

YOUR Inspection Report



The best home inspection experience available.

FOR THE PROPERTY AT:

37-39 Hwy 11
Fauquier, ON

PREPARED FOR:

SUZANNE SHOLER

INSPECTION DATE:

Saturday, March 14, 2015

PREPARED BY:

Guy Durette



Scan to download
report



Specway CHIPS
135 Jaguar Dr, Suite Timmins
P4N 7C3, ON Ontario

705-262-5513

www.thespecway.com
gdurette@thespecway.com



March 18, 2015

Dear Suzanne Sholer,

RE: Report No. 1067
37-39 Hwy 11
Fauquier, ON

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. 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.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Guy Durette
on behalf of
Specway CHIPS

Specway CHIPS
135 Jaguar Dr, Suite Timmins
P4N 7C3, ON Ontario
705-262-5513
www.thespecway.com
gdurette@thespecway.com



INVOICE

March 18, 2015

Client: Suzanne Sholer

Report No. 1067
For inspection at:
37-39 Hwy 11
Fauquier, ON

on: Saturday, March 14, 2015

Commercial Inspection(Will Provide quote)	\$1,299.00
Additional Furnace	\$75.00
Additional Water Heater	\$35.00
Additional Washrooms 5x 2pc@45	\$225.00
Travel - 3 hrs	\$150.00
Service Discount	(\$1,335.00)
Subtotal	\$449.00
HST	\$58.37
Total	\$507.37

PAID IN FULL - THANK YOU!

Specway CHIPS
135 Jaguar Dr, Suite Timmins
P4N 7C3, ON Ontario
705-262-5513
www.thespecway.com
gdurette@thespecway.com

AGREEMENT

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

PARTIES TO THE AGREEMENT

Company

Specway CHIPS
135 Jaguar Dr, Suite Timmins
P4N 7C3, ON Ontario

Client

Suzanne Sholer

Total Fee: \$507.37

This is an agreement between Suzanne Sholer and Specway CHIPS.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

AGREEMENT

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

AGREEMENT

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, Suzanne Sholer (Signature)_____, **(Date)**_____, **have read, understood and accepted the terms of this agreement.**

SUMMARY

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Leak](#)

The roof was noted to have an active leak in the kitchen. The area is directly bellow a valley, and is probably a result of water intrusion at this vulnerable area. Further investigation on the roof side, along with temporary repairs should be performed immediately to minimize interior damage. Areas of the bulkhead and wall have water damage and should be repaired soon as possible. The gypsum should be removed at affected areas, roof repairs and the area should be given time to properly dry prior to re installing new gypsum board. This will prevent the growth of organic materials (mould).

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

Location: First Floor Kitchen

Task: Repair Further evaluation

Time: Immediate

Exterior

ROOF DRAINAGE \ Gutters

Condition: • [Loose or damaged](#)

The gutter is loose and should be re fastened properly to ensure good roof drainage.

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

Location: Exterior

Task: Repair

Time: Immediate

EXTERIOR GLASS \ Frames

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

The exterior frames of some windows require paint to prevent rot, and / or water damage to the interior of the property. Consider future upgrades to these windows.

Implication(s): Material deterioration

Location: Front

Task: Improve

Time: Immediate

SUMMARY

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Structure

FOUNDATIONS \ Foundation

Condition: • [Settled](#)

Structural movement has occurred in this areas due to a failure in the supporting wall below. Repairs are required in this area with a combination of posts and beams, or by other means recommended by a professional.

Implication(s): Chance of structural movement

Location: Basement

Task: Repair

Time: Less than 1 year

Condition: • Typical minor cracks

These cracks should be repaired to avoid water damage, and further foundation damage.

Implication(s): Chance of water entering building

Location: Basement

Task: Repair Monitor

Time: Immediate

Condition: • [Wood/soil contact](#)

Some posts in the crawlspace of the restaurant have wood/soil contact. To prevent rot, ensure this issue is corrected in the future.

Implication(s): Weakened structure

Location: Basement

Task: Improve

Time: Less than 1 year

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • [Unprotected openings](#)

The electrical panels in the basement on the house side have openings which need to be covered. The fuse panel is also missing a cover. Protection from contact should be provided to avoid electric shock. Also, the two panels are fastened to a wall which has kicked out at the base. Future considerations should be made to amalgamate the two panels into one larger service box, and fastened to a secure location.

Implication(s): Electric shock

Location: Basement

Task: Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • [Exposed on walls or ceilings](#)

The stove outlet in the house kitchen has exposed cables. Change the cable or provide protection from contact.

Implication(s): Electric shock

Location: Kitchen

Task: Repair

SUMMARY

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Ungrounded](#)

The two bedrooms on the south side of the house have ungrounded outlets, and one outlet in the restaurant next to the staff washroom.

Implication(s): Electric shock

Location: Various

Task: Repair

Time: Immediate

Condition: • [Ground Fault Interrupter \(GFI\) needed](#)

Provide GFCI / GFI protection to outlets near water.

Implication(s): Electric shock

Location: Various First Floor

Task: Provide

Time: Immediate

Heating

GAS FURNACE \ Combustion air

Condition: • The combustion air for the furnace in the basement of the house is using indoor air. The furnace is located next to a natural draft gas water heater. This configuration could result in gases being circulated into the home. Have a licensed gas technician evaluate the install, and have proper repairs made.

Implication(s): Gases entering the home

Location: Basement

Task: Repair Further evaluation

Time: Immediate

Plumbing

SUPPLY PLUMBING \ Supply piping in building

Condition: • [Galvanized steel](#)

If reduced pressure is noticed on the house side serving the bathroom, it could be due to build up within the pipes. Replacing this section of supply piping would resolve this problem.

Implication(s): Reduced water pressure and volume

Location: Basement

Task: Monitor

Time: Ongoing

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • [Vent connector extends too far into chimney](#)

Have the sizing / length of the vent verified prior to using. Also, consideration to upgrade this unit should be made. The water heater is old and not efficient.

SUMMARY

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Basement / House side

Task: Repair Replace Further evaluation

Time: Immediate

WASTE PLUMBING \ Traps - installation

Condition: • The trap serving the house kitchen sink is leaking. Repair immediately.

Implication(s): Water damage

Location: Basement

Task: Repair

Time: Immediate

WASTE PLUMBING \ Sump pump

Condition: • [Inoperative](#)

The sump pump on the restaurant side is not operating. This is often the result of a damaged float switch. Consider changing the switch prior to replacing the entire pump.

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

Location: Crawl Space

Task: Repair

Time: Immediate

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

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

Location: Bathroom

Task: Repair

Time: Immediate

GAS SUPPLY \ Gas piping

Condition: • Teflon tape used on gas pipe threads. Have replaced with proper gas pipe sealant.

Implication(s): Possible Gas leaks

Location: Crawl Space

Task: Repair

Time: Immediate

Interior

General

• Ensure you contact town hall to inquire about possible retrofits which may be required with new ownership of the property such as fire separations, Sprinkler systems, Fire doors, and accessibility upgrades such as ramps, door widths, door openers etc.

Location: Various Throughout

Task: Further evaluation Request disclosure

Time: Immediate

SUMMARY

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

WINDOWS \ General

Condition: • [Original lower quality units](#)

Consider upgrading these windows in the future to improve energy efficiency, comfort and reduce condensation and water damaged frames.

Implication(s): Increased heating costs | Increased maintenance costs

Location: First Floor Living Room Bedroom

Task: Replace

Time: Discretionary

WINDOWS \ Glass (glazing)

Condition: • [Cracked](#)

The glass is broken on this window. Sealed units can be replaced, there is no need to replace the entire window. Have this problem rectified to avoid possible water damage, personal injury, and heat loss.

Implication(s): Cosmetic defects | Physical injury

Location: Front First Floor

Task: Repair

Time: Immediate

STAIRS \ Handrails

Condition: • [Missing](#)

The staircase leading to the basement on the house side should have a handrail installed.

Implication(s): Fall hazard

Location: Basement Staircase

Task: Provide

Time: Discretionary

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](#)

ROOFING

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Sloped roofing material:

- [Asphalt shingles](#)

The approximate age of the shingles are 10 yrs old, and appear to be in good condition.



1. Asphalt shingles



2. Asphalt shingles

Limitations

Roof inspection limited/prevented by: • Snow/ice/frost

Inspection performed: • By walking on roof • From roof edge

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Leak](#)

The roof was noted to have an active leak in the kitchen. The area is directly bellow a valley, and is probably a result of water intrusion at this vulnerable area. Further investigation on the roof side, along with temporary repairs should be performed immediately to minimize interior damage. Areas of the bulkhead and wall have water damage and should be repaired soon as possible. The gypsum should be removed at affected areas, roof repairs and the area should be given time to properly dry prior to re installing new gypsum board. This will prevent the growth of organic materials (mould).

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

Location: First Floor Kitchen

Task: Repair Further evaluation

Time: Immediate

ROOFING

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



3. Leak

EXTERIOR

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

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

Lot slope: • Unable to determine

Wall surfaces: • Wood Siding

Wall surfaces: • [Vinyl siding](#)

Soffit and fascia: • [Wood](#) • [Aluminum](#)

Driveway: • Unable to determine

Walkway: • Concrete

Deck: • Pressure-treated wood

Exterior steps: • Concrete • Pressure-treated wood

Garage: • Detached

Limitations

Inspection limited/prevented by: • Snow

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

2. Condition: • [Loose or damaged](#)

The gutter is loose and should be re fastened properly to ensure good roof drainage.

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

Location: Exterior

Task: Repair

Time: Immediate

EXTERIOR

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

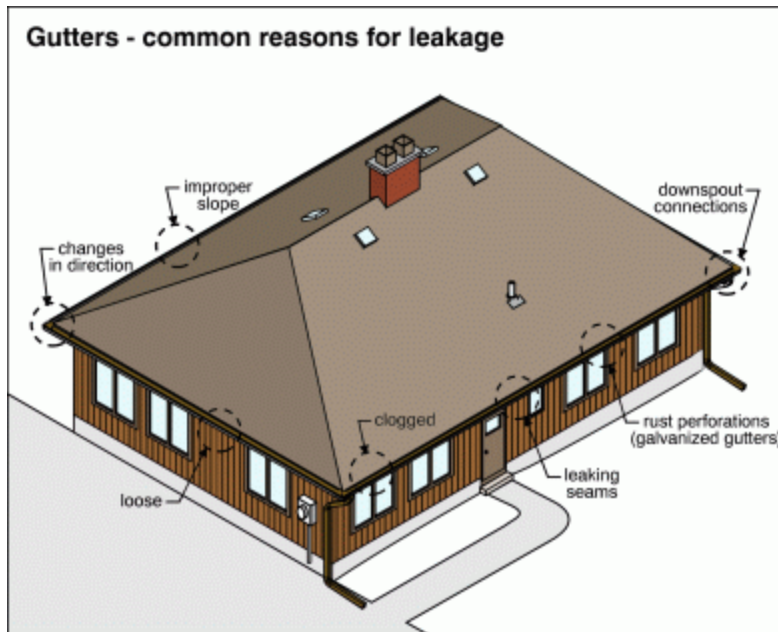
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



4. Loose or damaged

WALLS \ Soffits and fascia

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

Some areas of the wood soffit require some maintenance painting to prevent wood rot. Repair areas as needed.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: Various Exterior

Task: Repair

Time: Regular maintenance

EXTERIOR

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

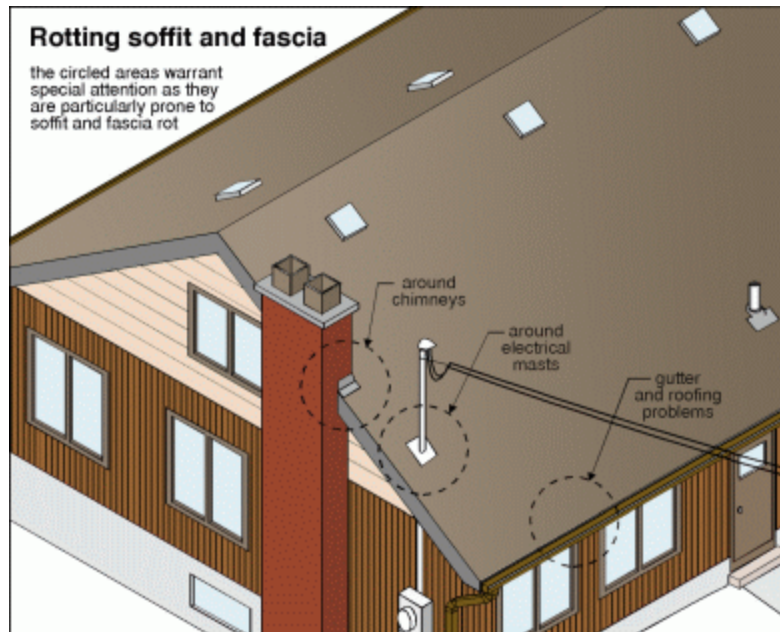
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



[Click on image to enlarge.](#)



5. Paint or stain needed

WALLS \ Wood siding

4. Condition: • [Stained](#)

Some areas of the wood siding are discolored. To maintain functionality and appearance, regular maintenance is required on wood siding.

Implication(s): Cosmetic defects

Location: Front Exterior Wall

Task: Improve

Time: Discretionary

EXTERIOR

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

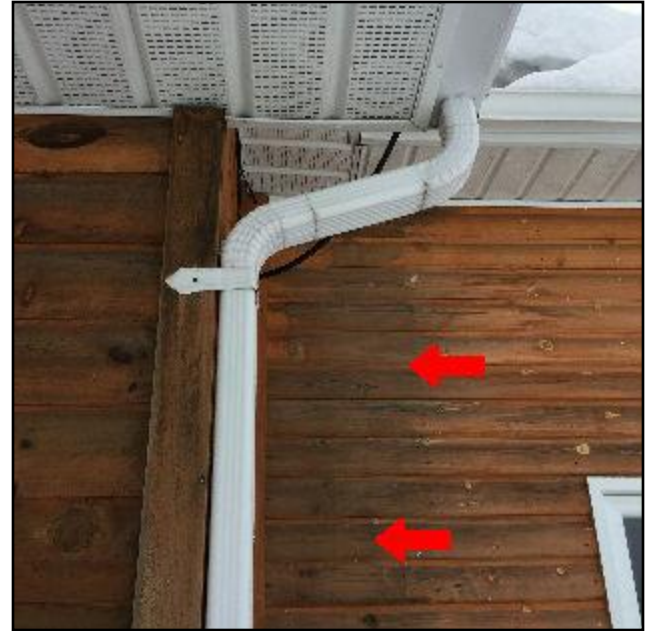
PLUMBING

INTERIOR

REFERENCE



6. Stained



7. Stained

EXTERIOR GLASS \ Frames

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

The exterior frames of some windows require paint to prevent rot, and / or water damage to the interior of the property. Consider future upgrades to these windows.

Implication(s): Material deterioration

Location: Front

Task: Improve

Time: Immediate



8. Paint or stain needed

EXTERIOR

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DOORS \ General

6. Condition: • The entry door to the "center" portion of the building (Not restaurant entrance / Not House entrance) is difficult to open / close. Consider making adjustments to the door to ensure proper closing and easy exit.

Implication(s): Door left partially open, difficult to exit in case of emergency

Location: Front First Floor

Task: Improve

Time: Discretionary



9. Adjust Door

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

7. Condition: • Paint Required. Ensure continued maintenance painting to the exterior columns to prevent rot. Replacing these in the future could be costly. The columns are in good condition presently, but do require paint.

Location: Front Exterior

Task: Improve

Time: Discretionary

EXTERIOR

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



10.

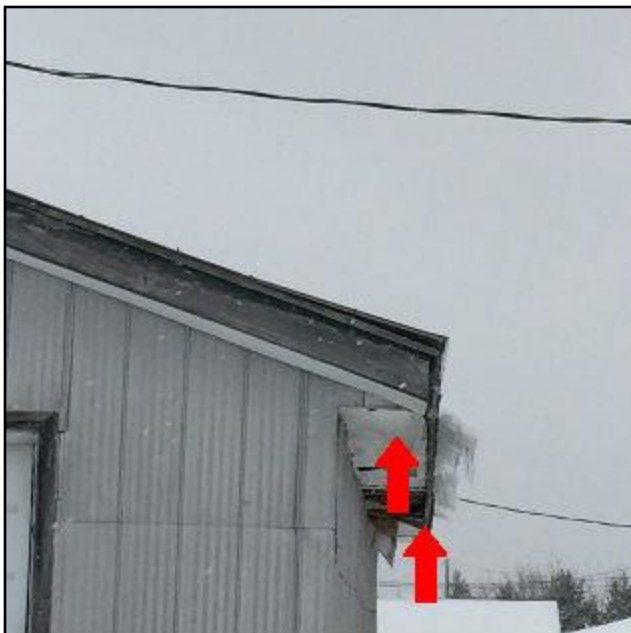
GARAGE \ General

8. Condition: • The interior of the garage / storage shed was unable to be inspected due to no access. The soffit was noted to be damaged and will require repairs in the spring.

Location: Garage

Task: Repair

Time: Discretionary



11. Damaged Soffit



12. Damaged Soffit

Description

Configuration: • [Basement](#) • [Crawl space](#)

Foundation material: • [Poured concrete](#) • [Masonry block](#) • [Wood](#)

Floor construction: • [Joists](#)

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

Roof and ceiling framing: • [Rafters/roof joists](#)

Recommendations

FOUNDATIONS \ Foundation

9. Condition: • [Settled](#)

Structural movement has occurred in this areas due to a failure in the supporting wall below. Repairs are required in this area with a combination of posts and beams, or by other means recommended by a professional.

Implication(s): Chance of structural movement

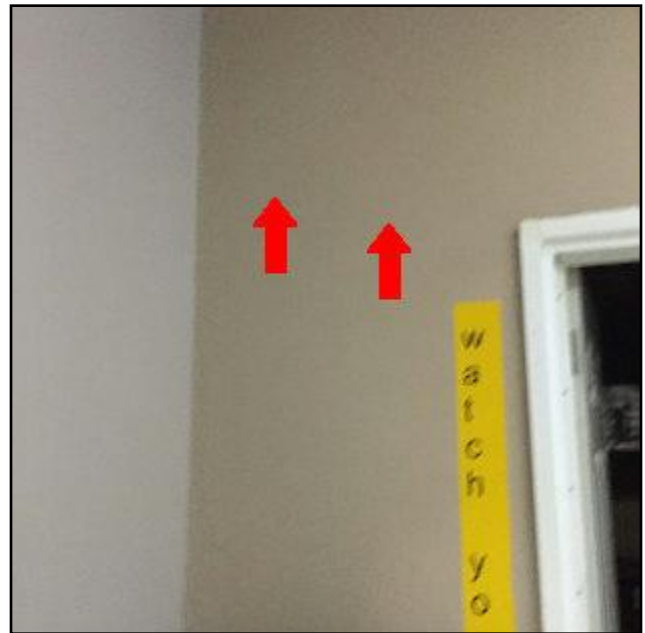
Location: Basement

Task: Repair

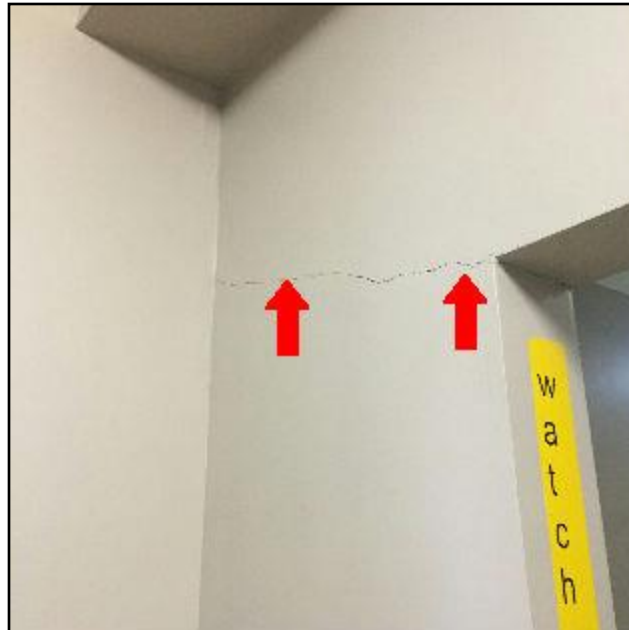
Time: Less than 1 year



13. Settled



14. Settled



15. Settled

10. Condition: • Typical minor cracks

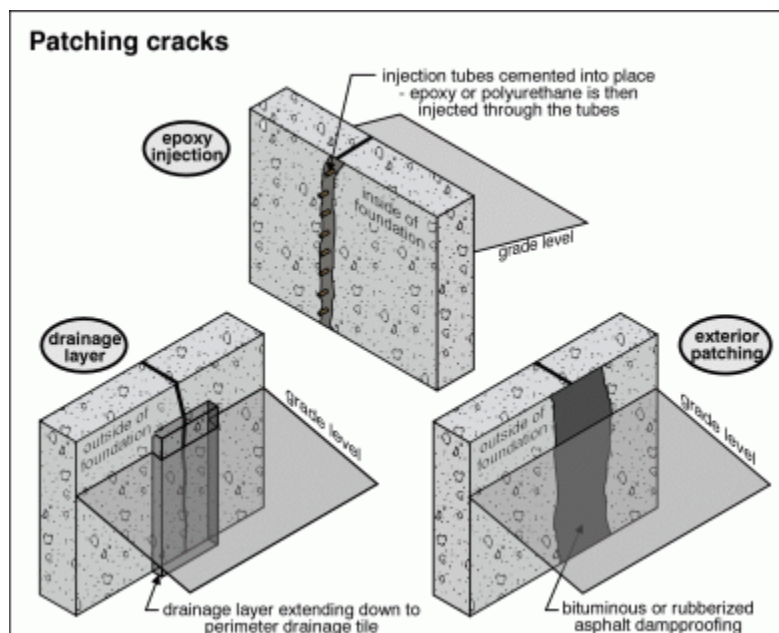
These cracks should be repaired to avoid water damage, and further foundation damage.

Implication(s): Chance of water entering building

Location: Basement

Task: Repair Monitor

Time: Immediate



[Click on image to enlarge.](#)

Crack repair - epoxy and polyurethane injection

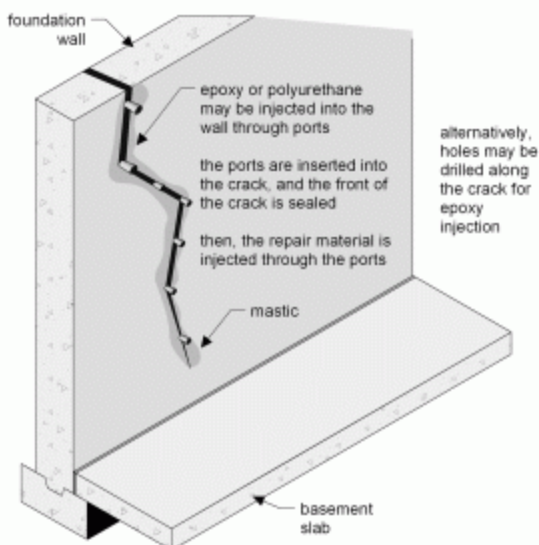
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

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.](#)

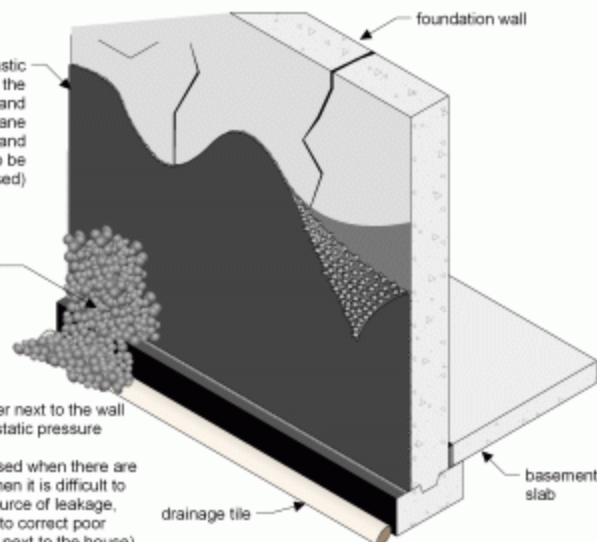
Crack repair - drainage layer

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

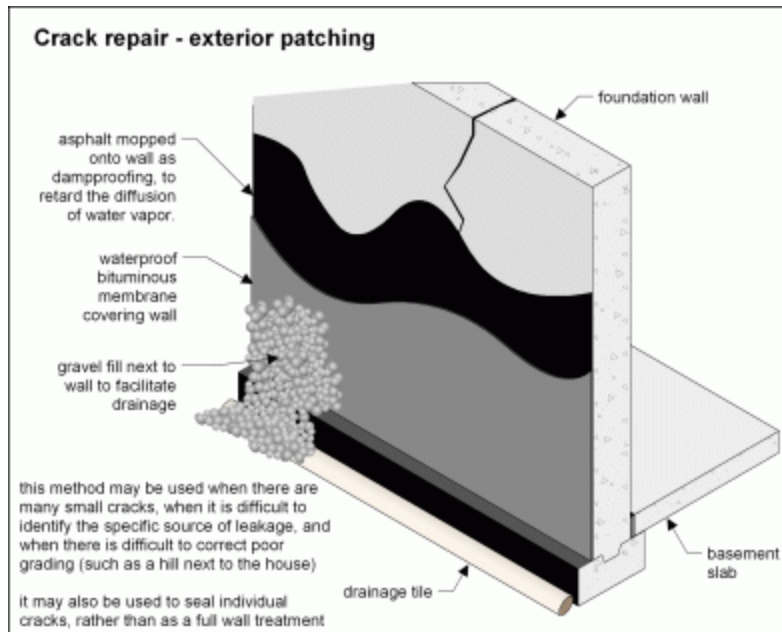
gravel fill next to wall to facilitate drainage

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.](#)



[Click on image to enlarge.](#)



16. Typical minor cracks

11. Condition: • [Wood/soil contact](#)

Some posts in the crawlspace of the restaurant have wood/soil contact. To prevent rot, ensure this issue is corrected in the future.

Implication(s): Weakened structure

Location: Basement

Task: Improve

Time: Less than 1 year

STRUCTURE

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



17. Wood/soil contact

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Service entrance cable and location: • [Overhead](#)

Service size: • [100 Amps \(240 Volts\)](#) • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#) • [200 Amps](#)

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

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

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

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • None noted

Limitations

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

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box

12. Condition: • [Unprotected openings](#)

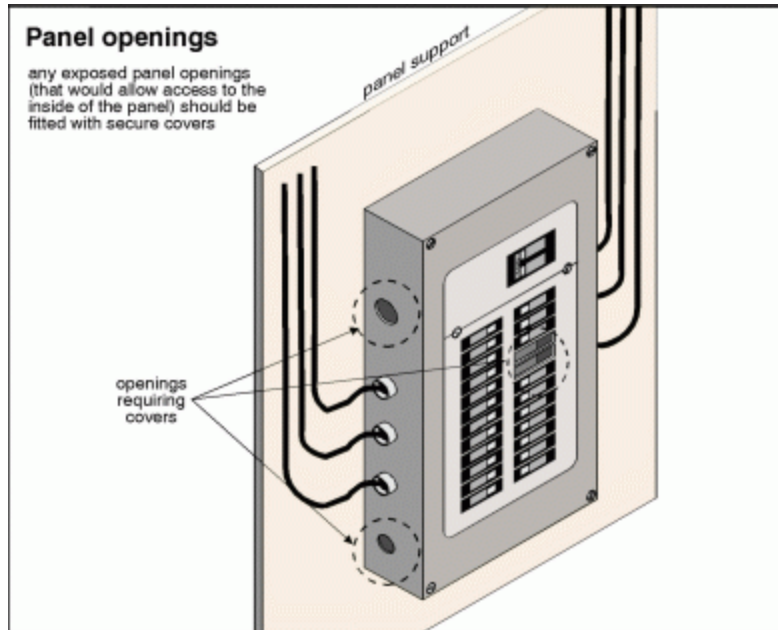
The electrical panels in the basement on the house side have openings which need to be covered. The fuse panel is also missing a cover. Protection from contact should be provided to avoid electric shock. Also, the two panels are fastened to a wall which has kicked out at the base. Future considerations should be made to amalgamate the two panels into one larger service box, and fastened to a secure location.

Implication(s): Electric shock

Location: Basement

Task: Repair

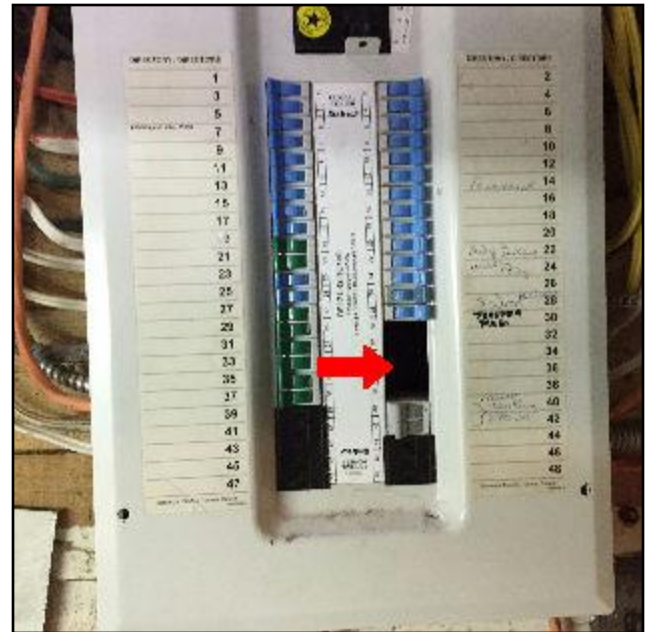
Time: Immediate



[Click on image to enlarge.](#)



18. Unprotected openings



19. Unprotected openings

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

13. Condition: • [Exposed on walls or ceilings](#)

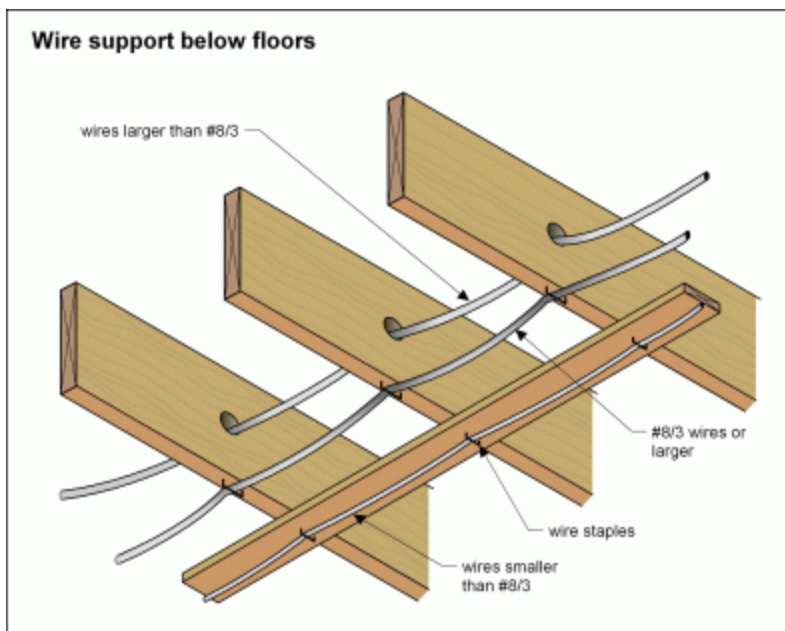
The stove outlet in the house kitchen has exposed cables. Change the cable or provide protection from contact.

Implication(s): Electric shock

Location: Kitchen

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)



20. Exposed on walls or ceilings

DISTRIBUTION SYSTEM \ Outlets (receptacles)

14. Condition: • [Ungrounded](#)

The two bedrooms on the south side of the house have ungrounded outlets, and one outlet in the restaurant next to the staff washroom.

Implication(s): Electric shock

Location: Various

Task: Repair

Time: Immediate



21. Ungrounded

15. Condition: • [Ground Fault Interrupter \(GFI\) needed](#)

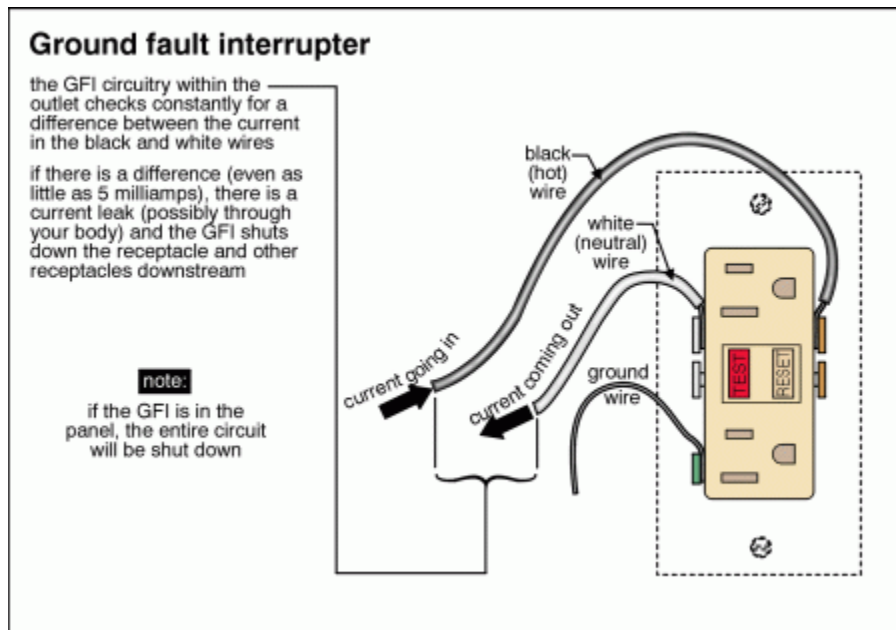
Provide GFCI / GFI protection to outlets near water.

Implication(s): Electric shock

Location: Various First Floor

Task: Provide

Time: Immediate



[Click on image to enlarge.](#)

ELECTRICAL

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



22. Ground Fault Interrupter (GFI) needed



23. Ground Fault Interrupter (GFI) needed



24. Ground Fault Interrupter (GFI) needed

HEATING

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

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

Approximate capacity: • [100,000 BTU/hr](#) • [90,000 BTU/hr](#)

Efficiency: • [Conventional](#) • [High-efficiency](#)

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

Approximate age: • [13 years](#) • [15 years](#)

Main fuel shut off at: • Utility room

Chimney/vent: • [Metal](#) • PVC plastic

Chimney liner: • [Not visible](#)

Combustion air source: • Interior of building

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

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 visible

Recommendations

General

16. • There is an HVAC unit located on the exterior of the building. The unit is not connected or powered. Inspection could not be performed on the functioning of this item.

Location: Exterior

Task: For Your Information

GAS FURNACE \ Combustion air

17. Condition: • The combustion air for the furnace in the basement of the house is using indoor air. The furnace is located next to a natural draft gas water heater. This configuration could result in gases being circulated into the home. Have a licensed gas technician evaluate the install, and have proper repairs made.

Implication(s): Gases entering the home

Location: Basement

Task: Repair Further evaluation

Time: Immediate

HEATING

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

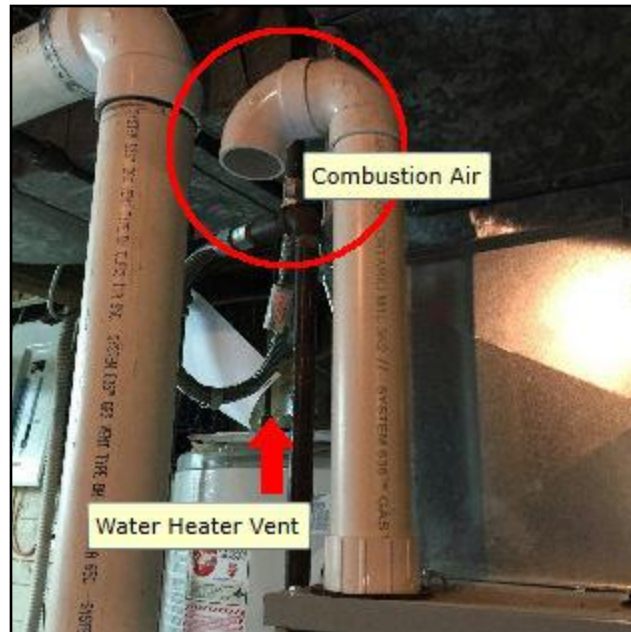
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



25.

COOLING & HEAT PUMP

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Recommendations

General

18. • Weather conditions prevent the inspection of any A/C units.

INSULATION AND VENTILATION

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material: • [Glass fiber](#) • [Plastic/foam board](#)

Attic/roof ventilation: • [Roof vent](#) • [Gable vent](#)

Attic/roof air/vapor barrier: • Not determined

Crawlspace ventilation: • [Into basement](#)

Recommendations

RECOMMENDATIONS \ Overview

19. **Condition:** • No insulation recommendations are offered as a result of this inspection.

Description

Water supply source: • Public

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

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

Main water shut off valve at the: • Basement • Crawlspace

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

Water heater type: • [Conventional](#)

Water heater exhaust venting method: • Natural draft • Induced draft

Tank capacity: • [40 gallons](#) • 50 gallons

Water heater approximate age: • 4 years • 14 years

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

Pumps: • [Sump pump](#)

Gas piping: • Steel

Limitations

Inspection limited/prevented by: • Water supply turned off

Items excluded from a building inspection: • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Recommendations

SUPPLY PLUMBING \ Supply piping in building

20. Condition: • [Galvanized steel](#)

If reduced pressure is noticed on the house side serving the bathroom, it could be due to build up within the pipes. Replacing this section of supply piping would resolve this problem.

Implication(s): Reduced water pressure and volume

Location: Basement

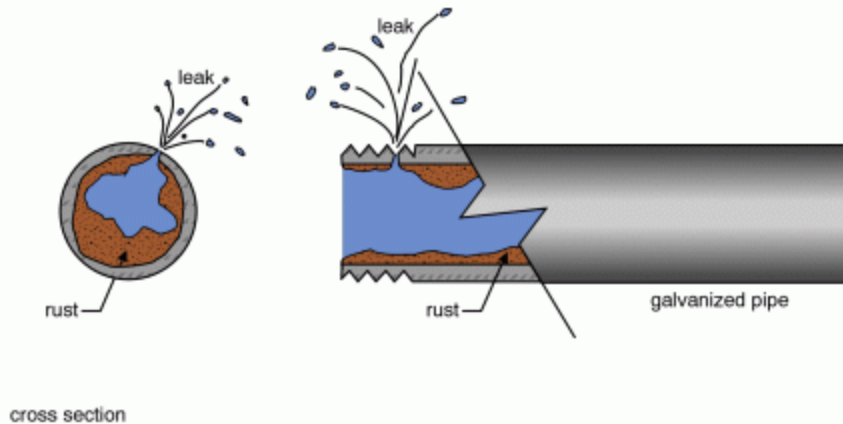
Task: Monitor

Time: Ongoing

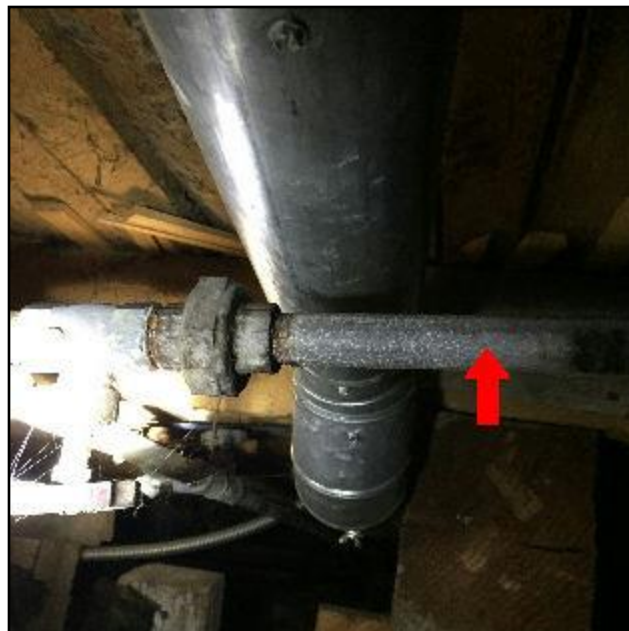
Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



[Click on image to enlarge.](#)



26. Galvanized steel

WATER HEATER - GAS BURNER AND VENTING \ Venting system

21. Condition: • [Vent connector extends too far into chimney](#)

Have the sizing / length of the vent verified prior to using. Also, consideration to upgrade this unit should be made. The water heater is old and not efficient.

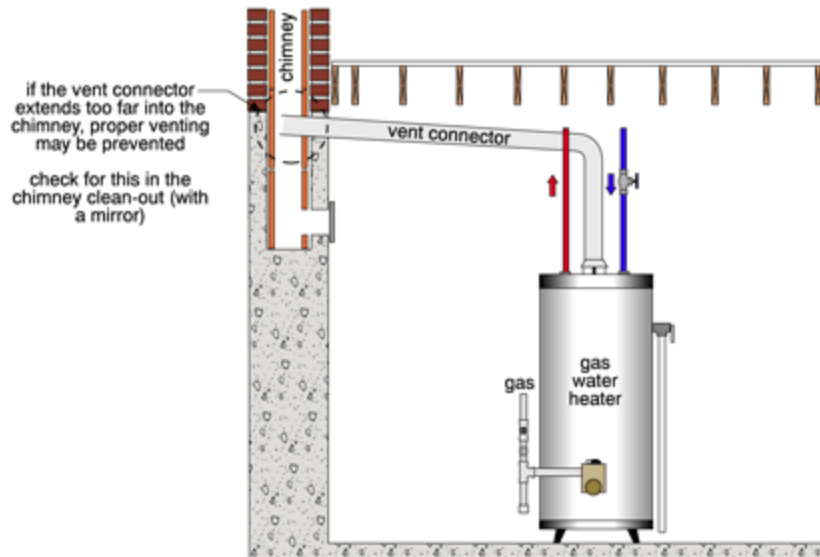
Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Basement / House side

Task: Repair Replace Further evaluation

Time: Immediate

Vent connector extends too far into chimney



[Click on image to enlarge.](#)



27. Vent connector extends too far into chimney



28. Vent connector extends too far into chimney

WASTE PLUMBING \ Traps - installation

22. Condition: • The trap serving the house kitchen sink is leaking. Repair immediately.

Implication(s): Water damage

Location: Basement

Task: Repair

Time: Immediate



29. Leak

WASTE PLUMBING \ Sump pump

23. Condition: • [Inoperative](#)

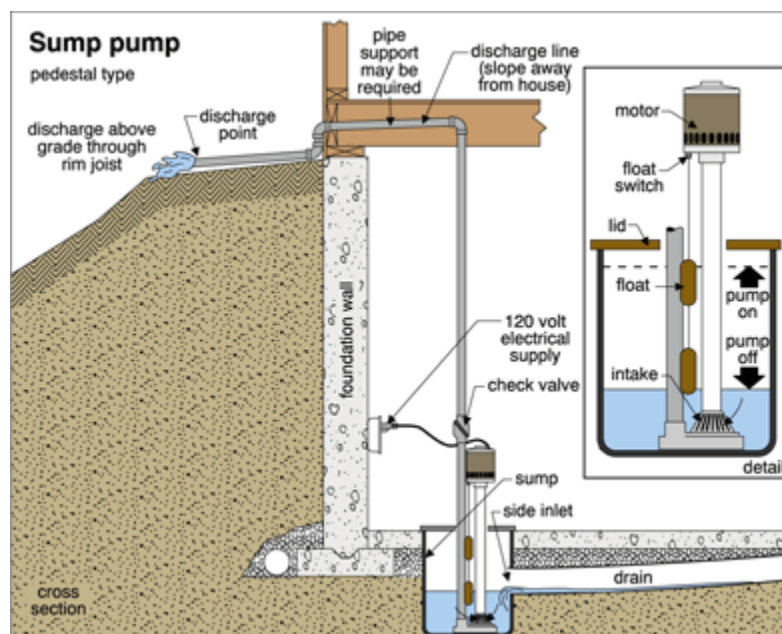
The sump pump on the restaurant side is not operating. This is often the result of a damaged float switch. Consider changing the switch prior to replacing the entire pump.

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

Location: Crawl Space

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)



30. Inoperative

FIXTURES AND FAUCETS \ Toilet

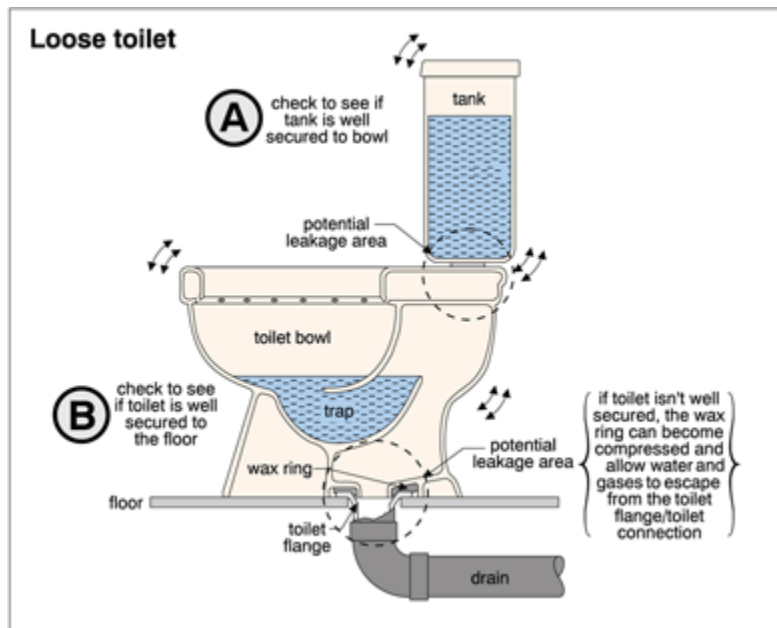
24. Condition: • [Loose](#)

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

Location: Bathroom

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

PLUMBING

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



31. Loose



32. Loose

GAS SUPPLY \ Gas piping

25. Condition: • Teflon tape used on gas pipe threads. Have replaced with proper gas pipe sealant.

Implication(s): Possible Gas leaks

Location: Crawl Space

Task: Repair

Time: Immediate



33.

Description

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

Major wall finishes: • [Plaster/drywall](#) • [Paneling](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • Wood • Vinyl • Aluminum

Glazing: • [Single](#) • [Double](#)

Exterior doors - type/material: • Hinged

Evidence of basement leakage:

• Dampness



34. Dampness

• Mold

Kitchen ventilation: • Exhaust fan • Discharges to exterior

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

General

26. • Ensure you contact town hall to inquire about possible retrofits which may be required with new ownership of the property such as fire separations, Sprinkler systems, Fire doors, and accessibility upgrades such as ramps, door widths, door openers etc.

Location: Various Throughout

Task: Further evaluation Request disclosure

Time: Immediate

WINDOWS \ General

27. Condition: • [Original lower quality units](#)

Consider upgrading these windows in the future to improve energy efficiency, comfort and reduce condensation and water damaged frames.

Implication(s): Increased heating costs | Increased maintenance costs

Location: First Floor Living Room Bedroom

Task: Replace

Time: Discretionary



35. *Original lower quality units*

WINDOWS \ Glass (glazing)

28. Condition: • [Cracked](#)

The glass is broken on this window. Sealed units can be replaced, there is no need to replace the entire window. Have this problem rectified to avoid possible water damage, personal injury, and heat loss.

Implication(s): Cosmetic defects | Physical injury

Location: Front First Floor

Task: Repair

Time: Immediate



36. Cracked

STAIRS \ Handrails

29. Condition: • [Missing](#)

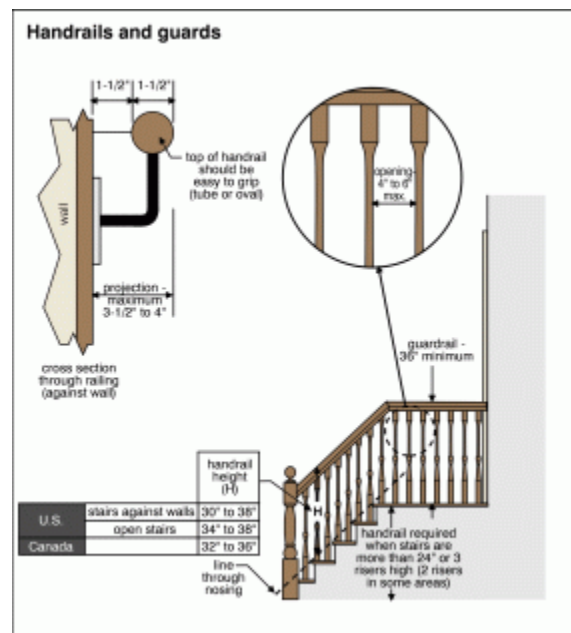
The staircase leading to the basement on the house side should have a handrail installed.

Implication(s): Fall hazard

Location: Basement Staircase

Task: Provide

Time: Discretionary



[Click on image to enlarge.](#)

INTERIOR

37-39 Hwy 11, Fauquier, ON March 14, 2015

Report No. 1067

www.thespecway.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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