



Home Inspection Report

142 Birchwood Crescent, Halifax, NS

Prepared for

Jordan Ellis

Inspector

Sam Whitfield, RHI

Inspection date

October 1, 2026

Prepared with care by Sam Whitfield, RHI, so you know exactly what you're buying.

This report is designed to tell the real story of the property: every finding is rated by severity, photographed where relevant, and paired with a plain-language recommendation - so you can make a confident decision, not decode a checklist.

PROPERTY DETAILS

142 Birchwood Crescent, Halifax, NS

INSPECTION DATE October 1, 2026	YEAR BUILT 1987
SQUARE FEET 1,850	OCCUPANCY Owner-occupied
WEATHER Partly cloudy, 13.9°C	STANDARD OF PRACTICE InterNACHI
CLIENT Jordan Ellis	CLIENT EMAIL jordan.ellis@example.com
AGENT Priya Nair (Maritime Realty Group)	INSPECTOR Sam Whitfield, RHI

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SUMMARY

Significant findings



MAJOR Roof - Roof covering

Significant granule loss and curling shingle tabs observed across the south-facing slope, with several tabs cracked or missing near the ridge.



MAJOR Electrical - Service entrance and panel

Several breaker labels are illegible or missing, and two circuits share a single breaker position (double-tapped) not rated for that use.

Roof

Roof covering

Deficient

Asphalt shingle, approximately 22 years old.

MAJOR South slope, near ridge

Significant granule loss and curling shingle tabs observed across the south-facing slope, with several tabs cracked or missing near the ridge.

Recommendation: Roof covering is at or beyond typical service life. Budget for full replacement and have a licensed roofer confirm no deck damage.



Flashing

Inspected

Metal flashing at roof-to-wall junctions and terminations is properly sealed, with no signs of separation.

Gutters and downspouts

Inspected

Aluminum gutters and downspouts are securely attached and draining freely; downspouts discharge away from the foundation.

Roof penetrations

Inspected

Plumbing and exhaust vent penetrations are sealed with typical pipe boots and mastic, no deficiencies noted.

Skylights

Inspected

One fixed skylight above the upstairs hallway; glazing, seal and flashing are intact with no evidence of past leaks.

Exterior

Siding and trim

Inspected

Wood and brick veneer siding, in serviceable condition overall. No deficiencies noted at this elevation.



Windows and doors

Inspected

Vinyl double-hung windows and a steel entry door, all operating smoothly with intact weatherstripping and no failed seals observed.

Grading and drainage

Inspected

Lot grading slopes away from the foundation on all sides; no ponding or erosion observed near the structure.

Walkways and driveways

Inspected

Concrete walkway and asphalt driveway are in good condition, with only minor surface cracking typical for their age.

Decks and porches

Inspected

Rear pressure-treated deck is structurally sound, with secure railings and properly spaced ledger board attachment.

Structure

Foundation

Inspected

Poured concrete foundation walls show no signs of significant cracking, bowing, or active water intrusion.

Framing

Inspected

Visible wood framing in the basement and attic is in good condition, with no signs of rot, insect damage, or improper modification.

Crawlspace or basement

Inspected

Poured concrete foundation. No signs of active water intrusion or significant settlement observed at time of inspection.

Floor structure

Inspected

Floor joists and subfloor are solid underfoot throughout, with no springiness or deflection noted.

Electrical

Service entrance and panel

Deficient

100-amp panel, double-pole breakers.

MAJOR Main panel, basement utility room

Several breaker labels are illegible or missing, and two circuits share a single breaker position (double-tapped) not rated for that use.

Recommendation: Have a licensed electrician relabel the panel directory and correct the double-tapped breakers.



Branch wiring

Inspected

Copper branch circuit wiring throughout, with no aluminum wiring, knob-and-tube, or exposed splices observed.

Outlets and switches

Inspected

Outlets and switches tested throughout the home operate normally, with proper polarity and grounding confirmed.

GFCI and AFCI protection

Inspected

GFCI protection is present at kitchen, bathroom and exterior outlets; all tested units tripped and reset correctly.

Smoke and CO detectors

Inspected

Smoke and carbon monoxide detectors are present on each level and tested functional at time of inspection.

Plumbing

Water supply piping

Inspected

Copper supply piping throughout, with no active leaks or corrosion observed at accessible connections.

Drain, waste and vent piping

Inspected

PVC drain, waste and vent piping is properly sloped and vented, with no signs of leaks or blockage.

Water heater

Deficient

40-gallon gas water heater, approximately 11 years old.

MINOR

Utility room

Dust and sediment buildup observed around the gas control valve and pilot assembly.

Recommendation: Have the unit serviced and the burner assembly cleaned; monitor for continued efficient operation.



Fixtures and faucets

Inspected

All tested faucets, tubs and toilets operate normally with adequate water flow and no active leaks.

Visible leaks

Inspected

No active or past water staining was observed at any accessible plumbing connections or fixtures.

HVAC

Heating system

Inspected

Forced-air gas furnace, approximately 9 years old, cycled on normally and produced heat at the registers during testing.

Cooling system

Inspected

Central air conditioning; outdoor condenser tested and operating within normal parameters at time of inspection.

MAINTENANCE *Rear yard, west side of house*

Minor debris (leaves, grass clippings) accumulated around the base of the outdoor condenser.
Recommendation: Clear debris from around the unit to maintain proper airflow.



Ductwork

Inspected

Sheet metal ductwork is properly connected and insulated in unconditioned spaces, with no visible disconnections.

Thermostat

Inspected

Programmable thermostat responded normally to setpoint changes during testing.

Ventilation

Inspected

Bathroom and kitchen exhaust fans vent to the exterior and were functional at time of inspection.

Interior

Walls, ceilings and floors

Inspected

Walls, ceilings and flooring throughout are in good cosmetic condition, with no signs of water staining or structural movement.

Doors and windows

Inspected

Interior doors open and close properly and latch securely; no signs of frame racking observed.

Stairs and railings

Inspected

Interior stairs are solid with consistent rise and run; railings are secure and properly anchored.

Kitchen

Inspected

Cabinetry, countertops and appliances in good condition; no deficiencies noted.



Bathrooms

Deficient

Primary bathroom inspected.

MINOR

Primary bathroom shower

Caulking at the shower enclosure is cracked and separating in several spots.
Recommendation: Remove and replace caulking at the shower enclosure to maintain a proper water seal.



LIMITATIONS

Limitations and standards of practice

This inspection was performed in accordance with the InterNACHI Residential Standards of Practice. The inspection is a visual, non-invasive examination of the readily accessible systems and components of the property, designed to identify material defects observed at the time of inspection. It is not technically exhaustive and does not imply any warranty or guarantee of future performance of any system or component. Areas that were not accessible, not visible, or excluded by agreement are not covered by this report. This report reflects the condition of the property only at the date and time of the inspection.