

What Should You Expect

Acceptable Building Conditions - What we Check

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There are many standards for new construction, but comparatively few requirements defining acceptable building performance in existing homes and buildings. The following performance objectives describe how buildings should perform and what we check.

1. Structure

The building structure should be capable of supporting the normal loads of the building and its occupants. We check visible portions of foundations, walls, floors, and roof supports for damage, movement, deterioration, water presence and improper modification that results in significant structural weakness.

2. Exterior

The building exterior should be durable, resist build up and entry of water and provide for the safe passage and use of the occupants. We check the exterior building surfaces and exterior elements for unusual conditions, deterioration and hazards, which often account for a significant portion of the total repair and restorative costs.

3. Roof

The roof elements should be durable and capable of shedding and conveying water away from the building, resisting weathering and protecting the internal building areas below. We check for leaks, worn roof coverings, defective roof drainage, chimneys and similar conditions.

4. Electrical System

The electrical system should provide the modern electrical requirements of the occupants. We check for problems with system capacity, distribution wiring, grounding and connections that affect the safe use of the electrical system.

5. Plumbing System

The plumbing system should satisfy the domestic water requirements of the occupants. We check the supply and drainage systems including plumbing fixtures for hazards, operation, capacity, durability and leaks. We cannot check for water potability (quality), or pipes or systems that are hidden.

6. Heating, Central Air Conditioning and Ventilation Systems

Heating, Air Conditioning and Ventilation systems should be capable of providing sufficient heat, cooling and ventilation for the comfort of the occupants and the durability of the building. We check for hazards, proper operation and serviceability. We cannot verify the adequacy of these systems, but may offer an educated guess of the effectiveness of these systems.

7. Interior Areas

The building interior areas and finishes should be suitable for the intended use of the occupants. We check for hazards and deterioration that affect the safe use and serviceability of interior areas, fixtures, finishes and installed equipment.

8. Insulation

The building requires sufficient insulation for the comfort of the occupants and the durability of the building. We check for deterioration and hazards related to building insulation and air leakage, but can only confirm insulation levels and integrity of installation where access is provided.

9. Ventilation

The building requires sufficient natural and/or mechanical ventilation to meet the needs of the occupants and installed equipment, such as furnaces, fireplaces and exhaust fans. We check for deterioration and hazards related to problems with natural and mechanical ventilation.

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