



# Your Inspection Report

[REDACTED]  
[REDACTED]



**PREPARED FOR:**

[REDACTED]

**INSPECTION DATE:**

Friday, July 22, 2022

**PREPARED BY:**

Paul Saban



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July 22, 2022

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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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](#)

## Roofing

### **SLOPED ROOFING \ Asphalt shingles**

**Condition:** • [Missing, loose or torn](#)

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

**Location:** North

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

## Electrical

### **DISTRIBUTION SYSTEM \ GFCI (Ground Fault Circuit Interrupter) protection not noted at**

**Condition:** • Basement

Provide GFCI at noted locations.

**Location:** Basement Kitchen & Bathroom

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

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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## Observations and Recommendations

### RECOMMENDATIONS \ General

1. **Condition:** • View of roof from above:



1.



2.



3.



4.

### SLOPED ROOFING \ General notes

2. **Condition:** • Age of roof

The installed roof covering is reported to be approximately 5 years old. This type of shingle has a typical total life expectancy of 20+ years. Monitor over time and maintain as necessary.

### SLOPED ROOFING \ Asphalt shingles

3. **Condition:** • [Missing, loose or torn](#)

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

**Location:** North



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**Task:** Repair  
**Time:** Immediate  
**Cost:** Minor



5. Missing, loose or torn

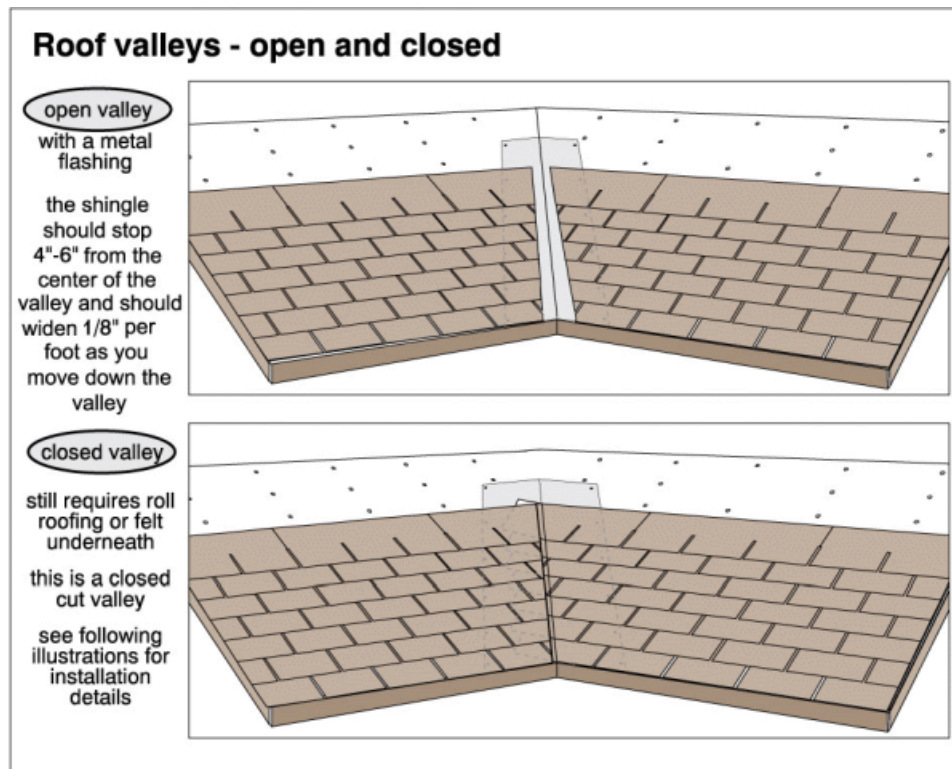
## SLOPED ROOF FLASHINGS \ Valley flashings

4. Condition: • [Doesn't widen at bottom](#)

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

Task: Improve

Time: As soon as practical



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6. Doesn't widen at bottom



7. Doesn't widen at bottom

## Description

**General:** • Our inspection of the roof system included a visual examination to determine installation issues, damage or deterioration. We look for evidence of leaks on the roof surface and from the attic below. We walk on the roof when it is safe to do so and is not likely to damage the roof materials. No one can accurately predict when a roof will leak.

**The home is considered to face:** • East

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

## Inspection Methods and Limitations

**Inspection performed:** • By walking on roof

**Age determined by:** • Visual inspection from roof surface

**Not included as part of a building inspection:** • Dish

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## Observations and Recommendations

### ROOF DRAINAGE \ Downspouts

5. Condition: • [Connections loose](#)

Implication(s): Leakage

Location: Various

Task: Improve

Time: As soon as practical

Cost: Minor



8. Connections loose

6. Condition: • [Should discharge 6 feet from building](#)

Space to lead water away proper distance on your property will be a challenge due to neighbours proximity. If basement leakage detected, consult specialist on how to lead water away from foundation.

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

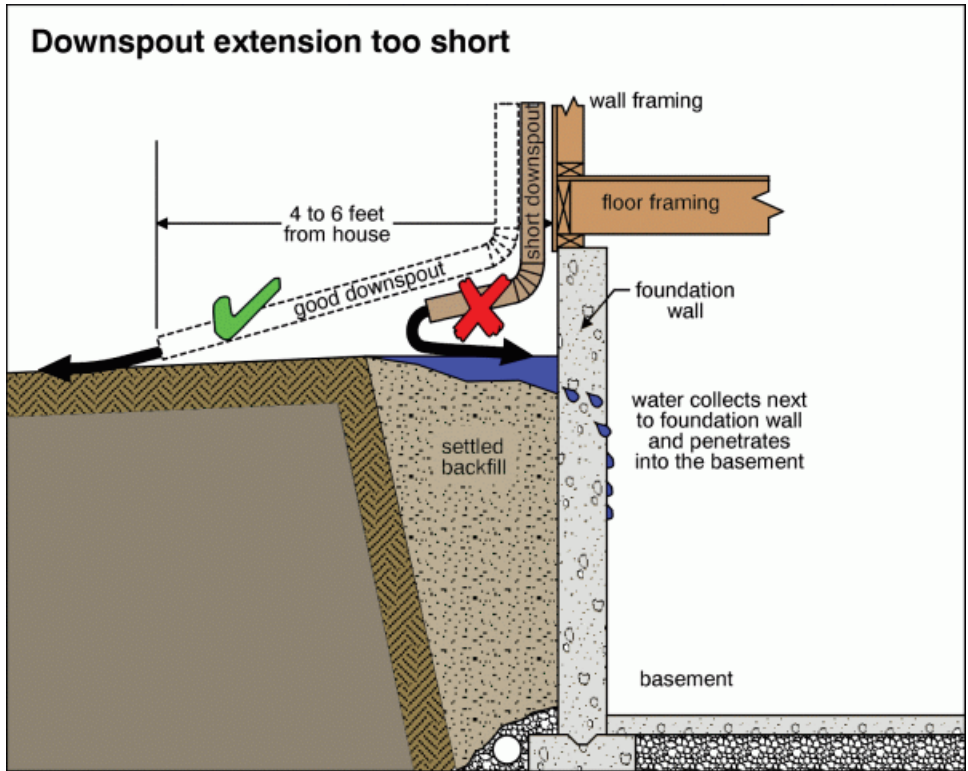
Location: Various Exterior

Task: Improve

Time: Discretionary/As necessary



SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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9. Should discharge 6 feet from building



10. Should discharge 6 feet from building

**GARAGE \ Vehicle door operators (openers)**

7. **Condition:** • Service access panels  
Shelving restricts full accessibility to service unit

**Task:** Improve

**Time:** Discretionary

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11. Service access panels

## Description

**General:** • The inspection of the exterior of the home is conducted from grade level, evaluating weathertightness, condition, installation, and safety. A representative sampling approach is applied to the inspection.

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

**Downspout discharge:** • [Above grade](#)

**Wall surfaces and trim:** • [Vinyl siding](#)

**Driveway:** • Asphalt

**Walkway:** • Patio stones

**Deck:** • Raised • Pressure-treated wood • Composite

**Porch:** • Concrete • No performance issues were noted.

**Exterior steps:** • Concrete • No performance issues were noted.

**Garage:** • Attached

**Garage vehicle doors:** • Present

**Garage vehicle door operator (opener):** • Present

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Storage in garage

**Not included as part of a building inspection:** • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls



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## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**8. Condition:** • No structure recommendations are offered as a result of this inspection.

## Description

**General:** • The structural inspection was performed from both the interior and exterior of the home. Our inspection of the exposed, readily accessible portions of the structure included an examination for visible defects, excessive wear, vulnerable conditions and general condition. Many structural components are not visible during a professional home inspection. A home inspection typically includes deductive reasoning based on incomplete information. That is why a home inspection is considered a professional opinion.

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • Rafters/ceiling joists

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings

**Attic/roof space:** • Inspected from access hatch

**Not included as part of a building inspection:** • Attic load bearing components concealed by insulation cannot be traversed

## Observations and Recommendations

### **DISTRIBUTION SYSTEM \ GFCI (Ground Fault Circuit Interrupter) protection not noted at**

**9. Condition:** • Basement

Provide GFCI at noted locations.

**Location:** Basement Kitchen & Bathroom

**Task:** Provide

**Time:** Immediate

**Cost:** Minor



12. GFCI - basement bathroom



13. GFCI - basement kitchen

## Description

**General:** • Our visual examination of random sampling of the readily accessible electrical components with a focus on safety problems, either electrical shock hazard or fire hazard. This includes an inspection for installation quality and condition of a representative sample of the system and devices.

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

**Service size:**

• [100 Amps \(240 Volts\)](#)



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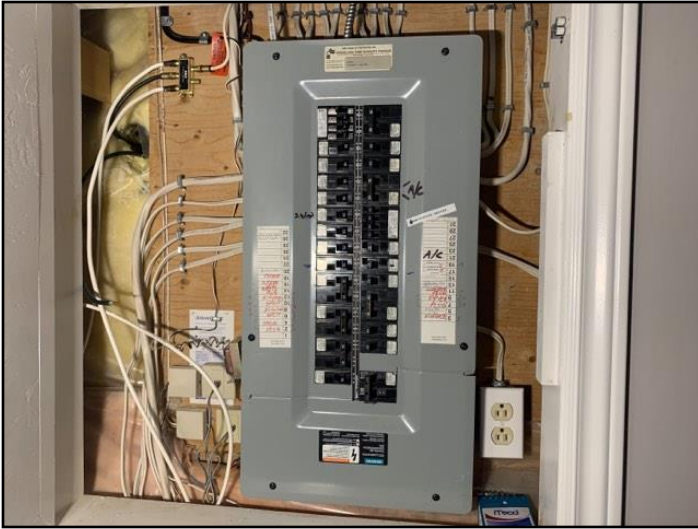
INSULATION

PLUMBING

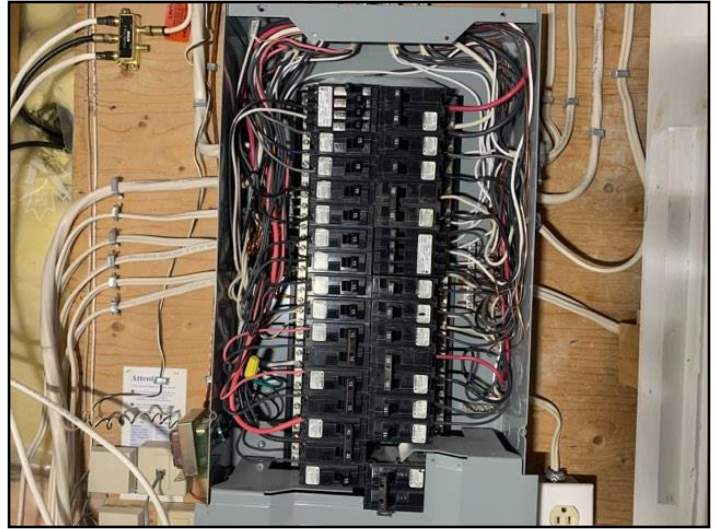
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14. 100 Amps (240 Volts)



15. 100 Amps (240 Volts)

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

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

**Distribution panel type and location:** • [Breakers - basement](#)

**Distribution panel rating:** • [125 Amps](#)

**Electrical panel manufacturers:** • Siemens

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

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

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

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

**Carbon monoxide (CO) alarms (detectors):** • None noted

**Fire Extinguishers:** • None

## Inspection Methods and Limitations

### Panel covers:

• Disconnect covers are not removed by the building inspector  
Distribution panel covers are removed to inspect internal components unless otherwise noted in this report. Covers are not removed from main disconnects for safety reasons

**Not included as part of a building inspection:** • Load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection • Telephone, video, audio, security system, landscape lighting • It is recommended that smoke and carbon monoxide detectors (alarms) be tested monthly. Those that are older than 10 years should be replaced

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## Observations and Recommendations

### RECOMMENDATIONS \ General

**10. Condition:** • A maintenance contract is recommended for all heating and cooling equipment to help ensure the systems operate efficiently and safely, and to help maximize the service life.

## Description

**General:** • Our inspection of the heating system included a visual examination of the main components to determine age, condition and performance. Weather permitting, we operate the system using the thermostat and checking system performance

### Heating system type:

- [Furnace](#)



16. Furnace

- [Space heaters](#)
- Basement
- [Space heaters](#)

**Fuel/energy source:** • [Gas](#)

**Approximate capacity:** • [60,000 BTU/hr](#)

**Exhaust venting method:** • [Direct vent](#)

**Combustion air source:** • Outside

**Approximate age:** • [6 years](#)

**Typical life expectancy:** • Furnace (high efficiency) 15 to 20 years

**Main fuel shut off at:** • Basement

**Air filter:** • 15 3/8" x25 1/2" x 5 1/4"

**Fireplace/stove:** • None



17. Furnace



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**Chimney/vent:** • Plastic

**Humidifiers:** • [Drum type](#)

**Location of the thermostat for the heating system:** • Hallway • First Floor

## Inspection Methods and Limitations

**General:** • The heat exchanger and the interiors of ductwork, vents and chimneys are not inspected as part of this inspection. A home inspection does not include heat loss calculations, flow measurements or verification of system adequacy

**Inspection prevented/limited by:** • A/C or heat pump operating

**Warm weather:** • Prevented testing in heating mode

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

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## Observations and Recommendations

### AIR CONDITIONING \ Air cooled condenser coil

**11. Condition:** • Poor access

Airflow and access blocked by walls and debris/crowding.

Keep access to and around condenser unit as clear as possible to improve life expectancy. Consider relocating to reduce unit overheating. If not relocated, it could lead to premature end of life. If no plans to relocate at present, continue to operate and service until units end of life, then consult specialist re: appropriate location for new unit.

**Implication(s):** Difficult to service

**Location:** Exterior

**Task:** Improve

**Cost:** Depends on approach



18. Poor access

## Description

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

**Cooling capacity:** • [1.5 Tons](#)

**Compressor type:** • Electric

**Compressor approximate age:** • 6 years

**Typical life expectancy:** • 10 to 15 years

**Location of the thermostat for the cooling system:** • Hallway



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## Inspection Methods and Limitations

**Not included as part of a building inspection:** • Heat gain or heat loss calculations

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## Observations and Recommendations

### RECOMMENDATIONS \ General

12. **Condition:** • View of attic:



19.

### ATTIC/ROOF \ Insulation

13. **Condition:** • [Amount less than current standards](#)

**Implication(s):** Increased heating and cooling costs

**Location:** Attic

**Task:** Improve

**Time:** Discretionary

### WALLS \ Insulation

14. **Condition:** • [Exposed combustible insulation](#)

Foam board insulation should be covered by approved material such as drywall or as per manufacturers label/recommendations.

**Implication(s):** Increased fire hazard

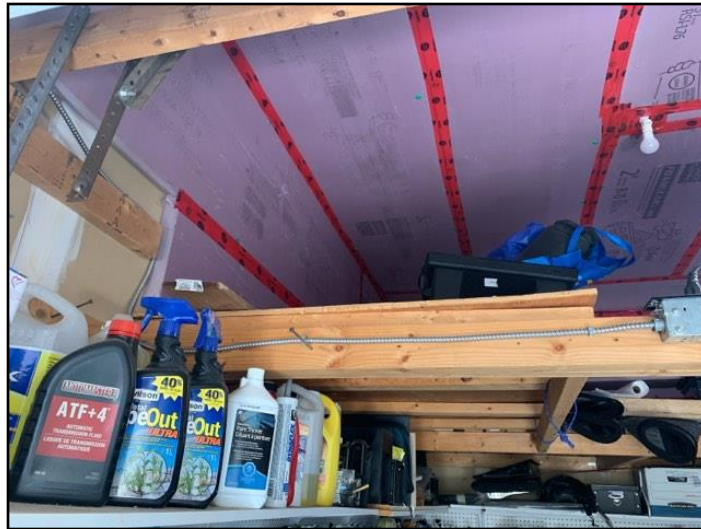
**Location:** Garage

**Task:** Correct

**Time:** As soon as possible



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	<b>INSULATION</b>	PLUMBING	INTERIOR
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20. Not fireproof

## FOUNDATION \ Interior insulation

15. Condition: • R-20 was noted in exposed areas of basement but unable to confirm throughout due to wall coverings.

## Description

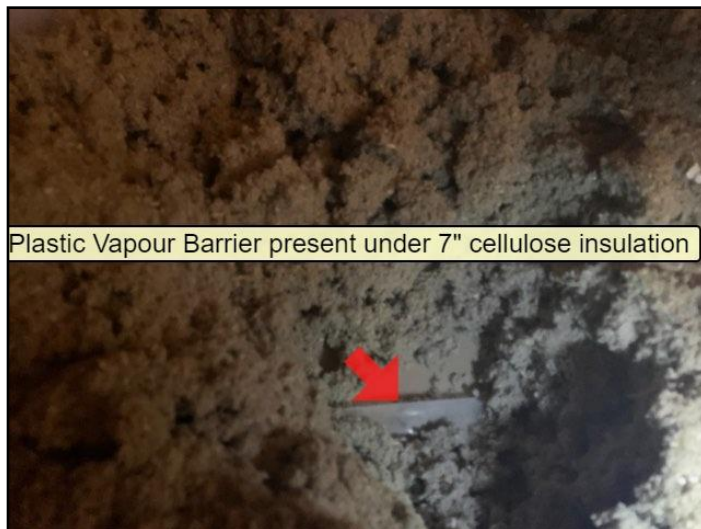
**General:** • The visible and readily accessible insulation, vapor retarders and ventilation were inspected to identify the presence, material type and quantity. The attic was inspected from the access hatch.

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

**Attic/roof insulation amount/value:** • 7 inches

**Attic/roof air/vapor barrier:**

- [Plastic](#)



21. Plastic

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

**Wall insulation material:** • [Glass fiber](#)

**Wall insulation amount/value:** • [R-20](#)

**Wall air/vapor barrier:** • Plastic

**Foundation wall insulation material:** • [Glass fiber](#)

**Foundation wall insulation amount/value:** • [R-20](#)

**Foundation wall air/vapor barrier:** • Plastic

**Floor above basement/crawlspace insulation amount/value:** • Not visible

## Inspection Methods and Limitations

**Attic inspection performed:** • From access hatch

**Environmental issues are outside the scope of a home inspection:** • Environmental issues

Condition: Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

Condition: Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern.

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Observations and Recommendations

RECOMMENDATIONS \ General

16. Condition: • Many plumbing fixtures may be expected to last 15 years or more, although faucets are often replaced every 10 years.

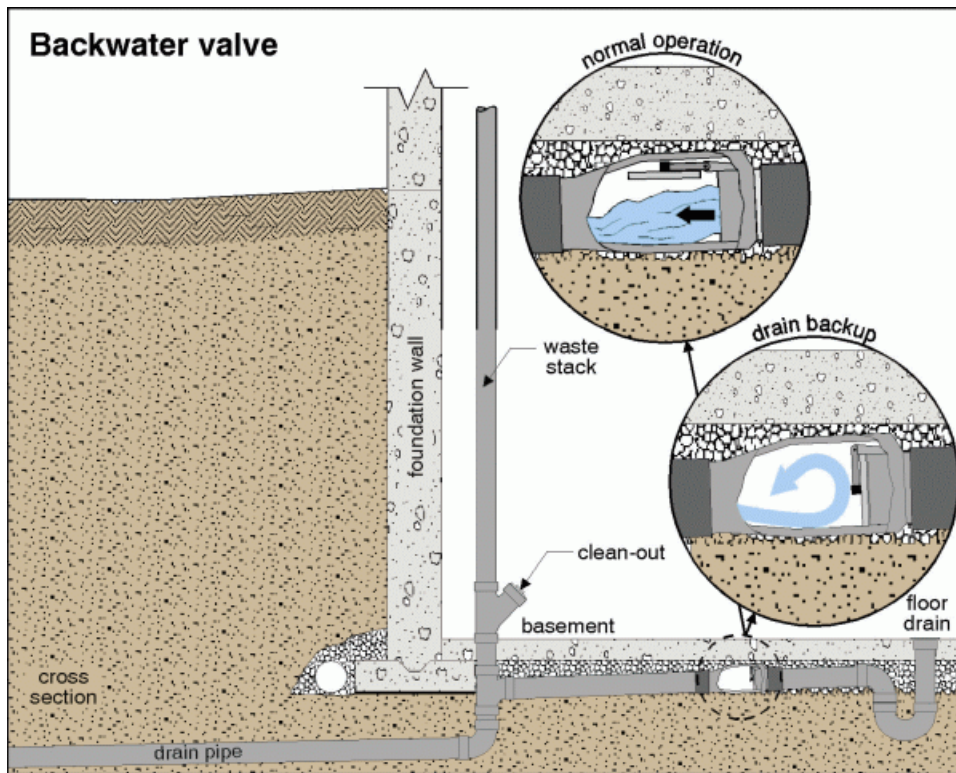
Waste piping/drain piping - performance: The main sewer line to the street cannot be inspected during a home inspection. A video scan dramatically reduces the risk of expensive and unhealthy sewer backups.

Task: Video scan the main sewer line after taking possession of the home.

WASTE PLUMBING \ Backwater valve

17. Condition: • None noted

Implication(s): Sewage entering the building



Description

General: • Our visual inspection was performed to identify installation defects, damage or deterioration, and leakage. All plumbing fixtures were operated unless otherwise noted. Intermittent plumbing leaks may not be evident during a home inspection. A video scan to determine the condition of underground sewer lines is beyond the scope of a home inspection, and can be performed by a specialist.

Water supply source (based on observed evidence): • Public

Service piping into building: • Copper

Supply piping in building:

- Copper



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22. Copper

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

**Water flow and pressure:** • [Functional](#)

**Water heater type:** • Tank • Rental

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

**Water heater tank capacity:** • 50 gallons

**Water heater approximate age:** • 14 years

**Water heater typical life expectancy:** • 10 to 15 years

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

**Floor drain location:** • Laundry area

**Main gas shut off valve location:** • Basement

## Inspection Methods and Limitations

**Items excluded from a building inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows

**Items excluded from a building inspection:** • Underground waste or sanitary sewer pipes within and beyond the footprint of the building

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## Observations and Recommendations

### RECOMMENDATIONS \ General

**18. Condition:** • Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear.

### EXHAUST FANS \ General notes

**19. Condition:** • [Inadequate air movement](#)

Owner reported vermin were entering vent and attempted to inhibit entry. Unfortunately this method has restricted the air flow by approximately 75%. Provide vermin proof cap to achieve fans maximum output.

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

**Location:** Basement Bathroom

**Task:** Improve

**Time:** As soon as practical

**Cost:** Minor



**23.** *Inadequate air movement*

**20. Condition:** • [Inadequate air movement](#)

Client revealed she will be replacing existing unit as it is undersized.

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

**Location:** First Floor Bathroom

**Task:** Replace

**Time:** As soon as practical

**Cost:** \$300 - \$400

### BASEMENT \ Leakage

**21. Condition:** • [Leakage - Read these articles before undertaking any action](#)

Almost every basement and crawlspace leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Basement leakage problems are typically caused by exterior conditions such as missing or ineffective gutters and downspouts, and ground sloping down toward the house. Please read Section 10.0

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in the Interior section of the Home Reference Book before taking any action. You can find this in the Reference tab at the end of the report.

Wet basement issues can reasonably be addressed in four steps:

1. First, ensure gutters and downspouts carry roof runoff away from the home. (Relatively low cost)
2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by the homeowner. Higher cost if done by contractor or if driveways, patios, and expensive landscaping are disturbed.)
3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and holes from the inside. (Typical cost is \$400 to \$700 per crack or hole.)
4. As a last resort, dampproof the interior or exterior of the foundation; provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

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

**Location:** Basement

## **APPLIANCES \ Dryer**

**22. Condition:** • Dryer vent obstructed

Regular cleaning helps avoid build up. We also recommend a modern, vermin proof, exterior cap be installed as existing is not functioning as originally designed.

**Implication(s):** Equipment ineffective | Fire hazard

**Location:** Exterior

**Task:** Clean/Repair or replace

**Time:** Ongoing/As soon as practical

**Cost:** Minor



**24.** *Dryer vent obstructed*



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## Description

**General:** • The inspection of the interior of the home includes a visual examination of a representative sample of the readily accessible features to identify functional performance issues. Cosmetic issues are beyond the scope of a home inspection.

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

**Major wall and ceiling finishes:** • [Plaster/drywall](#) • [Stucco/texture/stipple](#)

**Windows:** • [Sliders](#) • [Casement](#)

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • [Sliding glass](#) • Metal-clad

**Laundry facilities:** • Washer • Dryer • 120-Volt outlet • 240-Volt outlet • Waste standpipe

**Inventory Smoke Alarm:** • None noted

**Inventory Carbon Monoxide Detector:** • None noted.

## Inspection Methods and 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  
Carbon monoxide alarms (detectors) • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Environmental issues including asbestos

**Not included as part of a building inspection:** • Smart home systems • Inspections for spores, fungus, mold or mildew are beyond the scope of a professional home inspection and are available from environmental specialists. Wherever water damage is identified during a home inspection, concealed mold or mildew may be present. If anyone in the home suffers from allergies or heightened sensitivity to air quality issues, we strongly recommend that you consult a qualified environmental consultant for further evaluation.

**Percent of foundation not visible:** • 95 %

**Basement leakage:** • Cannot predict how often or how badly basement will leak

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Description

Air Conditioner / Heat Pump:

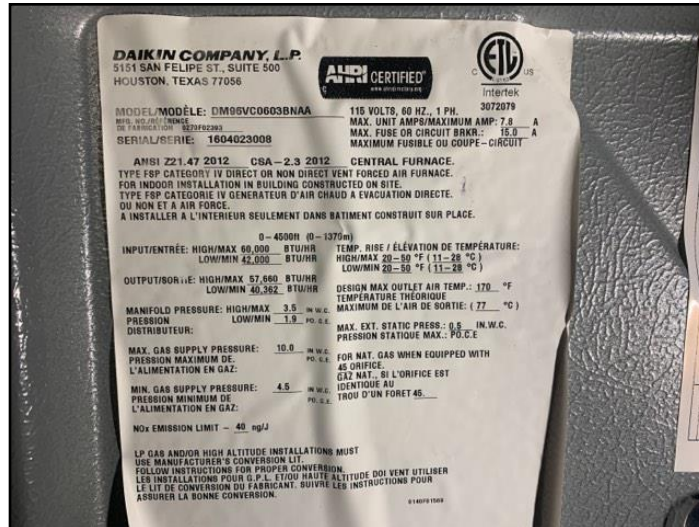
- Daikin



25. Daikin

Furnace:

- Daikin



26. Daikin

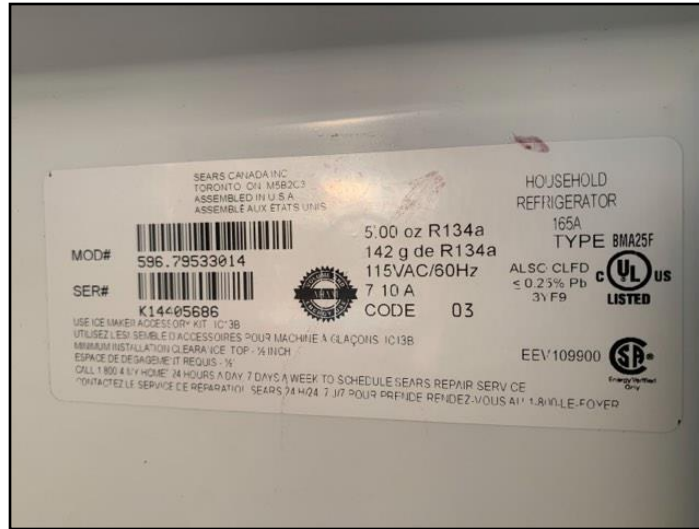
Refrigerator:

- Kenmore

# RECALLS

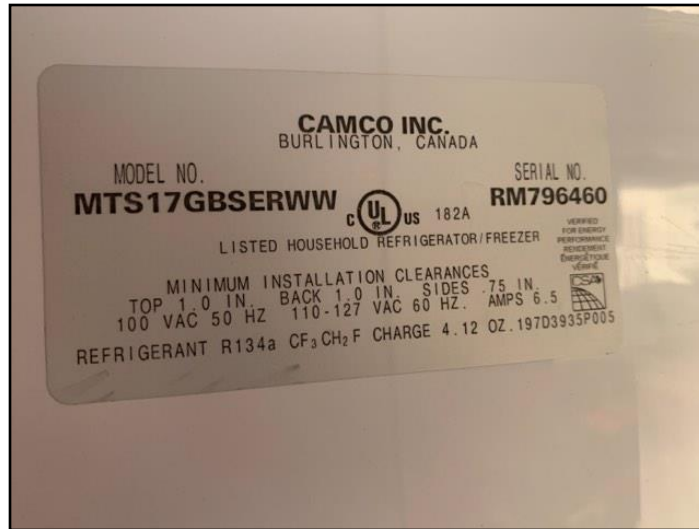
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27. Kenmore

- Moffat



28. Moffat

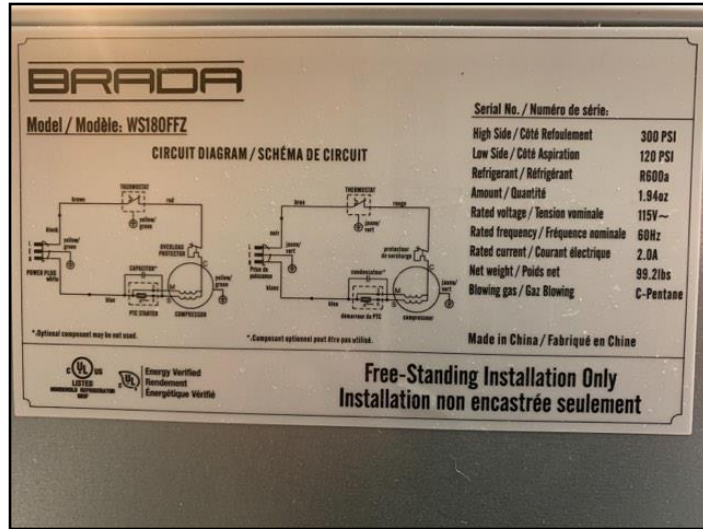
**Freezer:**

- Brada



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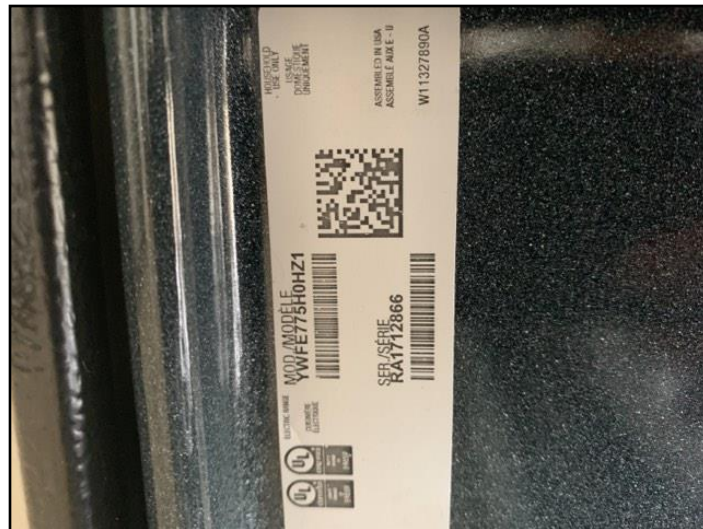
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29. Brada

Range:

- Whirlpool



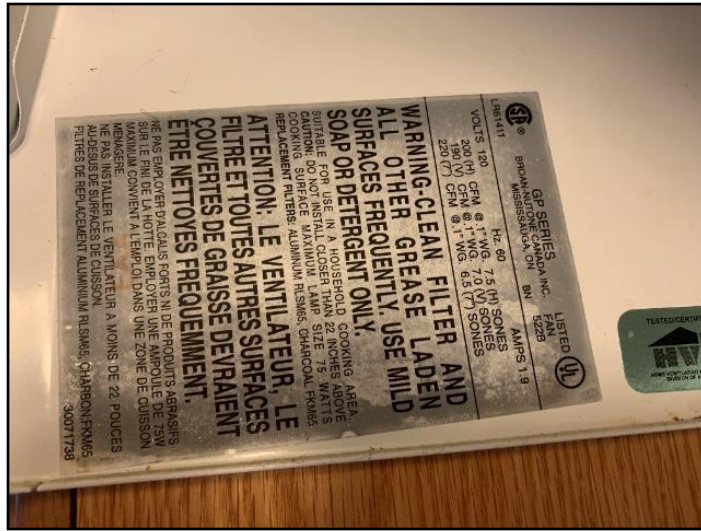
30. Whirlpool

- Whirlpool



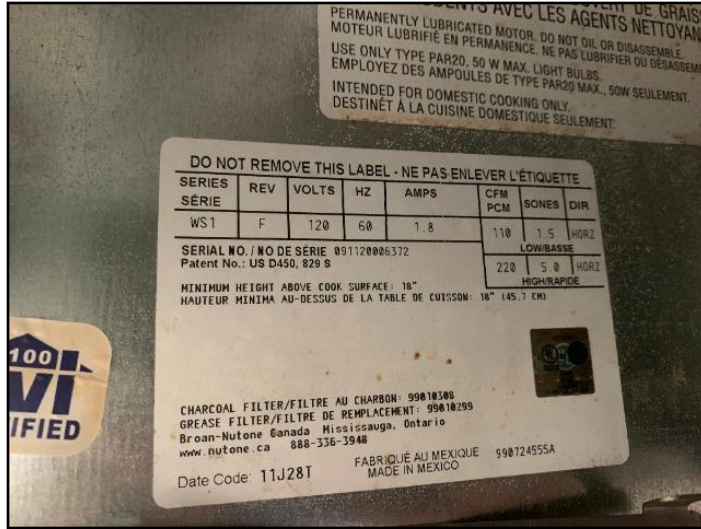
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33. Broan

- Nutone



34. Nutone

- Nutone



# RECALLS

July 22, 2022

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RECALLS	REFERENCE								



35. Nutone



36. Nutone

## Washer:

- Maytag



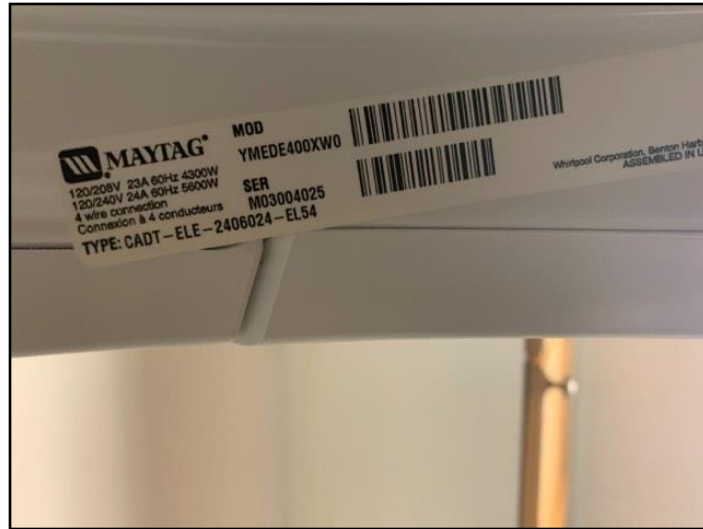
37. Maytag

## Dryer:

- Maytag

July 22, 2022

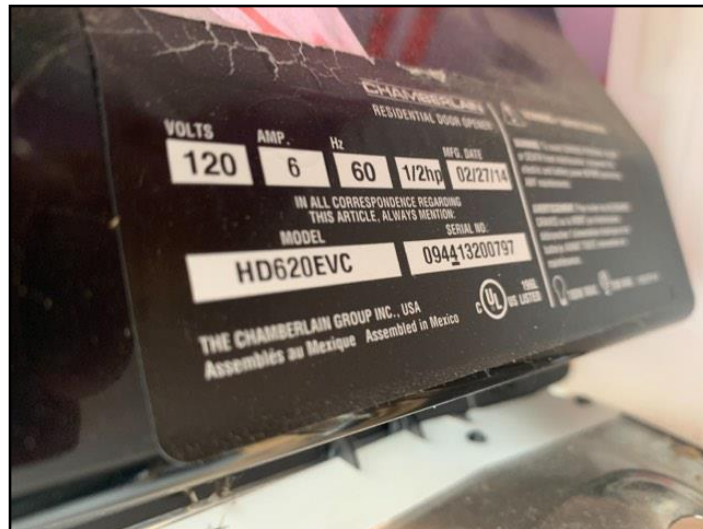
- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- RECALLS
- REFERENCE



38. Maytag

### Garage Door Opener:

- Chamberlain



39. Chamberlain

**END OF REPORT**

July 22, 2022

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RECALLS	REFERENCE								

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