dirty

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Left Side Exterior

Task: Clean

Time: Prior to first use



COOLING & HEAT PUMP

123 Sample St., Anytown, ON November 27, 2025

Report No. 3117, v.2

lakeside-hi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX



Dirty

Description

Air conditioning type:

- Air cooled



Air cooled

Cooling capacity: • 2 Tons

Compressor type: • Electric

Compressor approximate age: • 12 years

Typical life expectancy: • 12 to 15 years

Refrigerant type: • R-410A

COOLING & HEAT PUMP

123 Sample St., Anytown, ON November 27, 2025

Report No. 3117, v.2

lakeside-hi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

Condensate system: • Discharge tube

Inspection Methods & Limitations

Inspection limited/prevented by: • Cooling systems are not operated when the outdoor temperature is below 15°C

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil

INSULATION AND VENTILATION

123 Sample St., Anytown, ON November 27, 2025

Report No. 3117, v.2

lakeside-hi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

Observations & Recommendations

RECOMMENDATIONS \ Overview

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

Description

Attic/roof insulation material: • Not determined

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation: • Roof vent

Mechanical ventilation system for building: • Kitchen range hood • Bathroom exhaust fan

Inspection Methods & Limitations

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Observations & Recommendations

WASTE PLUMBING \ Drain piping - performance

33. Condition: • Leak

Implication(s): Sewage entering the building

Location: Basement Kitchen, First Floor Laundry Area

Task: Repair

Time: As soon as possible

WASTE PLUMBING \ Venting system

34. Condition: • Vent termination problems

Implication(s): Reduced operability | Sewer gases entering the building

Location: Front Right Side Exterior Roof

Task: Improve

Time: Earliest opportunity



Vent termination problems

WASTE PLUMBING \ Sump pump

35. Condition: • Battery back-up system not present

Location: Left Side Basement

Task: Provide

Time: As soon as possible

FIXTURES AND FAUCETS \ Shower stall

36. Condition: • Poor slope to drain & improper discharge location (sump pit)

Implication(s): Chance of water damage to structure and/or interior finishes/features

Location: Basement Bathroom

Task: Correct

Time: When renovating

Description

Service piping into building: • Copper

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Basement meter



Basement meter

Water flow and pressure: • Functional

Water heater type:

- Conventional tank



Conventional tank

Water heater location: • Basement

Water heater fuel/energy source: • Electric

Water heater tank capacity: • 181 liters

Water heater approximate age: • 4 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • ABS plastic

Gas meter location: • Exterior left side

Gas piping material: • Steel

Main gas shut off valve location: • Gas meter

Exterior hose bibb (outdoor faucet): • Present

Inspection Methods & Limitations

Items excluded from a building inspection: • 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 • Water quality • Septic system

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys

Observations & Recommendations

RECOMMENDATIONS \ General

37. Condition: • Pest evidence

Steel wool is a sign of pest activity (mice cannot chew through this material). Any current pest activity cannot be determined during a home inspection

Location: Front Basement

Task: Further evaluation/Correct by pest control specialist

Time: As soon as possible

CEILINGS \ General notes

38. Condition: • Water damage

Implication(s): Chance of movement | Rot | Leakage

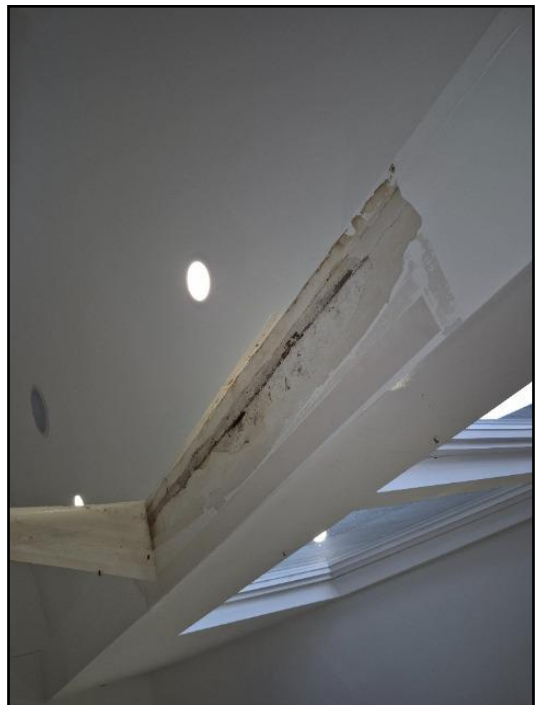
Location: Various First Floor

Task: Further evaluation/Repair

Time: As soon as possible



Water damage



Water damage



Water damage

WALLS \ General notes

39. Condition: • Water damage

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

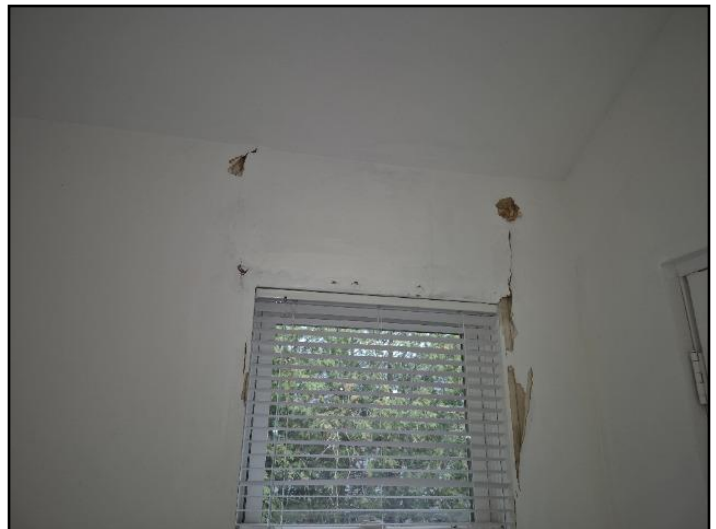
Location: Various First Floor

Task: Further evaluation/Repair

Time: As soon as possible



Water damage



Water damage



Water damage

BASEMENT \ Wet basement - evidence

40. Condition: • Drywall/insulation/vapour barrier cut back 2 ft from floor

Framing discoloured, visible mold on vapour barrier, heaters/dehumidifiers present, moisture at basement floor, steel support column rusted, water stains at bottom of furnace cabinet, compromised plumbing supply

Location: Throughout Basement

Task: Further evaluation, Remove additional wall sections to review conditions behind walls

Time: As soon as possible



Drywall/insulation/vapour barrier cut back...



Drywall/insulation/vapour barrier cut back...

INTERIOR

123 Sample St., Anytown, ON November 27, 2025

Report No. 3117, v.2

lakeside-hi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX



Drywall/insulation/vapour barrier cut back...



Drywall/insulation/vapour barrier cut back...



Drywall/insulation/vapour barrier cut back...



Drywall/insulation/vapour barrier cut back...

Description

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Sliders • Single/double hung • Vinyl

Glazing: • Double

Exterior doors - type/material: • Hinged - metal

Kitchen ventilation: • Range hood discharges to the exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Inspection Methods & Limitations

Inspection limited/prevented by: • Finished walls/ceilings

Not included as part of a building inspection: • Aesthetics or quality of finishes

Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Basement leakage: • Cannot predict how often or how badly basement may leak • Perimeter walls spot checked for moisture only, unless there is cause for further investigation

SITE INFO

123 Sample St., Anytown, ON November 27, 2025

Report No. 3117, v.2

lakeside-hi.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

Description

Weather: • Overcast • It was snowing at the time of the inspection.

Approximate temperature: • 4°

Attendees: • Buyer • Buyer's Agent

Access to home provided by: • Buyer's agent

Occupancy: • The home was vacant during the inspection. • The home was unfurnished during the inspection.

Utilities: • All utilities were on during the inspection. • The water service is public. • The water service is private.

Approximate inspection Start time: • The inspection started at 10:00 a.m.

Approximate inspection End time: • The inspection ended at Noon.

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • One

Number of bathrooms: • Two

Number of kitchens: • Two

Below grade area: • Basement

END OF REPORT



STANDARDS OF PRACTICE
Effective January 2018

1. Definitions and Scope

- 1.1. A **home inspection** is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.
 - I. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
 - II. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.
- 1.2. 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. The fact that a system or component is near, at, or beyond the end of its normal useful life is not, in itself, a material defect.
- 1.3. A **home inspection report** shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

- I. An inspection is not technically exhaustive.
- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property or its marketability.
- VI. An inspection does not determine the insurability of the property.
- VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
- IX. An inspection does not include items not permanently installed.
- X. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

- I. The inspector is not required to determine:
 - A. property boundary lines or encroachments.
 - B. the condition of any component or system that is not readily accessible.
 - C. the service life expectancy of any component or system.
 - D. the size, capacity, BTU, performance or efficiency of any component or system.
 - E. the cause or reason of any condition.
 - F. the cause for the need of correction, repair or replacement of any system or component.
 - G. future conditions.
 - H. compliance with codes or regulations.
 - I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
 - J. the presence of mold, mildew or fungus.
 - K. the presence of airborne hazards, including radon.
 - L. the air quality.
 - M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
 - N. the existence of electromagnetic fields.
 - O. any hazardous waste conditions.
 - P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
 - Q. acoustical properties.
 - R. correction, replacement or repair cost estimates.
 - S. estimates of the cost to operate any given system.
- II. The inspector is not required to operate:
 - A. any system that is shut down.
 - B. any system that does not function properly.
 - C. or evaluate low-voltage electrical systems such as, but not limited to:
 - 1. phone lines;
 - 2. cable lines;
 - 3. satellite dishes;
 - 4. antennae;
 - 5. lights; or
 - 6. remote controls.
 - D. any system that does not turn on with the use of normal operating controls.
 - E. any shut-off valves or manual stop valves.
 - F. any electrical disconnect or over-current protection devices.
 - G. any alarm systems.
 - H. moisture meters, gas detectors or similar equipment.
- III. The inspector is not required to:
 - A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
 - B. dismantle, open or uncover any system or component.
 - C. enter or access any area that may, in the inspector's opinion, be unsafe.
 - D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
 - E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.

Quality • Integrity • Honesty

lakeside-hi.com | lakesidehi@rogers.com | 905.409.0498



- F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
- G. inspect decorative items.
- H. inspect common elements or areas in multi-unit housing.
- I. inspect intercoms, speaker systems or security systems.
- J. offer guarantees or warranties.
- K. offer or perform any engineering services.
- L. offer or perform any trade or professional service other than a home inspection.
- M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
- N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
- O. determine the insurability of a property.
- P. perform or offer Phase 1 or environmental audits.
- Q. inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. Roof

- I. The inspector shall inspect from ground level or the eaves:
 - A. the roof-covering materials;
 - B. the gutters;
 - C. the downspouts;
 - D. the vents, flashing, skylights, chimney, and other roof penetrations; and
 - E. the general structure of the roof from the readily accessible panels, doors or stairs.
- II. The inspector shall describe:
 - A. the type of roof-covering materials.
- III. The inspector shall report as in need of correction:
 - A. observed indications of active roof leaks.
- IV. The inspector is not required to:
 - A. walk on any roof surface.
 - B. predict the service life expectancy.
 - C. inspect underground downspout diverter drainage pipes.
 - D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
 - E. move insulation.
 - F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
 - G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
 - H. walk on any roof areas if it might, in the inspector's opinion, cause damage.
 - I. perform a water test.
 - J. warrant or certify the roof.
 - K. confirm proper fastening or installation of any roof-covering material.

3.2. Exterior

- I. The inspector shall inspect:
 - A. the exterior wall-covering materials;
 - B. the eaves, soffits and fascia;
 - C. a representative number of windows;
 - D. all exterior doors;
 - E. flashing and trim;
 - F. adjacent walkways and driveways;
 - G. stairs, steps, stoops, stairways and ramps;
 - H. porches, patios, decks, balconies and carports;
 - I. railings, guards and handrails; and
 - J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.
- II. The inspector shall describe:
 - A. the type of exterior wall-covering materials.
- III. The inspector shall report as in need of correction:
 - A. any improper spacing between intermediate balusters, spindles and rails.
- IV. The inspector is not required to:
 - A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
 - B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
 - C. inspect or identify geological, geotechnical, hydrological or soil conditions.
 - D. inspect recreational facilities or playground equipment.
 - E. inspect seawalls, breakwalls or docks.
 - F. inspect erosion-control or earth-stabilization measures.
 - G. inspect for safety-type glass.
 - H. inspect underground utilities.
 - I. inspect underground items.
 - J. inspect wells or springs.
 - K. inspect solar, wind or geothermal systems.
 - L. inspect swimming pools or spas.
 - M. inspect wastewater treatment systems, septic systems or cesspools.
 - N. inspect irrigation or sprinkler systems.
 - O. inspect drainfields or dry wells.
 - P. determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, CrawlSpace & Structure

- I. The inspector shall inspect:
 - A. the foundation;
 - B. the basement;
 - C. the crawlspace; and
 - D. structural components.
- II. The inspector shall describe:
 - A. the type of foundation; and
 - B. the location of the access to the under-floor space.
- III. The inspector shall report as in need of correction:
 - A. observed indications of wood in contact with or near soil;
 - B. observed indications of active water penetration;
 - C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and

Quality • Integrity • Honesty

lakeside-hi.com | lakesidehi@rogers.com | 905.409.0498



Standards of Practice – pg 3



D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

- IV. The inspector is not required to:
- A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to the inspector.
 - B. move stored items or debris.
 - C. operate sump pumps with inaccessible floats.
 - D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
 - E. provide any engineering or architectural service.
 - F. report on the adequacy of any structural system or component.

3.4. Heating

- I. The inspector shall inspect:
- A. the heating system, using normal operating controls.
- II. The inspector shall describe:
- A. the location of the thermostat for the heating system;
 - B. the energy source; and
 - C. the heating method.
- III. The inspector shall report as in need of correction:
- A. any heating system that did not operate; and
 - B. if the heating system was deemed inaccessible.
- IV. The inspector is not required to:
- A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
 - B. inspect fuel tanks or underground or concealed fuel supply systems.
 - C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
 - D. light or ignite pilot flames.
 - E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
 - F. override electronic thermostats.
 - G. evaluate fuel quality.
 - H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
 - I. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

- I. The inspector shall inspect:
- A. the cooling system using normal operating controls.
- II. The inspector shall describe:
- A. the location of the thermostat for the cooling system; and
 - B. the cooling method.
- III. The inspector shall report as in need of correction:
- A. any cooling system that did not operate; and
 - B. if the cooling system was deemed inaccessible.

- IV. The inspector is not required to:
- A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
 - B. inspect portable window units, through-wall units, or electronic air filters.
 - C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
 - D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
 - E. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing

- I. The inspector shall inspect:
- A. the main water supply shut-off valve;
 - B. the main fuel supply shut-off valve;
 - C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
 - D. interior water supply, including all fixtures and faucets, by running the water;
 - E. all toilets for proper operation by flushing;
 - F. all sinks, tubs and showers for functional drainage;
 - G. the drain, waste and vent system; and
 - H. drainage sump pumps with accessible floats.
- II. The inspector shall describe:
- A. whether the water supply is public or private based upon observed evidence;
 - B. the location of the main water supply shut-off valve;
 - C. the location of the main fuel supply shut-off valve;
 - D. the location of any observed fuel-storage system; and
 - E. the capacity of the water heating equipment, if labeled.
- III. The inspector shall report as in need of correction:
- A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
 - B. deficiencies in the installation of hot and cold water faucets;
 - C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs;
 - D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.
- IV. The inspector is not required to:
- A. light or ignite pilot flames.
 - B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
 - C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
 - D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
 - E. determine the water quality, potability or reliability of the water supply or source.
 - F. open sealed plumbing access panels.
 - G. inspect clothes washing machines or their connections.
 - H. operate any valve.
 - I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.

Quality • Integrity • Honesty

lakeside-hi.com | lakesidehi@rogers.com | 905.409.0498



Standards of Practice – pg 4



- J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices.
- L. determine whether there are sufficient cleanouts for effective cleaning of drains.
- M. evaluate fuel storage tanks or supply systems.
- N. inspect wastewater treatment systems.
- O. inspect water treatment systems or water filters.
- P. inspect water storage tanks, pressure pumps, or bladder tanks.
- Q. evaluate wait-time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- R. evaluate or determine the adequacy of combustion air.
- S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
- T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
- U. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
- V. inspect or test for gas fuel leaks, or indications thereof.

3.7. Electrical

- I. The inspector shall inspect:
 - A. the service drop;
 - B. the overhead service conductors and attachment point;
 - C. the service head, gooseneck and drip loops;
 - D. the service mast, service conduit and raceway;
 - E. the electric meter and base;
 - F. service-entrance conductors;
 - G. the main service disconnect;
 - H. panelboards and over-current protection devices (circuit breakers and fuses);
 - I. service grounding and bonding;
 - J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
 - K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
 - L. for the presence of smoke and carbon-monoxide detectors.
- II. The inspector shall describe:
 - A. the main service disconnect's amperage rating, if labeled; and
 - B. the type of wiring observed.
- III. The inspector shall report as in need of correction:
 - A. deficiencies in the integrity of the service entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
 - B. any unused circuit-breaker panel opening that was not filled;
 - C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
 - D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or

excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
 E. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

- A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
- B. operate electrical systems that are shut down.
- C. remove panelboard cabinet covers or dead fronts.
- D. operate or re-set over-current protection devices or overload devices.
- E. operate or test smoke or carbon-monoxide detectors or alarms.
- F. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
- G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- H. inspect ancillary wiring or remote-control devices.
- I. activate any electrical systems or branch circuits that are not energized.
- J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time controlled devices.
- K. verify the service ground.
- L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- M. inspect spark or lightning arrestors.
- N. inspect or test de-icing equipment.
- O. conduct voltage-drop calculations.
- P. determine the accuracy of labeling.
- Q. inspect exterior lighting.

3.8. Fireplace

- I. The inspector shall inspect:
 - A. readily accessible and visible portions of the fireplaces and chimneys;
 - B. lintels above the fireplace openings;
 - C. damper doors by opening and closing them, if readily accessible and manually operable; and
 - D. cleanout doors and frames.
- II. The inspector shall describe:
 - A. the type of fireplace.
- III. The inspector shall report as in need of correction:
 - A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
 - B. manually operated dampers that did not open and close;
 - C. the lack of a smoke detector in the same room as the fireplace;
 - D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
 - E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.
- IV. The inspector is not required to:
 - A. inspect the flue or vent system.
 - B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
 - C. determine the need for a chimney sweep.
 - D. operate gas fireplace inserts.
 - E. light pilot flames.
 - F. determine the appropriateness of any installation.

Quality • Integrity • Honesty

lakeside-hi.com | lakesidehi@rogers.com | 905.409.0498



Standards of Practice – pg 5



- G. inspect automatic fuel-fed devices.
- H. inspect combustion and/or make-up air devices.
- I. inspect heat-distribution assists, whether gravity controlled or fan-assisted.
- J. ignite or extinguish fires.
- K. determine the adequacy of drafts or draft characteristics.
- L. move fireplace inserts, stoves or firebox contents.
- M. perform a smoke test.
- N. dismantle or remove any component.
- O. perform a National Fire Protection Association (NFPA)-style inspection.
- P. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

- I. The inspector shall inspect:
 - A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
 - B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
 - C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.
- II. The inspector shall describe:
 - A. the type of insulation observed;
 - B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.
- III. The inspector shall report as in need of correction:
 - A. the general absence of insulation or ventilation in unfinished spaces.
- IV. The inspector is not required to:
 - A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
 - B. move, touch or disturb insulation.
 - C. move, touch or disturb vapor retarders.
 - D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
 - E. identify the composition or R-value of insulation material.
 - F. activate thermostatically operated fans.
 - G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
 - H. determine the adequacy of ventilation.

3.10. Doors, Windows & Interior

- I. The inspector shall inspect:
 - A. a representative number of doors and windows by opening and closing them;
 - B. floors, walls and ceilings;
 - C. stairs, steps, landings, stairways and ramps;
 - D. railings, guards and handrails; and
 - E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.
- II. The inspector shall describe:
 - A. a garage vehicle door as manually-operated or installed with a garage door opener.
- III. The inspector shall report as in need of correction:
 - A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
 - B. photo-electric safety sensors that did not operate properly; and

- C. any window that was obviously fogged or displayed other evidence of broken seals.

- IV. The inspector is not required to:
 - A. inspect paint, wallpaper, window treatments or finish treatments.
 - B. inspect floor coverings or carpeting.
 - C. inspect central vacuum systems.
 - D. inspect for safety glazing.
 - E. inspect security systems or components.
 - F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
 - G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
 - H. move suspended-ceiling tiles.
 - I. inspect or move any household appliances.
 - J. inspect or operate equipment housed in the garage, except as otherwise noted.
 - K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
 - L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
 - M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
 - N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
 - O. inspect microwave ovens or test leakage from microwave ovens.
 - P. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
 - Q. inspect elevators.
 - R. inspect remote controls.
 - S. inspect appliances.
 - T. inspect items not permanently installed.
 - U. discover firewall compromises.
 - V. inspect pools, spas or fountains.
 - W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
 - X. determine the structural integrity or leakage of pools or spas.

Quality • Integrity • Honesty

lakeside-hi.com | lakesidehi@rogers.com | 905.409.0498



Standards of Practice – pg 6



4. Glossary of Terms

accessible: In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.

activate: To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.

adversely affect: To constitute, or potentially constitute, a negative or destructive impact.

alarm system: Warning devices, installed or freestanding, including, but not limited to: carbon-monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.

appliance: A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.

architectural service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.

component: A permanently installed or attached fixture, element or part of a system.

condition: The visible and conspicuous state of being of an object.

correction: Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.

cosmetic defect: An irregularity or imperfection in something, which could be corrected, but is not required.

crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.

decorative: Ornamental; not required for the operation of essential systems or components of a home.

describe: To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.

determine: To arrive at an opinion or conclusion pursuant to examination.

dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

engineering service: Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.

enter: To go into an area to observe visible components.

evaluate: To assess the systems, structures and/or components of a property.

evidence: (noun form) That which tends to prove or disprove something; something that makes plain or clear, ground for belief, proof.

examine: To visually look (see **inspect**).

foundation: The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.

function: The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.

functional: Performing, or able to perform, a function.

functional defect: A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.

general home inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing these Standards of Practice as a guideline.

home inspection: See **general home inspection**.

household appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.

identify: To notice and report.

indication (noun form): That which serves to point out, show, or make known the present existence of something under certain conditions.

inspect: To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with these Standards of Practice.

inspected property: The readily accessible areas of the buildings, site, items, components and systems included in the inspection.

inspection report: A written communication (possibly including images) of any material defects observed during the inspection.

inspector: One who performs a real estate inspection.

installed: Attached or connected such that the installed item requires a tool for removal.

material defect: 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. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a material defect.

normal operating controls: Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.

observe: To visually notice.

operate: To cause systems to function or turn on with normal operating controls.

readily accessible: A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

recreational facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.

report: (verb form) To express, communicate or provide information in writing; give a written account of. (See also **inspection report**.)

representative number: A number sufficient to serve as a typical or characteristic example of the item(s) inspected.

residential property: Four or fewer residential units.

residential unit: A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

safety glazing: Tempered glass, laminated glass, or rigid plastic.

shut down: Turned off, unplugged, inactive, not in service, not operational, etc.

structural component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

system: An assembly of various components which function as a whole.

technically exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.

unsafe: In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

verify: To confirm or substantiate.

These terms are found within the Standards of Practice. Visit [InterNACHI's full Glossary online](#).

Quality • Integrity • Honesty

lakeside-hi.com | lakesidehi@rogers.com | 905.409.0498