

Your Inspection Report

123 Any St
Thunder Bay, ON

PREPARED FOR:

JOHN SAMPLE

INSPECTION DATE:

Tuesday, June 18, 2013

PREPARED BY:

Travis Ozerkevich



OZ Home Inspections & Property Services
407 Ryerson Cr.
Thunder Bay, ON P7C 5R7

807-473-7360

Fax: 807-577-7362

www.ozinspections.ca

ozinspections@tbaytel.net



May 27, 2014

Dear John Sample,

RE: Report No. 1004, v.4
123 Any St
Thunder Bay, 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,

Travis Ozerkevich
on behalf of
OZ Home Inspections & Property Services

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INVOICE

May 27, 2014

Client: John Sample

Report No. 1004, v.4

For inspection at:

123 Any St

Thunder Bay, ON

on: Tuesday, June 18, 2013

Standard Home inspection
(Buyer's Inspection)

\$350.00

HST

\$45.50

Total

\$395.50

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ROOFING

123 Any St, Thunder Bay, ON June 18, 2013

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

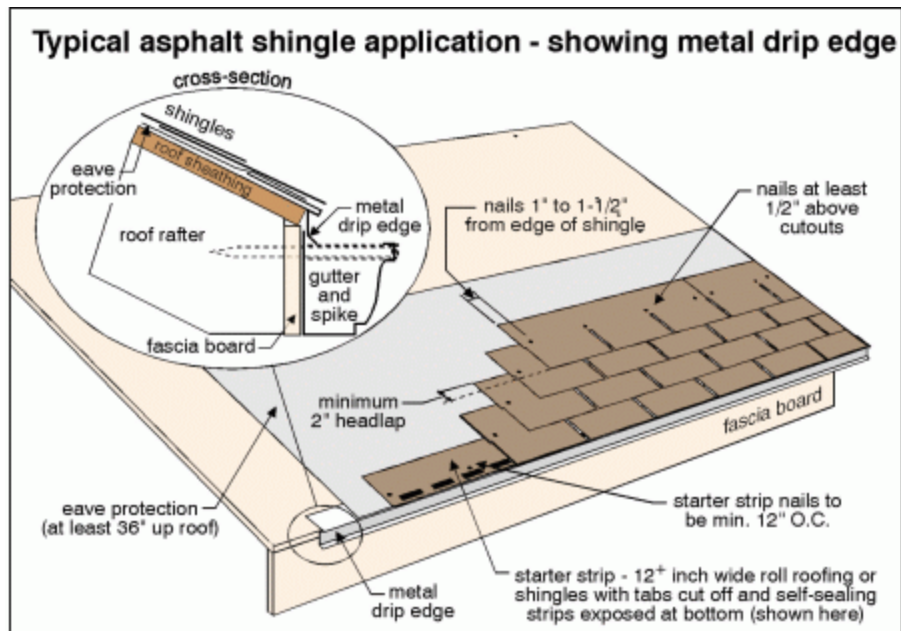
INTERIOR

REFERENCE

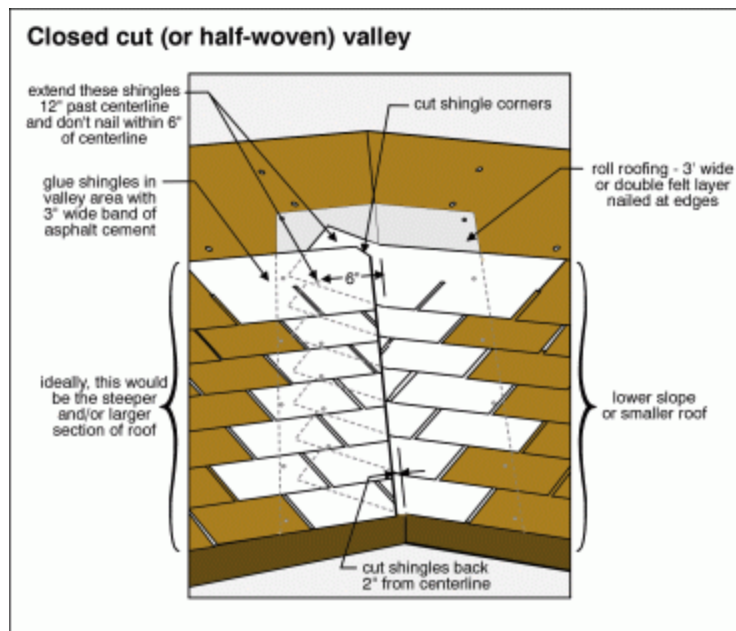
Description

Sloped roofing material:

- [Asphalt shingles](#)



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

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1. Asphalt shingles



2. Asphalt shingles

Probability of leakage: • Low

Limitations

General: • No attic access to porch addition. No visible venting of covered porch attic area.

Inspection performed: • From roof edge

Recommendations

SLOPED ROOF FLASHINGS \ Flashings

1. Condition: • Inspect during annual tune-up.

Location: Various Exterior

Task: Inspect annually

Time: Ongoing

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

2. Condition: • [Exposed, missing fasteners](#)

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

Location: Exterior Roof

Task: Provide

Time: Immediate

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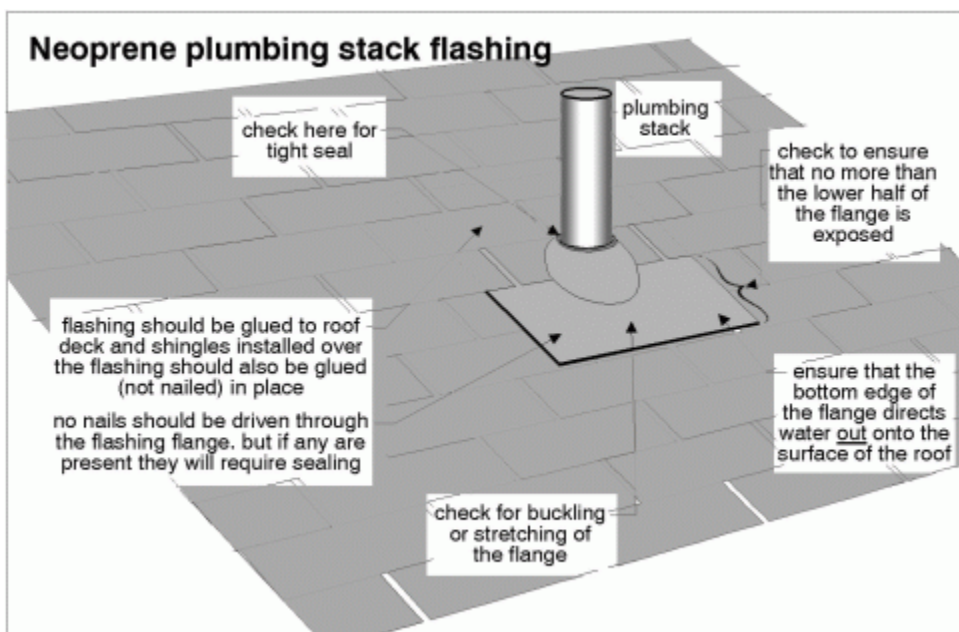
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3. Exposed, missing fasteners

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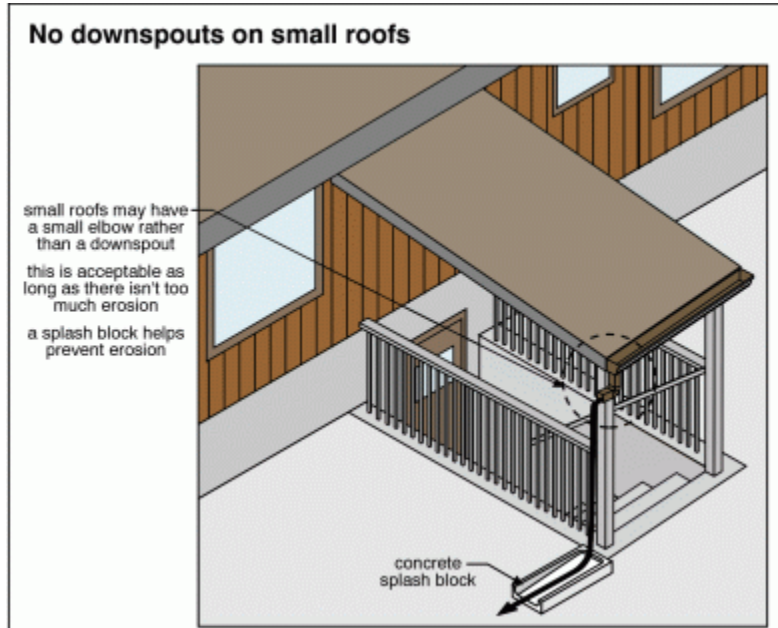
INTERIOR

REFERENCE

Description

Gutter & downspout material:

- [Aluminum](#)
- No gutters or downspouts



[Click on image to enlarge.](#)

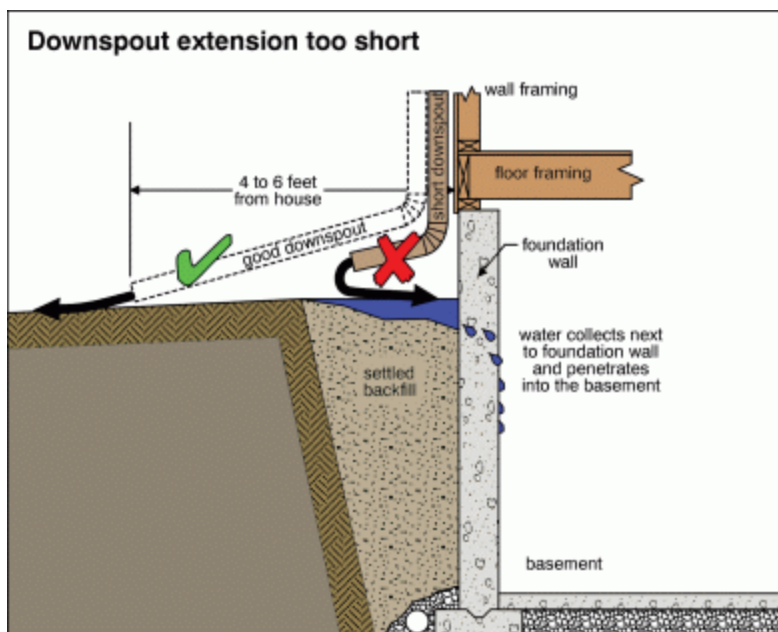
- No gutters or downspouts

Missing gutter and downspout on front entrance overhang. Water running freely down the siding and foundation. Recommend installation

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge:

- [Above grade](#)



[Click on image to enlarge.](#)

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Lot slope: • [Away from building](#)

Wall surfaces - masonry:

• [Brick](#)

Some mortar deterioration on front

Wall surfaces:

• [Vinyl siding](#)

Vinyl siding has discolouration typical to age. Some small areas of mechanical damage



4. Minor Mechanical Damage



5. Vinyl siding



6. Vinyl siding

Soffit and fascia: • [Aluminum](#)

Driveway: • Gravel

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Walkway:

- Concrete

Crack in pathway could be a potential trip hazard

- Concrete



7. Front Pathway

Deck: • Raised • Wood • Composite • No performance issues were noted

Porch: • Enclosed porch included as part of the interior

Porch: • Wood • Composite

Exterior steps: • Wood • Composite • No performance issues were noted.

Patio:

- Concrete

Some settlement of concrete pad under column. Recommend monitoring situation

- Concrete

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8. Patio Settlement



9. Concrete



10. Front entrance

Garage:

- General
- General

Detached garage inspected as separate structure

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11. Garage shingles require replacement



12. General



13. Garage wall missing siding



14. Sag noted in garage roof

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15. Garage Panel

- General



16. General

Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

3. Condition: • Gutters contain debris and could clog downspout. Clogged downspout may be cause of discolouration on fascia and gutter on west side

Implication(s): Water leaks, water damage to finishes

Location: Throughout

Task: Clean

Time: Regular Maintenance

4. Condition: • Mildew on fascia and trough

Location: Rear Exterior

Task: Clean/Improve

Time: Regular maintenance

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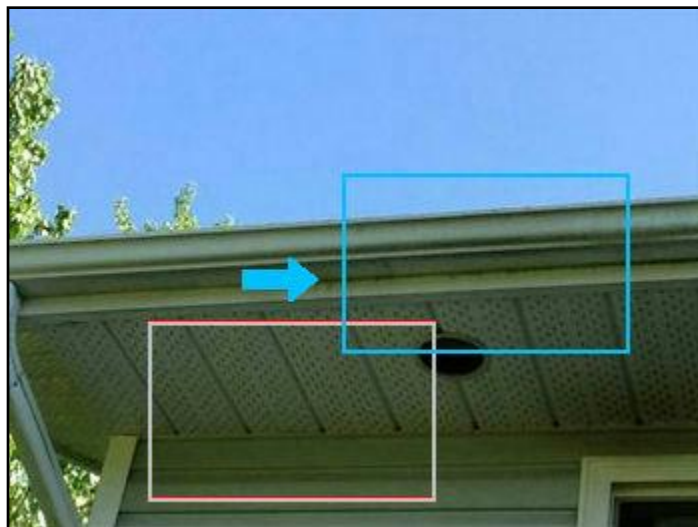
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17. Mildew on fascia and trough

ROOF DRAINAGE \ Downspouts

5. Condition: • [Missing](#)

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

Location: Front Exterior

Task: Provide

Time: Immediate



18. No gutter or downspout

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

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

Location: Various Exterior

Task: Improve

Time: Immediate

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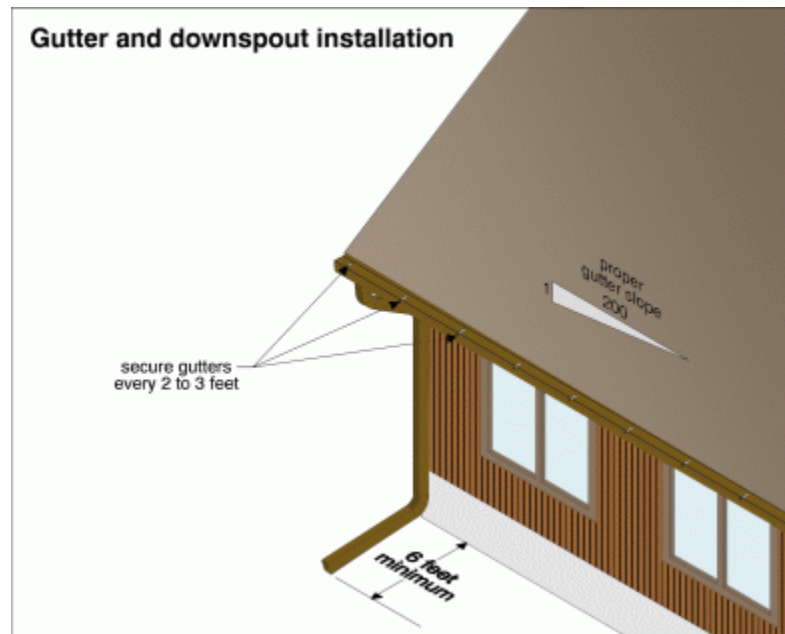
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[Click on image to enlarge.](#)



19. *Discharge too close to house*

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

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

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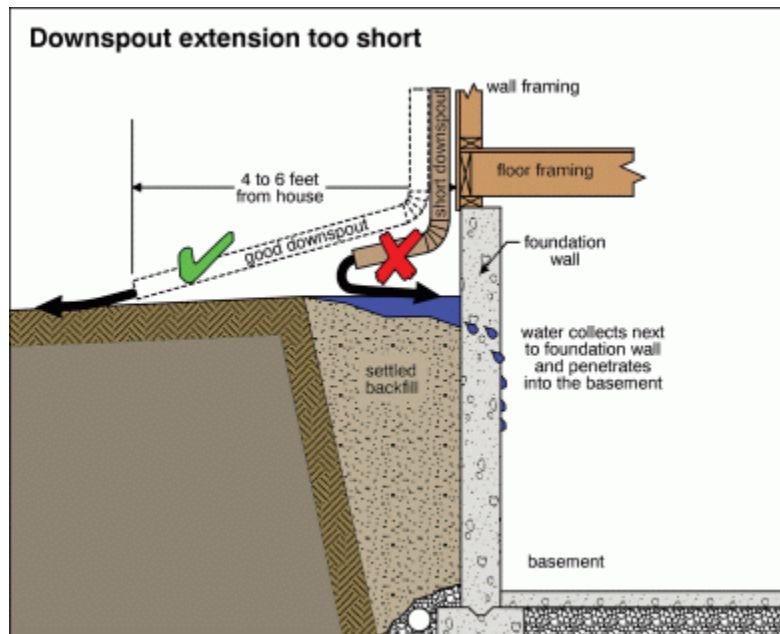
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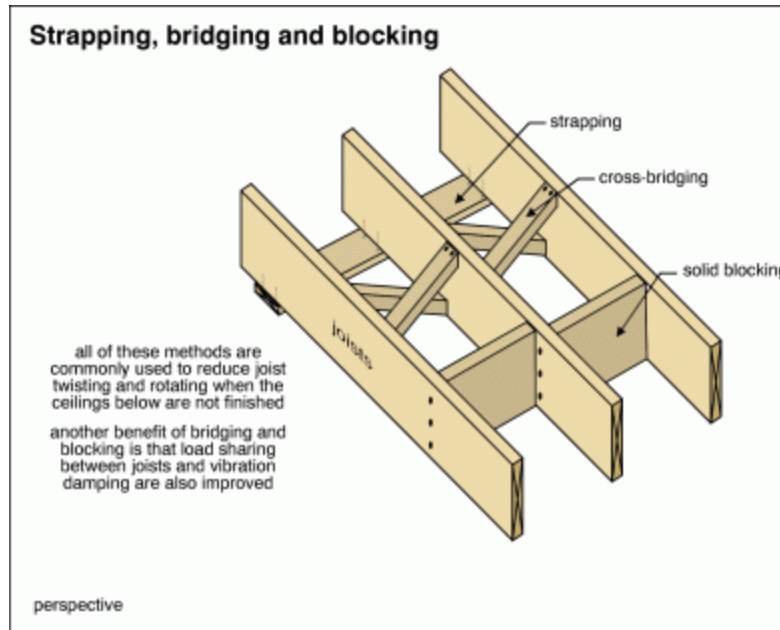
Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction:

- [Joists](#)



[Click on image to enlarge.](#)

- Wood beams
- Subfloor - plywood

Exterior wall construction:

- [Wood frame](#)
- [Wood frame, brick veneer](#)

Brick Veneer on bottom 3 feet of home. A few bricks are loose. Proper lintels installed, weepers present. Vinyl Siding on remainder of exterior

Roof and ceiling framing:

- [Rafters/roof joists](#)

STRUCTURE

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20. Rafters/roof joists



21. Rafters/roof joists

- [Plywood sheathing](#)

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings

Attic/roof space: • Inspected from access hatch

Crawl space: • Entered but access was limited

Percent of foundation not visible: • 99 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

Recommendations

RECOMMENDATIONS \ Overview

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

Description

Service entrance cable and location: • [Overhead - cable type not determined](#)

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

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

Main disconnect/service box type and location:

- [Breakers - basement](#)



22. Breakers - basement

Number of circuits installed: • 29

System grounding material and type:

- [Copper - water pipe](#)



23. Visible mold evaluation is not included in...

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

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

Auxiliary panel (subpanel) rating: • [60 Amps](#)

Distribution wire 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 not present in basement bathroom and outlet is wired reverse polarity

• [GFCI - outside](#)

GFCI not present on all outside outlets

• [GFCI - outside](#)

Not all outside circuits are GFCI

Smoke detectors:

• [Present](#)

Main floor only

Carbon monoxide (CO) detectors: • None noted

Limitations

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

Circuit labels: • The circuits are not labeled at the panel

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

9. Condition: • [Double taps](#)

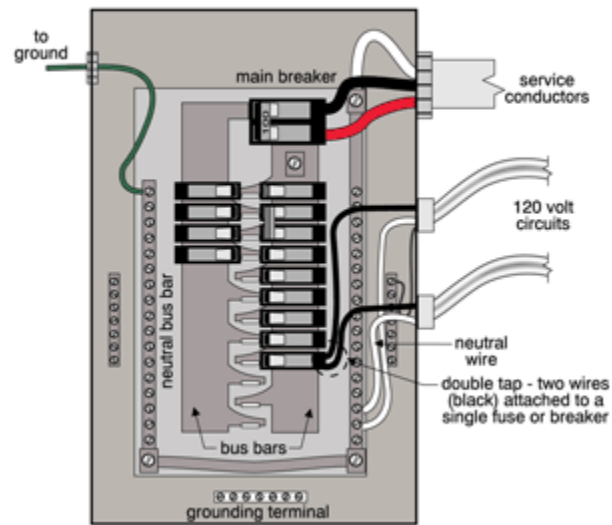
Implication(s): Fire hazard

Location: Utility Room

Task: Correct

Time: Immediate

Double tapping (double lugging)



[Click on image to enlarge.](#)



24. Double taps

DISTRIBUTION SYSTEM \ Wiring - installation

10. Condition: • [Extension cord used as permanent wiring](#)

Extension cord strung overhead from one garage to another to power new garage

Implication(s): Electric shock | Fire hazard

Location: Exterior Garage

Task: Replace

Time: Immediate

DISTRIBUTION SYSTEM \ Lights

11. Condition: • [Conventional lights in wet areas](#)

ELECTRICAL

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Implication(s): Electric shock | Fire hazard

Location: First Floor Bathroom

Task: Replace

Time: Immediate



25. Conventional lights in wet areas

DISTRIBUTION SYSTEM \ Junction boxes

12. Condition: • [Cover loose or missing](#)

Implication(s): Electric shock | Fire hazard

Location: Throughout Basement

Task: Correct

Time: Immediate



26. Cover loose or missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

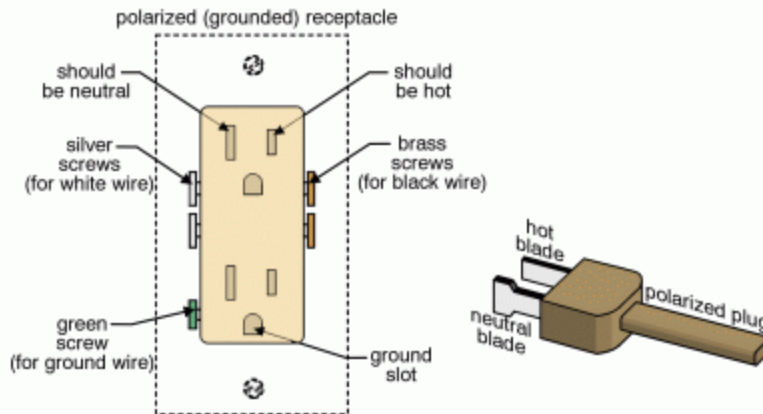
Implication(s): Electric shock

Location: Basement Bathroom

Task: Repair

Time: Immediate

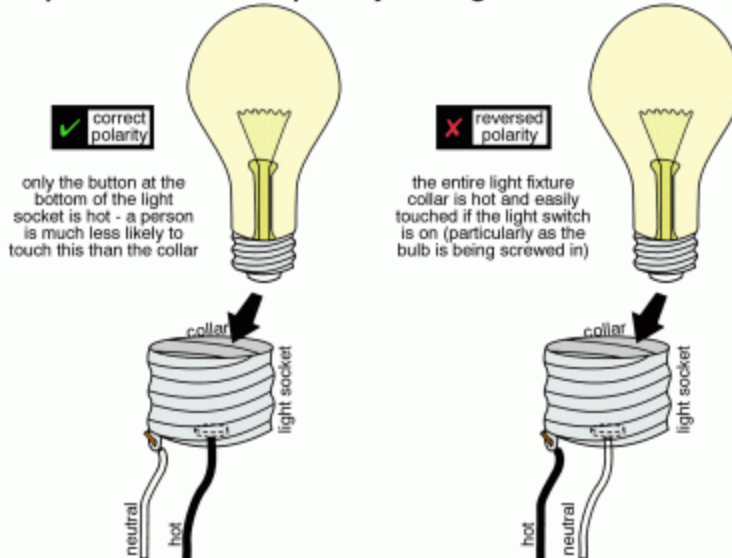
Reversed polarity



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

[Click on image to enlarge.](#)

Importance of correct polarity with light fixtures



[Click on image to enlarge.](#)

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

Lack of GFCI receptacles on exterior outlet locations both on house and garage

Implication(s): Electric shock

Location: Exterior Wall Yard

Task: Provide

Time: Discretionary



27. No GFI (Ground Fault Interrupter)

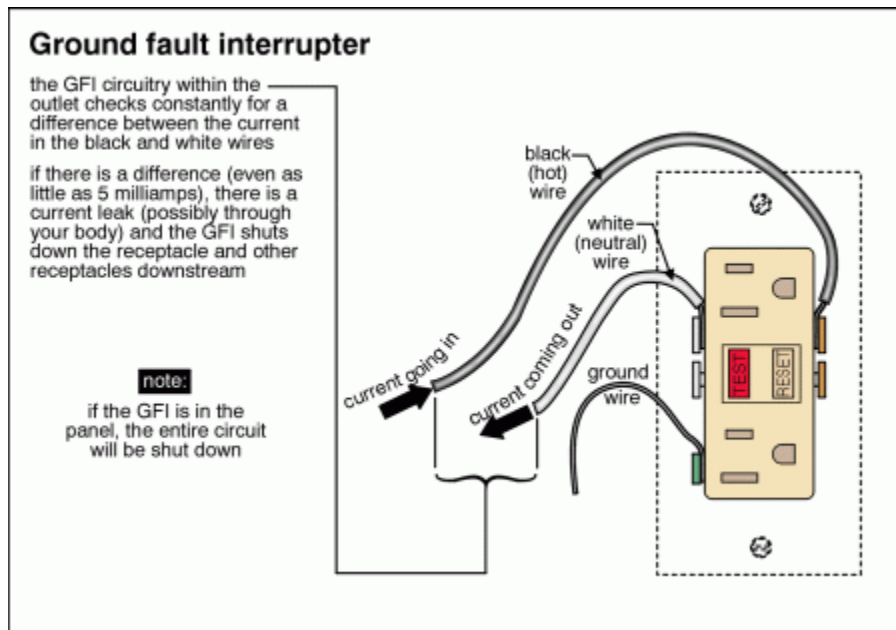
15. Condition: • [Ground Fault Interrupter \(GFI\) needed](#)

Implication(s): Electric shock

Location: Basement Bathroom

Task: Provide

Time: Discretionary



[Click on image to enlarge.](#)

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

Implication(s): Electric shock

Location: First Floor Bathroom

Task: Provide

ROOFING

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Time: Discretionary

DISTRIBUTION SYSTEM \ Smoke detectors

17. Condition: • Recommend replacement of smoke detectors with new when purchasing a new home

Location: Throughout

Task: Repair or replace

Time: Discretionary

18. Condition: • [None](#)

No smoke detector in basement. This is a life safety issue

Implication(s): Fire hazard

Location: Basement

Task: Correct

Time: Immediate

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

19. Condition: • Recommend providing CO detectors on all floors when purchasing a new home

Location: Throughout

Task: Provide

Time: Discretionary

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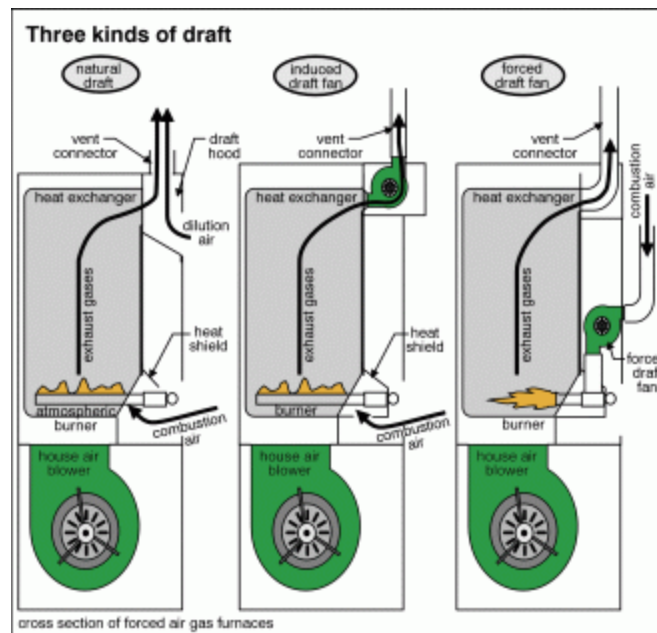
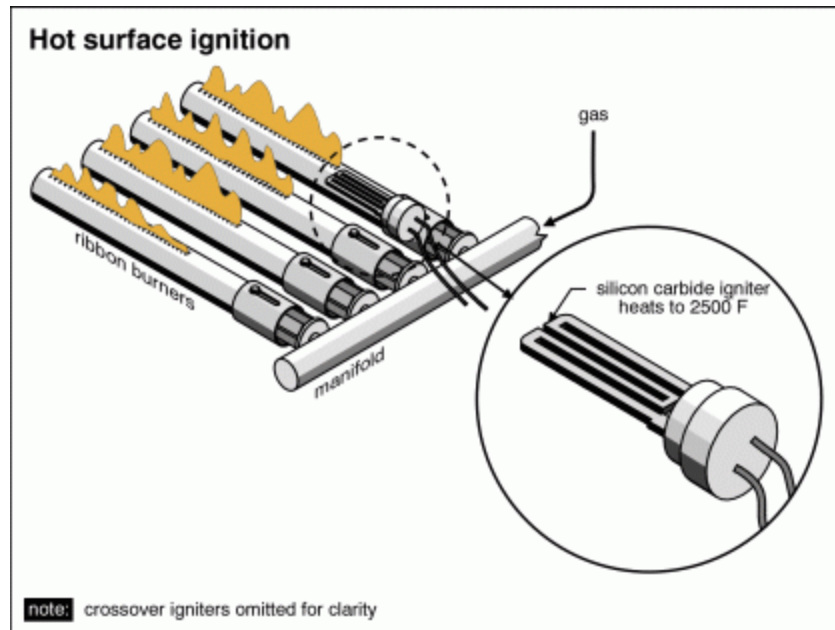
REFERENCE

Description

Fuel/energy source: • [Gas](#)

System type:

• [Furnace](#)



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28. Furnace



29. Furnace

Furnace manufacturer: • Carrier

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

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

Efficiency: • [Mid-efficiency](#)

Approximate age: • Near end of life expectancy

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

Main fuel shut off at:

• Meter



30. Meter

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Exhaust pipe (vent connector): • Galvanized steel

Chimney/vent: • [Metal](#)

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

Combustion air source: • Interior of building

Limitations

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

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

Air conditioner or heat pump: • Operating in cooling mode prevented test of heating system

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

Heat exchanger: • Not visible

Recommendations

GAS FURNACE \ Life expectancy

20. Condition: • [Near end of life expectancy](#)

Implication(s): Equipment failure | No heat for building

Location: Basement

Task: Further evaluation

Time: Immediate

GAS FURNACE \ Gas piping

21. Condition: • Piping not properly bonded

Location: Basement Utility Room

Task: Provide

Time: Immediate

GAS FURNACE \ Combustion air

22. Condition: • Unused vent extending to exterior plugged with a rag. Recommend removing vent and repairing hole.

Location: Basement Utility Room

Task: Correct

Time: Discretionary

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31. Unused Vent

GAS FURNACE \ Distribution air fan (blower)

23. Condition: • [Dirty](#)

Implication(s): Reduced operability | Increased heating costs | Reduced comfort

GAS FURNACE \ Ducts, registers and grilles

24. Condition: • [Dirty, obstructed or collapsed](#)

Ducts noticeably dirty. Recommend professional duct cleaning when purchasing a new home

Implication(s): Increased heating costs | Reduced comfort

Location: Throughout

Task: Clean

Time: Regular maintenance

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32. *Dirty, obstructed or collapsed*

25. Condition: • [Leaky joints](#)

Implication(s): Increased heating costs | Reduced comfort

COOLING & HEAT PUMP

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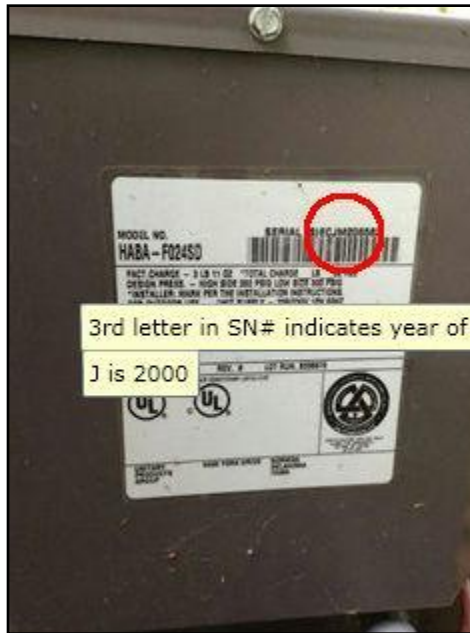
Description

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

Cooling capacity: • [2 Tons](#)

Compressor approximate age:

• 13 years



33. 13 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [Medium](#)

Limitations

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

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

Not part of a home inspection: • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Recommendations

AIR CONDITIONING \ Life expectancy

26. Condition: • [Near end of life expectancy](#)

Implication(s): Equipment failure | Reduced comfort

Location: Exterior

Task: Replace

Time: Unpredictable

AIR CONDITIONING \ Air cooled condenser coil

27. Condition: • [Dirty](#)

COOLING & HEAT PUMP

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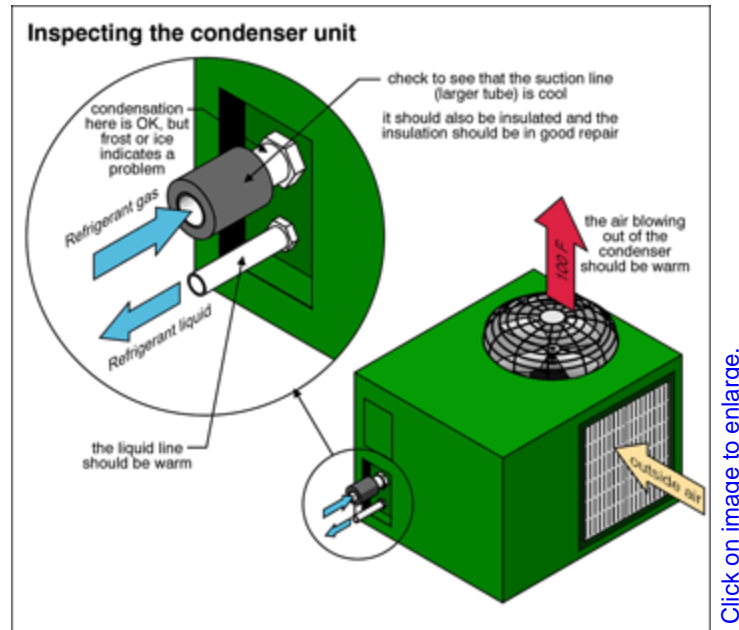
REFERENCE

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Yard

Task: Clean

Time: Regular maintenance



AIR CONDITIONING \ Evaporator coil

28. Condition: • [No access to coil](#)

Implication(s): Difficult to service

AIR CONDITIONING \ Condenser fan

29. Condition: • [Dirty](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Task: Service

COOLING & HEAT PUMP

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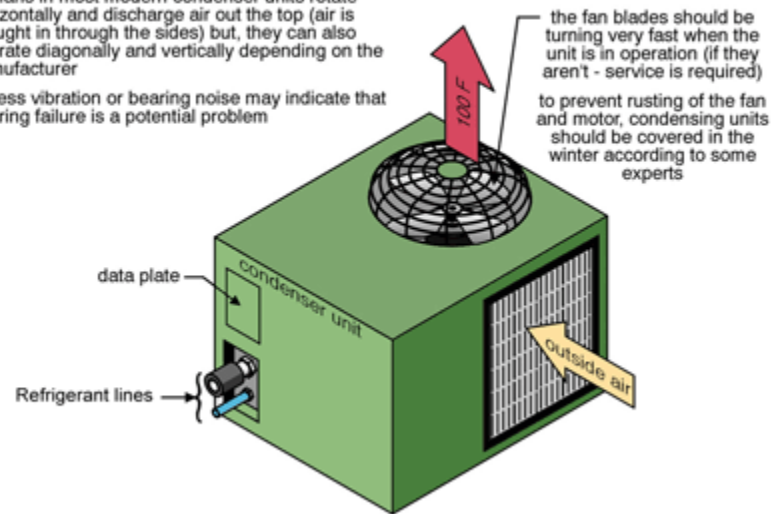
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Condenser fan

the fans in most modern condenser units rotate horizontally and discharge air out the top (air is brought in through the sides) but, they can also operate diagonally and vertically depending on the manufacturer

excess vibration or bearing noise may indicate that bearing failure is a potential problem



the fan blades should be turning very fast when the unit is in operation (if they aren't - service is required)

to prevent rusting of the fan and motor, condensing units should be covered in the winter according to some experts

[Click on image to enlarge.](#)



34. Dirty

AIR CONDITIONING \ General

30. Condition: • Service air conditioner

Location: Yard

Task: Service

Time: Immediate

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35.

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- [Glass fiber](#)

Blown in loose fill. Avg 13" depth

Attic/roof insulation amount/value: • [R-40](#)

Attic/roof ventilation:

- [Roof and soffit vents](#)



36. Roof vent



37. Roof and soffit vents

- [Gable vent](#)

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

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

Wall insulation amount/value: • Not determined

Wall air/vapor barrier:

- Plastic
- Not determined

Cannot see on main floor. Completely finished space

Floor above porch/garage insulation material: • Not determined

Floor above porch/garage air/vapor barrier: • Not determined

Limitations

Inspection prevented by no access to:

- Roof space
- No attic access to porch roof
- Wall space

Attic inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

General

31. • No visible venting for covered porch roof. Recommend venting to be installed to facilitate proper airflow

Location: Exterior Porch

Task: Correct

Time: Discretionary

ATTIC/ROOF \ Hatch

32. **Condition:** • [Not insulated](#)

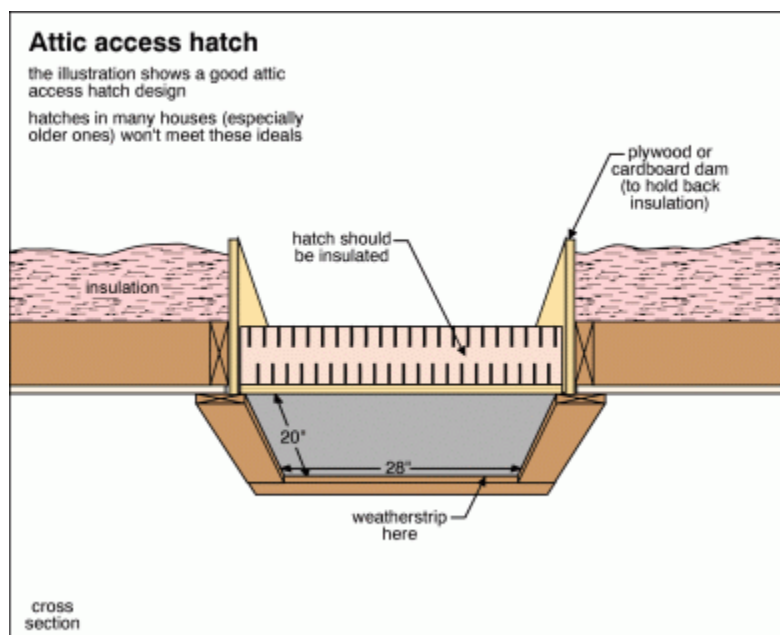
Insulation Missing from attic cover. Loose batt of fiberglass insulation draped over the cover access. Suggest adhering insulation to hatch cover

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Add

Time: Discretionary



[Click on image to enlarge.](#)

ROOFING

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Description

Water supply source: • Public

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

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

Main water shut off valve at the: • North • Basement • Meter

Water flow and pressure: • [Functional](#) • [Typical for neighborhood](#)

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

Water heater type: • [Conventional](#) • Rental

Water heater manufacturer: • Bradford White

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 7 years

Typical life expectancy: • 8 to 12 years

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

Waste disposal system: • [Septic system](#)

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

Pumps: • [Solid waste pump \(ejector pump\)](#) • [Sump pump](#)

Floor drain location: • Near laundry area

Limitations

Inspection limited/prevented by: • No access to behind washing machine to observe drain piping

Fixtures not tested/not in service: • Laundry tub

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

Recommendations

WASTE PLUMBING \ Drain piping - performance

33. Condition: • [Leak](#)

Old water stains detected on ceiling tiles in basement washroom below main bathroom. Suggest monitoring of condition to determine if leak was a solitary event, occasional, or current

Implication(s): Sewage entering the building

Location: Basement Bathroom

Task: Monitor

Time: Ongoing



38. Leak

34. Condition: • [Leak](#)

water stain observed on ceiling in basement below kitchen. Stain is still saturated. Recommend immediate repair

Implication(s): Sewage entering the building

Location: Basement Family Room

Task: Repair

Time: Immediate



39. Leak

WASTE PLUMBING \ Sump pump

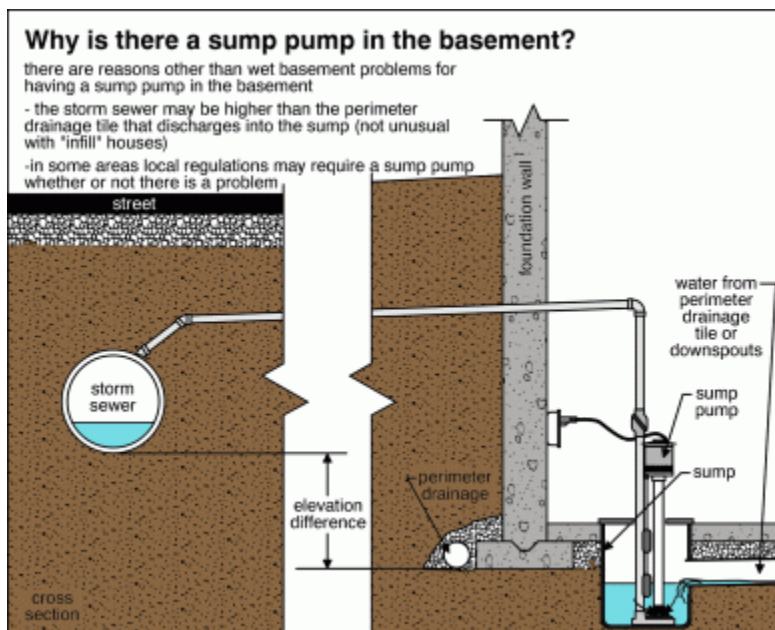
35. Condition: • No Backup system. Recommend a backup power source for sump pump

Implication(s): Sump pump inoperative if power failure. Recommend a back-up power supply to be installed n case of power outage

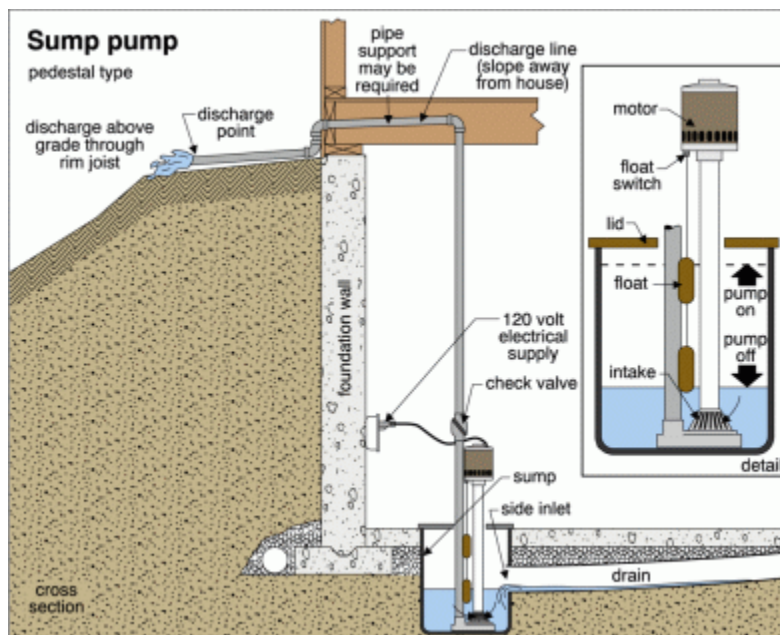
Location: Basement

Task: Provide

Time: Discretionary



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

36. Condition: • [Discharge pipe problems](#)

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

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

37. Condition: • [Leak](#)

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

Location: Basement Bathroom

Task: Repair

FIXTURES AND FAUCETS \ Faucet

38. Condition: • [Drip, leak](#)

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

Location: Basement Bathroom

Task: Repair

Time: Regular maintenance

FIXTURES AND FAUCETS \ Hose bibb

39. Condition: • [Leak or drip](#)

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

Location: Exterior Wall

Task: Repair

Time: Immediate

GAS SUPPLY \ Gas piping

40. Condition: • Piping not properly bonded

Bonding strap to house plumbing not located. Possibly not installed. Add if necessary

Implication(s): Fire or explosion

Location: Utility Room

Task: Improve

Time: Where necessary

Description

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

Major wall finishes:

- [Plaster/drywall](#)



40. *Plaster/drywall*

- [Paneling](#)

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

Windows:

- [Fixed](#)
- [Sliders](#)
- [Casement](#)
- Wood

basement window in utility room and basement washroom

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41. Peeling Finish



42. Peeling Finish

- Vinyl

Glazing: • [Double](#) • [Triple](#)

Exterior doors - type/material: • Metal-clad • Garage door - metal

Doors: • Inspected

Evidence of basement leakage:

- Stains

Stains observed on basement floor under stairs near sump pump location. Possible previous overflow of sump pit



43. Stains

- Mold



44. Mold



45. Mold

- Spare pump on hand

Kitchen ventilation: • Range hood • Recirculating type

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • None

Stairs and railings: • Inspected

Limitations

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

Restricted access to: • Bedroom • Utility room

Not tested/not in service: • Central vacuum

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

Cosmetics: • No comment offered on cosmetic finishes

Percent of foundation not visible: • 99 %

Basement leakage: • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection

Recommendations

FLOORS \ Carpet on floors

41. Condition: • [Lifted at seams or edges](#)

Implication(s): Cosmetic defects | Trip or fall hazard

Location: Various

Task: Repair

Time: Where necessary

WINDOWS \ General

42. Condition: • Inoperable

Basement bedroom windows inoperable

Implication(s): System inoperative or difficult to operate | Reduced comfort | Restricted emergency exits

Location: Various Basement Bedroom

Task: Correct

Time: Immediate

43. Condition: • Difficult to operate

Handles missing on bedroom windows

Implication(s): System inoperative or difficult to operate

Location: Various Bedrooms

Task: Repair

Time: Discretionary

44. Condition: • Difficult to operate

Implication(s): System inoperative or difficult to operate

WINDOWS \ Glass (glazing)

45. Condition: • [Cracked](#)

Sealed pane window in garage cracked

Implication(s): Cosmetic defects | Physical injury

Location: Garage

Task: Replace

WINDOWS \ Hardware

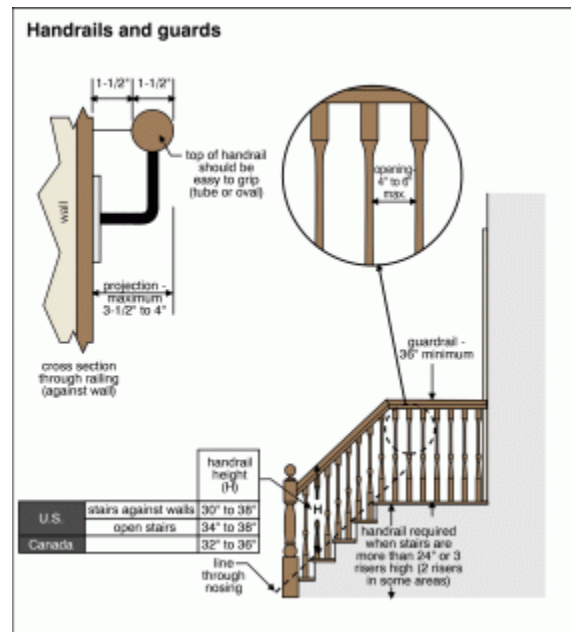
46. Condition: • [Missing](#)

Implication(s): System inoperative or difficult to operate

STAIRS \ Handrails

47. Condition: • [Missing](#)

Implication(s): Fall hazard



[Click on image to enlarge.](#)

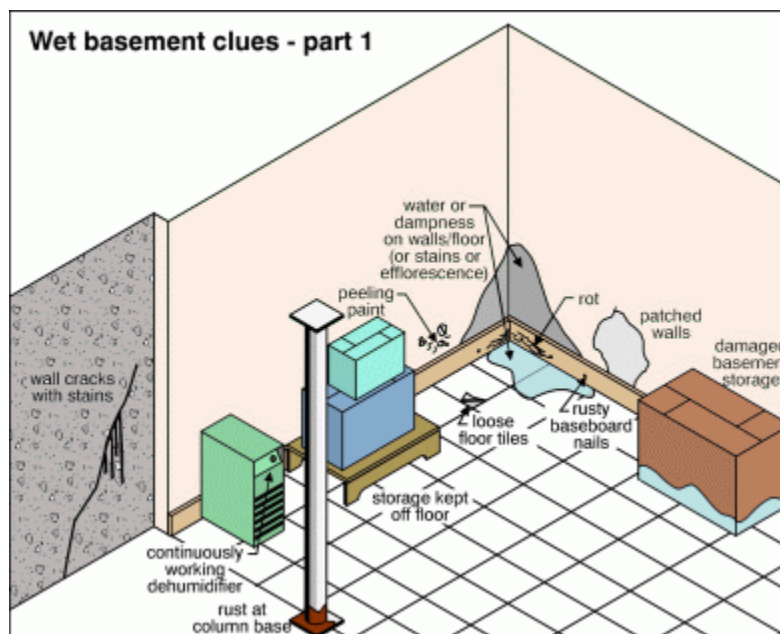
BASEMENT \ Wet basement - evidence

48. Condition: • [Mold](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Contaminants may enter building air

Location: Basement Utility Room

Task: Further evaluation



[Click on image to enlarge.](#)

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46. *Mold*

END OF REPORT

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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