



INSPECTION CHECKLIST

Date **December 31, 2018**
 Address **1234 Main St., Winnipeg, MB R2X 0K8**
 Inspector **Norman A. Garcia, P.Eng.**

I. Frequently asked information by insurance providers

Electrical

- Electrical panel main disconnect rating: 100 amps
- Primary service overload protection type: Circuit Breaker
- Copper and aluminum branch-circuit wiring
- Found solid strand aluminum branch-circuit wiring
- Found knob-&-tube wiring (energized)

Plumbing

- Copper and PVC water supply pipes
- No visible galvanized water pipes
- Sump pump installed
- Backwater valve installed

Estimated Ages

- Asphalt roof composition shingles: < 5 years old
- Heating Equipment: 5-10 years old
- Hot Water Tank: 4-8 years old

II. Description

Roof-covering material	Asphalt composition shingles
Exterior wall-covering material 1	Stucco
Exterior wall-covering material 2	Vinyl
Foundation 1	Concrete wall
Foundation 2	Preserved wood
Location of access to under-floor space	Interior hatch
Central thermostat location	Central location, interior wall
Energy source 1	Hydroelectric
Energy source 2	Natural gas
Heating equipment 1	Forced air furnace (natural gas)
Heating equipment 2	Electric space heaters
Cooling equipment 1	Split system
Cooling equipment 2	Through wall
Main water supply	Public
Main water supply shut-off valve	Basement, easily accessible
Hot water tank capacity (liters)	151 liters (40 gal)
Attic insulation type	Cellulose loose
Attic insulation approximate average depth	151-300 mm (6-12")
Garage vehicle door type	Roll-up, with motor
Fireplace type	Wood-burning

III. Systems with functional defects found

Observations

		Observations
Roof	Roof surface and underlayment	Functional
	Gutters	Need correction
	Downspouts	Not accessible
	Roof penetrations (vents, flashing, skylights, chimney, etc)	Not applicable
	Roof structure	Functional
Exterior	<i>Need immediate correction:</i> Indications of active roof leaks	Need correction
	Exterior wall-covering materials, flashing and trim	Not accessible
	Eaves, soffits and fascia	Not applicable

	Windows	Functional
	Exterior doors	Need correction
	Flashing and trim	Not accessible
	Walkways and driveways	Not applicable
	Stairs, steps, stoops, stairways and ramps	Functional
	Porches, patios, decks, balconies and carports	Need correction
	Railings, guards and handrails	Not accessible
	Vegetation	Not applicable
	Site grading	Functional
	<i>Need immediate correction:</i> Improper spacing between intermediate balusters, spindles and rails	Need correction
Foundation & Structure	Foundation	Not accessible
	Basement walls	Not applicable
	Crawlspace walls	Functional
	Structural components (beams, joists, columns, etc.)	Need correction
	<i>Need immediate correction:</i> Indications of wood in contact with or near soil	Not accessible
	<i>Need immediate correction:</i> Indications of active water penetration	Not applicable
	<i>Need immediate correction:</i> Indications of possible foundation movement, such as wide cracks, brick cracks, out-of-square door frames, and unlevel floors	Functional
	<i>Need immediate correction:</i> Cutting, notching and boring of framing members that may present a structural or safety concern	Need correction
Heating	Heating system, using normal operating controls	Not accessible
	<i>Need immediate correction:</i> Any heating system that did not operate	Not applicable
	<i>Need immediate correction:</i> Any heating system that was deemed inaccessible	Functional
Cooling	Cooling system, using normal operating controls	Need correction
	<i>Need immediate correction:</i> Any cooling system that did not operate	Not accessible
	<i>Need immediate correction:</i> Any cooling system that was deemed inaccessible	Not applicable
Plumbing	Main water supply shut-off valve	Functional
	Water heating equipment	Need correction
	Interior water supply, including all fixtures and faucets, by running the water	Not accessible
	All toilets for proper operation by flushing	Not applicable
	All sinks, tubs and showers for functional drainage	Functional
	Drain, waste and vent system	Need correction
	Sump pumps with accessible floats	Not accessible
	<i>Need immediate correction:</i> Deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously	Not applicable
	<i>Need immediate correction:</i> Deficiencies in the installation of hot and cold water faucets	Functional
	<i>Need immediate correction:</i> Mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs	Need correction
	<i>Need immediate correction:</i> Toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate	Not accessible
Electrical	Service drop	Not applicable
	Overhead service conductors and attachment point	Functional
	Service head, gooseneck and drip loops	Need correction
	Service mast, service conduit and raceway	Not accessible
	Electric meter and base	Not applicable
	Service-entrance conductors	Functional
	Main service disconnect	Need correction
	Panelboards and over-current protection devices (circuit breakers and fuses)	Not accessible
	Service grounding and bonding	Not applicable
	Representative number of switches, lighting fixtures and receptacles	Functional
	Arc-fault circuit interrupter (AFCI)	Need correction
	Ground-fault circuit interrupter (GFCI)	Not accessible
	Smoke detectors	Not applicable
	Carbon-monoxide detectors	Functional
	<i>Need immediate correction:</i> Deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs	Need correction
	<i>Need immediate correction:</i> Any unused circuit-breaker panel opening that was not filled	Not accessible

	<i>Need immediate correction:</i> Presence of solid strand aluminum branch-circuit wiring, if readily visible	Not applicable
	<i>Need immediate correction:</i> 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	Functional
Attic, Insulation & Ventilation	<i>Need immediate correction:</i> Absence of smoke detectors	Need correction
	Insulation in unfinished spaces, including attics, crawlspaces and foundation areas	Not accessible
	Ventilation of unfinished spaces, including attics, crawlspaces and foundation areas	Not applicable
	Mechanical exhaust systems in the kitchen, bathrooms and laundry area	Functional
	<i>Need immediate correction:</i> General absence of insulation or ventilation in unfinished spaces.	Need correction
Interior (Fenestrations, Floors, Walls, Ceiling)	Doors	Not accessible
	Windows	Not applicable
	Floors, walls and ceilings	Functional
	Stairs, steps, landings, stairways and ramps	Need correction
	Railings, guards and handrails	Not accessible
	<i>Need immediate correction:</i> Improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings	Not applicable
Garage vehicle doors	<i>Need immediate correction:</i> Any window that was obviously fogged or displayed other evidence of broken seals	Functional
	Garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls	Need correction
Fireplace	<i>Need immediate correction:</i> Photo-electric safety sensors that did not operate properly	Not accessible
	Readily accessible and visible portions of the fireplaces and chimneys	Not applicable
	Lintels above the fireplace openings	Functional
	Damper doors by opening and closing them, if readily accessible and manually operable	Need correction
	Cleanout doors and frames	Not accessible
	<i>Need immediate correction:</i> Evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers	Not applicable
	<i>Need immediate correction:</i> Manually operated dampers that did not open and close	Functional
	<i>Need immediate correction:</i> Lack of a smoke detector in the same room as the fireplace	Need correction
	<i>Need immediate correction:</i> Lack of a carbon-monoxide detector in the same room as the fireplace	Not accessible
	<i>Need immediate correction:</i> Cleanouts not made of metal, pre-cast cement, or other non-combustible material	Not applicable
IV. Inspector's To-Do Checklist	<i>Inspection Agreement</i>	Online
	Briefing	Done
	<i>Now That You've Had a Home Inspection</i> book	Done
	Business card	Done
	<i>Manitoba Help Lines</i> fridge magnet	Done
	<i>Electrical Shut-off</i> tag	Done
	Presentation	Done
	<i>Seasonal Maintenance Checklist</i>	Done
	<i>Client Satisfaction Survey</i>	Done
	<i>Leave Behind</i> letter	Done
Payment	Done	

END OF CHECKLIST