



Your Inspection Report

1973 Ontario Ave
Sample, ON L0L 5H3



PREPARED FOR:

LEIGH GATE

INSPECTION DATE:

Saturday, November 30, 2019

PREPARED BY:

Leigh Gate



Home Advantage Property Inspections
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Note: For the purpose of this report the building is considered to be facing **North**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Structure

FOUNDATIONS \ General notes

Condition: • [Cracked](#)

There is a large crack in the foundation at the left side of the house. Recommend immediate evaluation by a qualified foundation repair contractor with corrective action as required. No signs of increased moisture were found in the basement, although repair is strongly recommended.

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

Location: Left Side Crawl Space

Task: Repair

Time: Less than 1 year

Cost: \$600 - \$1,000

FLOORS \ Sheathing/Subflooring

Condition: • Rot

The floor below the main bathroom shows rot and water damage below the toilet; the joist has been removed in this area. Recommend evaluation by a qualified contractor and corrective action to properly support the floor.

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

Location: Basement Laundry Area

Task: Repair

Time: Immediate

Cost: Depends on work needed

ROOF FRAMING \ Rafters/trusses

Condition: • [Weak connections](#)

The rafters at the junction of the lower attic and upper floor have separated and need to be repaired by a qualified contractor.

Implication(s): Weakened structure

Location: Middle Attic

Task: Repair

Time: Less than 1 year

HIGH PRIORITY ITEMS

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Electrical

DISTRIBUTION SYSTEM \ Aluminum wiring

Condition: • [Connectors not compatible with aluminum](#)

The house is wired with aluminum wiring. Many of the fixtures and outlets / switches are "Decora" style and need to be verified certified for aluminum. Recommend immediate further evaluation by a licensed electrical contractor, with repair as required.

Implication(s): Fire hazard

Location: Throughout

Task: Further evaluation

Time: Immediate

Cost: Depends on work needed

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Abandoned wire](#)

The wire pictured is above the laundry appliances. Recommend immediate repair or removal by a licensed electrical contractor.

Implication(s): Electric shock

Location: Basement Laundry Area

Task: Remove Protect

Time: Immediate

Cost: Less than \$100

DISTRIBUTION SYSTEM \ Lights

Condition: • [Improper potlights](#)

The potlights in the kitchen are not rated for insulated ceilings, and should be replaced with IC rated potlights by a licensed electrical contractor.

Implication(s): Fire hazard

Location: First Floor Kitchen

Task: Replace

Time: Immediate

Cost: Depends on work needed

Heating

FIREPLACE \ Gas fireplace

Condition: • Possible exhaust leak - When operated, a strong smell of exhaust was noted at the basement gas fireplace. Possible exhaust leak. Recommend further evaluation by a qualified installer, with corrective action as required.

Location: Basement Living Room

Task: Further evaluation

Time: Immediate

Plumbing

WASTE PLUMBING \ Traps - performance

Condition: • [Leak](#)

The bathtub drain is not properly connected in the basement. One connection is not glued and leaked significantly during the inspection. Recommend immediate repair by a licensed plumbing contractor.

Implication(s): Sewage entering the building

Location: Basement

Task: Repair

Time: Immediate

Cost: Less than \$100

WASTE PLUMBING \ Sump pump

Condition: • [Missing](#)

The sump well is covered with plywood under the washing machine, no pump is present. Recommend installing a proper sump pump and drainage, with a proper plastic lid.

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

Location: Basement Laundry Area

Task: Provide

Time: Immediate

Cost: \$200 - \$300

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

Description

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Metal

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOF FLASHINGS \ Roof vent

1. Condition: • Garage roof not vented - Recommend adding a roof vent to the garage to help prevent premature aging of the shingles.

Location: Garage Roof

Task: Improve

Time: Discretionary

Cost: \$200 - \$300



1. Garage roof not vented - Recommend adding a...

2. Condition: • Installed improperly

Mixing a turbine vent with static vents may cause the roof ventilation to suffer. Recommend improving the situation by having only one type of roof vent installed.

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

Location: Throughout Roof

Task: Improve

Time: Less than 1 year

Cost: \$300 - \$500

ROOFING

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2. Installed improperly



3. Installed improperly



4. Installed improperly



5. Installed improperly

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Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Driveway: • Asphalt

Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Downspouts

3. Condition: • [Discharge onto roofs](#)

As pictured, the eaves trough is draining onto the lower roof. This will result in a shorter life for shingles underneath. Recommend extending the down spout to the lower eavestrough.

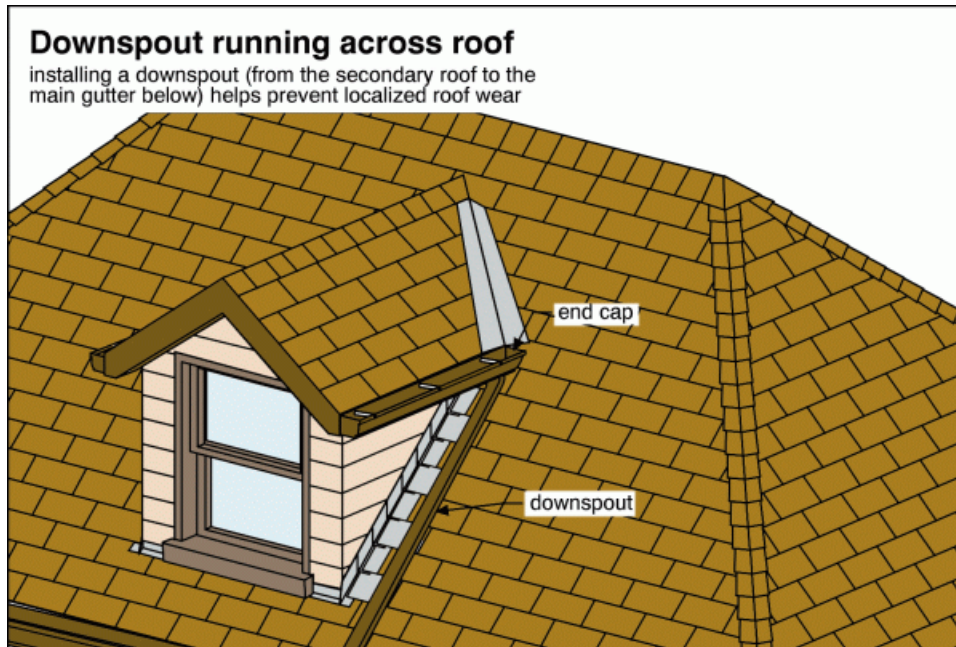
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Rear Roof

Task: Improve

Time: Less than 1 year

Cost: Less than \$100 - \$200



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6. Discharge onto roofs



7. Discharge onto roofs

WALLS \ Trim

4. Condition: • [Caulking missing or deteriorated](#)

Where caulking is dried, separated or cracked, it should be removed and replaced.

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

Location: Various

Task: Replace

Time: Less than 1 year



8. Caulking missing or deteriorated



9. Caulking missing or deteriorated

WALLS \ Masonry (brick, stone) and concrete

5. Condition: • [Too close to grade](#)

The garden at the front of the home has raised the grade above the brick level. Bricks should be high enough over grade that water wicking is avoided.

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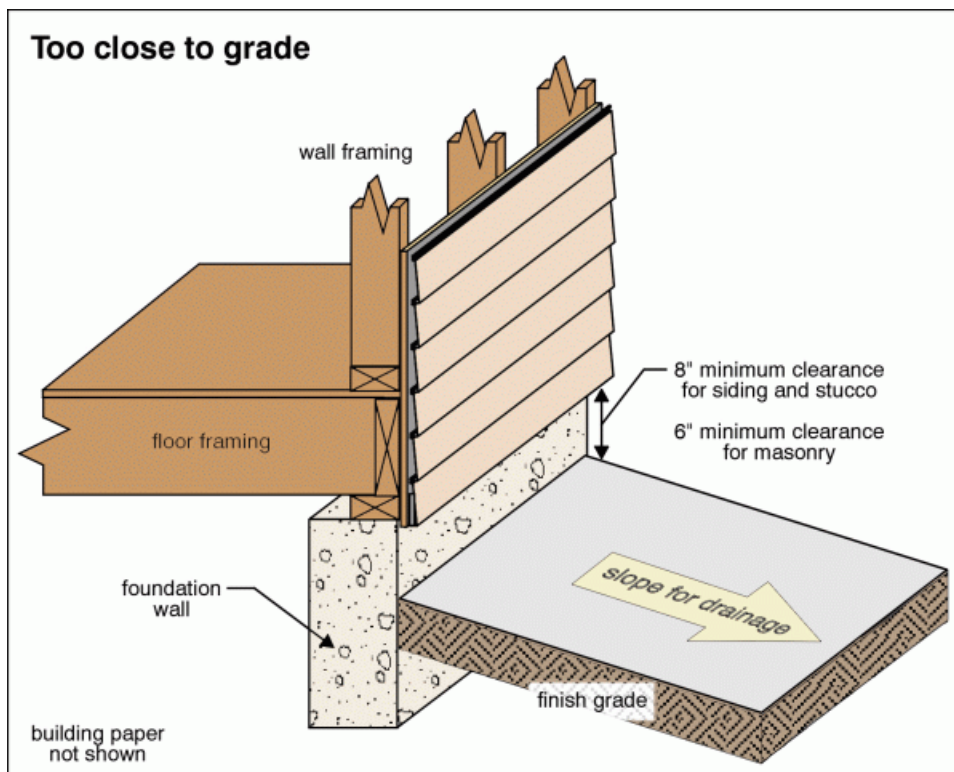
Implication(s): Chance of water entering building | Weakened structure | Rot

Location: Front Exterior Wall

Task: Improve

Time: Less than 1 year

Cost: Less than \$100 Depends on approach



10. Too close to grade

DOORS \ Exterior trim

6. Condition: • [Paint or stain needed](#)

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Exterior wood trim should be repainted to help prolong the life of the wood.

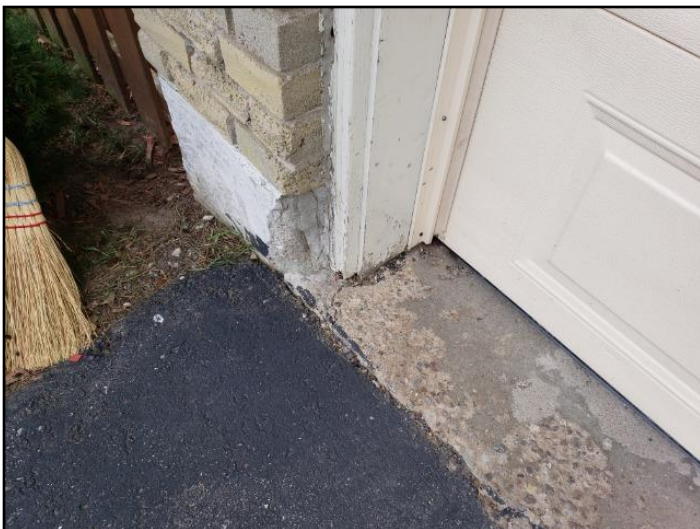
Implication(s): Chance of damage to finishes and structure | Material deterioration

Location: Various Garage

Task: Improve

Time: Less than 1 year

Cost: Less than \$100



11. *Paint or stain needed*



12. *Paint or stain needed*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

7. Condition: • Trip hazard

The rear deck step is loose and needs to be secured.

Implication(s): Trip or fall hazard

Location: Rear Deck

Task: Repair

Time: Immediate

Cost: Minor

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13. Trip hazard

GARAGE \ Vehicle door operators

8. Condition: • Sensors poorly located

The garage door opener does not have safety sensors, which should be installed immediately. Due to the age of the opener, replacement of the opener may be required.

Implication(s): Physical injury

Location: Front Garage

Task: Repair or replace

Time: When necessary



14. Sensors poorly located



15. Sensors poorly located

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Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Poured concrete](#)
- Floor construction:** • [Joists](#) • Masonry columns • Built-up wood beams • Subfloor - plywood
- Exterior wall construction:** • [Wood frame](#)
- Roof and ceiling framing:** • [Trusses](#) • [Plywood sheathing](#)

Limitations

- Attic/roof space:** • Inspected from access hatch
- Percent of foundation not visible:** • 95 %
- Not included as part of a building inspection:** • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components

Recommendations

FOUNDATIONS \ General notes

9. Condition: • [Cracked](#)

There is a large crack in the foundation at the left side of the house. Recommend immediate evaluation by a qualified foundation repair contractor with corrective action as required. No signs of increased moisture were found in the basement, although repair is strongly recommended.

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

Location: Left Side Crawl Space

Task: Repair

Time: Less than 1 year

Cost: \$600 - \$1,000



16. Cracked

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FLOORS \ Beams

10. Condition: • [Sag](#)

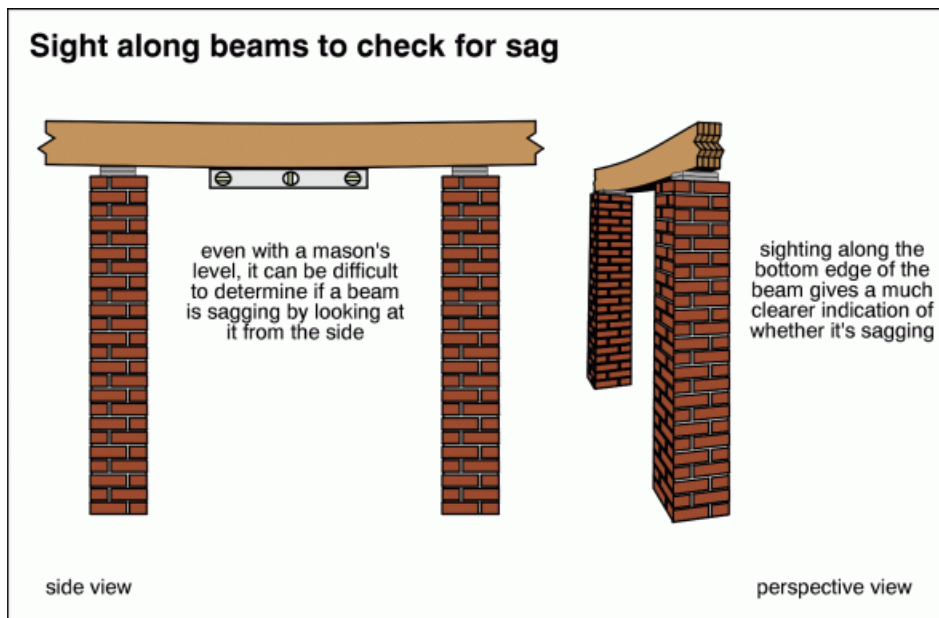
The beam in the basement living room appears to have a sag although it is clad in wood and not visible. Recommend removing the cladding when remodeling and further evaluation; corrective action as required. No significant sag noted on the floor above.

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

Location: Basement Living Room

Task: Further evaluation

Time: Less than 1 year



17. Sag

FLOORS \ Sheathing/Subflooring

11. Condition: • Rot

STRUCTURE

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The floor below the main bathroom shows rot and water damage below the toilet; the joist has been removed in this area. Recommend evaluation by a qualified contractor and corrective action to properly support the floor.

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

Location: Basement Laundry Area

Task: Repair

Time: Immediate

Cost: Depends on work needed



18. Rot

ROOF FRAMING \ Rafter/trusses

12. **Condition:** • [Weak connections](#)

The rafters at the junction of the lower attic and upper floor have separated and need to be repaired by a qualified contractor.

Implication(s): Weakened structure

Location: Middle Attic

Task: Repair

Time: Less than 1 year



19. Weak connections

ROOF FRAMING \ Sheathing

13. Condition: • [Mold](#)

The staining and apparent growth on the attic sheathing in the upper attic may be mould growth. Recommend improving attic ventilation (as noted in the roofing section of this report), cleaning the area with an anti-microbial cleaner and annual monitoring.

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

Location: Second Floor Attic

Task: Clean Correct

Time: Less than 1 year



20. Mold

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Description

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [125 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - water pipe](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#) • [Aluminum - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Limitations

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

DISTRIBUTION SYSTEM \ Aluminum wiring

14. Condition: • [Connectors not compatible with aluminum](#)

The house is wired with aluminum wiring. Many of the fixtures and outlets / switches are "Decora" style and need to be verified certified for aluminum. Recommend immediate further evaluation by a licensed electrical contractor, with repair as required.

Implication(s): Fire hazard

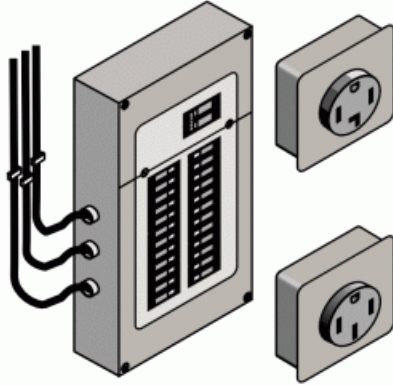
Location: Throughout

Task: Further evaluation

Time: Immediate

Cost: Depends on work needed

CUAL designation



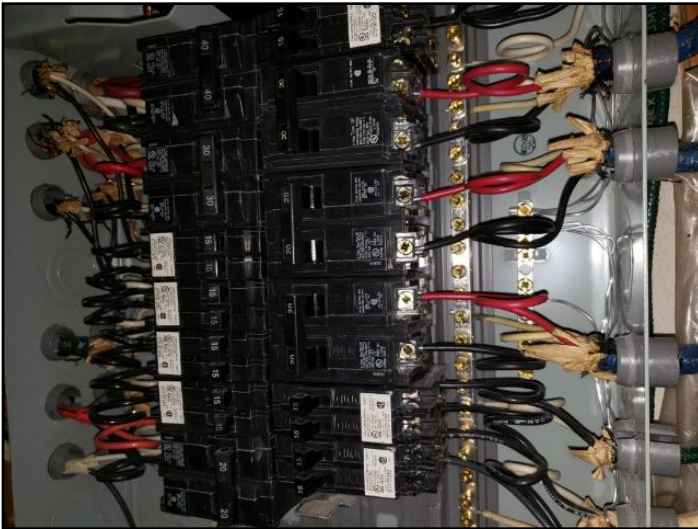
CUAL is an appropriate designation for service equipment, panels, circuit breakers, dryer and stove receptacles, etc.



in some jurisdictions, CUAL is also acceptable for light switches



CUAL is not acceptable for electrical outlets look for CO/ALR stamped on the outlet



21. Connectors not compatible with aluminum



22. Connectors not compatible with aluminum

DISTRIBUTION SYSTEM \ Wiring - installation

15. Condition: • [Abandoned wire](#)

The wire pictured is above the laundry appliances. Recommend immediate repair or removal by a licensed electrical contractor.

Implication(s): Electric shock

Location: Basement Laundry Area

Task: Remove Protect

Time: Immediate

Cost: Less than \$100



23. Abandoned wire

DISTRIBUTION SYSTEM \ Outlets (receptacles)

16. Condition: • [Inoperative](#)

The outlet pictured is inoperative and needs repair by a licensed electrical contractor.

Implication(s): Equipment inoperative

Location: Front Basement

Task: Repair

Time: Immediate

Cost: Less than \$100



24. Inoperative

17. Condition: • [Reversed polarity](#)

The outlet shown has reversed wiring which should be corrected by a licensed electrical contractor.

Implication(s): Electric shock

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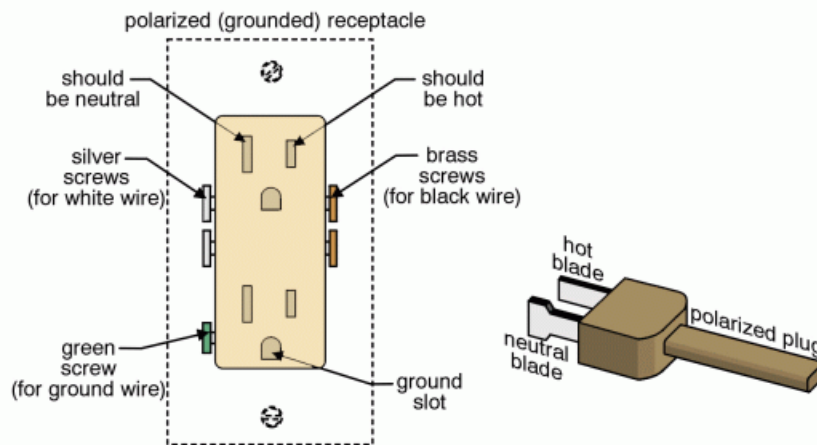
Location: Rear Garage

Task: Repair

Time: Immediate

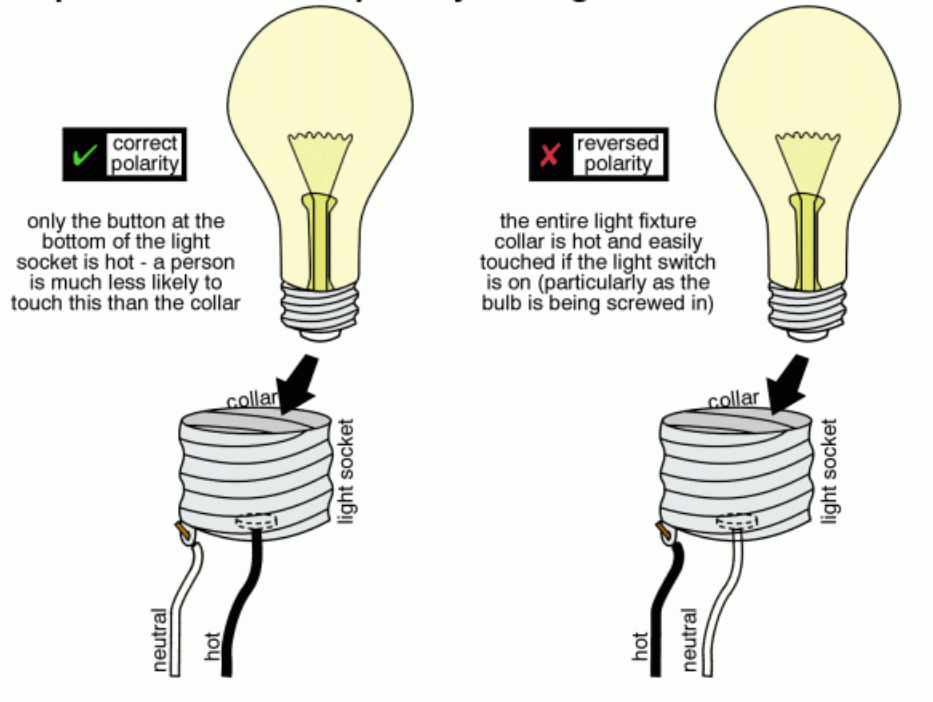
Cost: Less than \$100

Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

Importance of correct polarity with light fixtures





25. Reversed polarity

18. Condition: • [Loose](#)

The outlet shown is loose and needs to be secured.

Implication(s): Fire hazard | Electric shock

Location: Basement Furnace Room

Task: Improve

Time: Less than 1 year



26. Loose

19. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

The outlets pictured (kitchen and all exterior) should be replaced with GFCI outlets by a licensed electrical contractor.

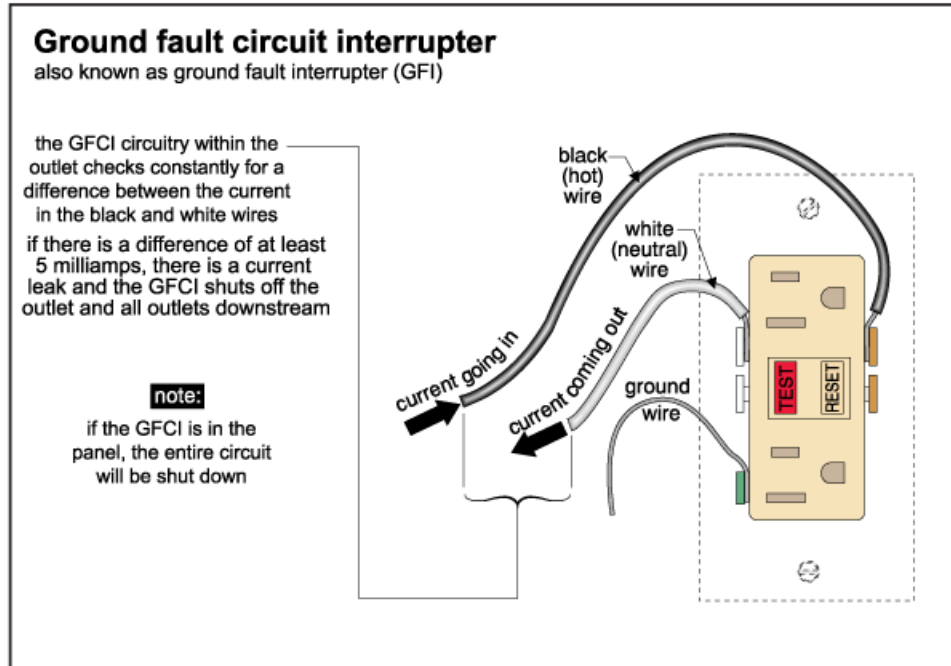
Implication(s): Electric shock

Location: First Floor Kitchen

Task: Replace

Time: Immediate

Cost: Less than \$100 - \$200



27. GFCI/GFI needed (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Switches

20. Condition: • 3-way not working as intended

The three way switch set up in the basement does not work as intended, and needs to be repaired by a licensed electrical contractor.

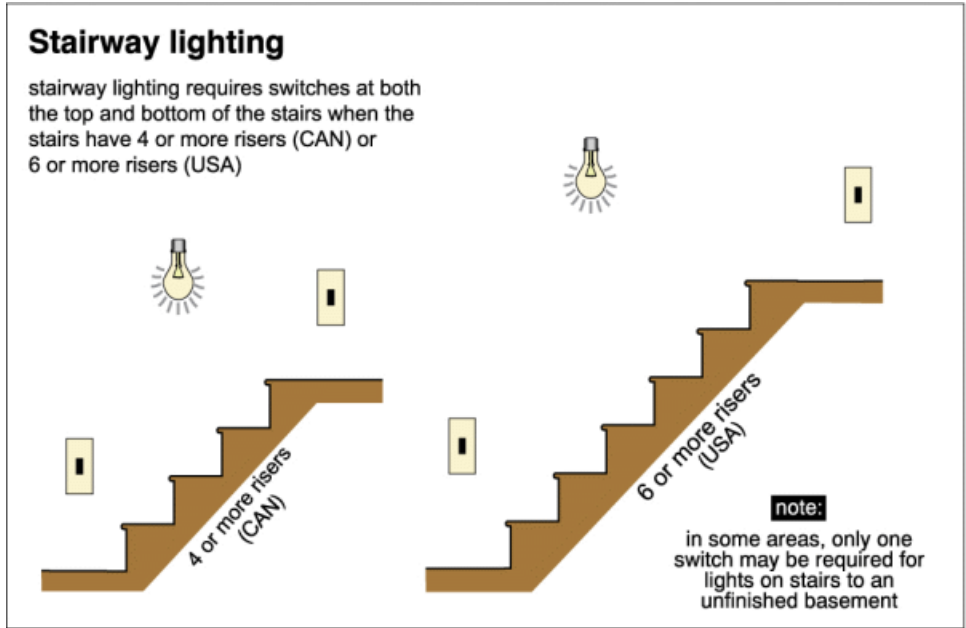
Implication(s): Nuisance | Fall hazard

Location: Basement Staircase

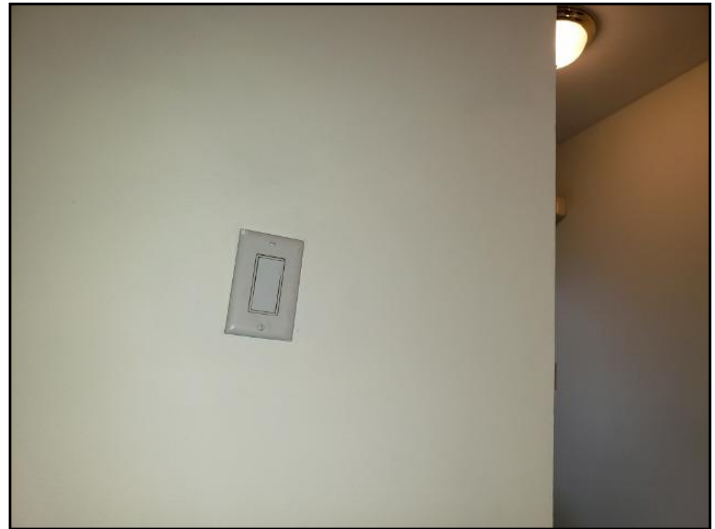
Task: Repair

Time: Immediate

Cost: Less than \$100 - \$200



28. 3-way not working as intended



29. 3-way not working as intended

DISTRIBUTION SYSTEM \ Cover plates

21. **Condition:** • [Missing](#)

Provide for any missing cover plates on outlets and switches immediately.

Implication(s): Electric shock

Location: Various

Task: Provide

Time: Immediate

Cost: Minor



30. Missing



31. Missing

DISTRIBUTION SYSTEM \ Lights

22. Condition: • [Improper potlights](#)

The potlights in the kitchen are not rated for insulated ceilings, and should be replaced with IC rated potlights by a licensed electrical contractor.

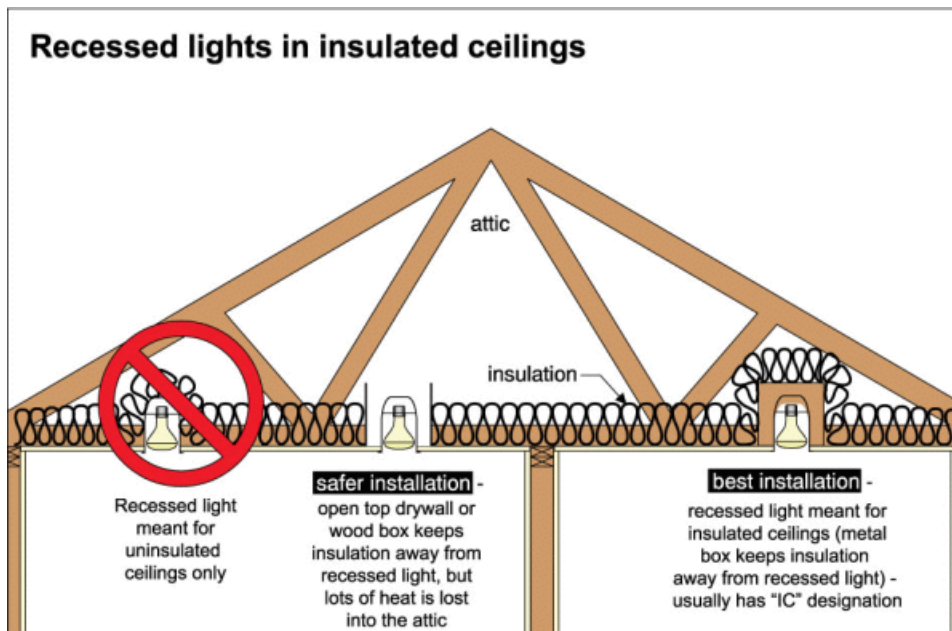
Implication(s): Fire hazard

Location: First Floor Kitchen

Task: Replace

Time: Immediate

Cost: Depends on work needed



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32. Improper potlights

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

23. Condition: • Home Advantage recommends replacing smoke alarms with new, combination Smoke / CO alarms as per the Ontario Fire Code Requirements.

Location: Throughout

Task: Replace

Time: Immediate

Cost: Less than \$100 - \$300



33. Home Advantage recommends replacing smoke...



34. Home Advantage recommends replacing smoke...



35. Home Advantage recommends replacing smoke...

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System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Keeprite

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Exhaust venting method: • [Induced draft](#)

Combustion air source: • Interior of building

Approximate age: • [12 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Meter

Chimney/vent: • [Metal](#)

Chimney liner: • B-vent (double-wall metal liner)

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not accessible

Recommendations

GAS FURNACE \ Gas meter

24. Condition: • [Poor location](#)

The gas meter is at grade level, partially submerged in the soil. Recommend the utility improve the situation.

Implication(s): Fire or explosion | Difficult access | Difficult to service

Location: Right Side Exterior Wall

Task: Further evaluation Improve

Time: Less than 1 year

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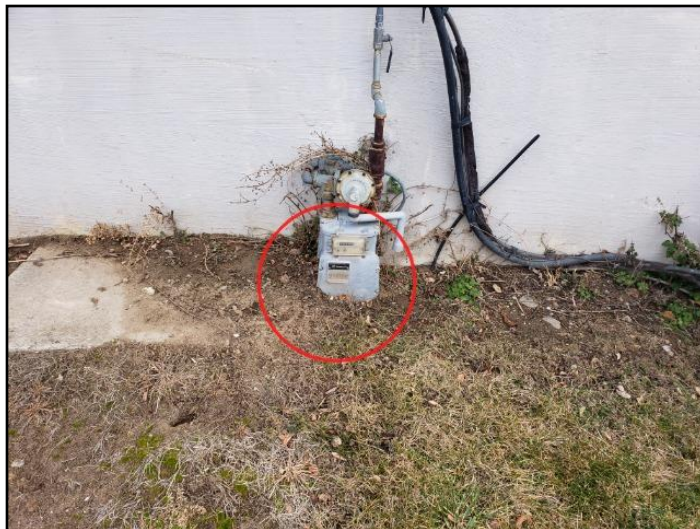
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36. Poor location

CHIMNEY AND VENT \ Masonry chimney cap

25. Condition: • Open Seams - Recommend sealing the seams at the chimney cap to help prevent water entry.

Location: Right Side Roof

Task: Improve Protect

Time: Less than 1 year

Cost: Less than \$100



37. Open Seams - Recommend sealing the seams at...



38. Open Seams - Recommend sealing the seams at...

FIREPLACE \ Gas fireplace

26. Condition: • Possible exhaust leak - When operated, a strong smell of exhaust was noted at the basement gas fireplace. Possible exhaust leak. Recommend further evaluation by a qualified installer, with corrective action as required.

Location: Basement Living Room

Task: Further evaluation

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Time: Immediate



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COOLING & HEAT PUMP

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Air conditioning type: • [Air cooled](#)

Manufacturer: • International Comfort Products

Cooling capacity: • [24,000 BTU/hr](#)

Compressor approximate age: • 21 years

Typical life expectancy: • 12 to 15 years

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Heat gain calculations: • Not done as part of a building inspection

Recommendations

AIR CONDITIONING \ Compressor

27. Condition: • [Missing electrical shutoff](#)

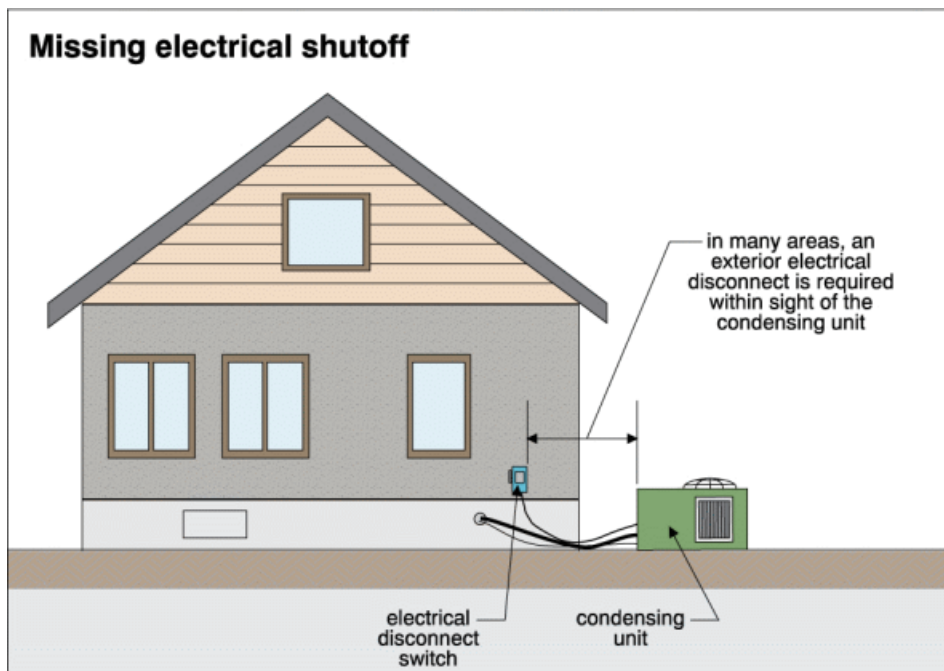
The outdoor compressor unit for the air conditioning system needs a proper electrical shutoff installed by a licensed electrical contractor.

Implication(s): Difficult to service

Location: Right Side Exterior

Task: Improve

Time: When remodelling



COOLING & HEAT PUMP

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40. *Missing electrical shutoff*

INSULATION AND VENTILATION

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Description

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

Attic/roof insulation amount/value: • [R-32](#)

Attic/roof air/vapor barrier: • [Plastic](#)

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

Limitations

Attic inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

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Water supply source: • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Front of the basement

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater manufacturer: • Rheem

Water heater tank capacity: • 189 liters

Water heater approximate age: • 11 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • [ABS plastic](#)

Pumps: • [Laundry tub pump](#)

Main fuel shut off valve at the: • Gas meter

Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • The performance of floor drains or clothes washing machine drains • Pool

Recommendations

WATER HEATER \ General notes

28. Condition: • Past Life Expectancy - The water heater is 11 years old, the pressure relief valve is leaking and signs of back-drafting / corrosion are present at the flue. Due to the age of the heater, it is recommended to replace it with a more efficient, newer unit.

Location: Basement Furnace Room

Task: Replace

Time: Less than 1 year

Cost: Depends on approach



41.

42.

WASTE PLUMBING \ Drain piping - performance

29. Condition: • [Leak](#)

The connections shown have leaks and need immediate repair; Threaded connectors are missing.

Implication(s): Sewage entering the building

Location: First Floor Kitchen

Task: Repair

Time: Immediate

Cost: Minor



43. Leak

WASTE PLUMBING \ Traps - performance

30. Condition: • [Leak](#)

The bathtub drain is not properly connected in the basement. One connection is not glued and leaked significantly during the inspection. Recommend immediate repair by a licensed plumbing contractor.

Implication(s): Sewage entering the building

Location: Basement

Task: Repair

Time: Immediate

Cost: Less than \$100



44. Leak



45. Leak

WASTE PLUMBING \ Sump pump

31. **Condition:** • [Missing](#)

The sump well is covered with plywood under the washing machine, no pump is present. Recommend installing a proper sump pump and drainage, with a proper plastic lid.

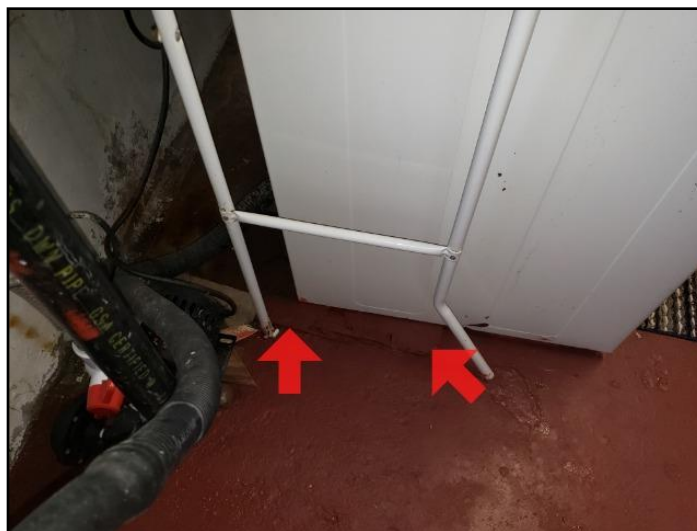
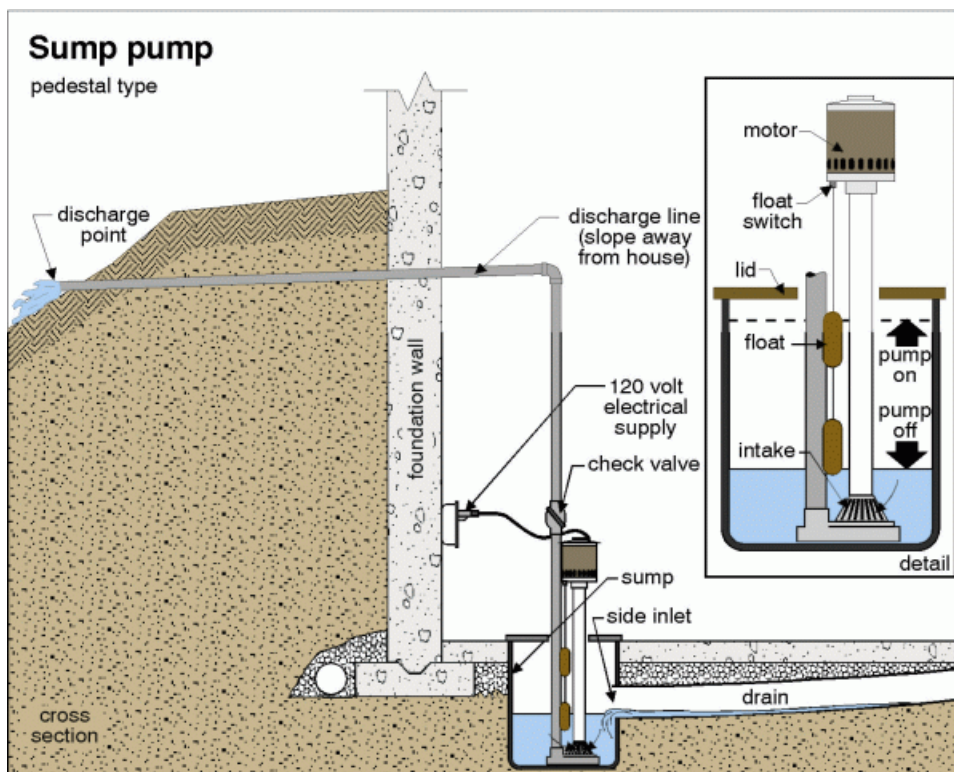
Implication(s): Chance of water damage to contents, finishes and/or structure | Equipment failure

Location: Basement Laundry Area

Task: Provide

Time: Immediate

Cost: \$200 - \$300



46. Missing

FIXTURES AND FAUCETS \ Toilet

32. Condition: • [Loose](#)

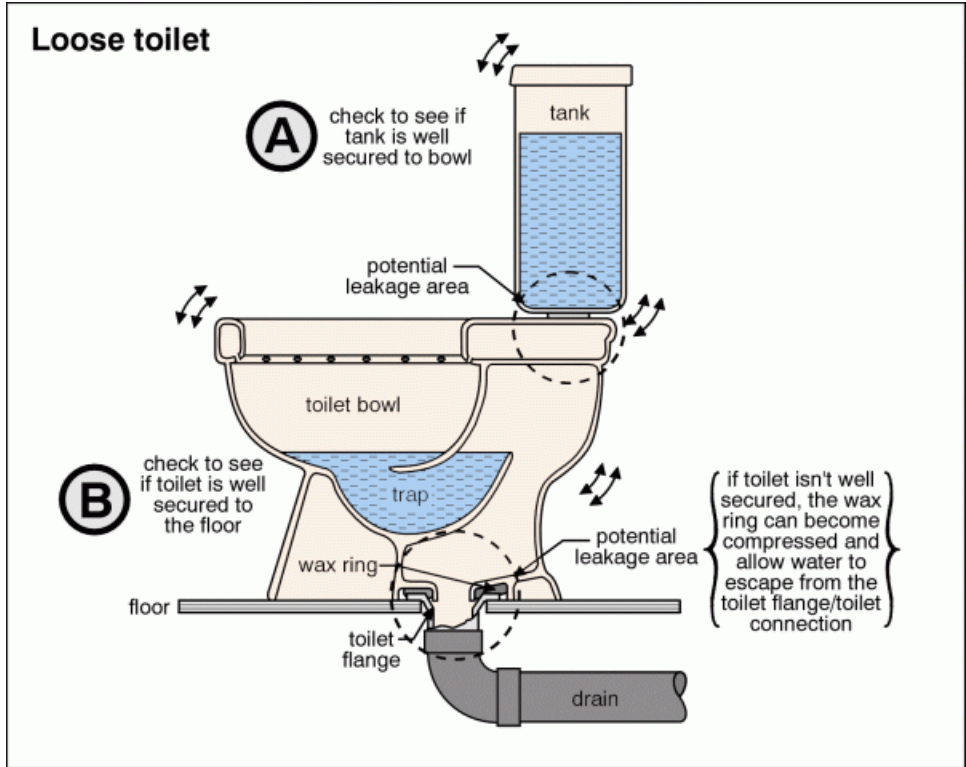
The main bathroom toilet is loose and needs to be repaired.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building | Possible hidden damage

Location: Second Floor Bathroom

HIGH PRIORI	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
HOMEBINDE	REFERENCE								

Task: Improve
Time: Immediate
Cost: Minor



47. Loose

HIGH PRIORI

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

HOMEBINDE

REFERENCE

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Laminate](#) • Vinyl

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Doors: • Inspected

Oven fuel: • Electricity

Kitchen ventilation: • Range hood - recirculating type

Bathroom ventilation: • Window

Laundry room ventilation: • Clothes dryer vented to exterior

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum
Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos

Recommendations

DOORS \ Doors and frames

33. Condition: • [Loose or poor fit](#)

The doors pictured need adjustment to close properly.

Implication(s): Chance of damage to finishes and structure

Location: Various Second Floor

Task: Improve

Time: When necessary

- HIGH PRIORI
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- HOMEBINDE
- REFERENCE



48. Loose or poor fit



49. Loose or poor fit

EXHAUST FANS \ General notes

34. Condition: • [Missing](#)

Recommend installing a properly vented bathroom exhaust fan (vented to the exterior through the roof), when remodeling.

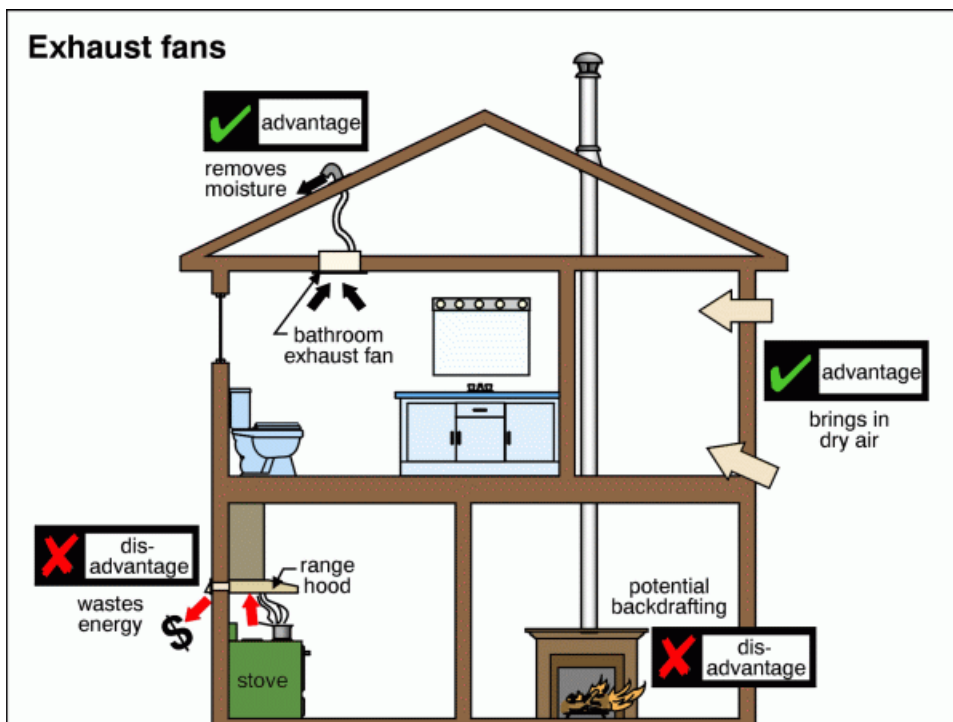
Implication(s): Chance of condensation damage to finishes and/or structure

Location: Second Floor Bathroom

Task: Provide Improve

Time: Less than 1 year

Cost: Depends on work needed





50. Missing

APPLIANCES \ Range

35. Condition: • Anti-tip device missing

The range / oven does not have an anti tip device, which should be properly installed.

Implication(s): Physical injury

Location: First Floor Kitchen

Task: Provide

Time: Immediate

Cost: Minor



51. Anti-tip device missing

APPLIANCES \ Washing machine

36. Condition: • Standpipe missing

There is no standpipe for the laundry washing machine, and one needs to be installed by a licensed plumbing contractor.

Implication(s): Reduced operability

Location: Basement Laundry Area

Task: Provide

Time: Immediate

Cost: Less than \$100 - \$200



52. Standpipe missing

APPLIANCES \ Dryer

37. Condition: • Plastic dryer vent

The plastic flex dryer vent is not safe. Recommend replacing it with either straight metal piping (best option), or metal flex duct.

Implication(s): Equipment ineffective | Fire hazard

Location: Basement Laundry Area

Task: Replace

Time: Immediate

Cost: Less than \$100



53. Plastic dryer vent

- HIGH PRIORITY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- HOME BINDER
- REFERENCE

Description

Air Conditioner / Heat Pump:

- International Comfort Products



54. International Comfort Products

Furnace:

- Keeprite



55. Keeprite

Water Heater:

- Rheem

- HIGH PRIORITY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
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- PLUMBING
- INTERIOR
- HOME BINDER
- REFERENCE



56. Rheem

Refrigerator:

- Samsung



57. Samsung

Range:

- Whirlpool

- HIGH PRIORITY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- HOME BINDER
- REFERENCE



58. Whirlpool

Dishwasher:

- Samsung



59. Samsung

Washer:

- Whirlpool

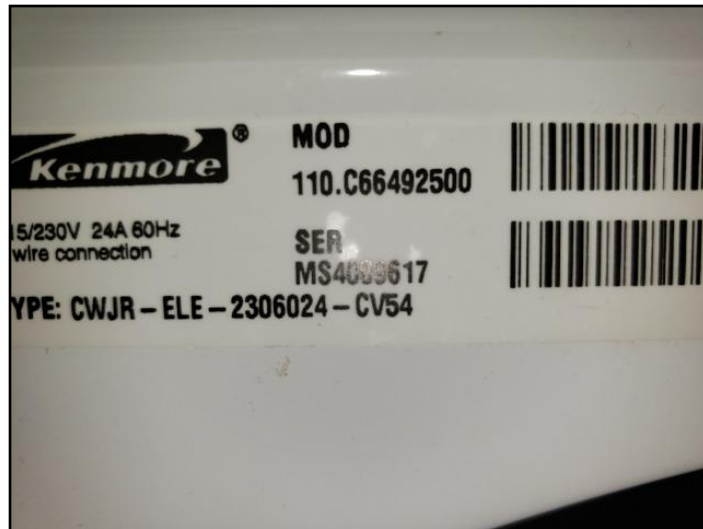
- HIGH PRIORITY
- ROOFING
- EXTERIOR
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- ELECTRICAL
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- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- HOMEBINDER
- REFERENCE



60. Whirlpool

Dryer:

- Kenmore



61. Kenmore

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