



Your Inspection Report

123 Somestreet Ave
Durham Region, ON

PREPARED FOR:
PREVIOUS CLIENT

INSPECTION DATE:
Friday, April 19, 2013

PREPARED BY:
Michael Mischke



4Sight Home Inspections
Clarkson
Mississauga, ON L5J 3V9

647-965-3151
1-855-355-6926

www.4sightinspections.com

mmischke@4sightinspections.com



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report

Why have a home inspection when you can have a 4Sight Inspection.



May 3, 2013

Dear Previous Client,

RE: Report No. 1148, v.2
123 Somestreet Ave
Durham Region, ON

I would like to take an opportunity to say thank you for choosing 4Sight Inspections and for putting your trust in me to provide your home inspection service. I am grateful for your faith in me and am confident that you are not disappointed in the service and report provided.

If you are happy with my service and reports please take a few moments to add a testimonial on the website at www.4sightinspections.com/addareview.html. If, however, you are not happy with any part of your home inspection, my service or this report, please contact me immediately. My goal is to ensure your satisfaction not only during booking and the inspection but long after your transaction is complete. If you have not already done so please refer to the Home Assure Plus page on my website (www.4sightinspections.com/homeassure.html), to find details on the many after-inspection services I provide at no charge to you. Again, my goal is to ensure you are satisfied with my services and I will do whatever it takes to make that happen.

Now, the legal stuff. This report has been prepared for the exclusive use of you, our client. A copy may be sent to your agent/representative unless you specifically request no copies to be sent. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report. The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Thank you again for your confidence in my services.

Sincerely,

Michael Mischke
on behalf of
4Sight Home Inspections

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INVOICE

May 3, 2013

Client: Previous Client

Report No. 1148, v.2

For inspection at:

123 Somestreet Ave

Durham Region, ON

on: Friday, April 19, 2013

Pre-Purchase Home Inspection

\$375.00

Total

\$375.00

PAID IN FULL - THANK YOU!

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SUMMARY

123 Somestreet Ave, Durham Region, ON April 19, 2013

Report No. 1148, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

KITCHEN

BATHROOM

REFERENCE

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.

OUR PHILOSOPHY

Our inspection philosophy separates components that are functional from those that are not. Where components are found to be functional, no recommendations will be offered. Where defects are noted, we will recommend improvements with a time frame. In some cases, components may be functional but clearly near the end of their life cycle. Those circumstances are included in the report as well.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOF FLASHINGS \ Chimney flashings

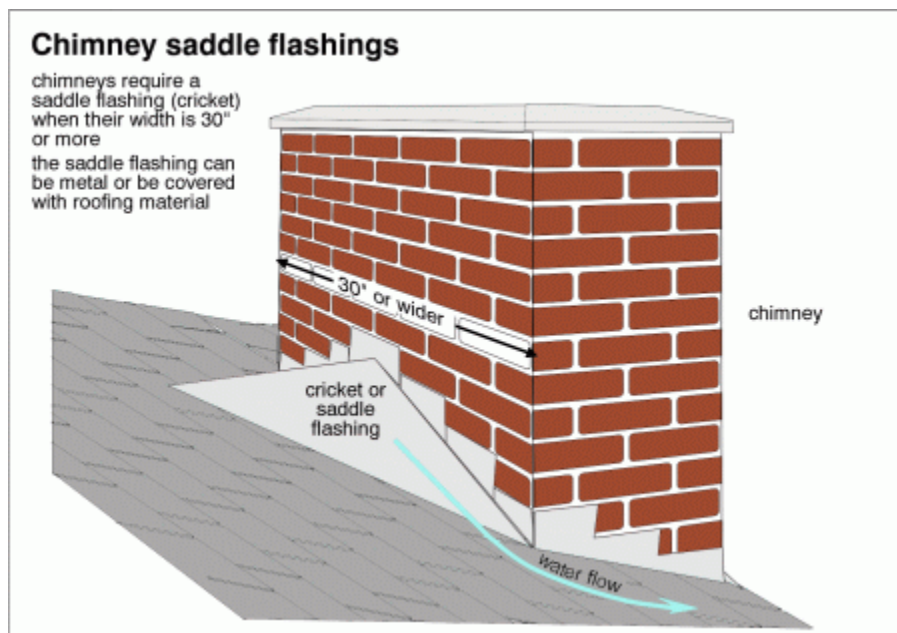
Condition: • [Cricket missing, loose, damaged](#)

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

Location: Exterior

Task: Replace

Time: When remodelling



[Click on image to enlarge.](#)

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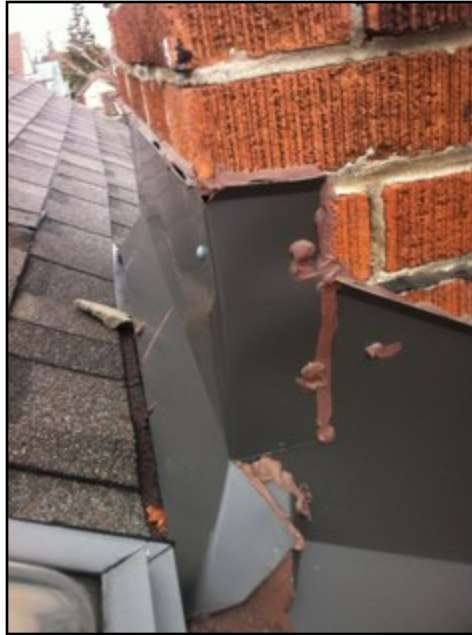
PLUMBING

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Exterior

ROOF DRAINAGE \ Gutters

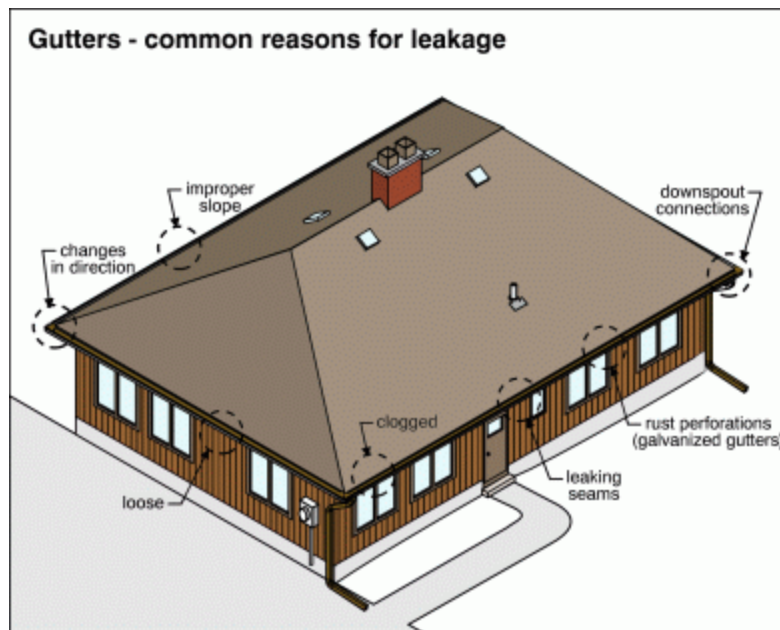
Condition: • [Loose or damaged](#)

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

Location: Exterior Wall

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

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ROOF DRAINAGE \ Downspouts

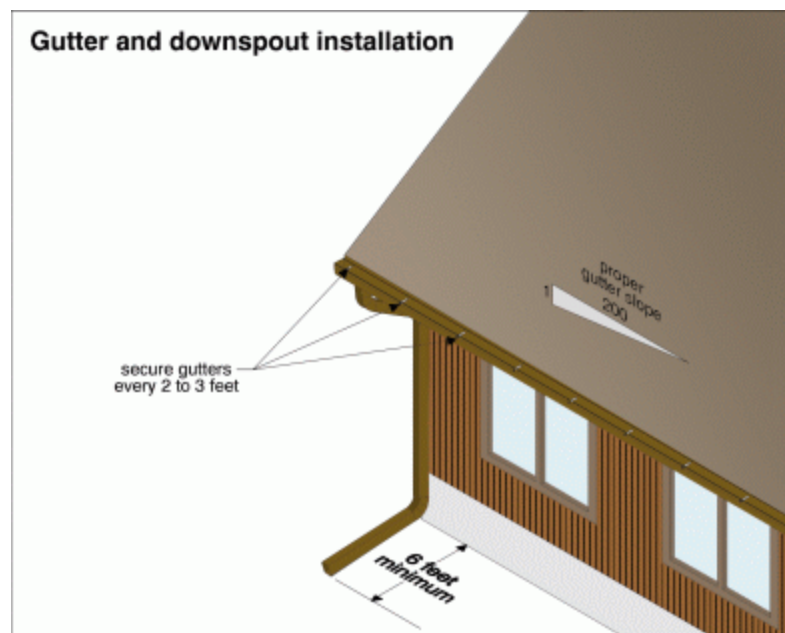
Condition: • [Downspouts end too close to building](#)

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

Location: Exterior Wall

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)

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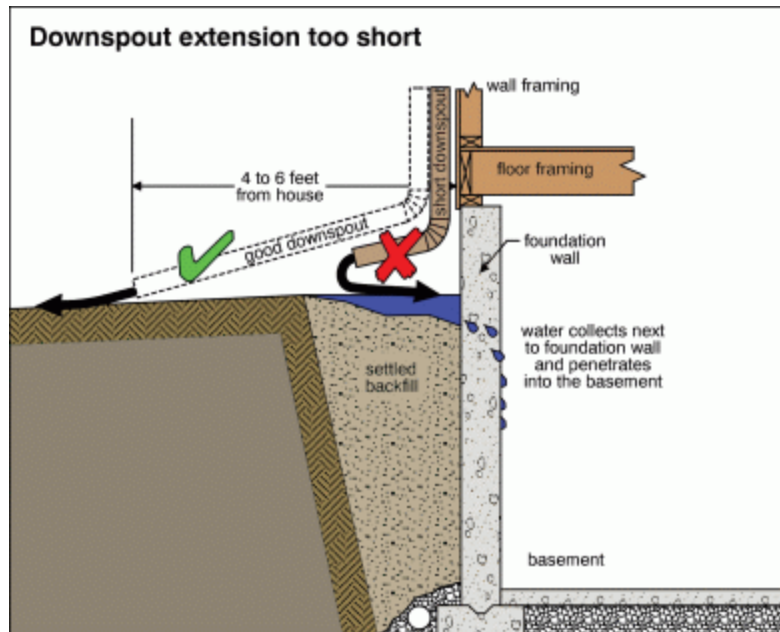
PLUMBING

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Condition: • [Downspouts discharging onto roofs](#)

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

Location: Exterior Porch

Task: Correct

Time: Immediate

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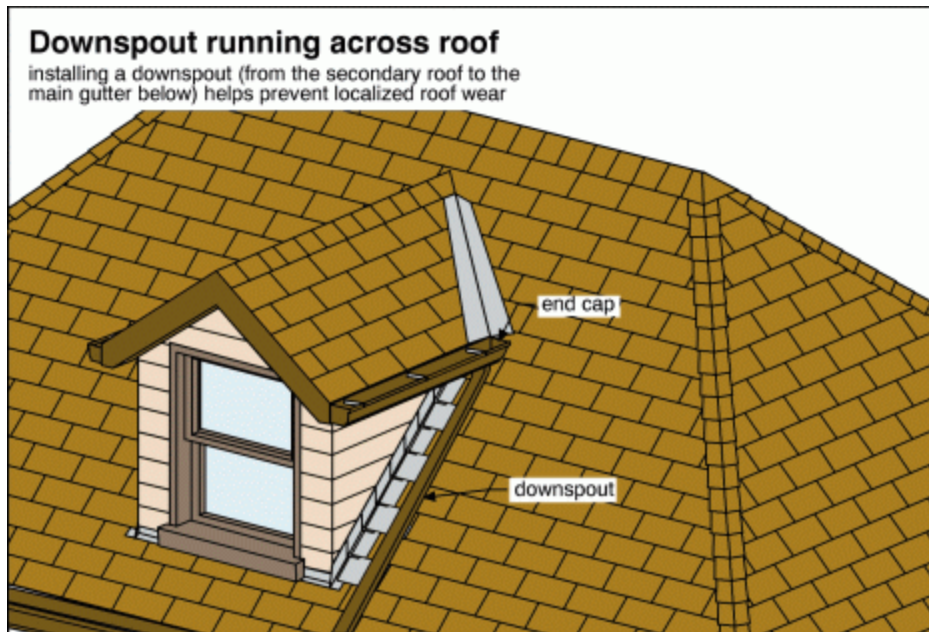
PLUMBING

INTERIOR

KITCHEN

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REFERENCE



[Click on image to enlarge.](#)



WALLS \ Soffits and fascia

Condition: • [Loose or missing pieces](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Chance of pests entering house

Location: Exterior Wall

Task: Replace

Time: Immediate

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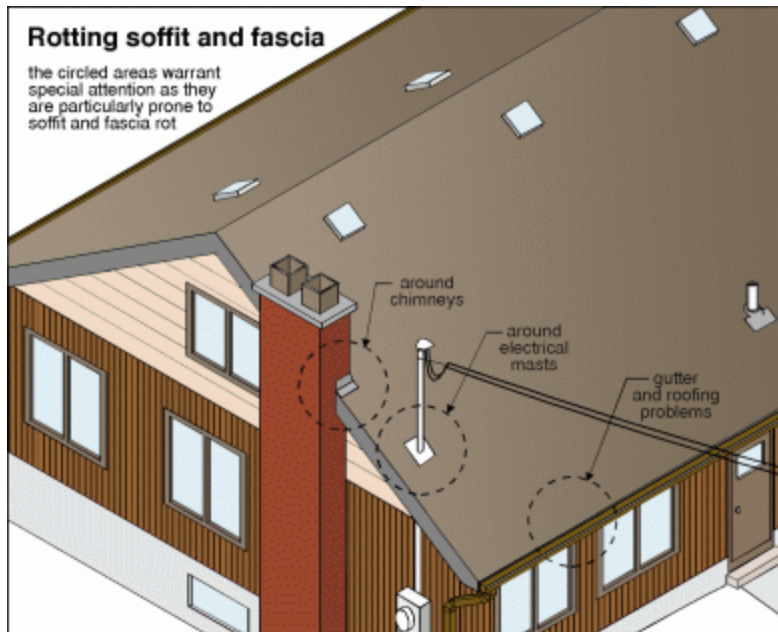
PLUMBING

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[Click on image to enlarge.](#)



WALLS \ Brick, stone and concrete

Condition: • Gap

Location: Exterior Wall

Task: Repair

Time: Immediate

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Condition: • Bolts protruding from wall

Location: Exterior Wall

Task: Improve

Time: Immediate



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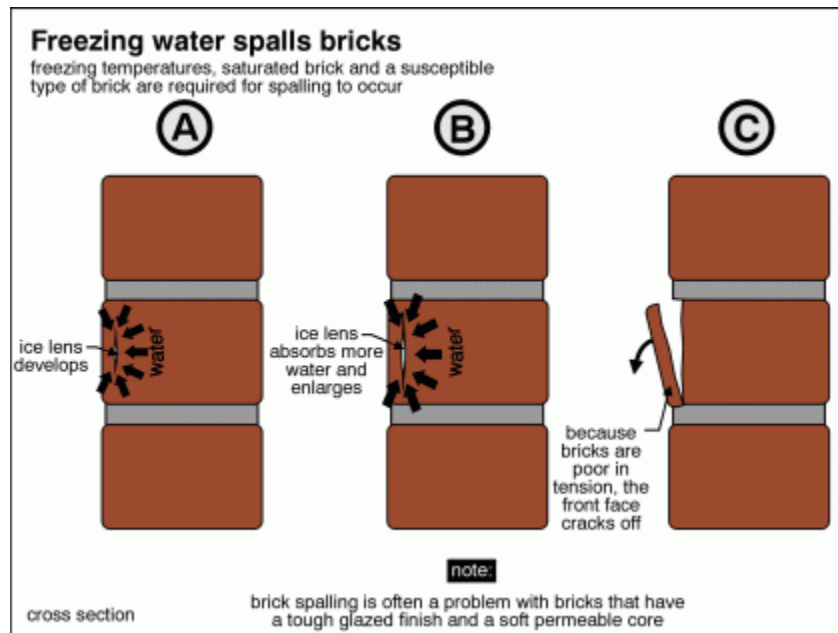
Condition: • [Spalling](#)

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

Location: Exterior Wall

Task: Repair or replace

Time: Immediate



[Click on image to enlarge.](#)



Condition: • [Mortar deterioration](#)

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

Location: Exterior Wall

Task: Repair

Time: Immediate

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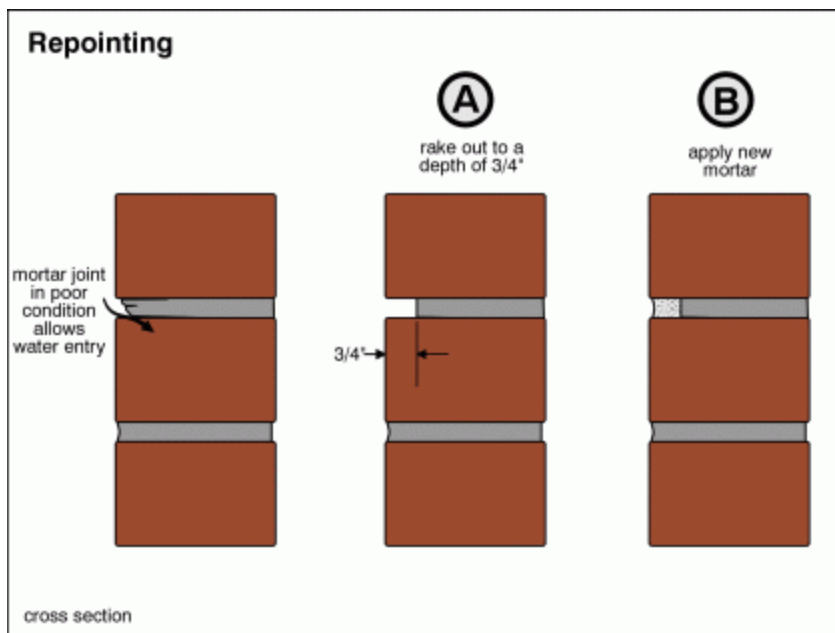
PLUMBING

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[Click on image to enlarge.](#)



EXTERIOR GLASS \ Exterior trim

Condition: • Window frame at base beginning to rot. Protect from further water exposure.

Location: Exterior Wall

Task: Adjust

Time: Immediate

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Condition: • [Caulking loose, missing or deteriorated](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Increased heating and cooling costs

Location: Exterior Wall

Task: Replace

Time: Immediate



Condition: • [Vines](#)

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

Location: Exterior Wall

Task: Remove

Time: Immediate

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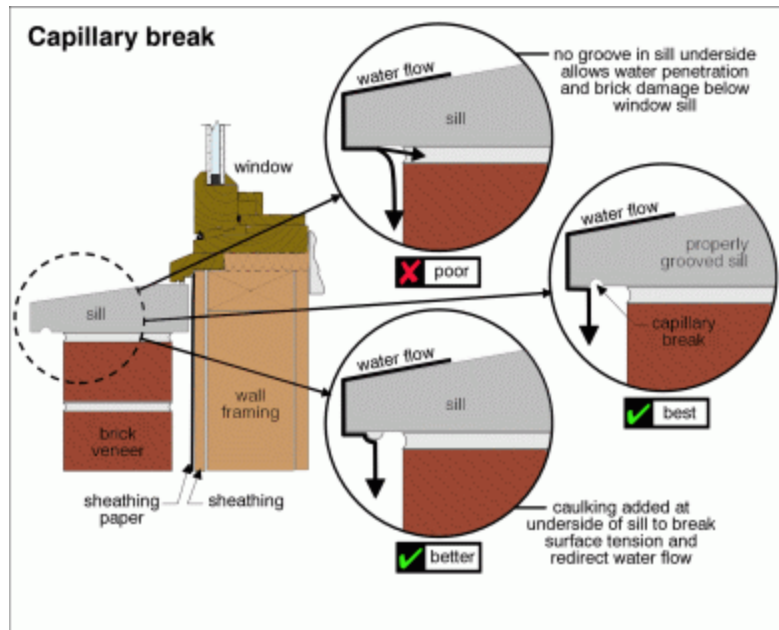
PLUMBING

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KITCHEN

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[Click on image to enlarge.](#)



Condition: • [Sill deteriorated](#)

Implication(s): Material deterioration

Location: Exterior Wall

Task: Correct

Time: Immediate

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Structure

FOUNDATIONS \ Foundation

Condition: • Typical minor cracks

Location: Exterior Wall

Task: Monitor

Time: Ongoing

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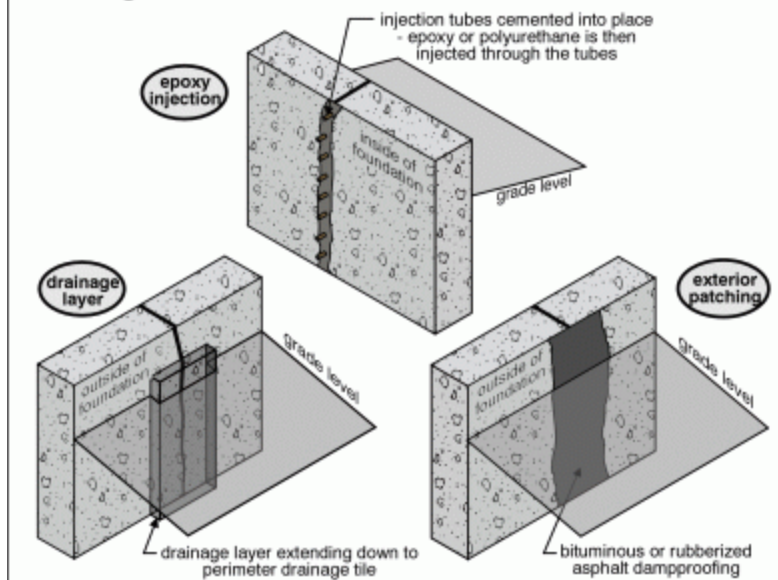
INTERIOR

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Patching cracks



[Click on image to enlarge.](#)

Crack repair - epoxy and polyurethane injection

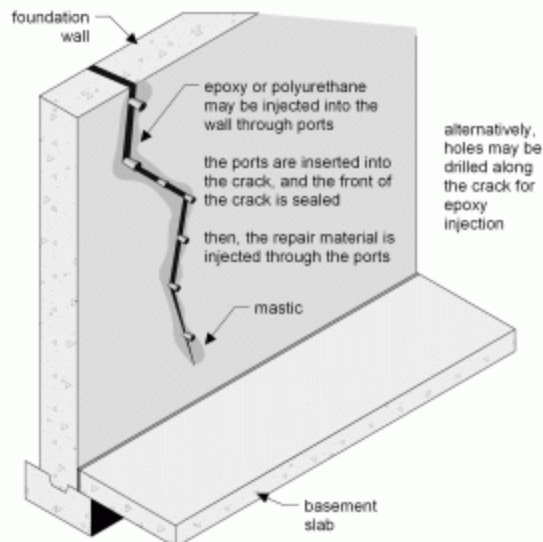
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out



[Click on image to enlarge.](#)

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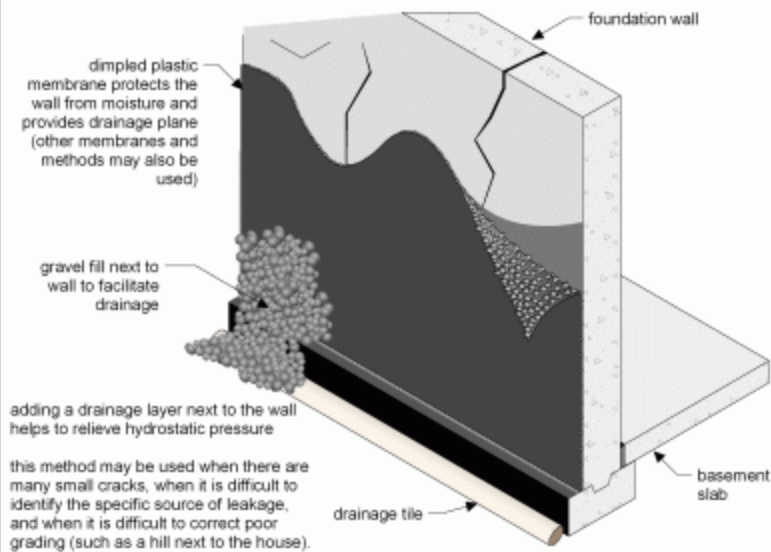
INTERIOR

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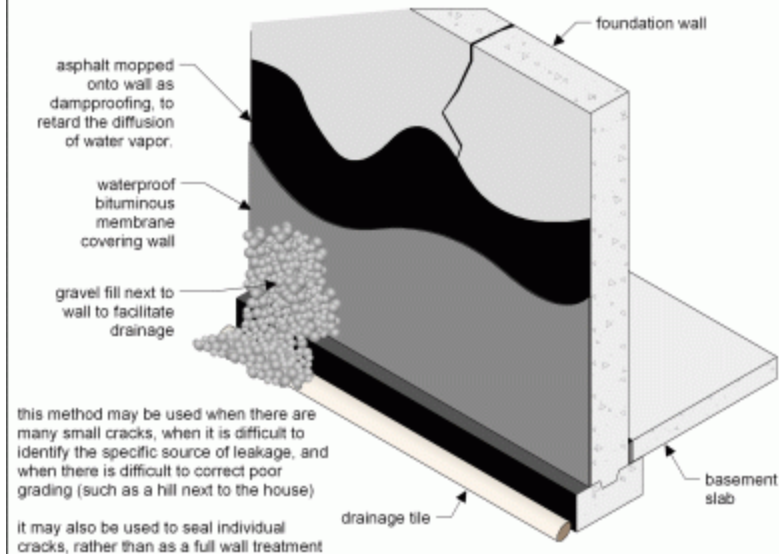
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Crack repair - drainage layer



[Click on image to enlarge.](#)

Crack repair - exterior patching



[Click on image to enlarge.](#)

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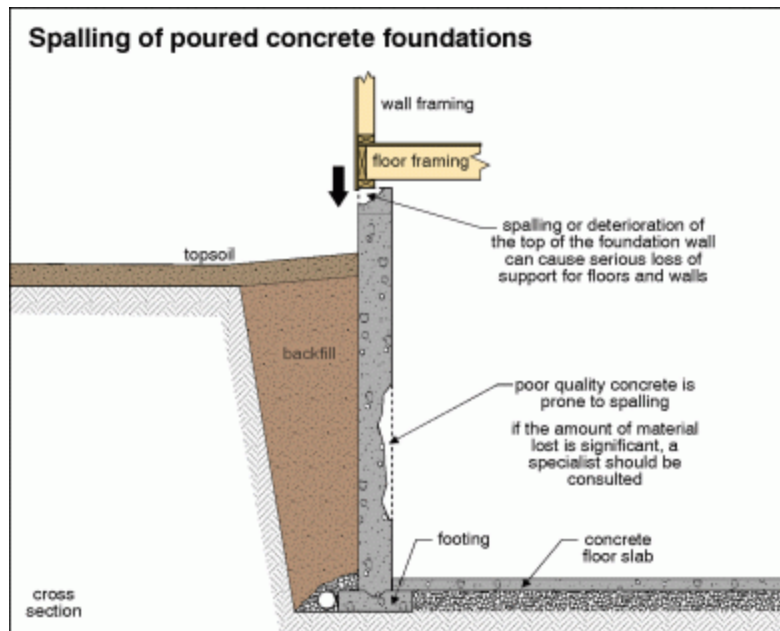
Condition: • [Spalling, crumbling or broken material](#)

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

Location: Exterior Wall

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

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Condition: • [Parging damaged or missing](#)

Implication(s): Chance of damage to structure | Shortened life expectancy of material

Location: Exterior Wall

Task: Repair or replace

Time: Immediate



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FLOORS \ Columns or piers

Condition: • [Poorly secured at top or bottom](#)

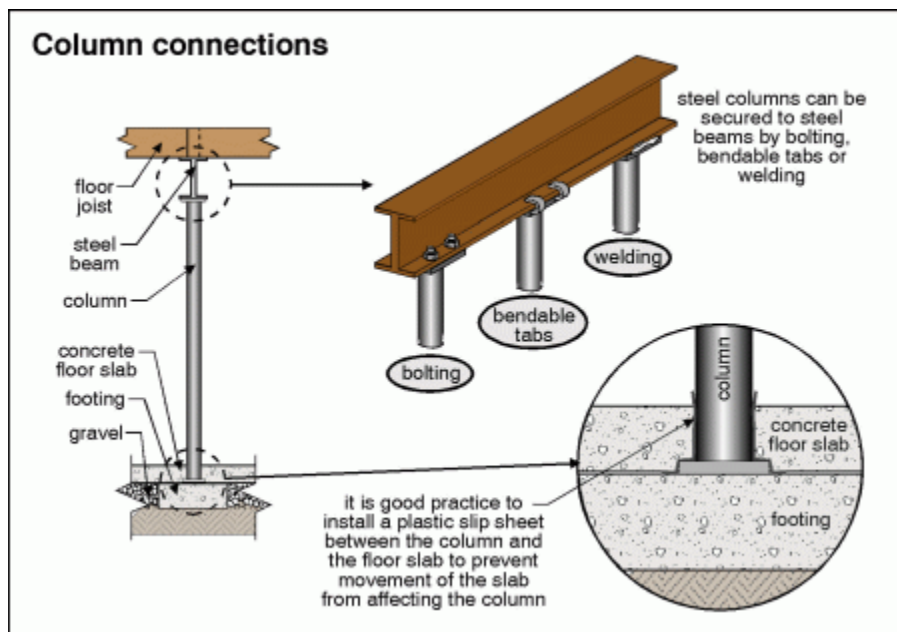
Should be replaced with steel post.

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

Location: Basement

Task: Replace

Time: Less than 1 year



[Click on image to enlarge.](#)

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ROOF FRAMING \ Rafter/trusses

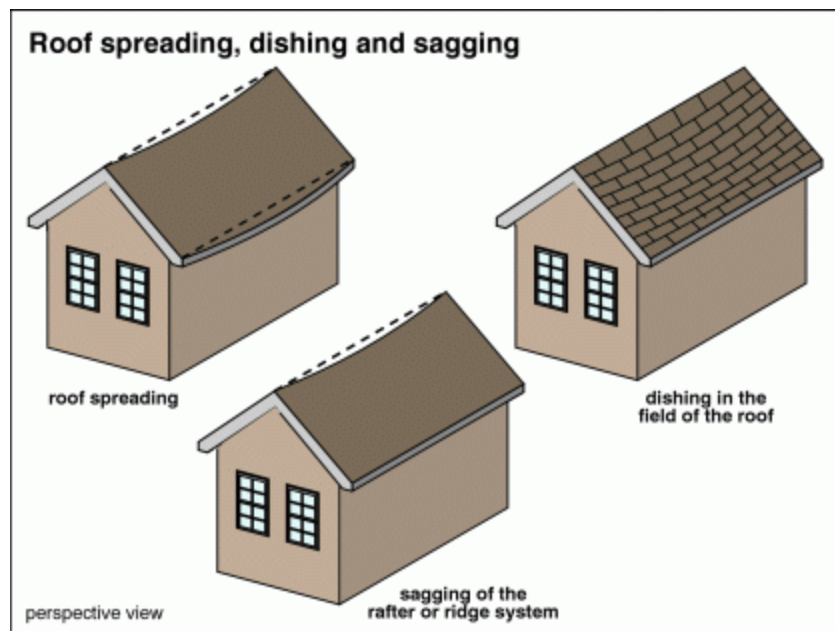
Condition: • [Sagging](#)

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

Location: Attic

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

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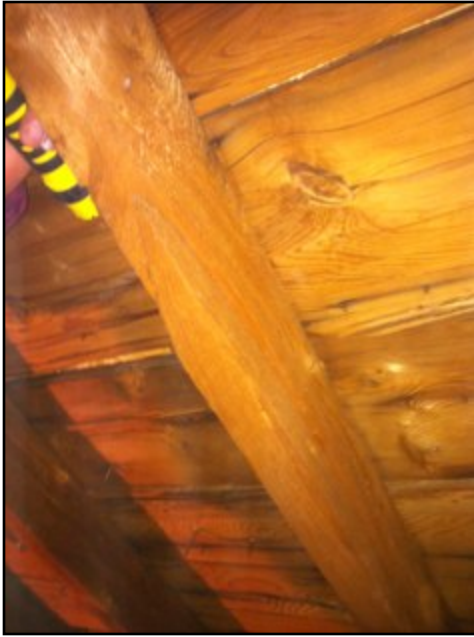
PLUMBING

INTERIOR

KITCHEN

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Condition: • [Ridge sagging](#)

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

Location: Exterior Porch

Task: Improve

Time: Less than 3 years

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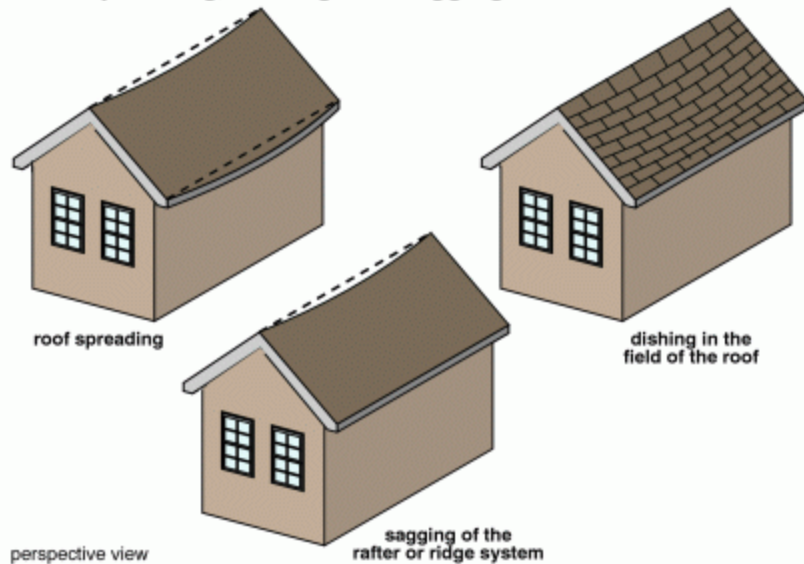
INTERIOR

KITCHEN

BATHROOM

REFERENCE

Roof spreading, dishing and sagging



[Click on image to enlarge.](#)



ROOF FRAMING \ Sheathing

Condition: • [Water stains](#)

Implication(s): Material deterioration

Location: Yard Garage

Task: Repair or replace

Time: Immediate

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Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

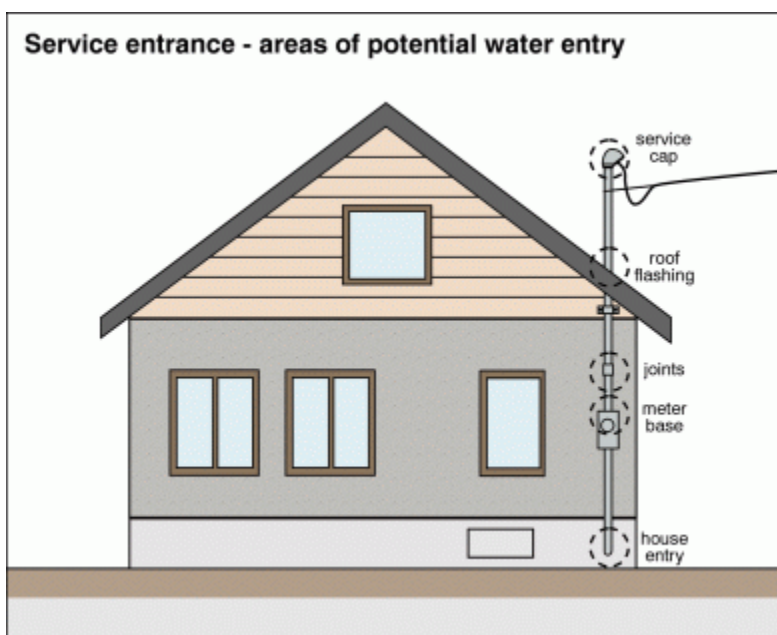
Condition: • [Rust or water in panel](#)

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Monitor

Time: Ongoing



[Click on image to enlarge.](#)

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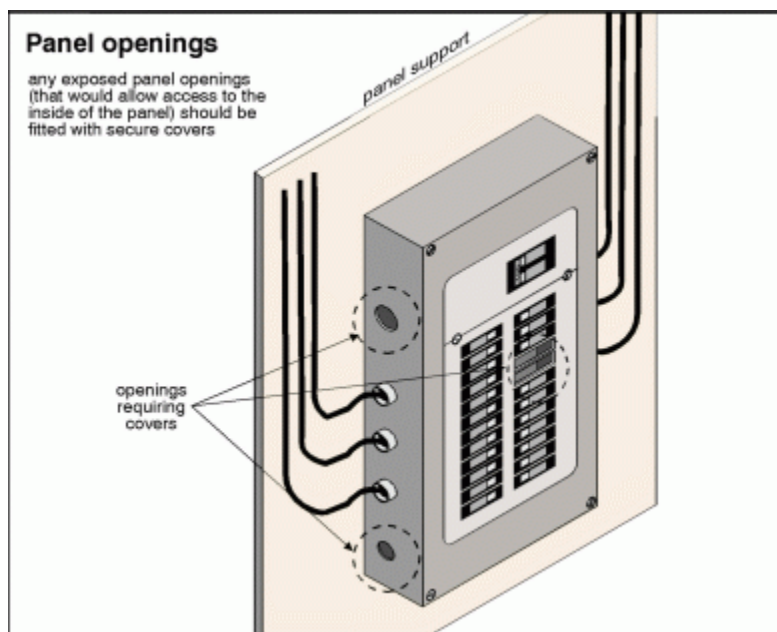
Condition: • [Poor access](#)

Implication(s): Difficult to service

Location: Basement

Task: Improve

Time: Immediate



[Click on image to enlarge.](#)

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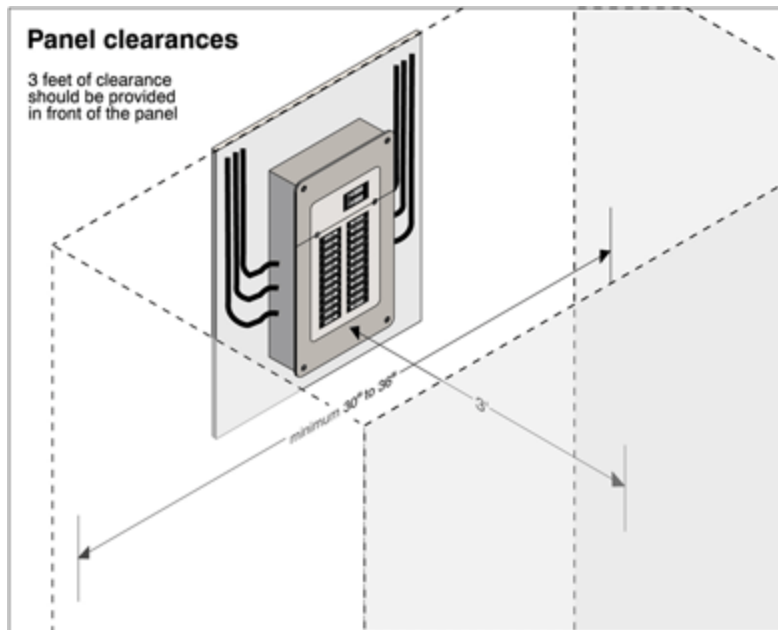
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[Click on image to enlarge.](#)



DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Damage](#)

Outlet is live. Fire hazard

Implication(s): Electric shock | Fire hazard

Location: Basement Family Room

Task: Replace

Time: Immediate

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Condition: • [No GFI \(Ground Fault Interrupter\)](#)

Implication(s): Electric shock

Location: Exterior Wall Deck

Task: Replace

Time: Immediate

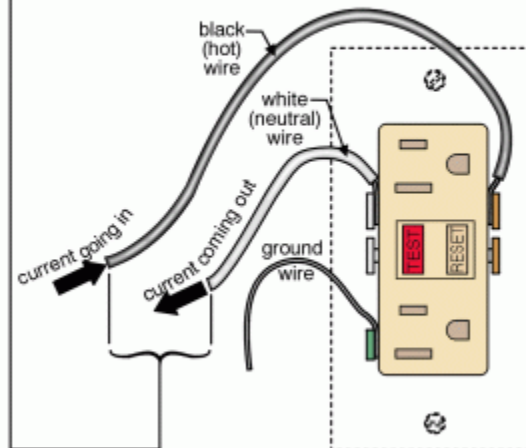
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



[Click on image to enlarge.](#)

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Heating

GAS FURNACE \ Venting system

Condition: • Coaxial cable feeding through heat supply duct

Location: Basement Utility Room

Task: Correct

Time: Immediate



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Plumbing

WATER HEATER \ Temperature/pressure relief valve

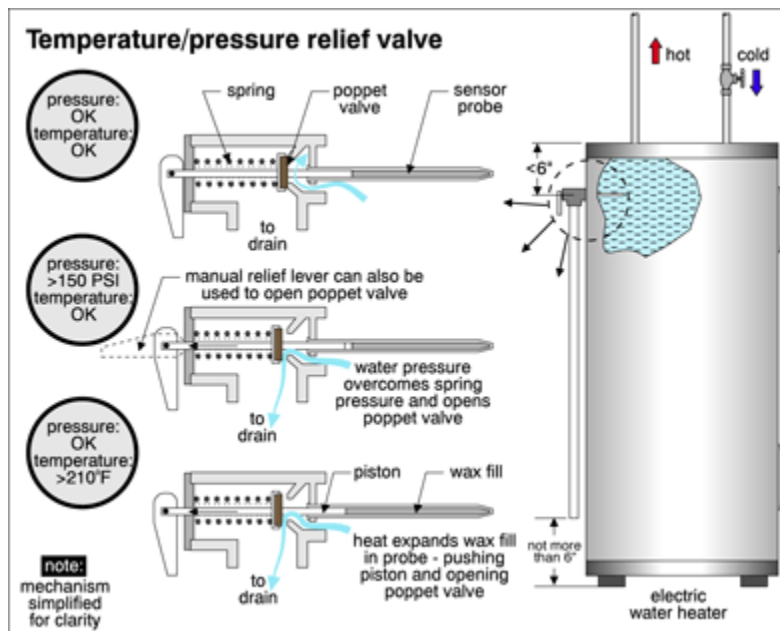
Condition: • [Discharge tube missing](#)

Implication(s): Scalding

Location: Basement Utility Room

Task: Replace

Time: Immediate



[Click on image to enlarge.](#)



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WATER HEATER - ELECTRIC \ Wiring

Condition: • Wiring not properly secured

Location: Basement Utility Room

Task: Repair

Time: Immediate



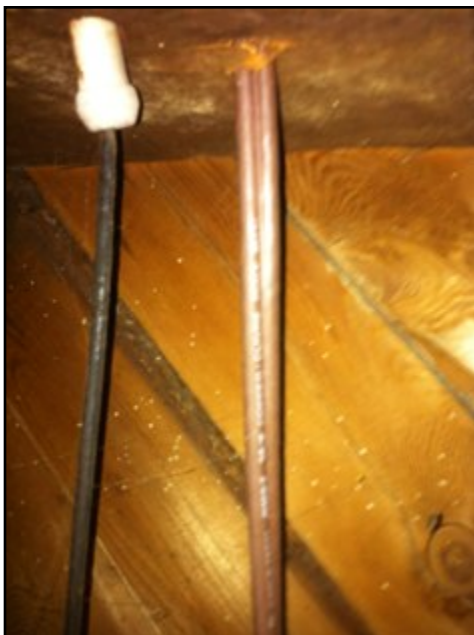
FIXTURES AND FAUCETS \ Shower stall

Condition: • Unfinished with electrical running above.

Location: Basement Bathroom

Task: Correct

Time: Immediate



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Condition: • [Grout loose, missing or deteriorated](#)

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

Location: Basement Bathroom

Task: Replace

Time: Immediate



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Interior

FLOORS \ Concrete floors

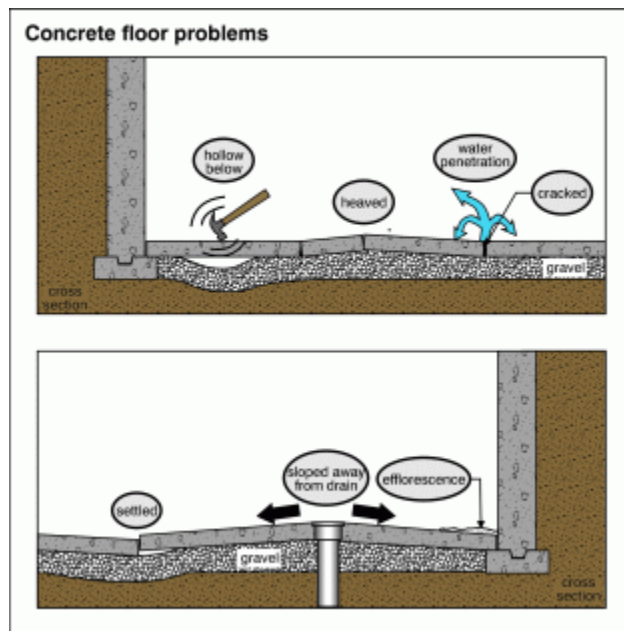
Condition: • [Water on floor](#)

Implication(s): Cosmetic defects | Slip hazard

Location: Basement

Task: Monitor

Time: Ongoing



[Click on image to enlarge.](#)



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PLUMBING

INTERIOR

KITCHEN

BATHROOM

REFERENCE

WALLS \ Plaster or drywall

Condition: • [Cracked](#)

Implication(s): Cosmetic defects

Location: Second Floor Bedroom

Task: Repair

Time: When remodelling



STAIRS \ Handrails

Condition: • [Hard to hold](#)

Implication(s): Fall hazard

Location: First Floor

Task: Improve

Time: Immediate

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SUMMARY

ROOFING

EXTERIOR

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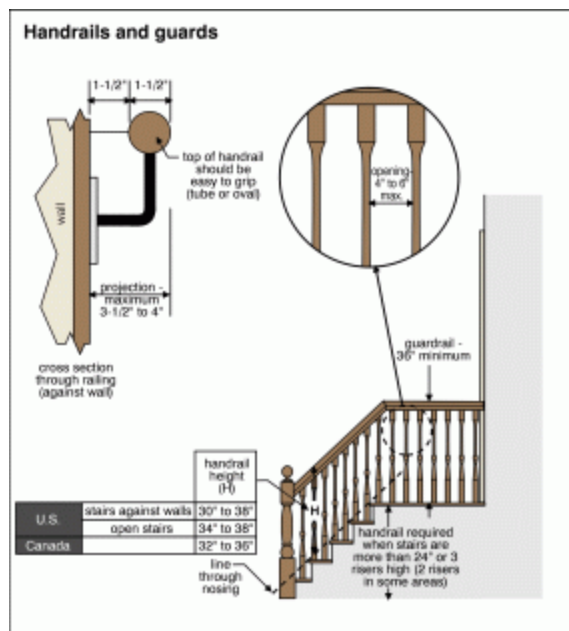
PLUMBING

INTERIOR

KITCHEN

BATHROOM

REFERENCE



[Click on image to enlarge.](#)



EXHAUST FANS \ Exhaust fan

Condition: • [Inoperative](#)

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

Location: Second Floor Bathroom

Task: Repair or replace

Time: Immediate

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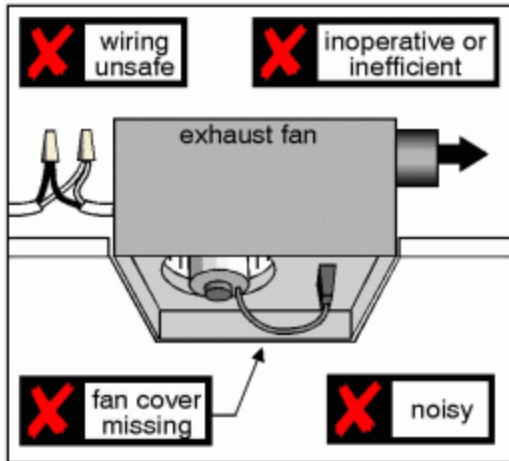
INTERIOR

KITCHEN

BATHROOM

REFERENCE

Exhaust fan conditions



[Click on image to enlarge.](#)



EXHAUST FANS \ Exhaust duct

Condition: • [Poor termination location](#)

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

Location: Attic

Task: Correct

Time: Immediate

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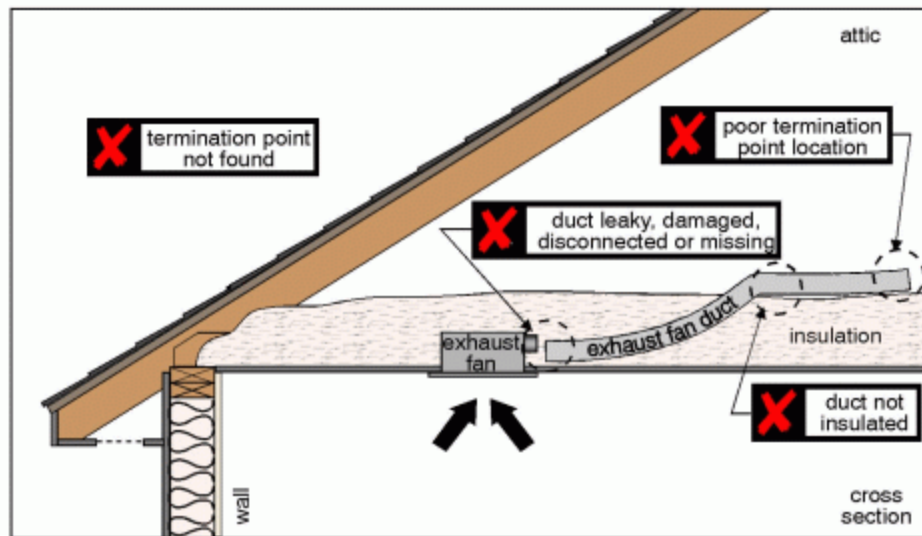
INTERIOR

KITCHEN

BATHROOM

REFERENCE

Exhaust fan conditions



[Click on image to enlarge.](#)



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](#)

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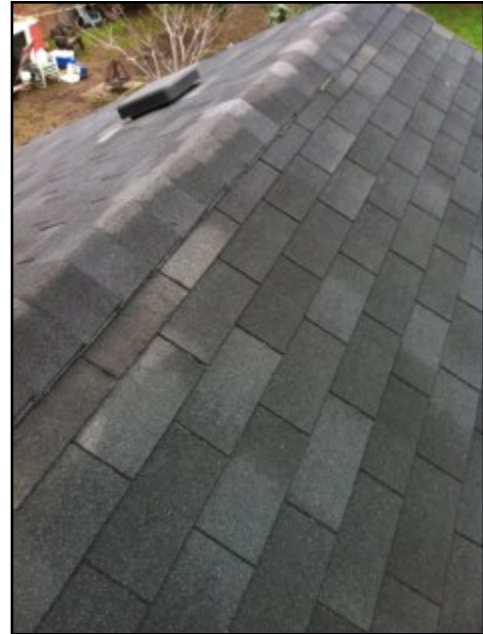
BATHROOM

REFERENCE

Description

Sloped roofing material:

- [Asphalt shingles](#)



Probability of leakage: • Low

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOF FLASHINGS \ Chimney flashings

Condition: • [Cricket missing, loose, damaged](#)

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

Location: Exterior

Task: Replace

Time: When remodelling

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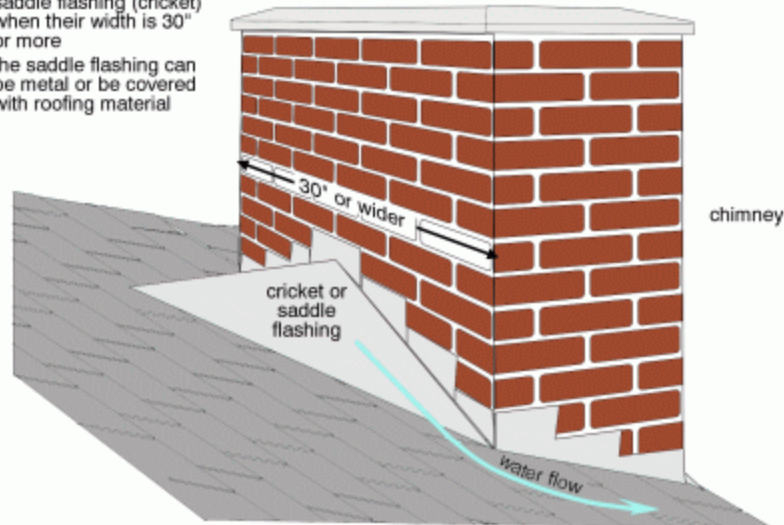
KITCHEN

BATHROOM

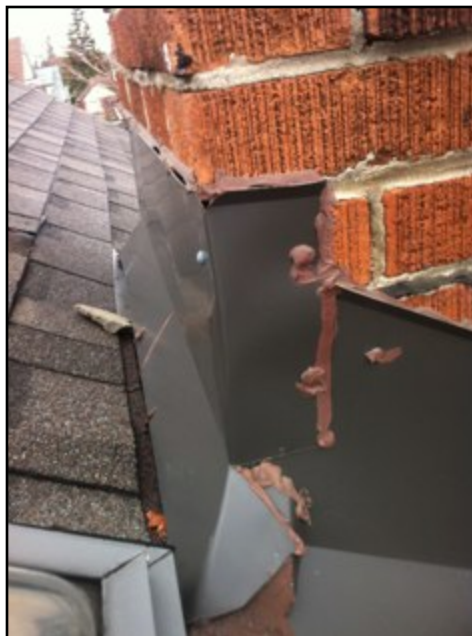
REFERENCE

Chimney saddle flashings

chimneys require a saddle flashing (cricket) when their width is 30" or more the saddle flashing can be metal or be covered with roofing material



[Click on image to enlarge.](#)



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Description

General: • blank note



Gutter & downspout material:

- [Aluminum](#)



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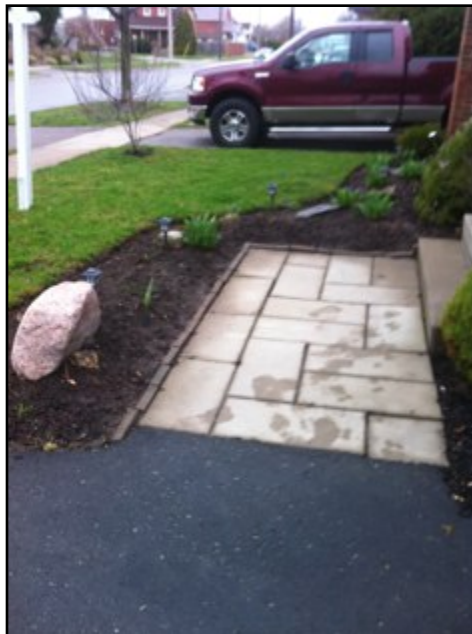
Gutter & downspout discharge:

- [Above grade](#)



Lot slope:

- [Away from house](#)



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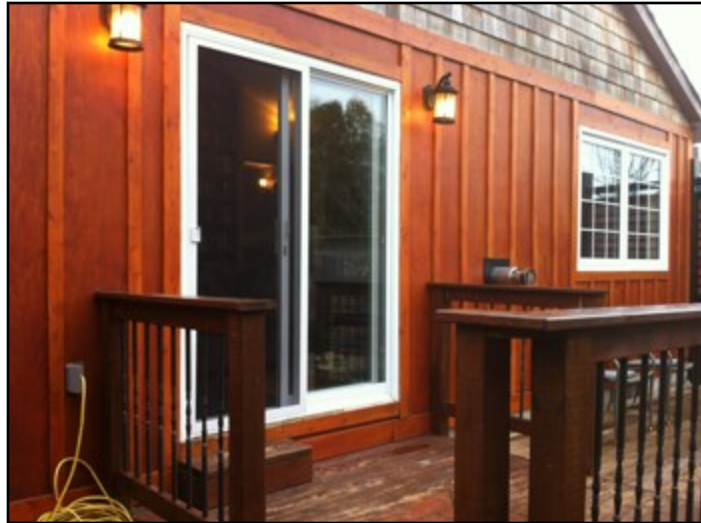
KITCHEN

BATHROOM

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Wall surfaces - wood:

- [Boards](#)



Wall surfaces - masonry:

- [Brick](#)



Wall surfaces :

- [Metal siding](#)

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Soffit and fascia:

- [Wood](#)



Driveway:

- Asphalt

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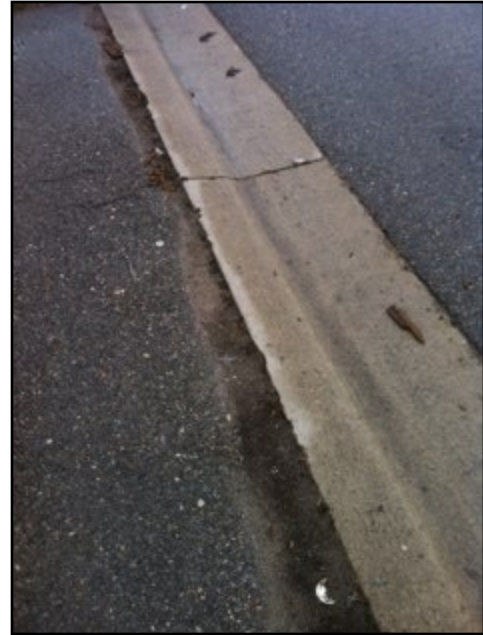
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Walkway:

- Patio stones



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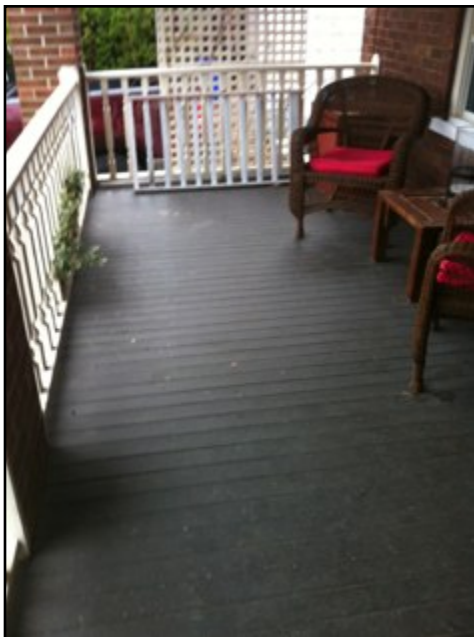
Deck:

- Wood



Porch:

- Wood



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Exterior steps:

- Concrete



Fence:

- Wood



- Chain link

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Recommendations

ROOF DRAINAGE \ Gutters

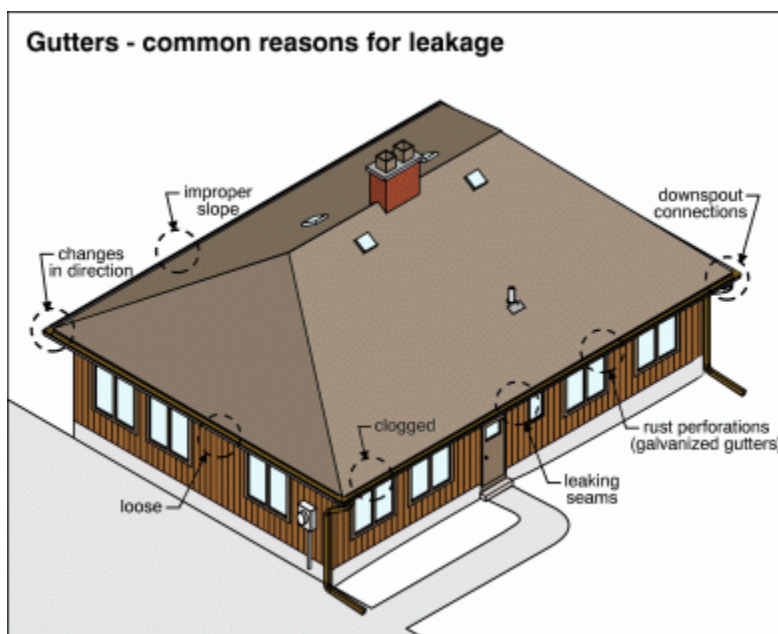
Condition: • [Loose or damaged](#)

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

Location: Exterior Wall

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

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ROOF DRAINAGE \ Downspouts

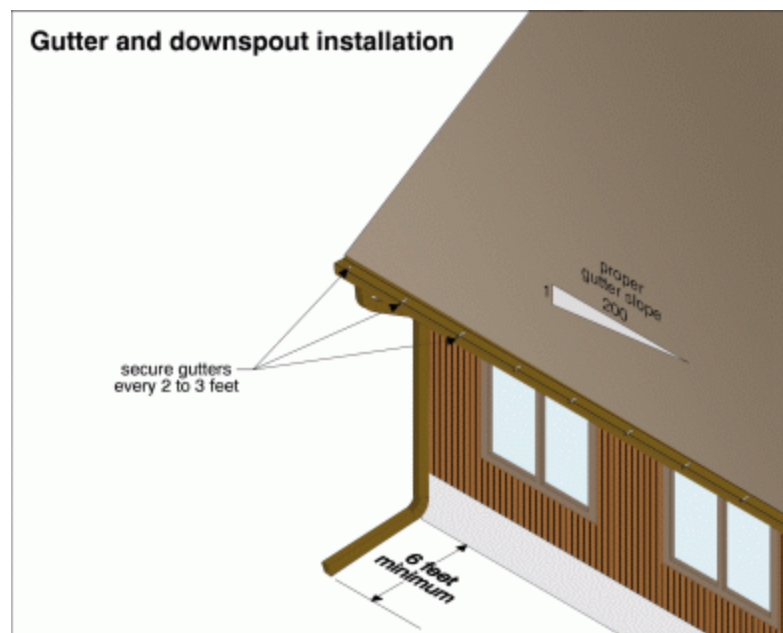
Condition: • [Downspouts end too close to building](#)

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

Location: Exterior Wall

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)

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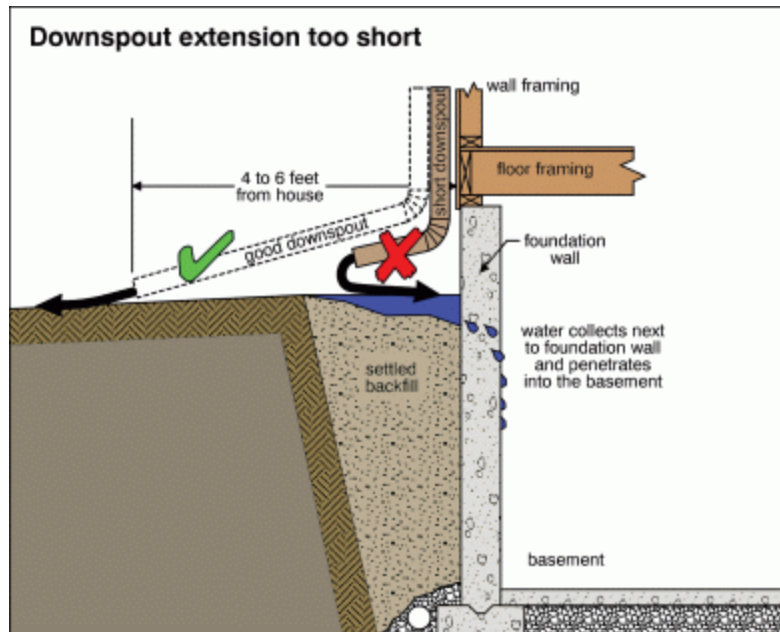
PLUMBING

INTERIOR

KITCHEN

BATHROOM

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Condition: • [Downspouts discharging onto roofs](#)

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

Location: Exterior Porch

Task: Correct

Time: Immediate

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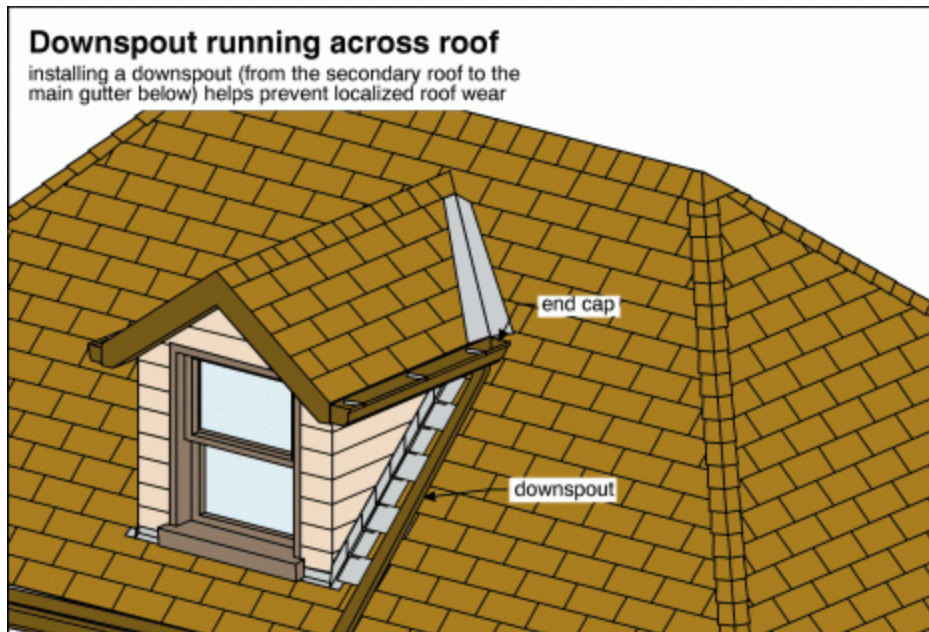
PLUMBING

INTERIOR

KITCHEN

BATHROOM

REFERENCE



[Click on image to enlarge.](#)



WALLS \ Soffits and fascia

Condition: • [Loose or missing pieces](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Chance of pests entering house

Location: Exterior Wall

Task: Replace

Time: Immediate

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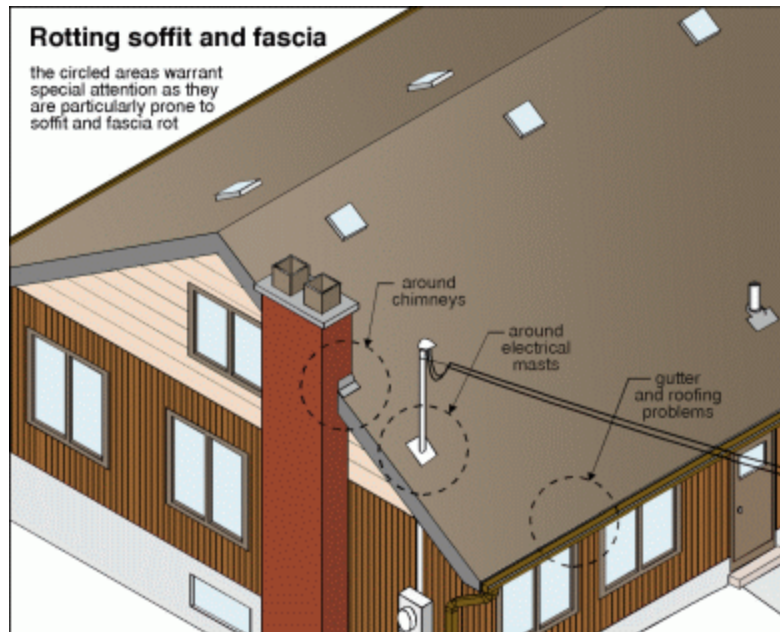
PLUMBING

INTERIOR

KITCHEN

BATHROOM

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[Click on image to enlarge.](#)



WALLS \ Brick, stone and concrete

Condition: • Gap

Location: Exterior Wall

Task: Repair

Time: Immediate

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Condition: • Bolts protruding from wall

Location: Exterior Wall

Task: Improve

Time: Immediate



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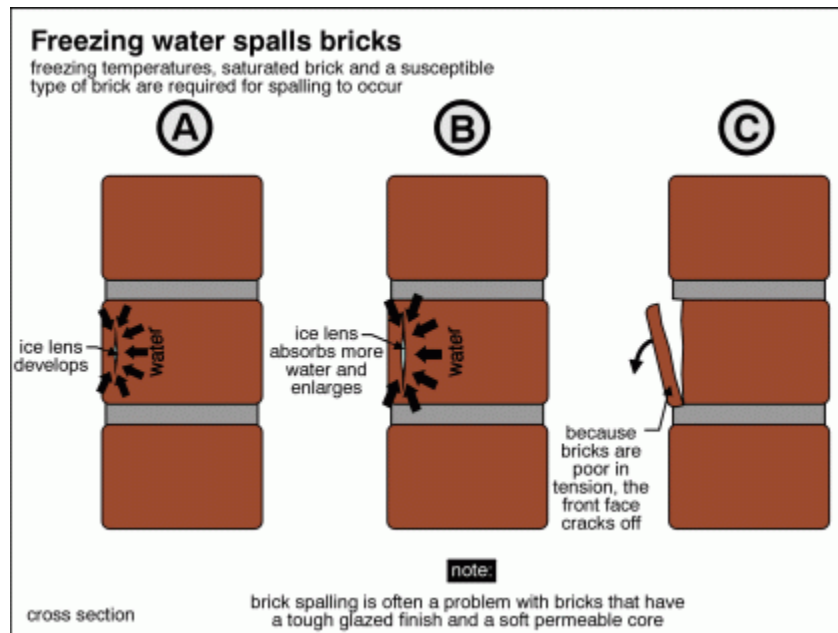
Condition: • [Spalling](#)

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

Location: Exterior Wall

Task: Repair or replace

Time: Immediate



[Click on image to enlarge.](#)



Condition: • [Mortar deterioration](#)

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

Location: Exterior Wall

Task: Repair

Time: Immediate

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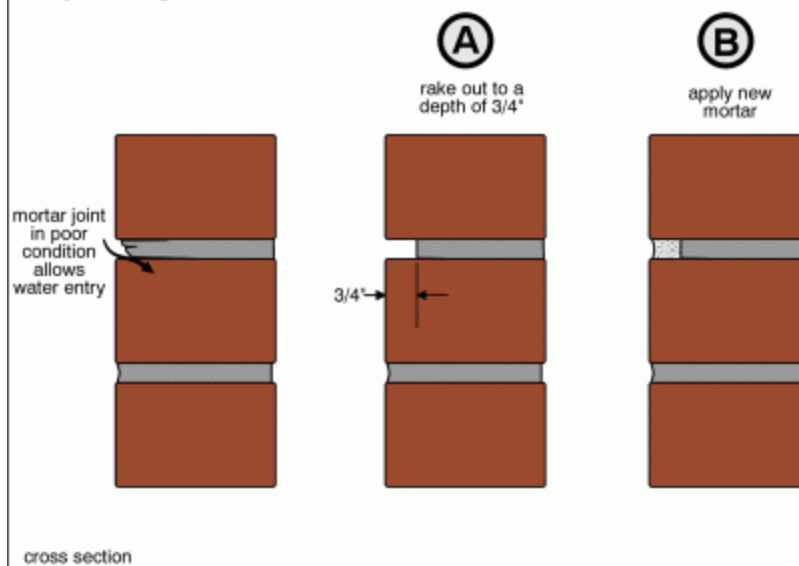
INTERIOR

KITCHEN

BATHROOM

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Repointing



EXTERIOR GLASS \ Exterior trim

Condition: • Window frame at base beginning to rot. Protect from further water exposure.

Location: Exterior Wall

Task: Adjust

Time: Immediate

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Condition: • [Caulking loose, missing or deteriorated](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Increased heating and cooling costs

Location: Exterior Wall

Task: Replace

Time: Immediate



Condition: • [Vines](#)

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

Location: Exterior Wall

Task: Remove

Time: Immediate

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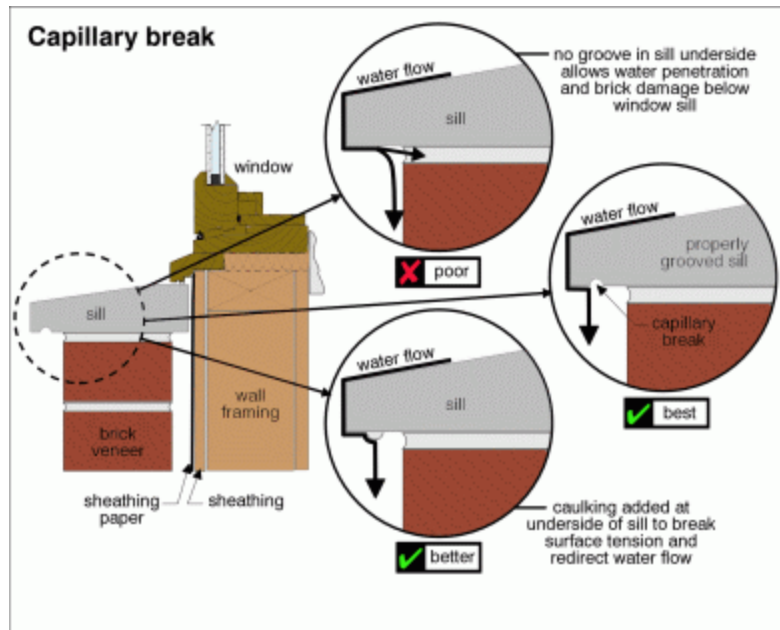
PLUMBING

INTERIOR

KITCHEN

BATHROOM

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[Click on image to enlarge.](#)



Condition: • [Sill deteriorated](#)

Implication(s): Material deterioration

Location: Exterior Wall

Task: Correct

Time: Immediate

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PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Exterior Porch

Task: Improve

Time: Discretionary

STRUCTURE

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Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction:

- [Joists](#)
- [Concrete](#)
- Wood columns



Exterior wall construction: • [Masonry](#)

Roof and ceiling framing:

- [Rafters/roof joists](#)



Recommendations

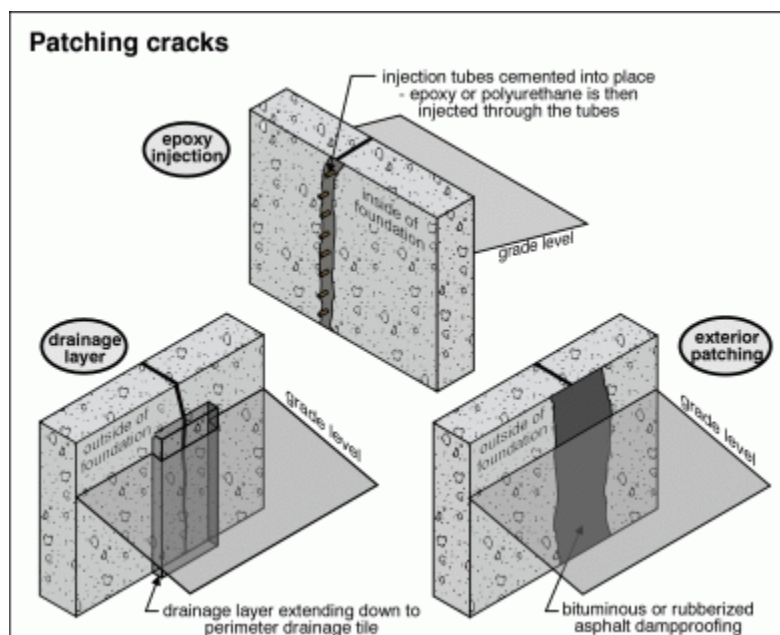
FOUNDATIONS \ Foundation

Condition: • Typical minor cracks

Location: Exterior Wall

Task: Monitor

Time: Ongoing



[Click on image to enlarge.](#)

Crack repair - epoxy and polyurethane injection

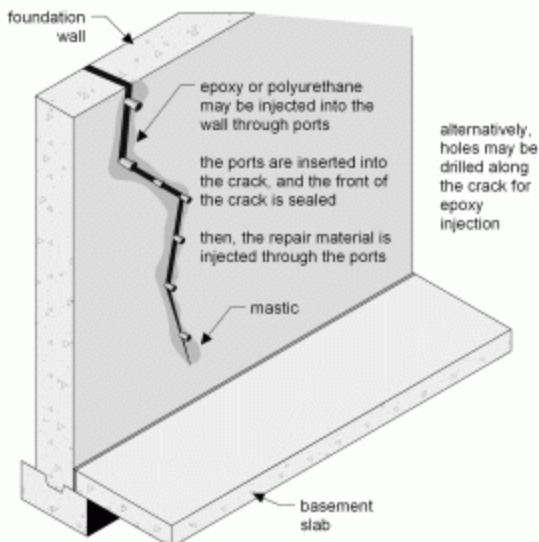
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out



[Click on image to enlarge.](#)

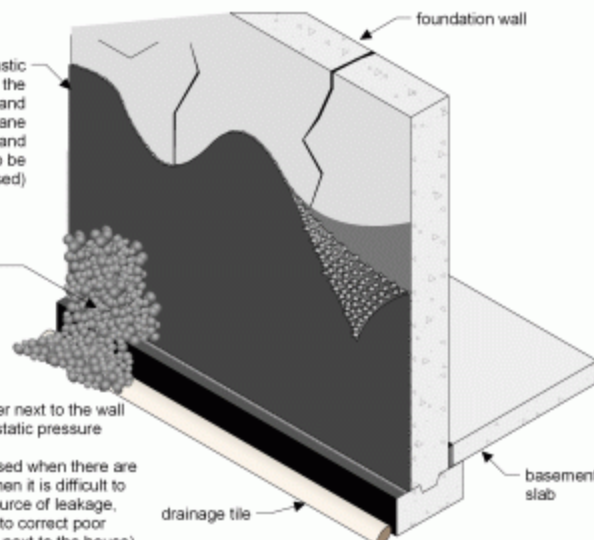
Crack repair - drainage layer

dimpled plastic membrane protects the wall from moisture and provides drainage plane (other membranes and methods may also be used)

gravel fill next to wall to facilitate drainage

adding a drainage layer next to the wall helps to relieve hydrostatic pressure

this method may be used when there are many small cracks, when it is difficult to identify the specific source of leakage, and when it is difficult to correct poor grading (such as a hill next to the house).



[Click on image to enlarge.](#)

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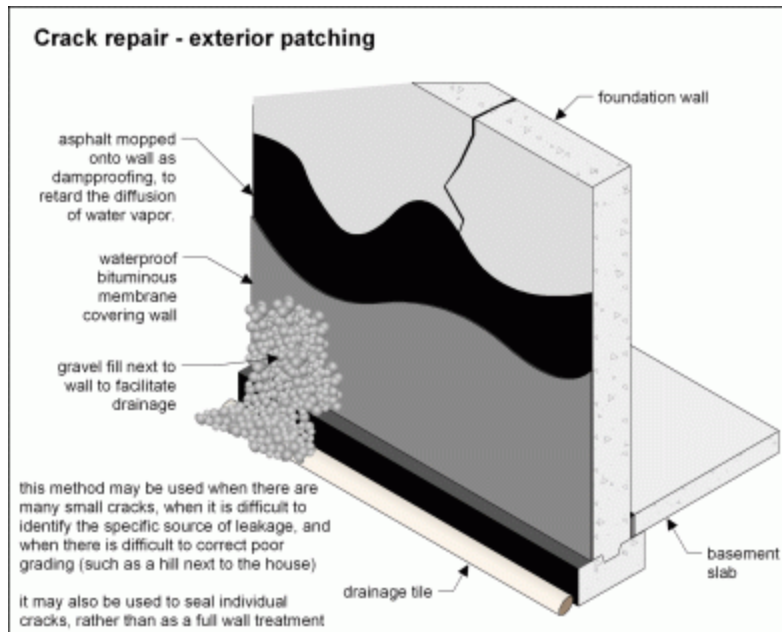
PLUMBING

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[Click on image to enlarge.](#)



Condition: • [Spalling, crumbling or broken material](#)

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

Location: Exterior Wall

Task: Repair

Time: Immediate

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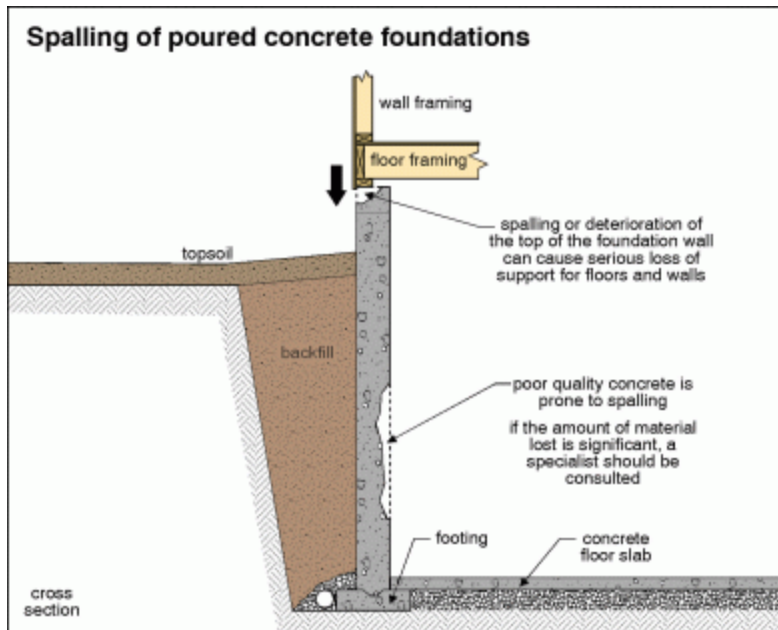
PLUMBING

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[Click on image to enlarge.](#)



Condition: • [Parging damaged or missing](#)

Implication(s): Chance of damage to structure | Shortened life expectancy of material

Location: Exterior Wall

Task: Repair or replace

Time: Immediate

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FLOORS \ Columns or piers

Condition: • [Poorly secured at top or bottom](#)

Should be replaced with steel post.

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

Location: Basement

Task: Replace

Time: Less than 1 year

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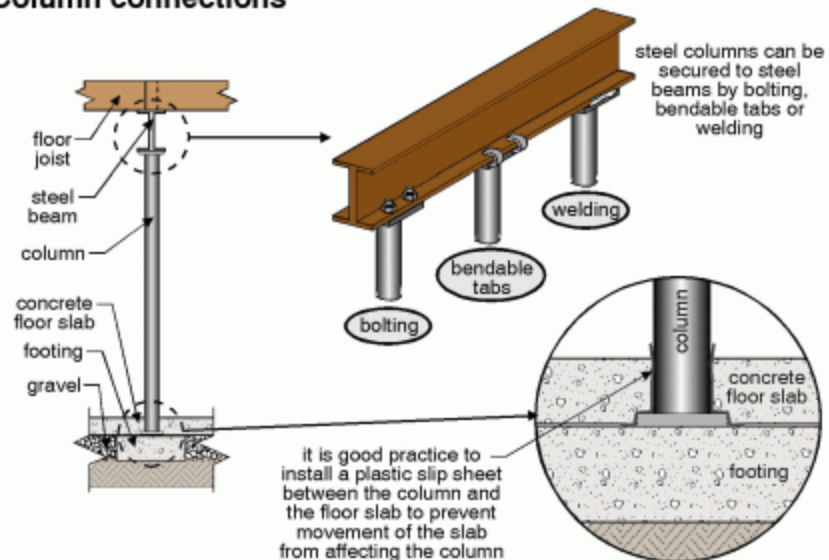
INTERIOR

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Column connections



[Click on image to enlarge.](#)



ROOF FRAMING \ Rafter/trusses

Condition: • [Sagging](#)

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

Location: Attic

Task: Repair

Time: Immediate

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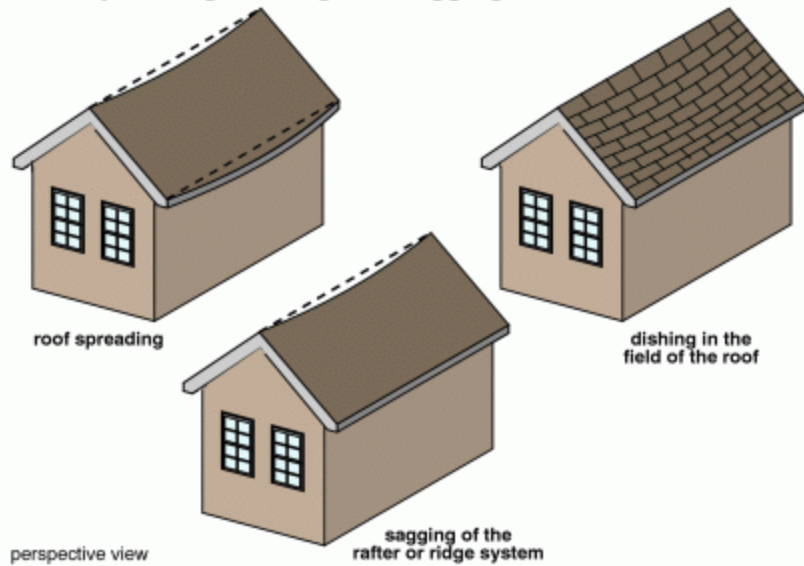
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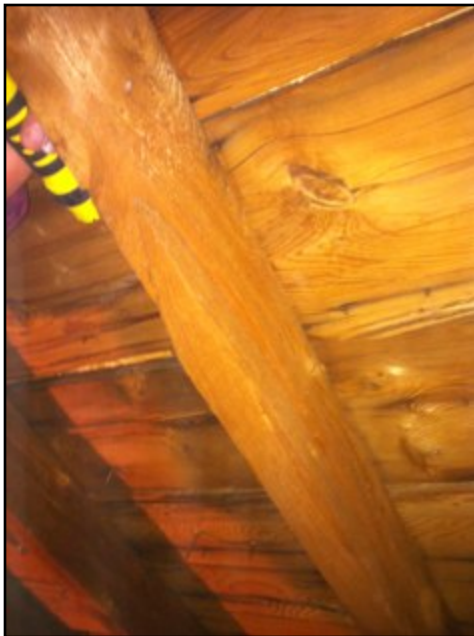
BATHROOM

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Roof spreading, dishing and sagging



[Click on image to enlarge.](#)



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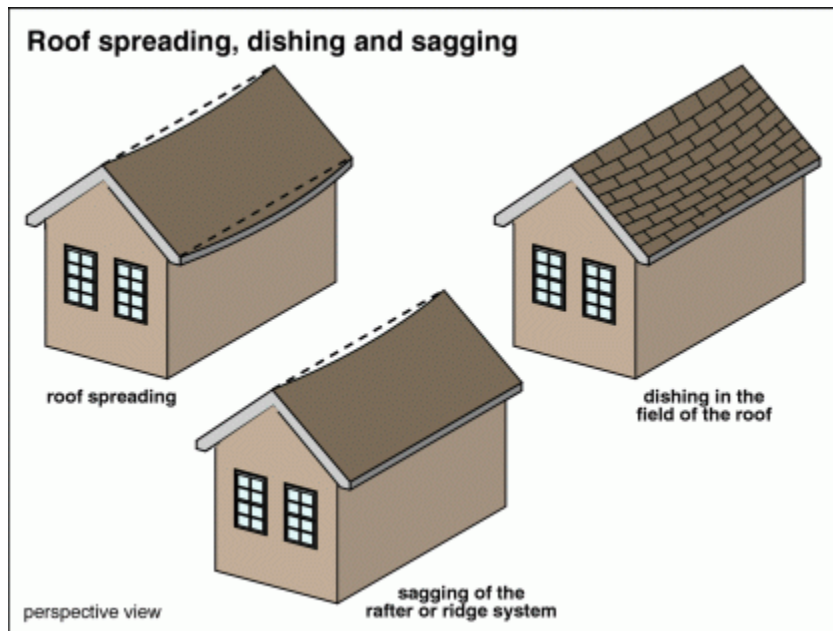
Condition: • [Ridge sagging](#)

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

Location: Exterior Porch

Task: Improve

Time: Less than 3 years



[Click on image to enlarge.](#)

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ROOF FRAMING \ Sheathing

Condition: • [Water stains](#)

Implication(s): Material deterioration

Location: Yard Garage

Task: Repair or replace

Time: Immediate



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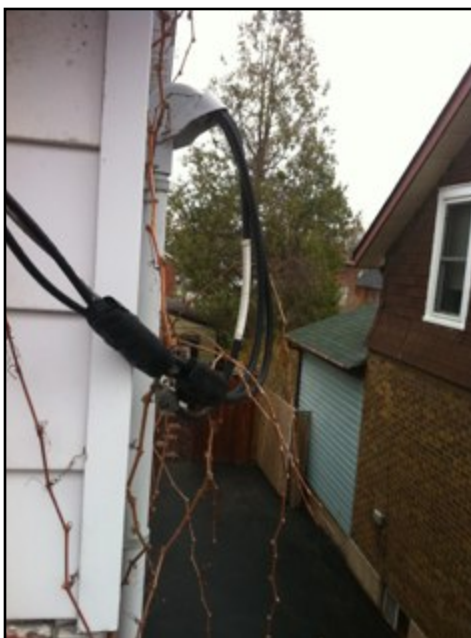
Description

General: • Switches Operating

General: • Fixtures Operating

Service entrance cable and location:

- [Overhead](#)



Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location:

- [Breakers - basement](#)

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Number of circuits installed: • 24

System grounding material and type:

- [Copper - water pipe](#)



Distribution panel rating: • [200 Amps](#)

Distribution panel type and location:

- [Breakers - basement](#)



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BATHROOM

REFERENCE



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

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

Smoke detectors: • [Present](#)

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Rust or water in panel](#)

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Monitor

Time: Ongoing

ELECTRICAL

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SUMMARY

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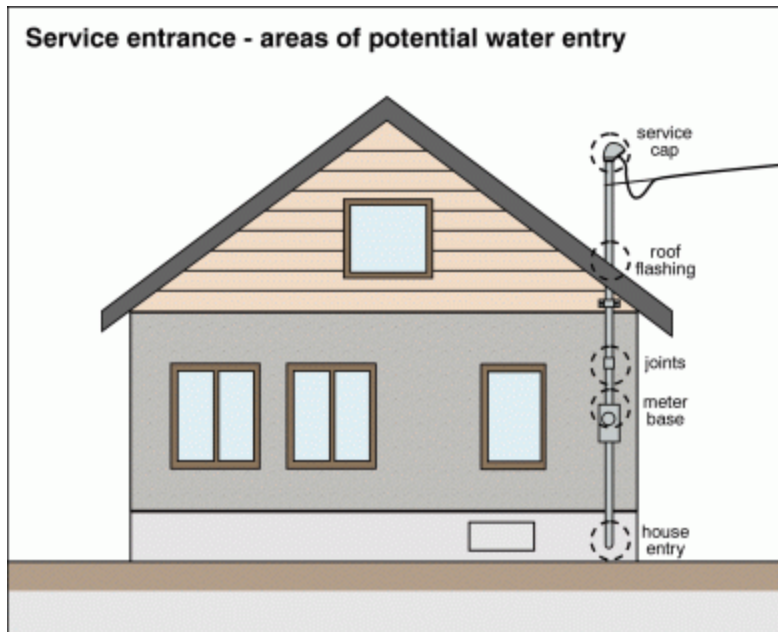
PLUMBING

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[Click on image to enlarge.](#)



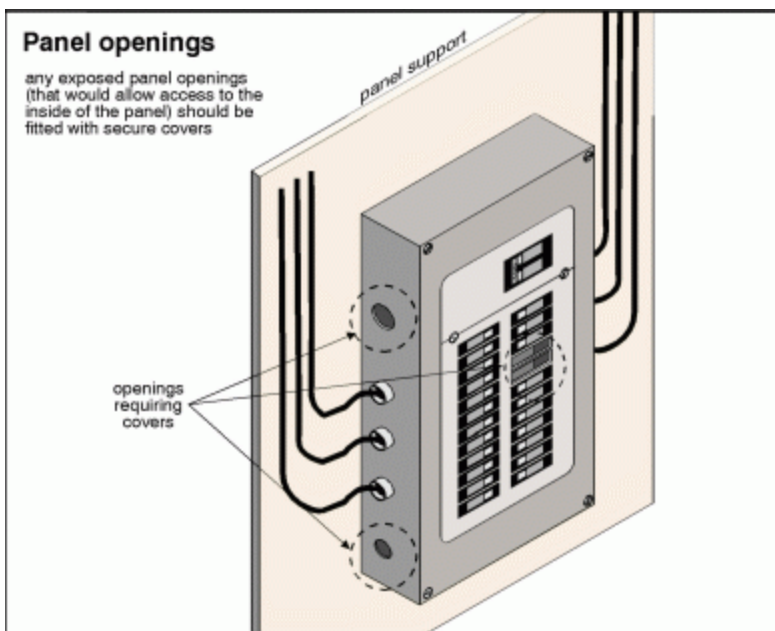
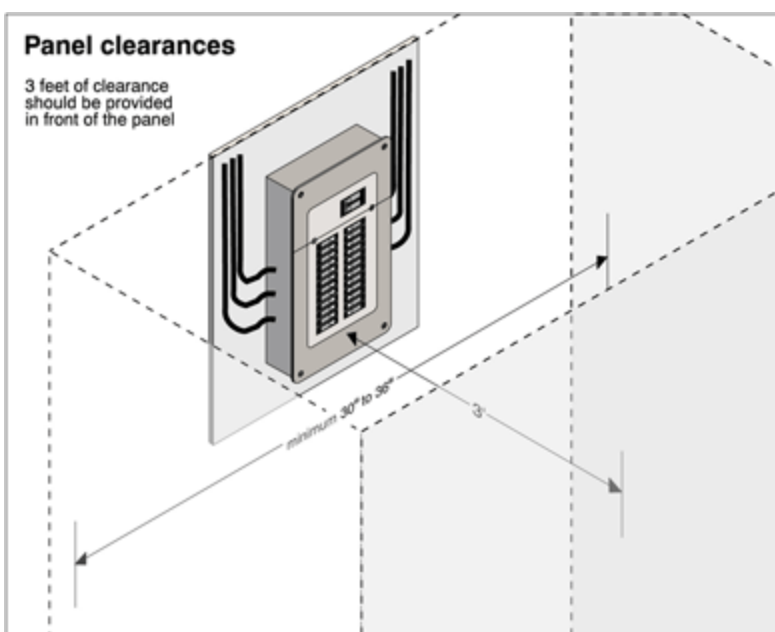
Condition: • [Poor access](#)

Implication(s): Difficult to service

Location: Basement

Task: Improve

Time: Immediate

[Click on image to enlarge.](#)[Click on image to enlarge.](#)

ELECTRICAL

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DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Damage](#)

Outlet is live. Fire hazard

Implication(s): Electric shock | Fire hazard

Location: Basement Family Room

Task: Replace

Time: Immediate



Condition: • [No GFI \(Ground Fault Interrupter\)](#)

Implication(s): Electric shock

Location: Exterior Wall Deck

Task: Replace

Time: Immediate

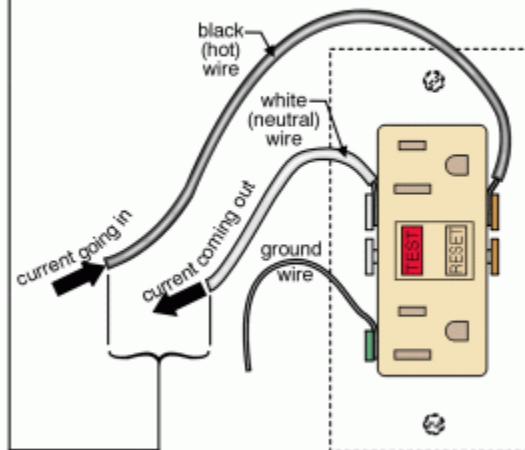
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



[Click on image to enlarge.](#)



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Description

Fuel/energy source:

- [Gas](#)



System type:

- [Furnace](#)



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Furnace manufacturer: • Trane

Heat distribution:

- [Ducts and registers](#)



Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [9 years](#)

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

Failure probability: • [Low](#)

Main fuel shut off at:

- Basement

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Fireplace:

- [Gas fireplace](#)



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Limitations

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

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

Heat exchanger: • Not accessible

Recommendations

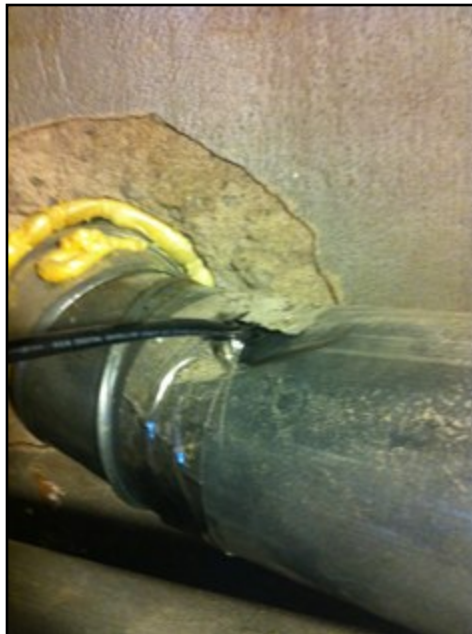
GAS FURNACE \ Venting system

Condition: • Coaxial cable feeding through heat supply duct

Location: Basement Utility Room

Task: Correct

Time: Immediate



GAS FURNACE \ Ducts, registers and grilles

Condition: • No heat source

Location: Basement Bathroom

Task: Correct

Time: When remodelling

INSULATION AND VENTILATION

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Attic/roof insulation material:

- [Glass fiber](#)



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

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

Limitations

Attic inspection performed: • By entering attic, but access was limited

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General: • Faucets

General: • Shut-off Valves Present

Water supply source: • Public

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

Main water shut off valve at the:

• Basement



Water heater fuel/energy source:

• [Electric](#)



Water heater type:

- [Conventional](#)



Tank capacity:

- [30 gallons](#)



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Water heater approximate age: • Unknown

Water heater failure probability: • [Low](#)

Waste piping in building:

• [PVC plastic](#)



• [Cast Iron](#)



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Gas piping:

- Steel



Limitations

Items excluded from a home inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water heater relief valves are not tested

Recommendations

WATER HEATER \ Temperature/pressure relief valve

Condition: • [Discharge tube missing](#)

Implication(s): Scalding

Location: Basement Utility Room

Task: Replace

Time: Immediate

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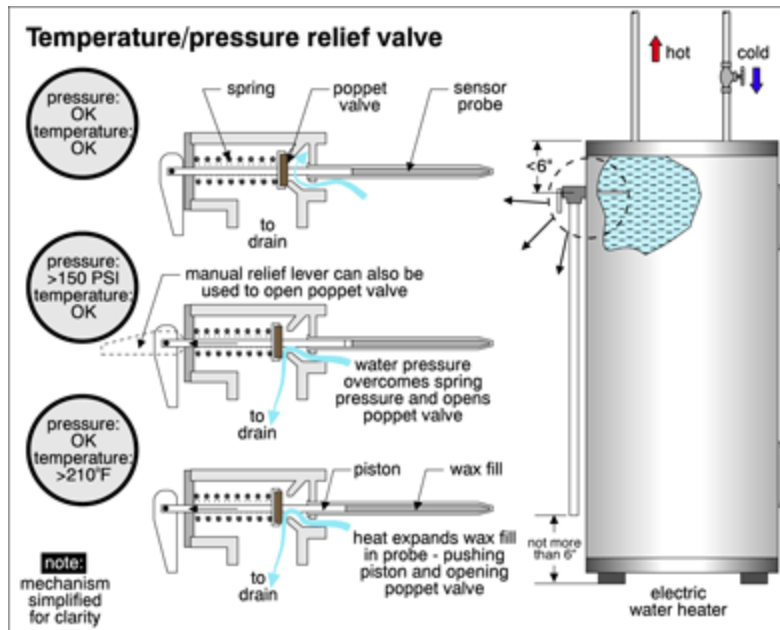
PLUMBING

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[Click on image to enlarge.](#)



WATER HEATER - ELECTRIC \ Wiring

Condition: • Wiring not properly secured

Location: Basement Utility Room

Task: Repair

Time: Immediate

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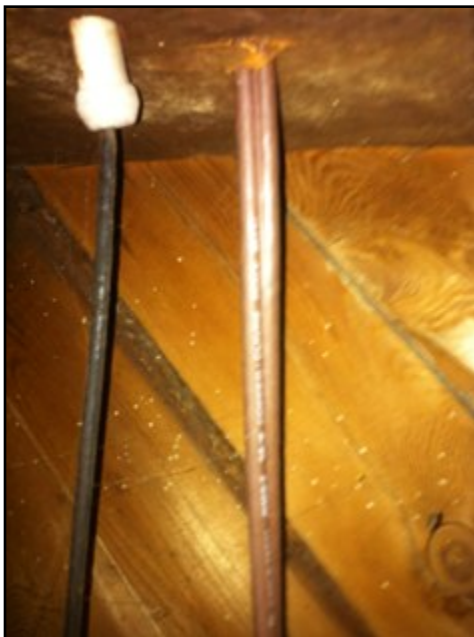
FIXTURES AND FAUCETS \ Shower stall

Condition: • Unfinished with electrical running above.

Location: Basement Bathroom

Task: Correct

Time: Immediate



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Condition: • [Grout loose, missing or deteriorated](#)

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

Location: Basement Bathroom

Task: Replace

Time: Immediate



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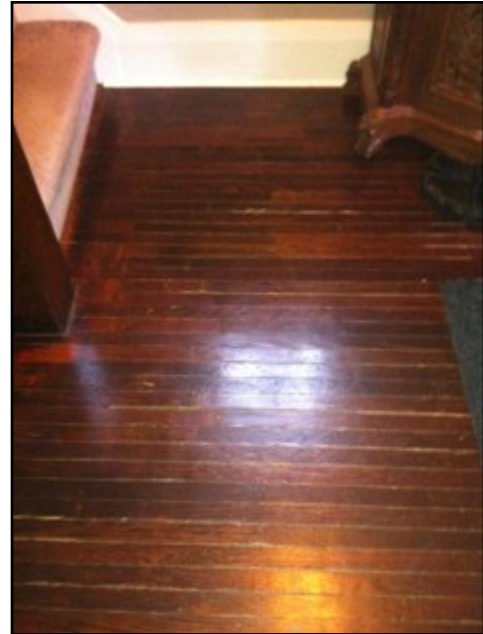
BATHROOM

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Description

Major floor finishes:

- [Hardwood](#)



- [Ceramic](#)



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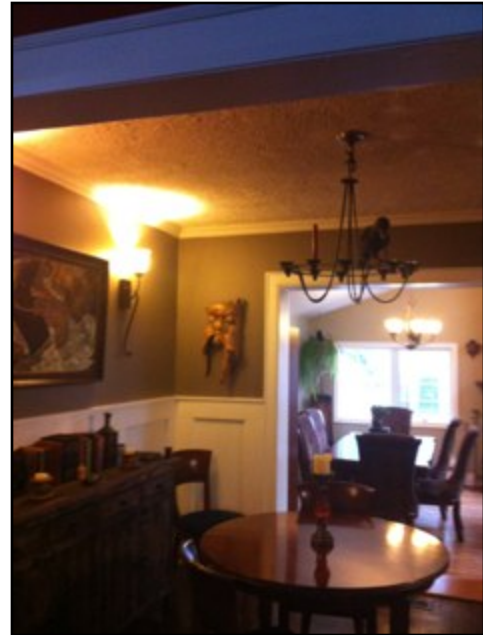
KITCHEN

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Major wall and ceiling finishes:

- [Plaster/drywall](#)



Windows: • [Fixed](#) • [Sliders](#)

Glazing: • [Single](#) • [Double](#)

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

Doors: • Inspected

Oven type: • Convection

Oven fuel: • Electricity

Range fuel: • Electricity

Laundry facilities:

- Washer
- Laundry tub

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- Hot/cold water supply
- Dryer
- Vented to outside



- 120-Volt outlet

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- 240-Volt outlet



Kitchen ventilation :

- Exhaust fan

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- Recirculating type



Stairs and railings:

- Inspected

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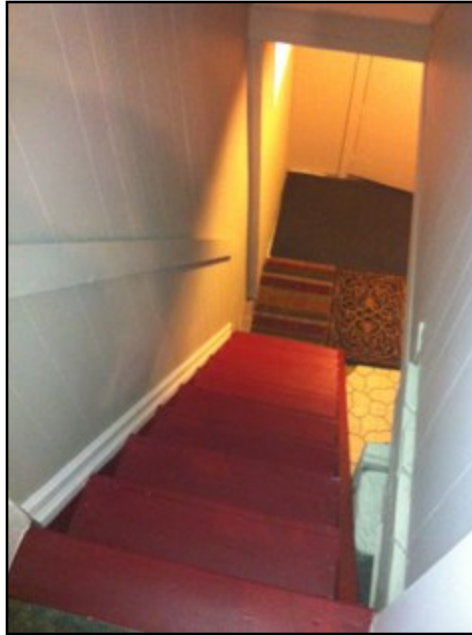
PLUMBING

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Inventory Dishwasher:

- Maytag

Model number: mdb4651awb



Inventory Dryer:

- Maytag

Model number: yvede400xr

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Inventory Microwave:

- Magic Chef

Model number: mco153ubf



Inventory Range: • Maytag

Ymerh770wb

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Inventory Refrigerator:

- Whirlpool

Model number: ed2fhextb02



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Inventory Washing Machine:

• Maytag

Model number: mhwe400wr01



Limitations

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Recommendations

FLOORS \ Concrete floors

Condition: • [Water on floor](#)

Implication(s): Cosmetic defects | Slip hazard

Location: Basement

Task: Monitor

Time: Ongoing

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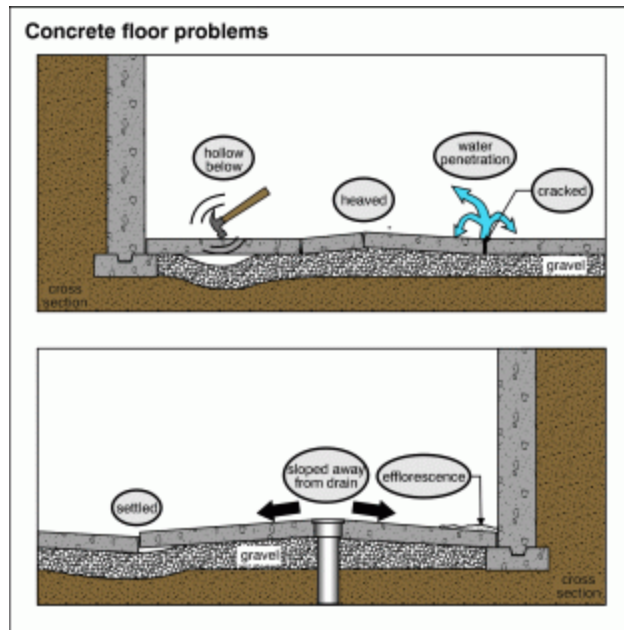
PLUMBING

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[Click on image to enlarge.](#)



WALLS \ Plaster or drywall

Condition: • [Cracked](#)

Implication(s): Cosmetic defects

Location: Second Floor Bedroom

Task: Repair

Time: When remodelling

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STAIRS \ Handrails

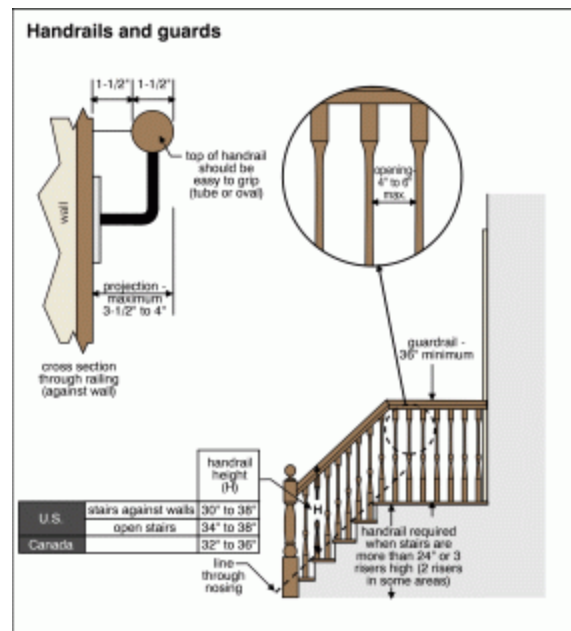
Condition: • [Hard to hold](#)

Implication(s): Fall hazard

Location: First Floor

Task: Improve

Time: Immediate



[Click on image to enlarge.](#)

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EXHAUST FANS \ Exhaust fan

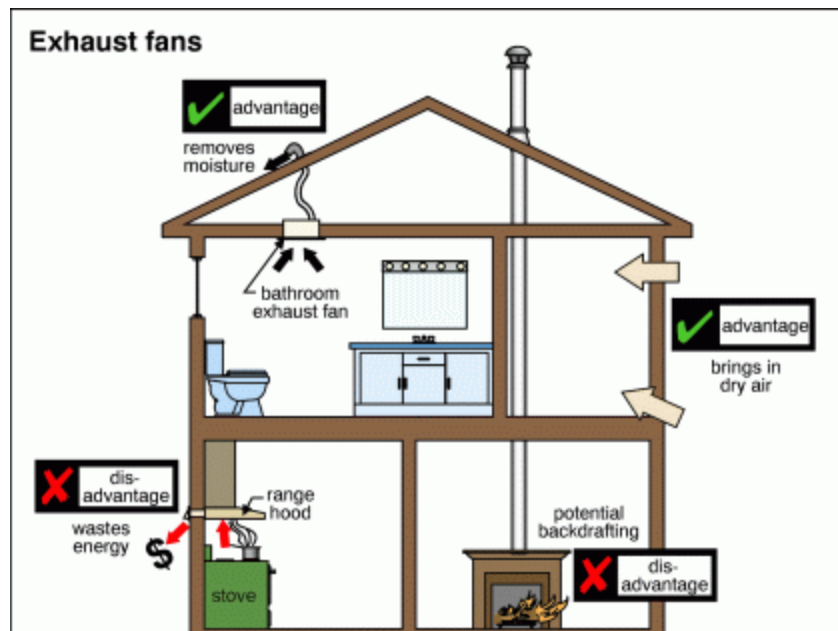
Condition: • [Missing](#)

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

Location: Basement Bathroom

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)

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Condition: • [Inoperative](#)

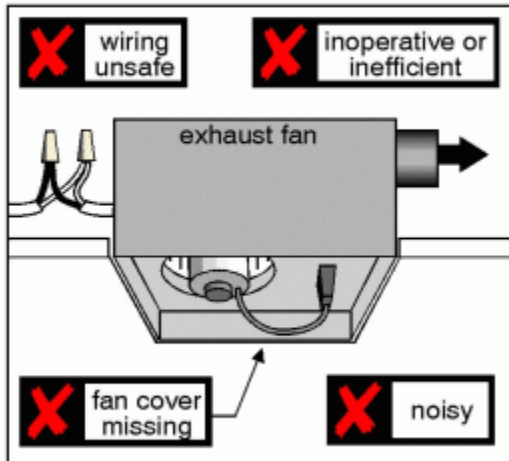
Implication(s): Chance of condensation damage to finishes and/or structure

Location: Second Floor Bathroom

Task: Repair or replace

Time: Immediate

Exhaust fan conditions



[Click on image to enlarge.](#)



EXHAUST FANS \ Exhaust duct

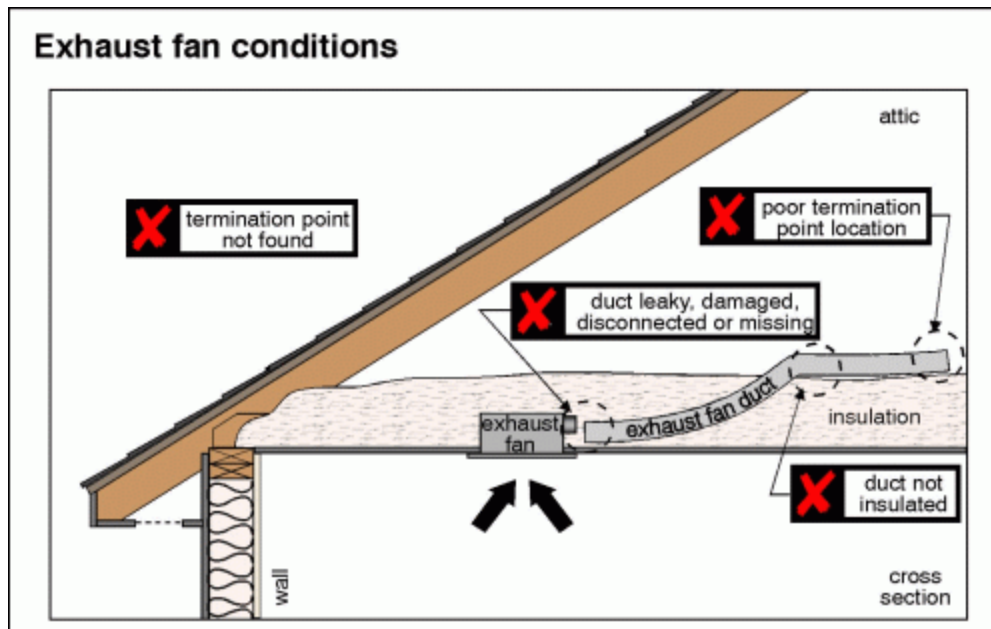
Condition: • [Poor termination location](#)

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

Location: Attic

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)



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Description

Range/ Cooktop: • Electric

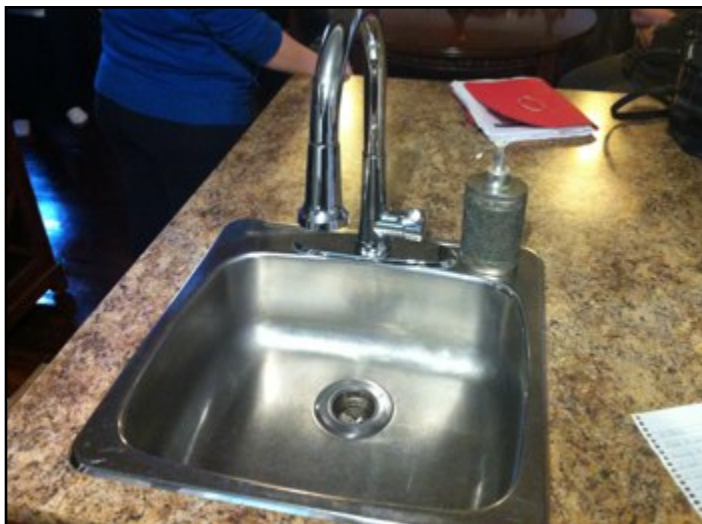
Number of Ovens: • 1

Hood/ Fan: • Appears Functional

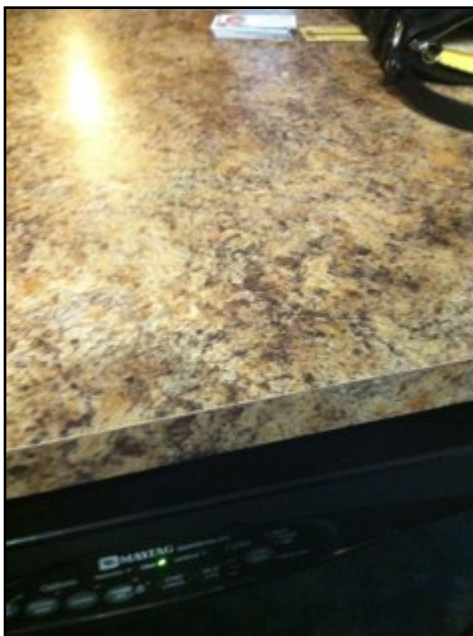
Dishwasher: • Appears Functional

Plumbing:

• Appears Functional



Counter Type: • Laminate



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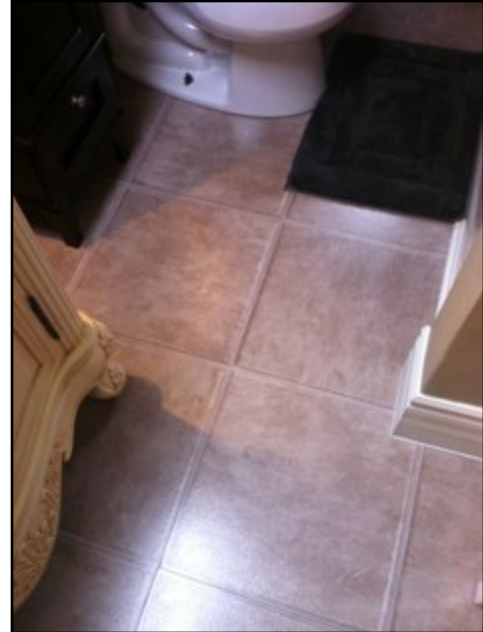
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Description

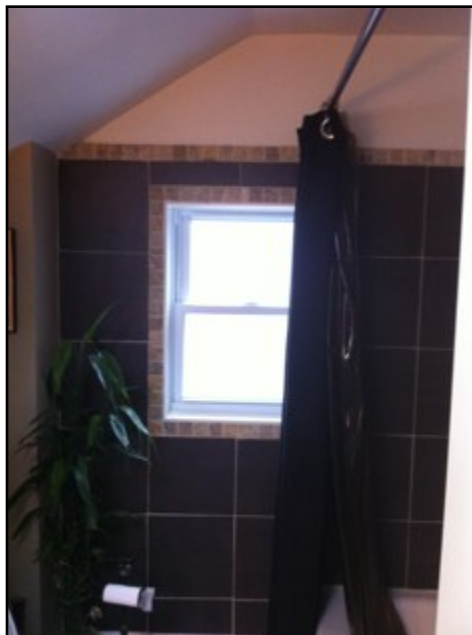
Floors:

- vinyl



Windows:

- slider



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Electrical:

- GFCI



Counter:

- granite



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Cabinet:

- pre-fabricated



Sink/Basin:

- ceramic



Tub:

- steel

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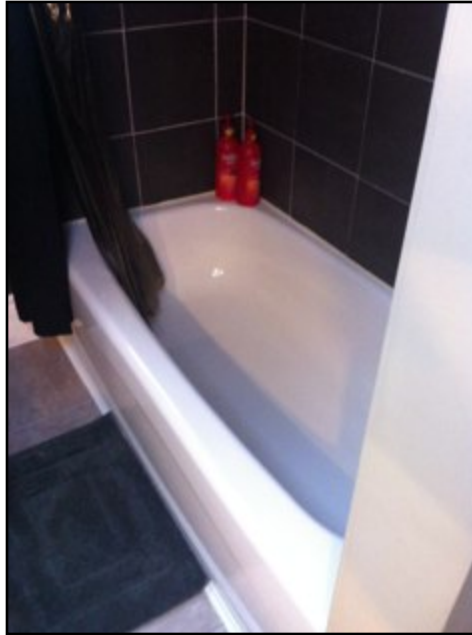
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Shower:

- stall



- tub/shower combo

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Tub surround:

- tile



Toilet:

- low flush

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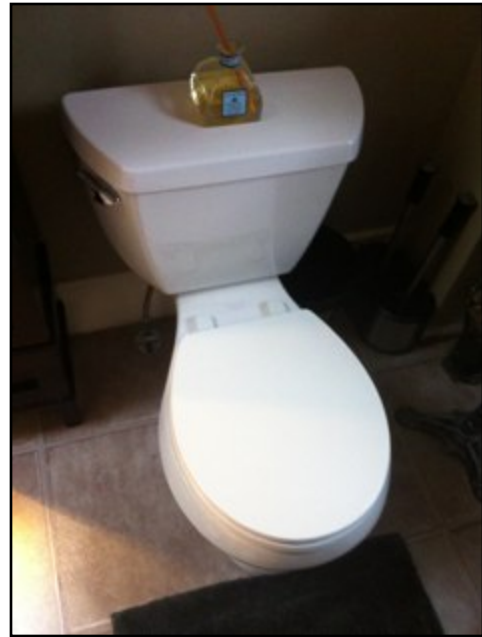
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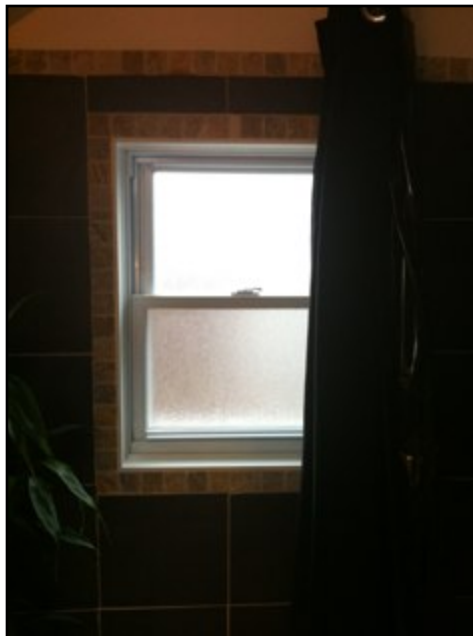
REFERENCE



Ventilation:

- window

Fan not operating



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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