

# YOUR Inspection Report



*Real Home Inspections Ontario,  
Home of the Mould Detection Dog. 519-572-7896 or Toll Free 1-855-888-REAL*

## FOR THE PROPERTY AT:

97 Main st  
Example Report, ON

## PREPARED FOR:

MOULD STAIN REMOVAL - ATTIC

## INSPECTION DATE:

Thursday, January 1, 2015

## PREPARED BY:

Rick Clayton CMI RHI



RHI Ontario (Rick Clayton)  
Licensed Home Inspector INC  
Kitchener, ON N2B1E3

519-576-8485

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[www.rhiontario.com](http://www.rhiontario.com)

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**"SUMMARY" I****ROOFING****STRUCTURE****INSULATION****INTERIOR****REFERENCE**

## Roofing

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Vulnerable areas](#)

Remove tree branches from roof area.

**Implication(s):** Chance of water damage to contents, finishes and/or structure**Location:** Rear**Task:** Improve**Time:** Immediate

## Structure

### ROOF FRAMING \ Sheathing

**Condition:** • [Mold](#)

Mould like substance noted in attic space.

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

## Insulation and Ventilation

### ATTIC/ROOF \ Roof vents

**Condition:** • [Missing](#)

Provide roof vents for knee wall ventilation and remove insulation on ceiling to prolong shingle life and help prevent mould growth.

**Implication(s):** Chance of condensation damage to finishes and/or structure**Location:** Knee wall area**Task:** Improve**Time:** Less than 1 year**Condition:** • [Missing](#)

Provide soffit venting and roof vents to increase air movement. Mould stains present in attic space.

**Implication(s):** Chance of condensation damage to finishes and/or structure**Location:** Attic**Task:** Improve**Time:** Less than 1 year

### ATTIC/ROOF \ Hatch

**Condition:** • [Not insulated and not weatherstripped](#)

Weather strip and insulate the attic hatch and knee wall door.

**Implication(s):** Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort**Location:** Attic**Task:** Improve**Time:** Immediate

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## Interior

### EXHAUST FANS \ Exhaust duct

**Condition:** • [Not vented to exterior](#)

Provide exhaust termination point to exterior of home for bathroom vent.

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Attic

**Task:** Improve

**Time:** Immediate

# ROOFING

97 Main st , Example Report, ON January 1, 2015

Report No. 2404

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"SUMMARY" |

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## Description

**Sloped roofing material:** • Shingles

**Probability of leakage:** • Low

## Limitations

**Inspection performed:** • By walking on roof • From the ground

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Vulnerable areas](#)

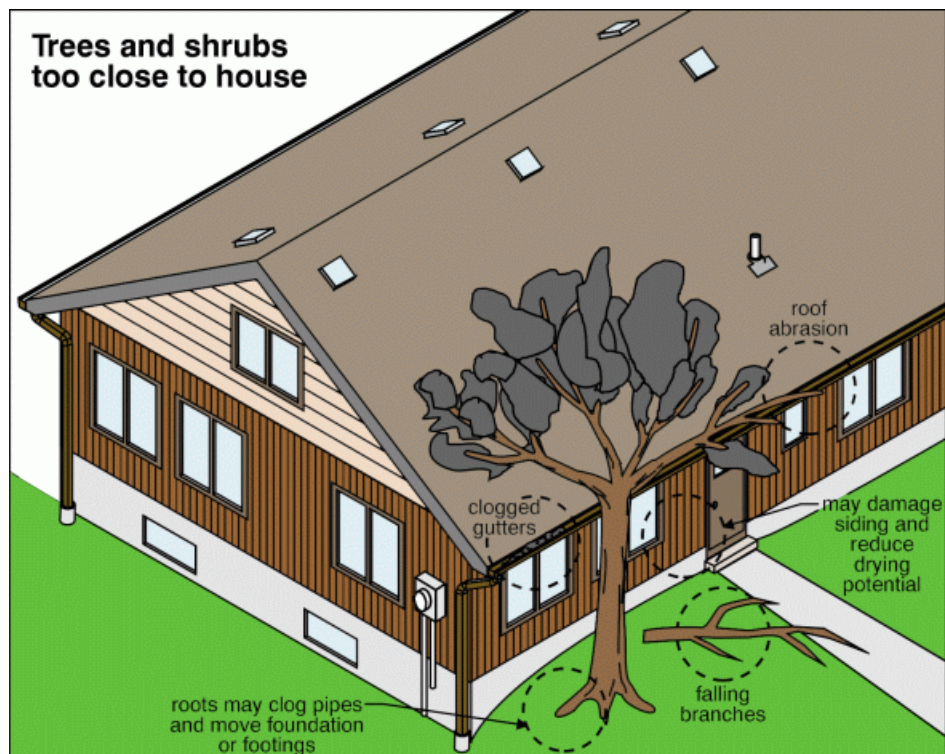
Remove tree branches from roof area.

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

**Location:** Rear

**Task:** Improve

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# STRUCTURE

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## Description

**Exterior wall construction:** • [Wood frame, brick veneer](#)

**Roof and ceiling framing:** • [Rafters/roof joists](#) • [Trusses](#)

## Limitations

**Inspection limited/prevented by:** • Storage • Insulation

**Attic/roof space:** • Entered but access was limited

**Knee wall areas:** • Entered but access was limited

## Recommendations

### ROOF FRAMING \ Sheathing

**Condition:** • [Mold](#)

Mould like substance noted in attic space.

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

**Location:** Attic



# INSULATION AND VENTILATION

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## Description

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

Attic/roof insulation amount/value: • [R-40](#)

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

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

## Recommendations

### ATTIC/ROOF \ Roof vents

Condition: • [Missing](#)

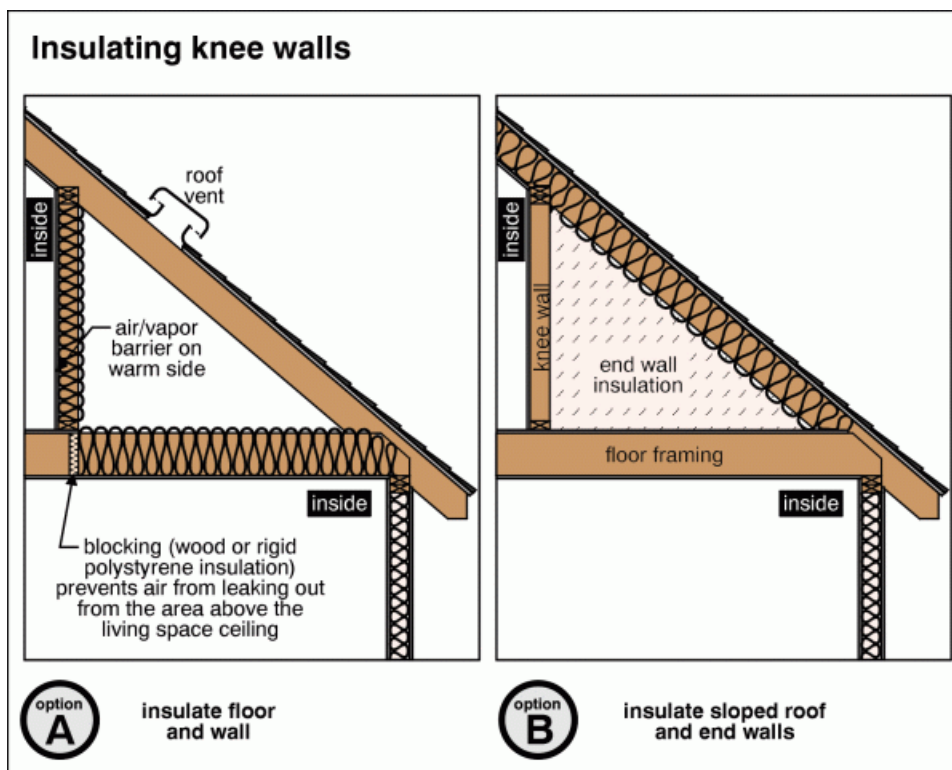
Provide roof vents for knee wall ventilation and remove insulation on ceiling to prolong shingle life and help prevent mould growth.

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Knee wall area

**Task:** Improve

**Time:** Less than 1 year



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**Condition:** • [Missing](#)

Provide soffit venting and roof vents to increase air movement. Mould stains present in attic space.

**Implication(s):** Chance of condensation damage to finishes and/or structure

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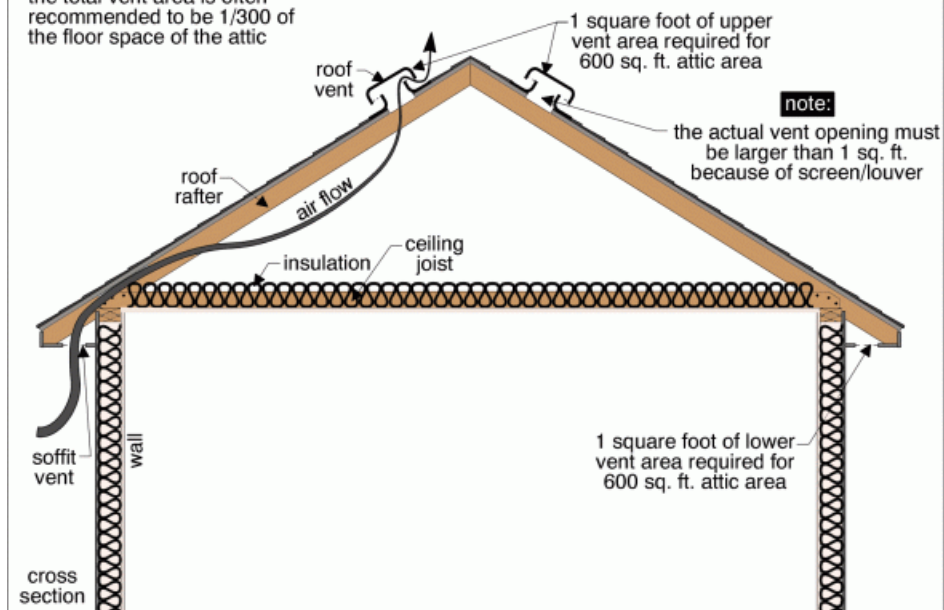
**INSULATION**

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## Recommended amount of attic ventilation

the total vent area is often recommended to be 1/300 of the floor space of the attic



### ATTIC/ROOF \ Hatch

**Condition:** • [Not insulated and not weatherstripped](#)

Weather strip and insulate the attic hatch and knee wall door.

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

**Location:** Attic

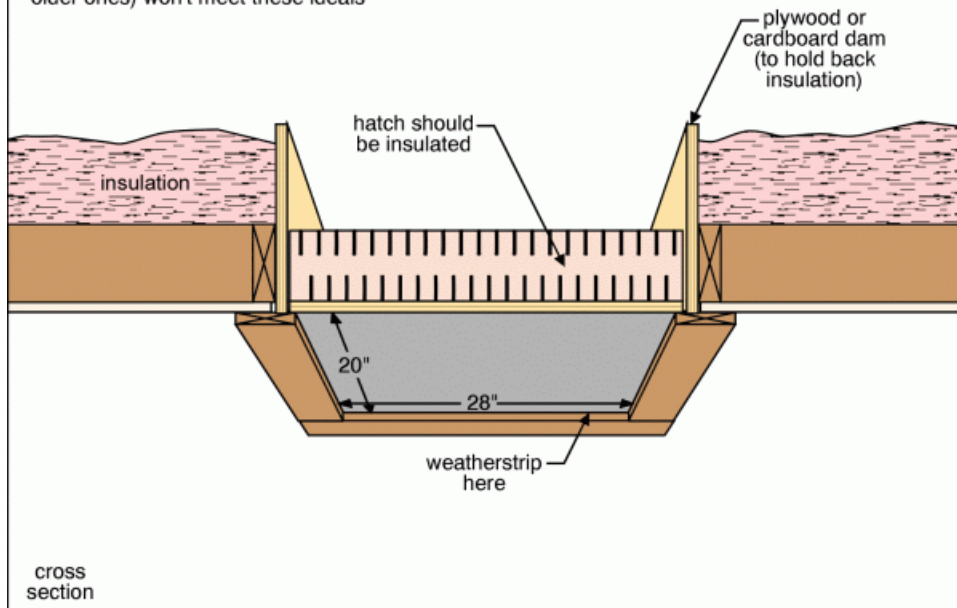
**Task:** Improve

**Time:** Immediate

## Attic access hatch

the illustration shows a good attic access hatch design

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



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## Recommendations

### EXHAUST FANS \ Exhaust duct

**Condition:** • [Not vented to exterior](#)

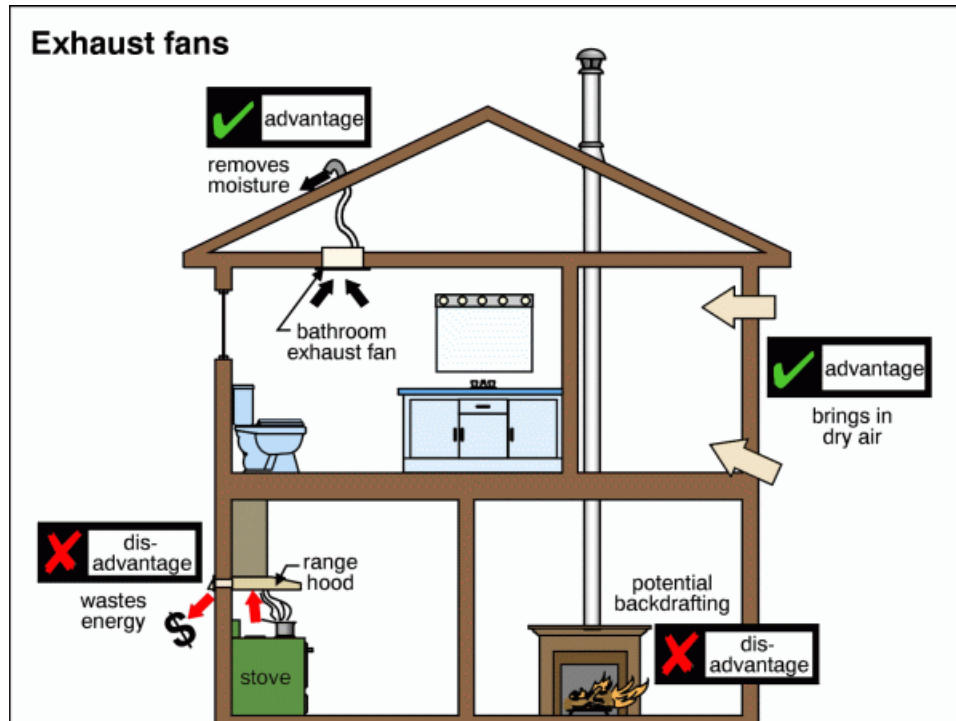
Provide exhaust termination point to exterior of home for bathroom vent.

**Implication(s):** Chance of condensation damage to finishes and/or structure

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**Task:** Improve

**Time:** Immediate





# INTERIOR

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**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