



Your Inspection Report

123 Main St
Hamilton, ON



PREPARED FOR:
JOHN DOE

INSPECTION DATE:
Friday, November 24, 2006

PREPARED BY:
Carl Clark



Inside Out Home Inspections
30 Barons Ave S
Hamilton, ON L8K 2Y2

905-543-8268
Fax: 905-543-0812
www.insideoutinspections.ca
info@insideoutinspections.ca

"Integrity Through Honesty"



January 16, 2010

Dear John Doe,

RE: Report No. 1011, v.3
123 Main St
Hamilton, ON
L1L 1L1

Thank you for choosing Inside Out Home Inspections to perform your inspection. We trust the experience was both useful and informative.

Please feel free to contact us with questions about the report or the home itself any time. Our consulting service via telephone is available at no cost to you for as long as you own the home.

Our business is built largely on referrals from our satisfied clients. If we can be of any assistance to someone you know please pass along our information.

Thanks again for allowing us to work with you.

Sincerely,

Carl Clark
on behalf of
Inside Out Home Inspections

Inside Out Home Inspections
30 Barons Ave S
Hamilton, ON L8K 2Y2
905-543-8268
Fax: 905-543-0812
www.insideoutinspections.ca
info@insideoutinspections.ca



INVOICE

January 16, 2010

Client: John Doe

Report No. 1011, v.3

For inspection at:

123 Main St

Hamilton, ON

L1L 1L1

on: Friday, November 24, 2006

Pre-Purchase Inspection		\$350.00
	GST (802207340)	\$17.50
	Total	<u>\$367.50</u>

PAID IN FULL - THANK YOU!

Inside Out Home Inspections
30 Barons Ave S
Hamilton, ON L8K 2Y2
905-543-8268
Fax: 905-543-0812
www.insideoutinspections.ca
info@insideoutinspections.ca

A SUMMARY OF YOUR REPORT

123 Main St, Hamilton, ON November 24, 2006

Report No. 1011, v.3

www.insideoutinspections.ca

A SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This summary outlines potentially significant issues from a cost and/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. The deficiencies listed below and the components related to these should be further evaluated and repaired by a licensed contractor or professional. This will allow a specialist to fully evaluate the systems and components, and identify issues beyond our area of expertise.

[Click here for more information on home repair costs.](#)

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

Condition: • [Illegal taps](#)

Suspected at the main service panel disconnect at bottom of stairs.

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Further evaluation

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • Possibility of No Grounding

Was not able to determine that copper ground wire was connected to water main. Grounding wire in auxiliary panel was left abandoned.

Location: Basement

Task: Further evaluation

Time: Immediate

Heating

GAS FURNACE \ Life expectancy

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

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

Location: Furnace room

Task: Monitor

Time: Unpredictable

Cooling & Heat Pump

HEAT PUMP \ Life expectancy

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

Implication(s): Reduced comfort

Location: Exterior

Task: Further evaluation

Time: Unpredictable

This concludes the summary section.

A SUMMARY OF YOUR REPORT

123 Main St, Hamilton, ON November 24, 2006

Report No. 1011, v.3

www.insideoutinspections.ca

A SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

The remainder of the report describes each of the homes 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 the home inspection. These may have to be adjusted on the findings of the specialist.

The purpose of a general home inspection is to identify potential issues, much like a doctor does during a check up. Home inspections do not include a detailed analysis of specialized systems. Just like the family doctor, home inspectors are generalists who recommend specialists to investigate further.

[Click here to learn about the realistic expectations of a home inspection.](#)

ROOFING

123 Main St, Hamilton, ON November 24, 2006

Report No. 1011, v.3
www.insideoutinspections.ca

A SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Probability of leakage: • Low

Limitations

Inspection performed: • With binoculars • From roof edge

Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • Two types

Implication(s): Two types of shingles noted on the addition roof, cannot verify why.

Location: Above addition

Task: Monitor

Time: Ongoing

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

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

Location: East Exterior

Task: Repair

Time: Immediate



1. Broken shingle, exposed sheathing.

Condition: • [Overhangs too big or too small](#)

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

Location: Throughout Exterior

Task: Monitor

Time: Unpredictable

ROOFING

123 Main St, Hamilton, ON November 24, 2006

Report No. 1011, v.3

www.insideoutinspections.ca

A SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

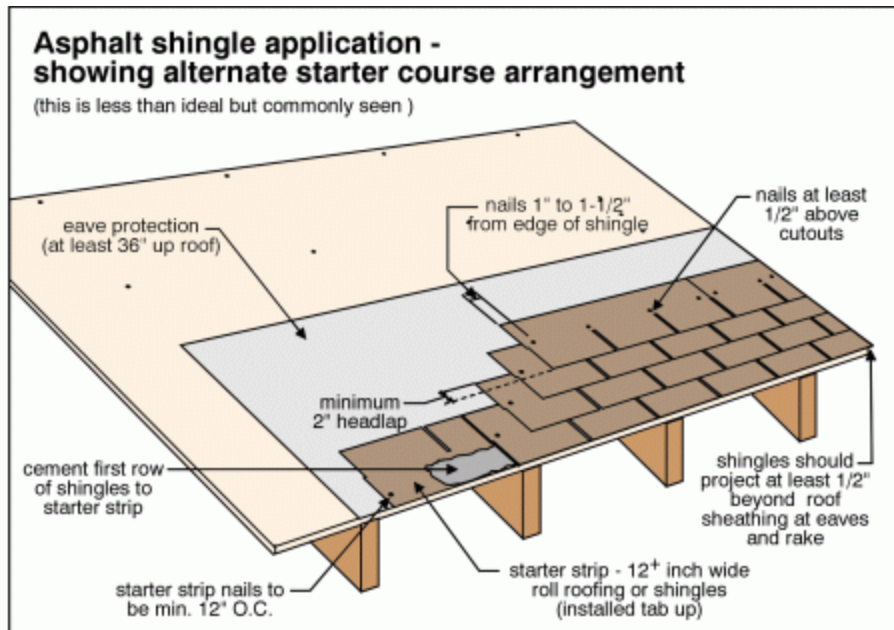
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



[Click on image to enlarge.](#)



2. Shingles not extended into trough.

Condition: • [Exposed fasteners](#)

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

Location: East Exterior

Task: Repair

Time: Immediate

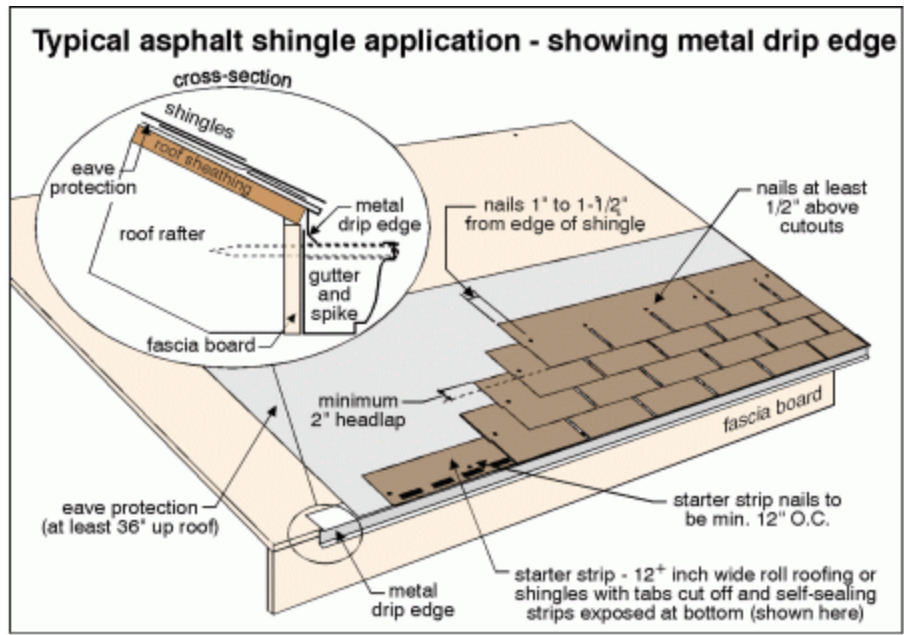
ROOFING

123 Main St, Hamilton, ON November 24, 2006

Report No. 1011, v.3

www.insideoutinspections.ca

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



Click on image to enlarge.

SLOPED ROOF FLASHINGS \ Chimney flashings

Condition: • [Damage, loose, open seams, patched](#)

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

Location: Exterior

Task: Repair

Time: Immediate



3. Damaged chimney flashing.

EXTERIOR

123 Main St, Hamilton, ON November 24, 2006

Report No. 1011, v.3

www.insideoutinspections.ca

A SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

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

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

Lot slope: • [Away from house](#) • [Towards house](#) • [Flat](#)

Wall surfaces - masonry: • [Brick](#) • [Block](#)

Wall surfaces : • [Vinyl siding](#)

Retaining wall: • [Wood](#)

Limitations

Inspection limited/prevented by: • Car/storage in garage

Recommendations

ROOF DRAINAGE \ Gutters

Condition: • [Clogged](#)

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

Location: Throughout

Task: Clean

Time: Immediate

Condition: • [Loose or damaged](#)

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

Location: Throughout

Task: Repair

Time: Regular maintenance



4. Loose troughs.

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

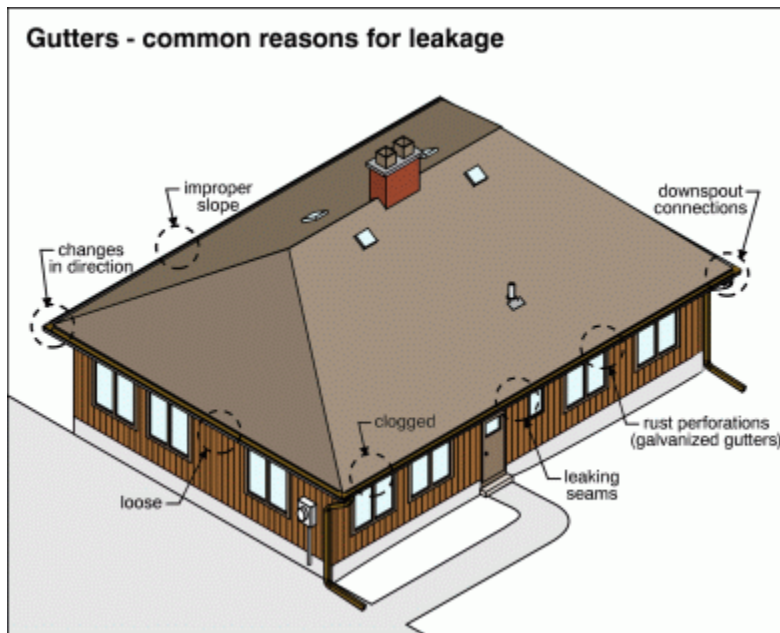
Condition: • [Improper slope, ponding](#)

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

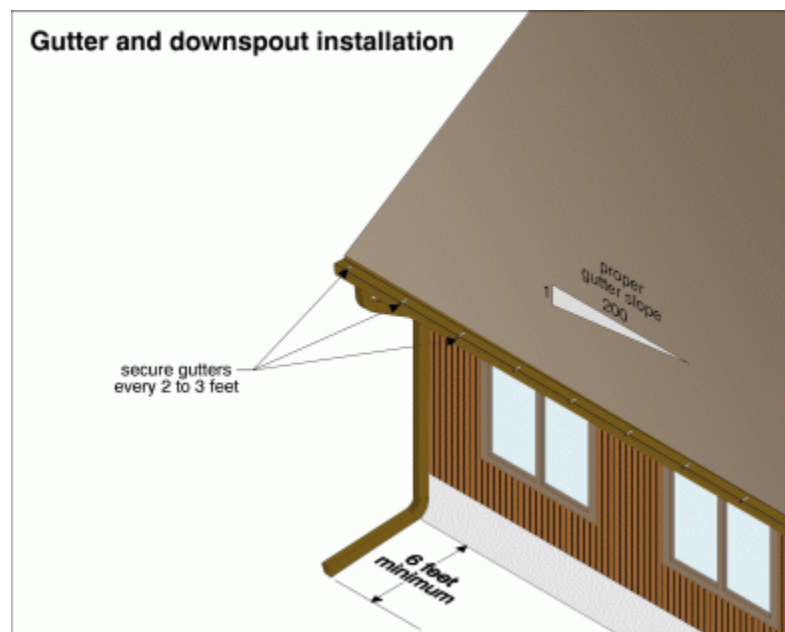
Location: Exterior - west side

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

ROOF DRAINAGE \ Downspouts

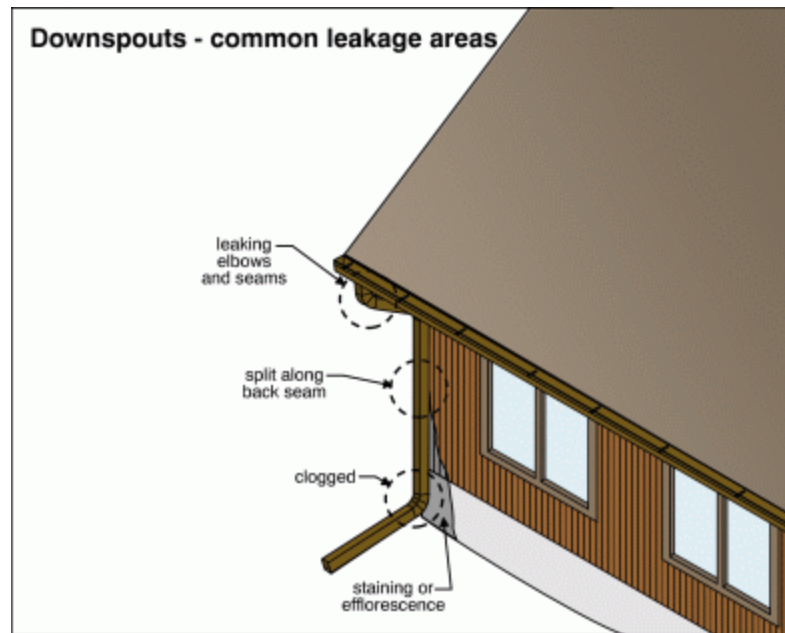
Condition: • [Clogged](#)

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

Location: West Exterior

Task: Clean

Time: Immediate



WALLS \ Soffits and fascia

Condition: • [Damage](#)

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

Location: Front Exterior

Task: Repair

Time: Immediate

WALLS \ Brick, stone and concrete

Condition: • [Cracked](#)

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

Location: Front Exterior

Task: Repair

Time: Immediate



5. Crack along mortar joint at bay window.

EXTERIOR GLASS \ Exterior trim

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

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

Location: Throughout Exterior

Task: Provide

Time: Regular maintenance

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

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

Location: Throughout Exterior

Task: Provide

Time: Regular maintenance

Condition: • [Sills with reverse slope](#)

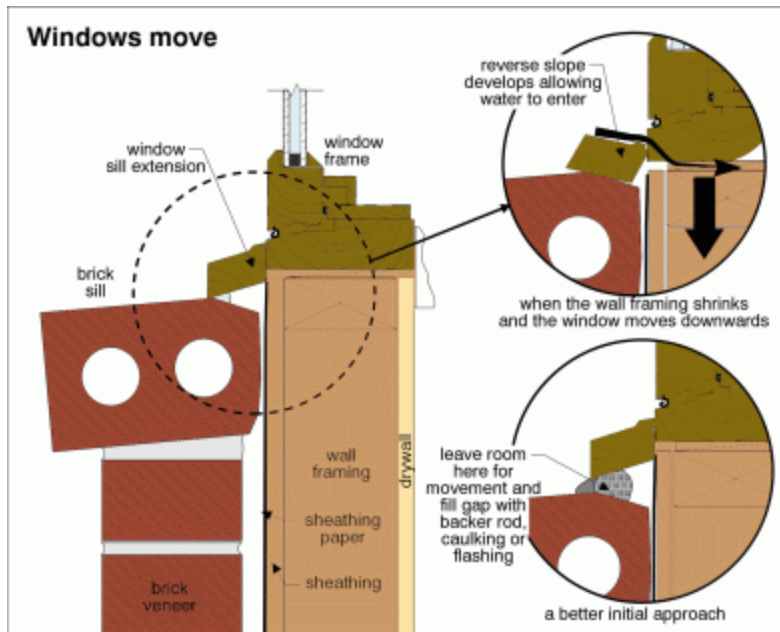
Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: West Exterior

Task: Repair

Time: Immediate

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



Click on image to enlarge.

DOORS \ Doors and frames

Condition: • [Rot or insect damage](#)

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

Location: Rear Garage

Task: Replace

Time: If necessary

LANDSCAPING \ Lot grading

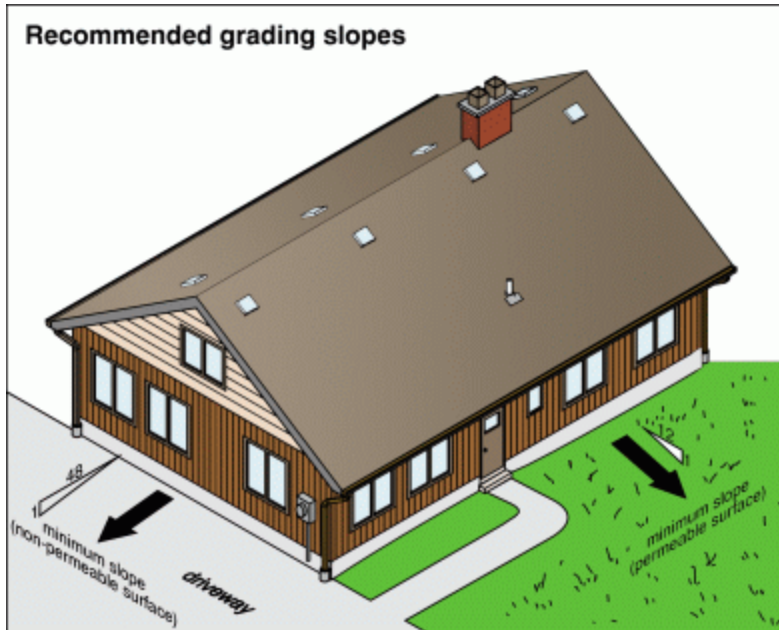
Condition: • [Improper slope](#)

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

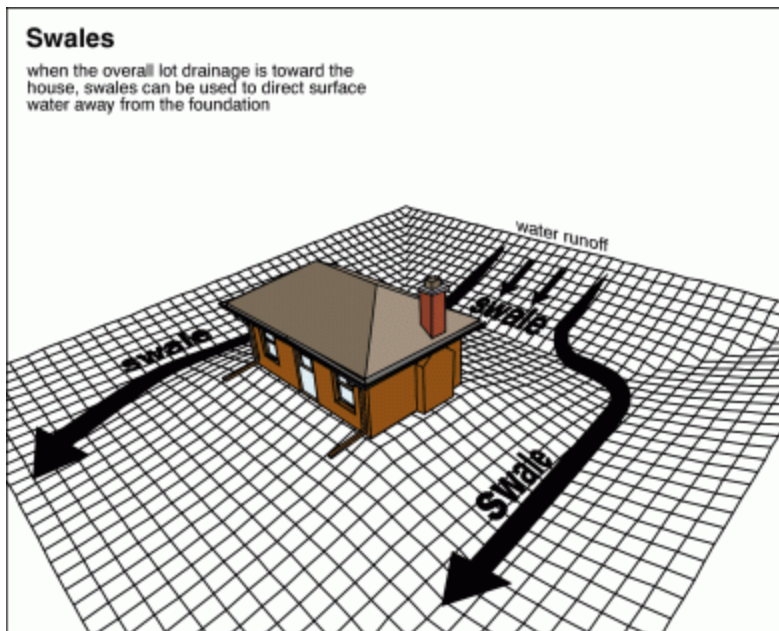
Location: West & Front

Task: Improve

Time: Regular maintenance



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

LANDSCAPING \ Walk and driveway

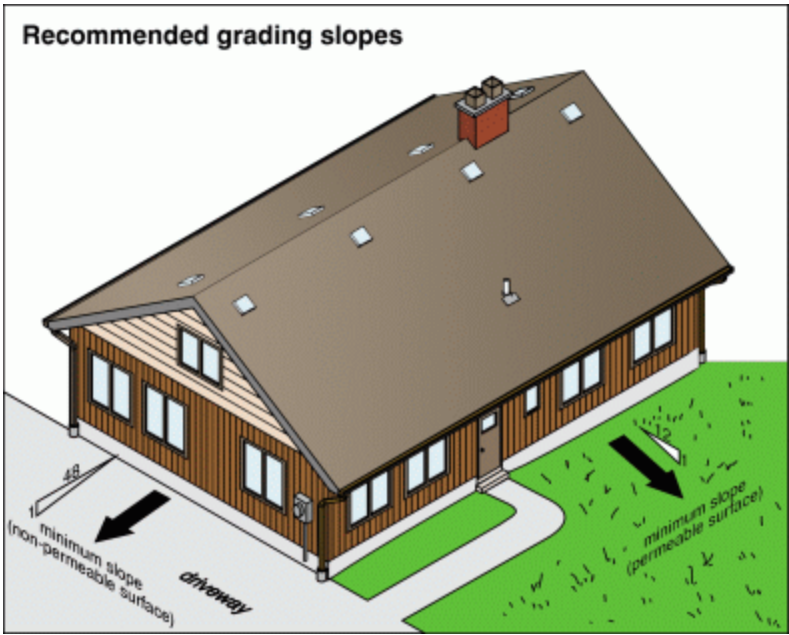
Condition: • [Improper slope or drainage](#)

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

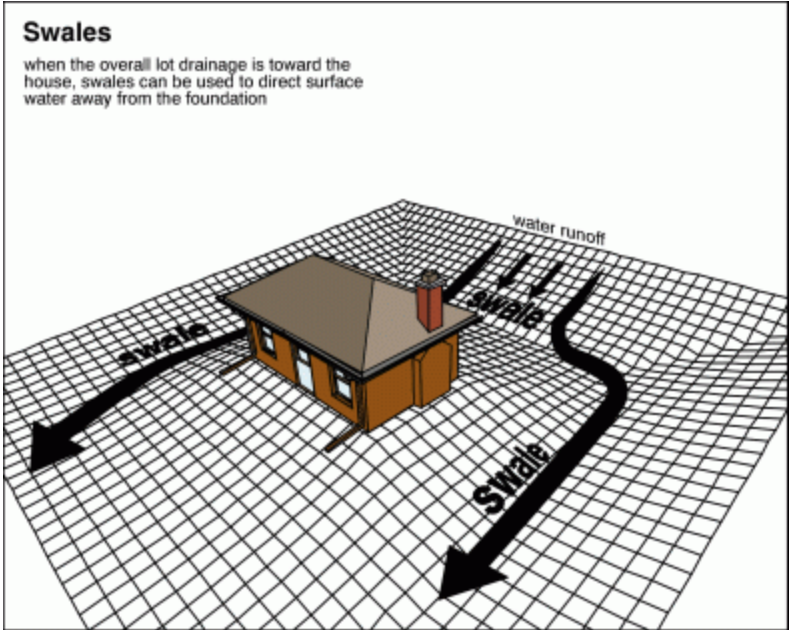
Location: Front - driveway

Task: Repair

Time: If necessary



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

EXTERIOR

123 Main St, Hamilton, ON November 24, 2006

Report No. 1011, v.3

www.insideoutinspections.ca

A SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

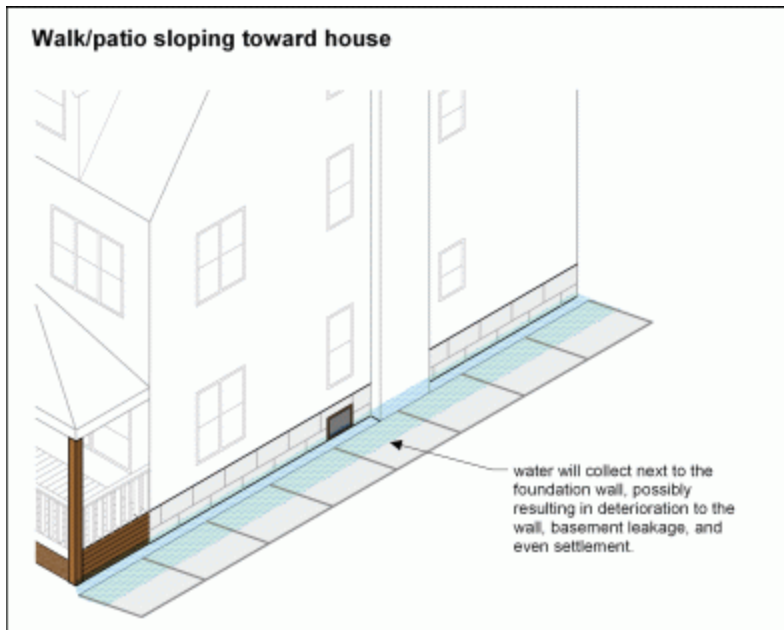
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



[Click on image to enlarge.](#)



6. Poor slope at driveway/garage slab.

Condition: • [Uneven \(trip hazard\)](#)

Implication(s): Physical injury

Location: East - rear patio

Task: Repair

Time: Immediate

EXTERIOR

123 Main St, Hamilton, ON November 24, 2006

Report No. 1011, v.3

www.insideoutinspections.ca

A SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



7. Trip hazard at rear patio.

LANDSCAPING \ General

Condition: • [Disturbed ground](#)

Aware that an in ground pool has been filled in recently, further ground settlement may occur in this area.

Implication(s): Cosmetic defects

Location: Rear

Task: Monitor

Time: Ongoing

GARAGE \ Floor

Condition: • [Cracked](#)

Implication(s): Uneven floors

Location: Garage

Task: Monitor

Time: Ongoing

GARAGE \ Vehicle doors

Condition: • Rusted or dented

Implication(s): Cosmetic defects | Damage to equipment

Location: Front

Task: Repair or replace

Time: If necessary

Description

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

Foundation material:

- [Poured concrete](#)
piers under addition
- [Masonry block](#)

Floor construction:

- [Joists](#)
- Not visible
under addition

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

Roof and ceiling framing:

- [Rafters/roof joists](#)
- Not visible
in addition

Limitations

Inspection limited/prevented by: • Carpet/furnishings • Storage • New finishes/paint • Insulation

Attic/roof space:

- Inspected from access hatch
- No access
above garage and addition

Crawl space: • Inspected from access hatch

Percent of foundation not visible: • 85 %

Recommendations

FOUNDATIONS \ Performance

Condition: • Further evaluation required

Pier noted under addition to be out of plumb, further evaluation by a specialist to confirm foundation is sound.

Implication(s): Chance of structural movement

Location: Crawl space

Task: Further evaluation

Time: Unpredictable

FLOORS \ Concrete slabs

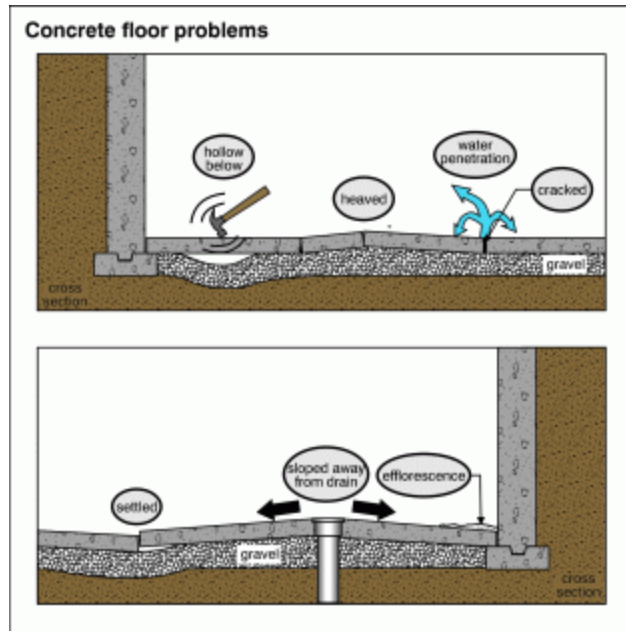
Condition: • [Cracked](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Trip or fall hazard

Location: Exterior - front entrance

Task: Repair

Time: Regular maintenance



[Click on image to enlarge.](#)



8. Concrete damage at front entrance.

A SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

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

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

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

System grounding material and type:

• [Copper - other](#)

• [Not visible](#)

no visible signs to ground

Distribution panel rating: • [100 Amps](#)

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

Auxiliary panel rating: • [100 Amps](#)

Auxiliary panel type and location:

• [Fuses - basement](#)

utility room

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

• [GFCI - bathroom](#)

main and basement

• [GFCI - outside](#)

Smoke detectors: • [Present](#)

Limitations

System ground: • Continuity not verified

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

Condition: • [Illegal taps](#)

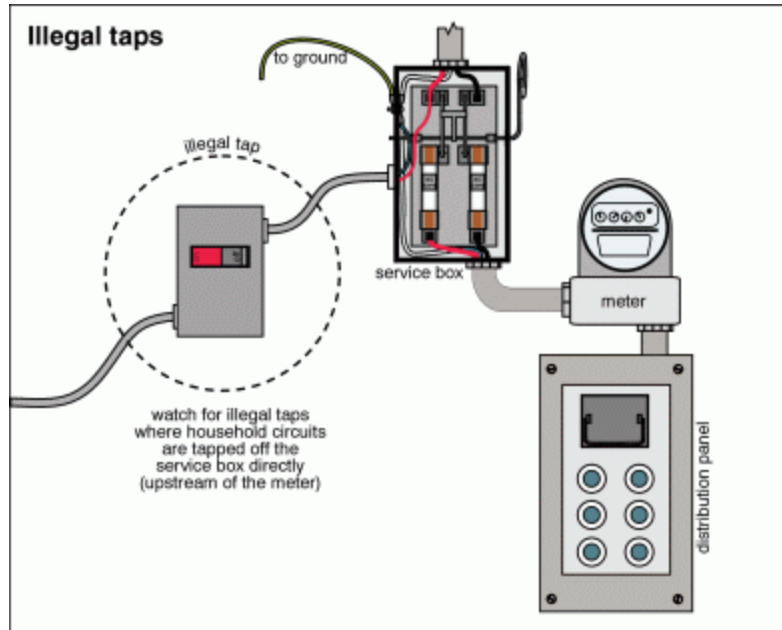
Suspected at the main service panel disconnect at bottom of stairs.

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Further evaluation

Time: Immediate



[Click on image to enlarge.](#)

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • Possibility of No Grounding

Was not able to determine that copper ground wire was connected to water main. Grounding wire in auxiliary panel was left abandoned.

Location: Basement

Task: Further evaluation

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

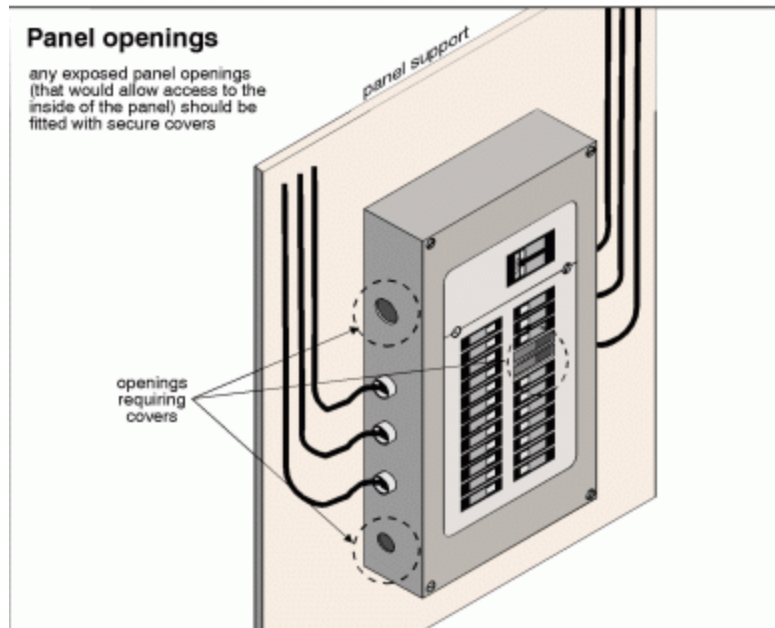
Implication(s): Electric shock | Fire hazard

Location: Basement - auxiliary panel

Task: Provide

Time: Immediate

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



[Click on image to enlarge.](#)

Condition: • [Overheating](#)

Implication(s): Fire hazard

Location: Basement - auxiliary panel

Task: Replace

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

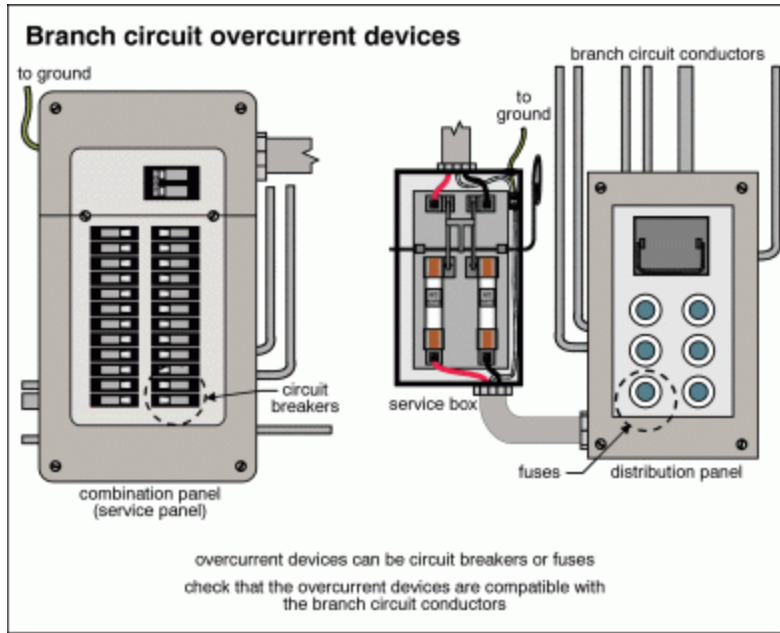
Condition: • [Fuses or breakers too big](#)

Implication(s): Equipment overheating | Fire hazard

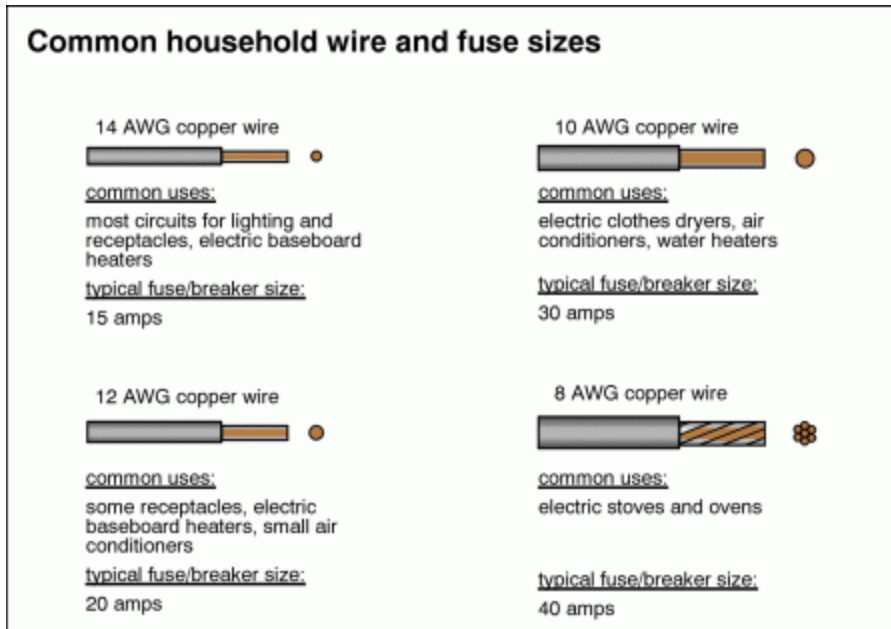
Location: Basement - auxiliary panel

Task: Provide

Time: Immediate



Click on image to enlarge.



Click on image to enlarge.

Condition: • [No fuses or breakers for subpanel](#)

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Provide

Time: Immediate



9. Missing fuses in auxiliary panel.

Condition: • [Wrong size fuses or breakers for subpanel and feeder](#)

Implication(s): Electric shock | Fire hazard

Location: Basement - auxiliary panel

Task: Repair or replace

Time: Immediate

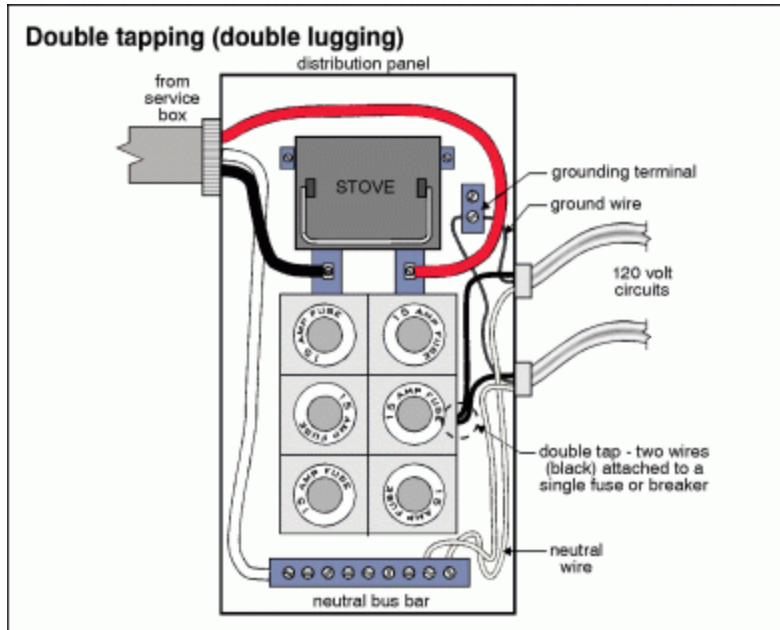
Condition: • [Double taps](#)

Implication(s): Fire hazard

Location: Basement - auxiliary panel

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

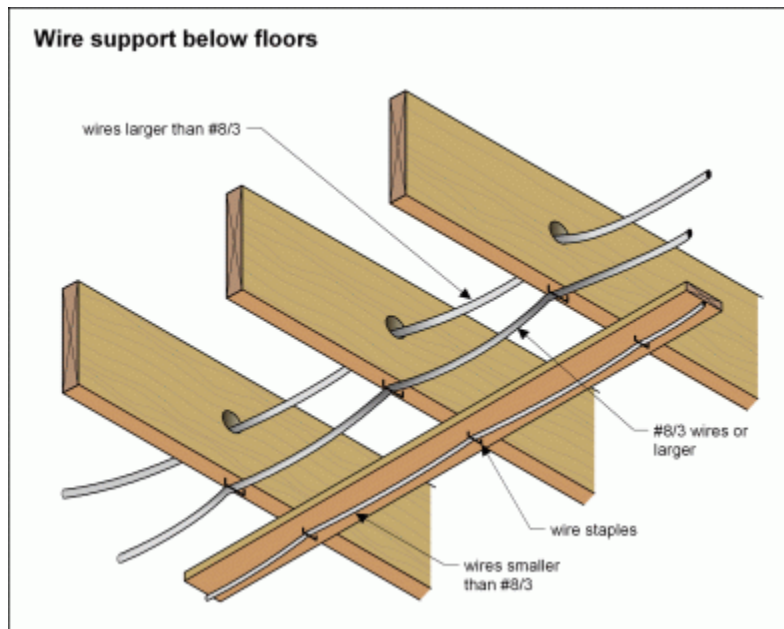
Condition: • [Exposed on walls or ceilings](#)

Implication(s): Electric shock

Location: Garage

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

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

DISTRIBUTION SYSTEM \ Wiring - installation

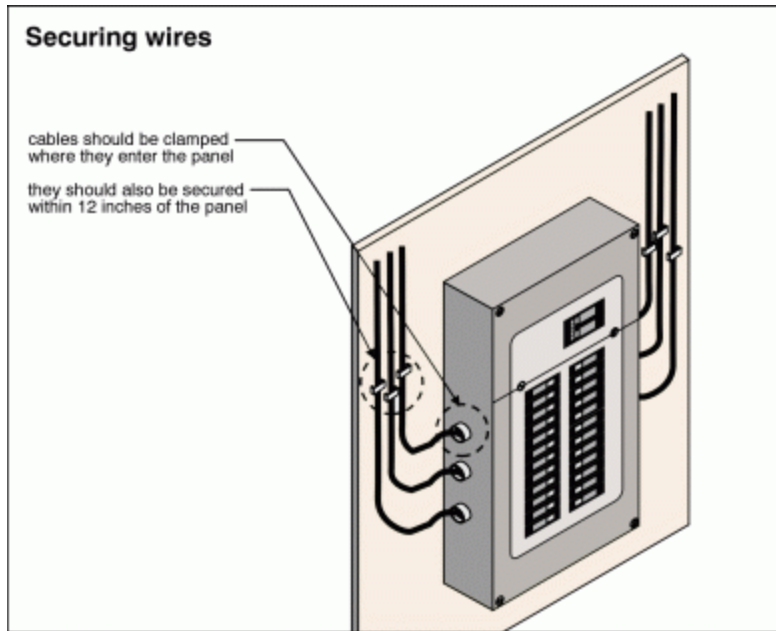
Condition: • [Not well secured](#)

Implication(s): Electric shock | Fire hazard

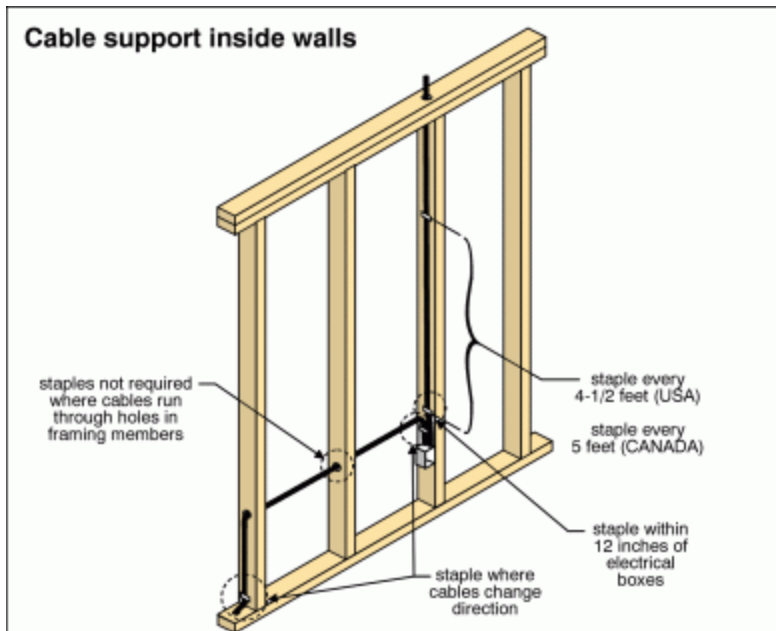
Location: Furnace room, auxiliary panel

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

A SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DISTRIBUTION SYSTEM \ Switches

Condition: • [Loose](#)

Implication(s): Electric shock

Location: Furnace room

Task: Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Junction boxes

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

Implication(s): Electric shock | Fire hazard

Location: Furnace room

Task: Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets

Condition: • [Inoperative](#)

Implication(s): Equipment inoperative

Location: Kitchen

Task: Repair

Time: Immediate

Condition: • [Inoperative](#)

Implication(s): Equipment inoperative

Location: Furnace room

Task: Repair

Time: If necessary

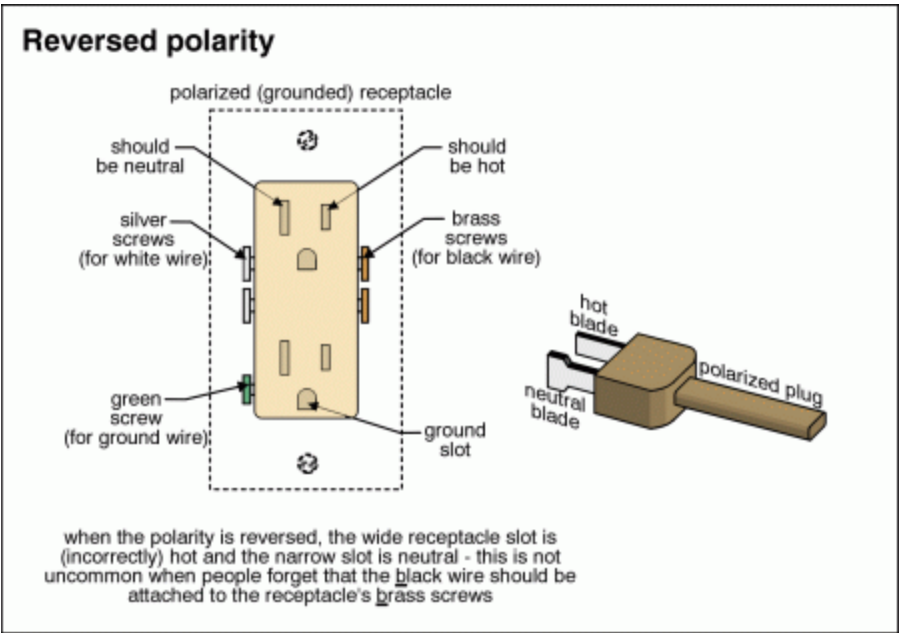
Condition: • [Reversed polarity](#)

Implication(s): Electric shock

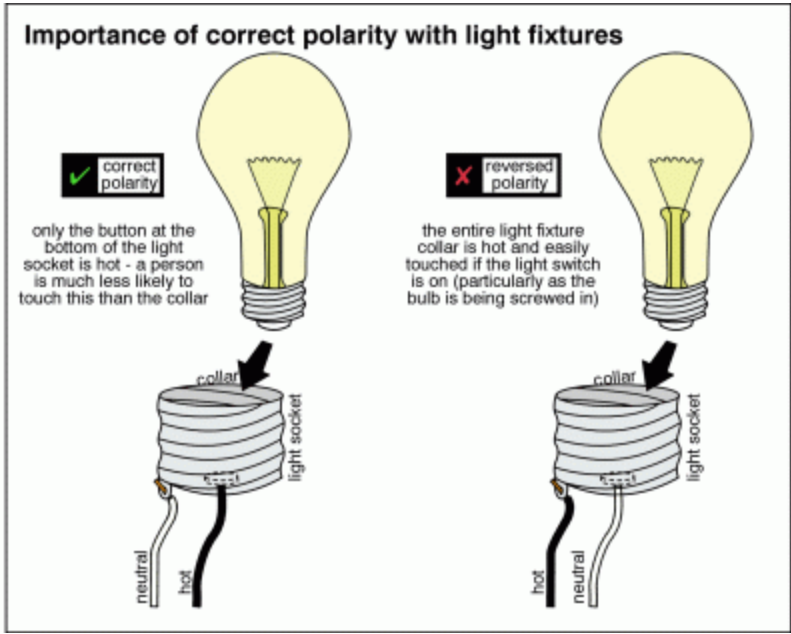
Location: Basement Utility room

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Various Basement, main bathroom in cabinet beside bath

Task: Provide

Time: Immediate

HEATING

123 Main St, Hamilton, ON November 24, 2006

Report No. 1011, v.3

www.insideoutinspections.ca

A SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

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

Efficiency: • [Conventional](#)

Approximate age: • [Old](#) • Near end of life expectancy

Failure probability:

• [Medium](#)

recently serviced

Main fuel shut off at: • Furnace room

Auxiliary heat: • Heat pump

Fireplace: • [Gas fireplace](#)

Chimney/vent: • [Masonry](#)

Chimney liner: • [Metal](#)

Limitations

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

Heat exchanger: • Not visible • Not accessible

Recommendations

GAS FURNACE \ Life expectancy

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

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

Location: Furnace room

Task: Monitor

Time: Unpredictable

GAS FURNACE \ Gas burners

Condition: • [Rust](#)

Implication(s): Shortened life expectancy of material | Material deterioration

Location: Furnace room

Task: Monitor

Time: Unpredictable

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

GAS FURNACE \ Ducts, registers and grilles

Condition: • Damaged

Implication(s): Increased heating costs, Reduced comfort

Location: Utility room

Task: Repair

Time: Discretionary

GAS FURNACE \ Humidifier

Condition: • Not tested

Location: Furnace room

CHIMNEY AND VENT \ Masonry chimney

Condition: • [Loose, missing or deteriorated mortar](#)

Implication(s): Material deterioration

Location: Exterior

Task: Repair

Time: Immediate

CHIMNEY AND VENT \ Metal chimney or vent

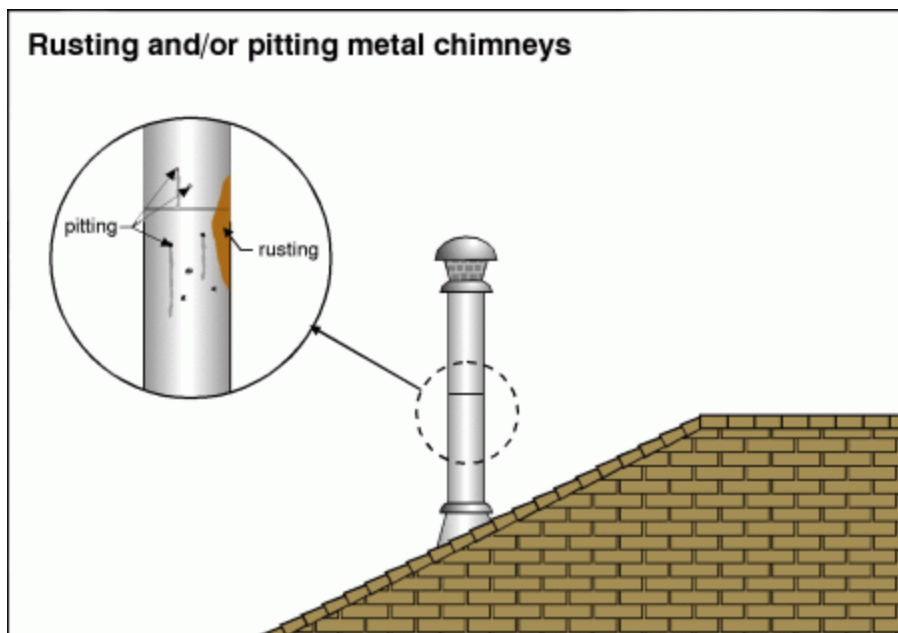
Condition: • [Chimney walls rusting or pitting](#)

Implication(s): Chance of movement | Hazardous combustion products entering home

Location: Exterior

Task: Repair

Time: If necessary



[Click on image to enlarge.](#)

COOLING & HEAT PUMP

123 Main St, Hamilton, ON November 24, 2006

Report No. 1011, v.3
www.insideoutinspections.ca

A SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Heat pump: • [Air source](#)

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

Failure probability: • [Medium](#)

Limitations

Inspection limited/prevented by: • Low outdoor temperature

System data plate:

- Not legible
- partially worn

Recommendations

HEAT PUMP \ Life expectancy

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

Implication(s): Reduced comfort

Location: Exterior

Task: Further evaluation

Time: Unpredictable

HEAT PUMP \ Refrigerant lines

Condition: • [Damage](#)

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

Location: Exterior

Task: Repair or replace

Time: If necessary

A SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Attic/roof insulation amount/value:

• [R-32](#)

approximate

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

Wall insulation material: • Not determined • Not visible

Wall insulation amount/value: • Not determined

Foundation wall insulation material: • Not determined

Foundation wall insulation amount/value: • Not determined • Not visible

Floor above crawlspace insulation material: • Not determined

Floor above crawlspace insulation amount/value: • Not determined • Not visible

Crawlspace ventilation: • [Wall Vents](#)

Air/vapor barrier: • [Not visible](#) • Not determined

Limitations

Inspection prevented by no access to: • Crawl space

Attic inspection performed:

• From access hatch

could only view main attic space, no access to attic space over addition or over garage.

Crawl space inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

ATTIC/ROOF \ Roof vents

Condition: • [Damage](#)

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

Location: Exterior

Task: Repair or replace

Time: Discretionary

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



10. Damaged roof vent.

Condition: • [Obstructed](#)

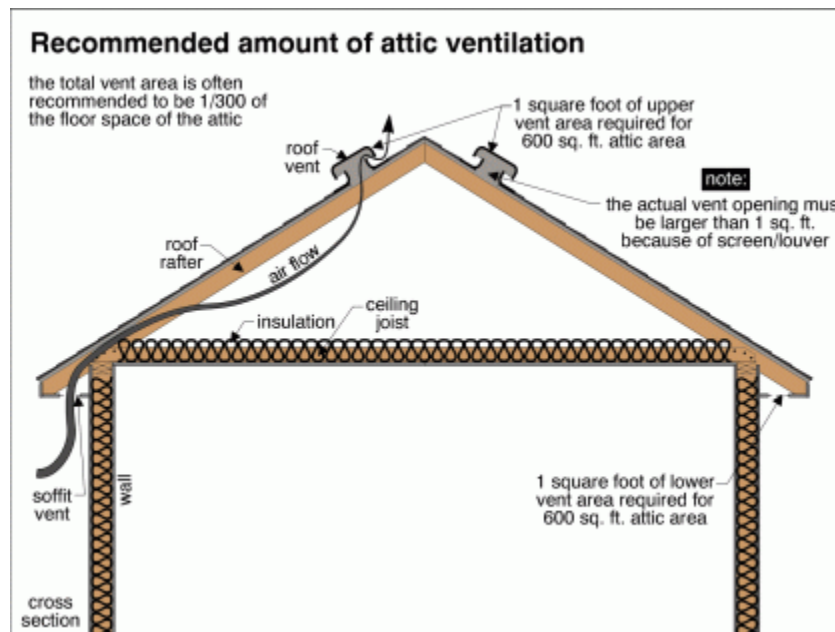
Insulation may be covering soffit vents obstructing air flow.

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

Location: Throughout Attic

Task: Improve

Time: Immediate



[Click on image to enlarge.](#)

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

ATTIC/ROOF \ Hatch

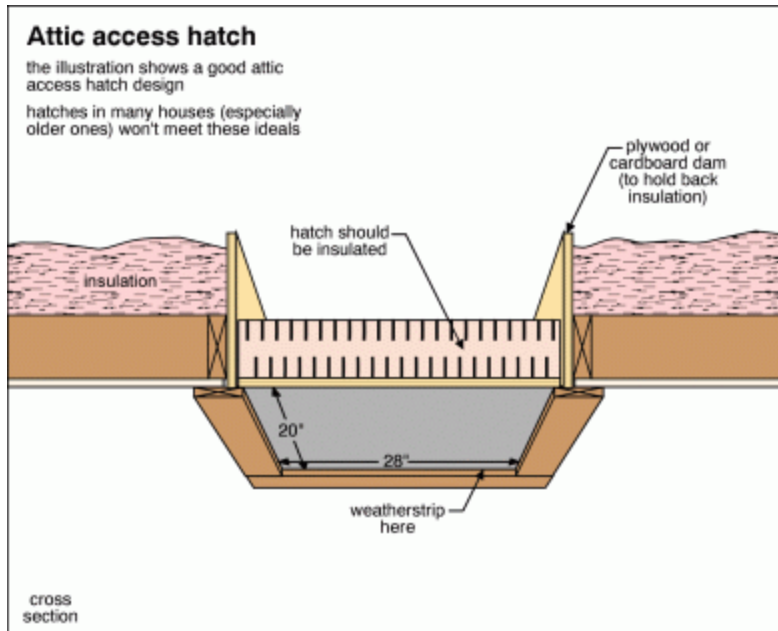
Condition: • [Not weatherstripped](#)

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

Location: Bedroom - rear

Task: Provide

Time: Immediate



[Click on image to enlarge.](#)

FLOORS \ Floors over unheated areas

Condition: • Cannot confirm insulation added to floor space over unheated area.

Implication(s): Increased heating costs, Reduced comfort

Location: Family room

Task: Provide/Further evaluation

Time: If necessary

A SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Water supply source: • Public

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

Supply piping in house: • [Copper](#)

Main water shut off valve at the:

• Basement
front of home

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

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

Water heater type: • [Induced draft](#)

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 11 years

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

Waste piping in house: • [Plastic](#) • [Cast Iron](#)

Limitations

Items excluded from a home inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Spa

Recommendations

WASTE PLUMBING \ Drain piping - performance

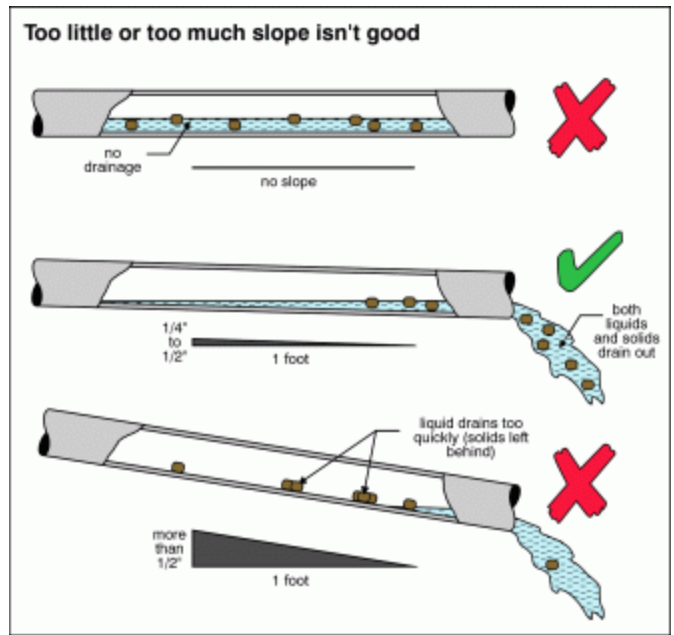
Condition: • [Poor slope](#)

Implication(s): Sewage entering the house

Location: Basement Kitchen

Task: Repair

Time: If necessary



Click on image to enlarge.

WASTE PLUMBING \ Traps - installation

Condition: • [Wrong type](#)

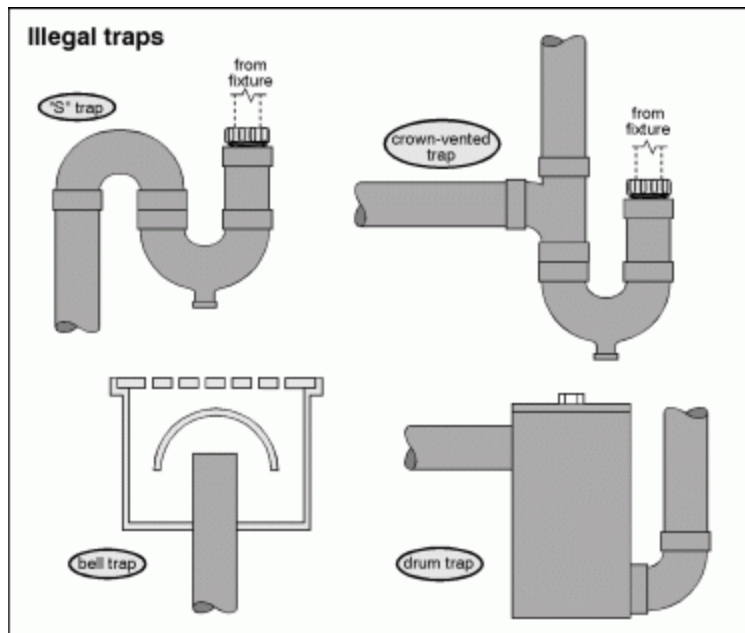
Air vent missing.

Implication(s): Sewer gases entering the house | Sewage entering the house

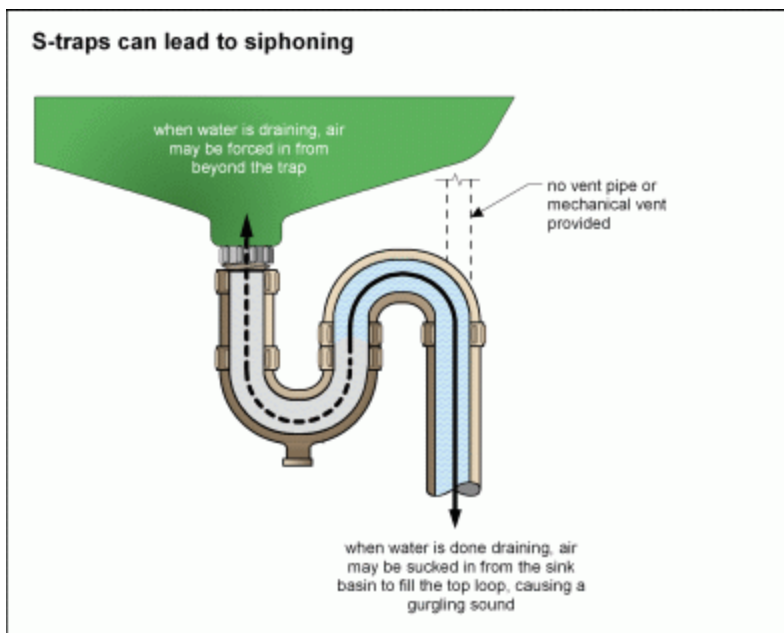
Location: Basement bathroom

Task: Repair or replace

Time: If necessary



Click on image to enlarge.



Click on image to enlarge.

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Slow drains](#)

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

Location: First floor Bathroom

Task: Repair

Time: Regular maintenance

FIXTURES AND FAUCETS \ Toilet

Condition: • [Broken or cracked tank lids, bowls or seats](#)

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

Location: Basement Bathroom

Task: Replace

Time: Immediate

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • Shower door operation, needs adjustment

Implication(s): Potential water damage

Location: Bathroom - main floor

Task: Repair

Time: Regular maintenance

Condition: • [Not smooth, impervious or water resistant](#)

Implication(s): Cosmetic defects | Hygiene issue

Location: Basement Bathroom

Task: Replace

Time: When remodelling

A SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

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

Major ceiling finishes: • [Paneling](#)

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

Windows: • [Fixed](#) • [Sliders](#) • [Casement](#) • [Awning](#)

Glazing: • [Single](#) • [Double](#) • [Primary plus storm](#)

Exterior doors - type/material: • [Solid wood](#)

Limitations

Inspection limited/prevented by: • [Carpet](#) • [Storage/furnishings](#) • [New finishes/paint](#) • [Storage in closets/cupboards](#)

No access to: • [Crawlspace](#)

Restricted access to: • [Cupboards and cabinets](#)

Not included as part of a home inspection: • [Carbon monoxide detectors](#), [security systems](#), [central vacuum](#) • [Cosmetic issues](#) • [Appliances](#)

Percent of foundation not visible: • [85 %](#)

Basement leakage: • [Cannot predict how often or how badly basement will leak](#) • [Storage in basement limited inspection](#)

Crawlspace leakage: • [Cannot predict how often or how badly crawlspace will leak](#)

Recommendations

CEILINGS \ Plaster or drywall

Condition: • [Patched](#)

Implication(s): [Cosmetic defects](#)

Location: [First floor Dining room](#)

Task: [Monitor](#)

WINDOWS \ General

Condition: • [Operation - hard to open](#)

Location: [Family room / first floor bathroom](#)

Task: [Further evaluation](#)

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

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

Location: Throughout

Task: Replace

Time: When remodelling if necessary

WINDOWS \ Interior trim

Condition: • [Poor fit](#)

Implication(s): Cosmetic defects

Location: Front First floor Family room

Task: Repair

Time: If necessary

DOORS \ Doors and frames

Condition: • Poor fit

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

Location: Basement - furnace and utility room

Task: Repair

Time: Immediate

DOORS \ Hardware

Condition: • [Loose](#)

Implication(s): Equipment failure

Location: First floor bedroom -rear

Task: Replace

Time: Immediate

EXHAUST FANS \ Exhaust fan

Condition: • [Inadequate air movement](#)

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

Location: Basement Bathroom

Task: Repair or replace

Time: If necessary

EXHAUST FANS \ Exhaust duct

Condition: • [Weather hood missing or loose](#)

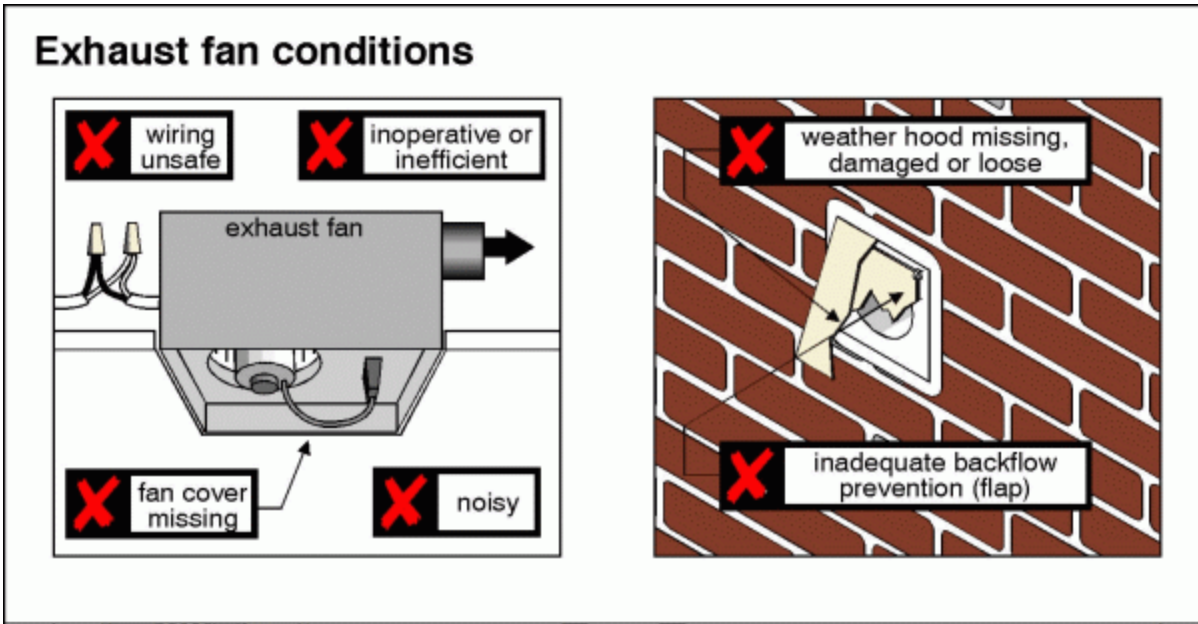
Dryer vent cover broken.

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

Location: Exterior

Task: Replace

Time: Immediate



Click on image to enlarge.

EXHAUST FANS \ Kitchen exhaust system

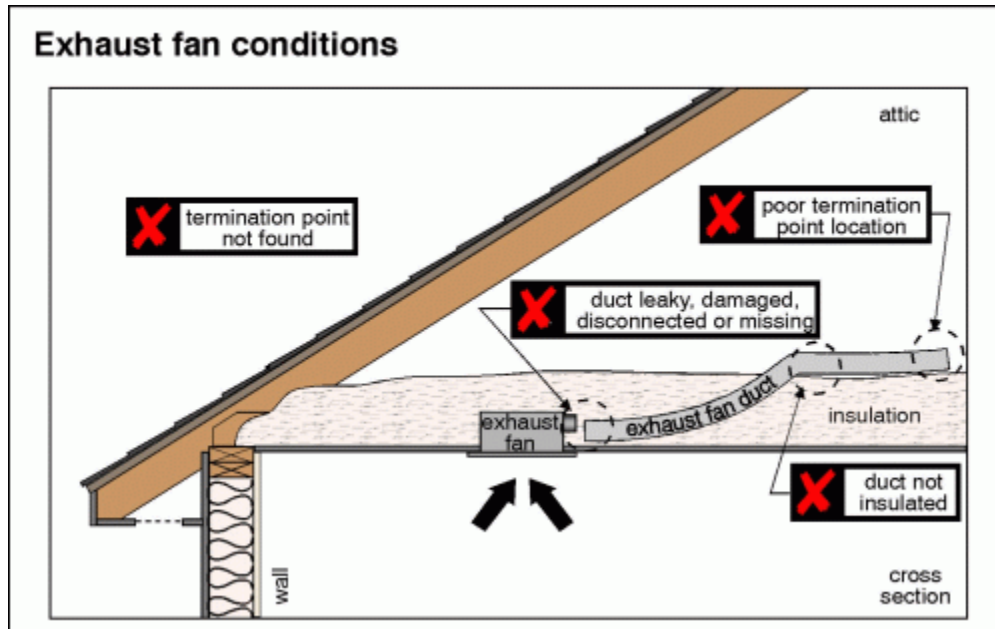
Condition: • Not vented to exterior

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

Location: Attic

Task: Repair

Time: Immediate



Click on image to enlarge.

END OF REPORT

REFERENCE LIBRARY

123 Main St, Hamilton, ON November 24, 2006

Report No. 1011, v.3

www.insideoutinspections.ca

A SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)