Home Inspection Report

142 Birchwood Crescent, Halifax, NS

Prepared for	**Jordan Ellis**
Inspector	**Sam Whitfield, RHI**
Inspection date	**November 16, 2026**

ABOUT THIS REPORT

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Thorough, plain-language home inspections across Halifax Regional Municipality.

How findings are rated

SAFETY	A hazard to occupants that should be addressed promptly.
MAJOR	A significant defect, or one likely to be costly if left unattended.
MINOR	A deficiency that is not urgent but warrants repair.
MAINTENANCE	Routine upkeep that will keep a component in good order.
INFO	An observation provided for your information.

Where shown, a rough budget band ($ under $500, $$ $500 to $2,500, $$$ over $2,500) is the inspector's general indication of order of magnitude only. It is not a quote or an estimate; please obtain quotes from qualified contractors.

PROPERTY DETAILS

142 Birchwood Crescent, Halifax, NS

INSPECTION DATE November 16, 2026	YEAR BUILT 1987
SQUARE FEET 1,850	OCCUPANCY Owner-occupied
WEATHER Overcast, 10°C	STANDARD OF PRACTICE CAHPI
CLIENT Jordan Ellis	CLIENT EMAIL jordan.ellis@example.com
AGENT Priya Nair (Maritime Realty Group)	INSPECTOR Sam Whitfield, RHI

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SUMMARY

Summary of findings

This summary lists the findings most likely to matter to your decision, followed by every other finding in one line. It is not a substitute for the full report: please read the detailed sections, and have repairs carried out by qualified professionals.

2	3	10	2	2
SAFETY	MAJOR	MINOR	MAINTENANCE	INFO

14 components inspected with no concerns noted; they are listed under "In good order" in each section.

Safety and major findings

SAFETY **Exterior - Decks and porches**

The guard at the stair side of the deck moves noticeably under light hand pressure because the post attachment has loosened. A guard that gives way is a fall hazard, particularly for children.

Why it matters: A guard that gives way under load can cause a serious fall.

Rough budget: $ (under $500) | Details on page 8

SAFETY **Electrical - GFCI and AFCI protection**

The exterior receptacle on the rear deck is not GFCI protected. Outdoor receptacles are exposed to moisture, and without a GFCI a fault can result in a serious electric shock.

Why it matters: Without GFCI protection a fault near water can cause a serious electric shock.

Rough budget: $ (under $500) | Details on page 10

MAJOR **Roof - Roof covering**

Significant granule loss and curling shingle tabs across the south-facing slope, with several tabs cracked or missing near the ridge. Shingles in this condition no longer shed water reliably, and leaks into the roof deck and attic are likely.

Why it matters: Shingles in this condition no longer shed water reliably, so leaks into the roof deck and attic are likely and the damage compounds each season.

Rough budget: $$$ (over $2,500) | Details on page 6

MAJOR **Electrical - Service entrance and panel**

Several breaker labels are illegible or missing, and two circuits share a single breaker not rated for that use (double-tapped). A loose or overloaded connection at a breaker can overheat.

Why it matters: A loose or overloaded connection at a breaker can overheat and is a fire risk.

Rough budget: $ (under $500) | Details on page 9

MAJOR **HVAC - Heating system**

The single-wall steel heating oil tank dates from the original 1987 construction, and its age is a leading cause of leaks. Many insurers will not cover a home with an oil tank over about 25 years old, and a leak is costly to clean up.

Why it matters: A leaking oil tank can contaminate soil and groundwater, and remediation and insurance problems are costly.

Rough budget: $$$ (over $2,500) | Details on page 12

Other findings

MINOR **Roof - Flashing:** The sealant where the chimney flashing meets the brick is cracked and has pulled away in places. Water can track behind the flashing during wind-driven rain. (page 6)

MINOR **Exterior - Siding and trim:** Painted wood trim at the base of the rear wall is soft and checking where it sits close to grade. Moisture here can lead to rot if the paint film is not maintained. (page 7)

MINOR **Exterior - Grading and drainage:** Soil at the northwest corner slopes toward the house. Surface water directed at the foundation is a common cause of damp basements. (page 8)

MINOR **Structure - Foundation:** A hairline vertical crack runs through the east foundation wall, dry at the time of inspection and showing no offset. Cracks of this type usually result from normal curing shrinkage. (page 8)

MINOR

Electrical - Smoke and CO detectors: The basement smoke alarm carries a manufacture date of 2011. Smoke alarms lose sensitivity with age and are designed to be replaced after 10 years. (page 10)

MINOR

Plumbing - Water heater: The tank is 11 years old, near the end of the 10 to 15 year life typical of this type of unit, and dust and sediment have built up around the gas control valve and pilot assembly. A failed tank can release a large volume of water. (page 11)

MINOR

Plumbing - Fixtures and faucets: The kitchen faucet drips from the spout when shut off, indicating a worn cartridge or seat. Left alone it wastes water and can stain the sink. (page 11)

MINOR

HVAC - Ventilation: The bathroom exhaust fan is ducted into the attic space instead of to the exterior. Warm, moist air released in a cold attic condenses on the roof sheathing and can cause mould and rot. (page 13)

MINOR

Interior - Stairs and railings: There is no handrail on the basement stairs. A handrail is a basic aid against falls on a stairway of this length. (page 13)

MINOR

Interior - Bathrooms: Caulking at the shower enclosure is cracked and separating in several spots. Water that gets behind it can damage the wall. (page 15)

MAINTENANCE

Roof - Gutters and downspouts: The northwest downspout discharges at the foundation with no extension, and the gutters hold fall leaf debris. Water released at the wall can saturate the soil next to the foundation. (page 7)

MAINTENANCE

HVAC - Cooling system: Leaves and grass clippings have collected around the base of the outdoor condenser and restrict airflow. (page 12)

INFO

Structure - Crawlspace or basement: Parts of Nova Scotia have elevated radon potential, and radon cannot be seen or smelled. A reading cannot be given from a visual inspection. (page 9)

INFO

Interior - Kitchen: No anti-tip bracket could be seen at the freestanding range. A range can tip forward if a child climbs on an open door. (page 14)

Roof

5 of 5 components inspected; 1 with a limitation noted.

Roof covering

Deficient

Asphalt shingle, approximately 22 years old.

Limitation: The roof was viewed from a ladder at the eaves and from the ground; it was not walked because of the pitch and damp surface.

MAJOR *South slope, near ridge*

Significant granule loss and curling shingle tabs across the south-facing slope, with several tabs cracked or missing near the ridge. Shingles in this condition no longer shed water reliably, and leaks into the roof deck and attic are likely.

Why it matters: Shingles in this condition no longer shed water reliably, so leaks into the roof deck and attic are likely and the damage compounds each season.

Recommendation: The covering is at or beyond its typical service life. Budget for full replacement and have a licensed roofer confirm the condition of the deck beneath.

Rough budget: $$$ (over $2,500)

Photo 1: South slope, near ridge

Flashing

Deficient

Metal flashing at the wall and valley terminations is sealed with no signs of separation.

MINOR *Chimney, north side*

The sealant where the chimney flashing meets the brick is cracked and has pulled away in places. Water can track behind the flashing during wind-driven rain.

Why it matters: Left alone, wind-driven rain can wet the framing around the chimney and stain interior finishes.

Recommendation: Have the flashing re-sealed or re-pointed by a roofer, ideally when the shingles are replaced.

Rough budget: $ (under $500)

Gutters and downspouts

Deficient

Aluminum gutters are securely attached and draining.

MAINTENANCE *Northwest corner*

The northwest downspout discharges at the foundation with no extension, and the gutters hold fall leaf debris. Water released at the wall can saturate the soil next to the foundation.

Why it matters: Water pooling at the foundation is the most common cause of damp basements and settlement cracks.

Recommendation: Clean the gutters each spring and fall and add a downspout extension that carries water at least 1.8 m (6 ft) from the house.

Rough budget: $ (under $500)

IN GOOD ORDER

Roof penetrations: Plumbing and exhaust vent penetrations are sealed with typical pipe boots and mastic. No deficiencies noted.

Skylights: One fixed skylight above the upstairs hallway. Glazing, seal and flashing are intact, with no evidence of past leaks at the ceiling below.

Exterior

5 of 5 components inspected.

Siding and trim

Deficient

Wood and brick veneer siding, in serviceable condition overall.

Photo 1: Siding and trim

MINOR *Rear elevation, lower trim*

Painted wood trim at the base of the rear wall is soft and checking where it sits close to grade. Moisture here can lead to rot if the paint film is not maintained.

Why it matters: Trim that stays wet rots, and rot can spread into the wall framing behind it.

Recommendation: Scrape, prime and repaint the trim, replace any boards that are soft to a probe, and keep soil and mulch below the trim.

Rough budget: $ (under $500)

Grading and drainage

Deficient

Lot grading slopes away from the foundation on three sides.

MINOR *Northwest corner of foundation*

Soil at the northwest corner slopes toward the house. Surface water directed at the foundation is a common cause of damp basements.

Why it matters: Grading toward the house sends rain and snowmelt against the foundation.

Recommendation: Add soil to restore a slope of about 5 percent (roughly 15 cm over 3 m) away from the wall for the first 1.8 m.

Rough budget: $ (under $500)

Decks and porches

Deficient

Rear pressure-treated deck with sound framing and a properly attached ledger board.

SAFETY *Rear deck, stair-side guard*

The guard at the stair side of the deck moves noticeably under light hand pressure because the post attachment has loosened. A guard that gives way is a fall hazard, particularly for children.

Why it matters: A guard that gives way under load can cause a serious fall.

Recommendation: Have the posts re-secured with through-bolts or structural screws before the deck is used, and re-check every guard post at the same time.

Rough budget: $ (under $500)

IN GOOD ORDER

Windows and doors: Vinyl double-hung windows and a steel entry door operate smoothly, with intact weatherstripping and no failed thermal seals observed.

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

Structure

4 of 4 components inspected; 2 with a limitation noted.

Foundation

Deficient

Poured concrete foundation walls with no significant bowing or active water intrusion.

MINOR *East basement wall*

A hairline vertical crack runs through the east foundation wall, dry at the time of inspection and showing no offset. Cracks of this type usually result from normal curing shrinkage.

Why it matters: Most cracks of this type are cosmetic, but a crack that widens can let water in.

Recommendation: Seal the crack from the interior if it begins to leak, and monitor it for widening. A structural engineer should be consulted if it grows or shifts.

Rough budget: $ (under $500)

Framing

Inspected

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

Limitation: The attic was viewed from the hatch only; insulation depth of about 30 cm prevented walking the attic.

Crawlspace or basement

Inspected

Full basement, partially finished. No signs of active water intrusion or significant settlement were observed.

Limitation: About 40 percent of the foundation walls are concealed behind finished wall surfaces and could not be viewed.

INFO *Lowest occupied level*

Parts of Nova Scotia have elevated radon potential, and radon cannot be seen or smelled. A reading cannot be given from a visual inspection.

Why it matters: Long-term exposure to elevated radon is a leading cause of lung cancer in non-smokers.

Recommendation: Test for radon with a long-term (at least 90 day) device, as recommended by Health Canada, and consider mitigation if the result exceeds 200 Bq/m3.

Rough budget: $ (under $500)

IN GOOD ORDER

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

Electrical

5 of 5 components inspected.

Service entrance and panel

Deficient

100-amp service with a breaker panel and 120/240 V single-phase supply.

MAJOR *Main panel, basement utility room*

Several breaker labels are illegible or missing, and two circuits share a single breaker not rated for that use (double-tapped). A loose or overloaded connection at a breaker can overheat.

Why it matters: A loose or overloaded connection at a breaker can overheat and is a fire risk.

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

Rough budget: $ (under $500)

Photo 1: Main panel, basement utility room

GFCI and AFCI protection

Deficient

GFCI protection is present at the kitchen and bathroom receptacles, and all tested units tripped and reset.

SAFETY *Rear deck*

The exterior receptacle on the rear deck is not GFCI protected. Outdoor receptacles are exposed to moisture, and without a GFCI a fault can result in a serious electric shock.

Why it matters: Without GFCI protection a fault near water can cause a serious electric shock.

Recommendation: Have an electrician replace the receptacle with a weather-resistant GFCI receptacle in an in-use cover, or protect the circuit with a GFCI breaker.

Rough budget: $ (under $500)

Smoke and CO detectors

Deficient

Smoke and carbon monoxide alarms are present on each level and tested functional.

MINOR *Basement hallway*

The basement smoke alarm carries a manufacture date of 2011. Smoke alarms lose sensitivity with age and are designed to be replaced after 10 years.

Why it matters: Working alarms give the earliest warning of a fire, especially overnight.

Recommendation: Replace the unit now and every 10 years, and test all alarms monthly.

Rough budget: $ (under $500)

IN GOOD ORDER

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

Outlets and switches: A representative sample of outlets and switches was tested, with proper polarity and grounding confirmed.

Plumbing

5 of 5 components inspected.

Water heater

Deficient

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

MINOR *Utility room*

The tank is 11 years old, near the end of the 10 to 15 year life typical of this type of unit, and dust and sediment have built up around the gas control valve and pilot assembly. A failed tank can release a large volume of water.

Why it matters: Tanks near the end of their life can fail suddenly and flood the area around them.

Recommendation: Have the unit serviced and the burner assembly cleaned, and plan to replace it within the next few years. Consider a drain pan piped to a floor drain.

Rough budget: $$ ($500 to $2,500)

Photo 1: Utility room

Fixtures and faucets

Deficient

Tested fixtures operate with adequate flow.

MINOR *Kitchen*

The kitchen faucet drips from the spout when shut off, indicating a worn cartridge or seat. Left alone it wastes water and can stain the sink.

Why it matters: A steady drip wastes water and can wear the fixture and stain the sink.

Recommendation: Replace the cartridge or the faucet.

Rough budget: $ (under $500)

IN GOOD ORDER

Water supply piping: Copper supply piping throughout, with no active leaks or corrosion at accessible connections. Water pressure was adequate.

Drain, waste and vent piping: ABS and copper drain, waste and vent piping is properly sloped and vented, with no signs of leaks or blockage.

Visible leaks: No active or past water staining was observed at accessible plumbing connections or fixtures.

HVAC

4 of 5 components inspected; 1 not inspected (Cooling system).

Heating system

Deficient

Oil-fired forced-air furnace, approximately 9 years old, with a heating oil tank in the basement. The furnace cycled on and produced heat at the registers.

MAJOR *Basement, utility room*

The single-wall steel heating oil tank dates from the original 1987 construction, and its age is a leading cause of leaks. Many insurers will not cover a home with an oil tank over about 25 years old, and a leak is costly to clean up.

Why it matters: A leaking oil tank can contaminate soil and groundwater, and remediation and insurance problems are costly.

Recommendation: Confirm the tank's age with your insurer, and plan to replace it with a double-wall tank installed by a licensed oil-burner technician. Have the furnace serviced annually.

Rough budget: $$$ (over $2,500)

Cooling system

Not inspected

Central air conditioning, with the outdoor condenser on the west side of the house.

Limitation: The system was not operated because the outdoor temperature was below 15 C, and running the compressor in cold weather can damage it.

MAINTENANCE *Rear yard, west side of house*

Leaves and grass clippings have collected around the base of the outdoor condenser and restrict airflow.

Recommendation: Clear debris from around the unit each spring to maintain proper airflow.

Photo 1: Rear yard, west side of house

Ventilation

Deficient

The kitchen range hood vents to the exterior and was functional.

MINOR *Main bathroom, attic*

The bathroom exhaust fan is ducted into the attic space instead of to the exterior. Warm, moist air released in a cold attic condenses on the roof sheathing and can cause mould and rot.

Why it matters: Trapped moisture in a cold attic leads to mould and rotting sheathing over time.

Recommendation: Re-route the duct to a roof or wall termination with a backdraft damper, and insulate the duct.

Rough budget: $ (under $500)

IN GOOD ORDER

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

Thermostat: Programmable thermostat responded normally to setpoint changes during testing.

Interior

5 of 5 components inspected.

Stairs and railings

Deficient

Interior stairs are solid with consistent rise and run.

MINOR *Basement stairs*

There is no handrail on the basement stairs. A handrail is a basic aid against falls on a stairway of this length.

Why it matters: Stairs without a handrail are a common source of falls.

Recommendation: Install a graspable handrail 865 to 965 mm above the stair nosings.

Rough budget: $ (under $500)

Kitchen

Inspected

Cabinetry, countertops and appliances are in good condition and the range, dishwasher and exhaust hood operated.

Photo 1: Kitchen

INFO *Kitchen*

No anti-tip bracket could be seen at the freestanding range. A range can tip forward if a child climbs on an open door.

Why it matters: An unsecured range can tip forward when the door is loaded, scalding or crushing a child.

Recommendation: Confirm that an anti-tip bracket is installed, and install one if not.

Rough budget: $ (under $500)

Bathrooms

Deficient

Primary bathroom inspected, with fixtures operating normally.

MINOR *Primary bathroom shower*

Caulking at the shower enclosure is cracked and separating in several spots. Water that gets behind it can damage the wall.

Why it matters: Failed caulking lets water behind the tile, where it can rot the wall behind.

Recommendation: Remove and replace the caulking to maintain a proper water seal.

Rough budget: $ (under $500)

Photo 1: Primary bathroom shower

IN GOOD ORDER

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

Doors and windows: Interior doors open and close properly and latch securely, and no signs of frame racking were observed.

LIMITATIONS

Limitations and standards of practice

This inspection was performed in accordance with the CAHPI 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. Detailed repair cost estimates are outside the scope of a home inspection and are not provided; any rough budget band shown beside a finding is a general indication only.

This report is a snapshot of the property on the date of inspection: the inspector cannot predict future conditions, and conditions may have changed since. It has been prepared for the exclusive use of the client named on its cover, and no use by third parties is intended. It is subject to the terms and limitations of the inspection agreement, and the inspector is not responsible for its contents to anyone other than the client who signed that agreement. Where this report recommends further evaluation or repair, that work should be carried out by a qualified professional before you complete the purchase.

The full text of the standards of practice, including what is and is not included in an inspection, is available from www.cahpi.ca. Please read it so you know which items are covered.

Items not inspected or limited

Where a system or component could not be fully examined, the reason is recorded here and beside the item in the report.

- **HVAC - Cooling system**: The system was not operated because the outdoor temperature was below 15 C, and running the compressor in cold weather can damage it.
- **Roof - Roof covering**: The roof was viewed from a ladder at the eaves and from the ground; it was not walked because of the pitch and damp surface.
- **Structure - Framing**: The attic was viewed from the hatch only; insulation depth of about 30 cm prevented walking the attic.
- **Structure - Crawlspace or basement**: About 40 percent of the foundation walls are concealed behind finished wall surfaces and could not be viewed.

INSPECTED BY

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