

# YOUR Inspection Report



*Professional advice at your fingertips*

**FOR THE PROPERTY AT:**

123 Any Street  
Kitchener, ON

**PREPARED FOR:**

JOHN DOE

**INSPECTION DATE:**

Thursday, May 13, 2010

**PREPARED BY:**

Gerald Moore



RSM Building Consultants  
34 Rolling Meadows Drive  
Kitchener, ON N2N 1T2

519-496-1434

Fax: 519-749-9199

[www.rsmbuildingconsultants.com](http://www.rsmbuildingconsultants.com)

[gerald@rsmbuildingconsultants.com](mailto:gerald@rsmbuildingconsultants.com)



May 12, 2010

Dear John Doe,

RE: Report No. 1062  
123 Any Street  
Kitchener, ON

## INTRODUCTION

The following numbered and attached pages are your home inspection report. The report includes pictures, information and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the International Association of Certified Home Inspectors. The standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during and after the inspection. In addition it has been attached as part of this report.

## SCOPE

A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. No warranty, guarantee, or insurance by RSM Building Consultants is expressed or implied. This report does not include inspection for wood destroying insects, mould, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting the inspection is not a professional engineer that would authorize the rendering of an opinion as to the structural integrity of the building or its other components. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing of the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers or roofers

## WHAT REALLY MATTERS IN A HOME INSPECTION

Congratulations on buying your new home. The process can be stressful. A home inspection is supposed to give you a

peace of mind, but often has opposite effect. You will be asked to absorb a lot of information in a short time. This often includes written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

First you should relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories

1. Major Defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing
3. Things that may hinder your ability to finance, legally occupy, or insure the home.
4. Safety hazards. Such as lack of GFCI protection

Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property. Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

Keep things in perspective. Don't kill the deal over things that don't matter. It is inappropriate to demand that the seller address deferred maintenance, conditions already listed on the seller's disclosure, or small items.

Sincerely,

Gerald Moore  
on behalf of  
RSM Building Consultants

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# SUMMARY

123 Any Street, Kitchener, ON May 13, 2010

Report No. 1062

[www.rsmbuildingconsultants.com](http://www.rsmbuildingconsultants.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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](#)

Chimney flashings at one time leaked water into the attic. No signs of leaking at time of inspection.

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

**Location:** Attic

**Task:** Correct

**Condition:** • [Cracked](#)

A few shingles on the roof were cracked.

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

**Location:** Roof

**Task:** Monitor

## Exterior

### **WALLS \ Flashings and caulking**

**Condition:** • [Caulking missing or ineffective](#)

Old caulking is cracked and not sealing doors and windows. Most windows, doors and corners need to be caulked to ensure no water or drafts enter the home.

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

**Location:** Throughout Exterior

**Task:** Correct

### **WALLS \ Wood siding**

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

Paint on wood siding was cracked and flaking.

**Implication(s):** Shortened life expectancy of material

**Location:** Throughout Exterior

**Task:** Correct

### **DOORS \ Exterior trim**

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

Many exterior door frames need painting to ensure water protection.

**Implication(s):** Chance of damage to finishes and structure | Material deterioration

**Location:** Throughout

**Task:** Correct

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## LANDSCAPING \ Lot grading

**Condition:** • [Improper slope](#)

Front property near garage door is very flat. Monitor to ensure no ponding of water.

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

**Location:** Front Yard

**Task:** Monitor

## LANDSCAPING \ General

**Condition:** • [Too close to grade or wood/soil contact](#)

Wood siding needs to have a 6" clearance to soil to ensure no water penetration.

**Implication(s):** Chance of water entering house | Weakened structure | Rot | Insect damage

**Location:** Throughout Exterior Wall

**Task:** Correct

## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ Service box

**Condition:** • [Rust](#)

Rust in panel and grommet missing where wire enters service box.

**Implication(s):** Electric shock | Increased fire hazard

**Task:** Further evaluation

### DISTRIBUTION SYSTEM \ Wiring - installation

**Condition:** • [Not well secured](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Attic

**Task:** Correct

**Condition:** • [Abandoned wire](#)

**Implication(s):** Electric shock

**Location:** Near Panel

**Task:** Correct

### DISTRIBUTION SYSTEM \ Switches

**Condition:** • [Inoperative](#)

Various switches throughout home were either disconnected or obsolete.

**Implication(s):** Inadequate lighting

**Location:** Throughout

**Task:** Further evaluation

### DISTRIBUTION SYSTEM \ Outlets

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

Ground fault interrupters (GFI's) were not installed on the exterior, on the kitchen counter outlets or on the bathroom outlet. Although not required when the house was built it is highly recommended to prevent electric shock.

**Implication(s):** Electric shock

**Location:** Throughout

**Task:** Improve

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## DISTRIBUTION SYSTEM \ Cover plates

**Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** Laundry Area

**Task:** Correct

## DISTRIBUTION SYSTEM \ Smoke detectors

**Condition:** • [Inoperative](#)

**Implication(s):** Fire hazard

**Location:** Throughout

**Task:** Correct

## Heating

### CHIMNEY AND VENT \ Inspect/sweep chimney

**Condition:** • [Inspect \(and/sweep if needed\) before using](#)

Both fireplace chimney flues should be cleaned and inspected by a WETT Certified Professional.

**Implication(s):** Fire hazard

**Task:** Correct

### CHIMNEY AND VENT \ Flue

**Condition:** • Flue liner does not extend the required 4" above the chimney cap.

**Task:** Correct

### CHIMNEY AND VENT \ Masonry chimney

**Condition:** • [Cracked](#)

Chimney flue is not smoke tight. This hole and crack must be repaired by a WETT certified Chimney installer.

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

**Task:** Correct

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

Repair mortar joints to ensure chimney stays water tight.

**Implication(s):** Material deterioration

**Location:** Roof

**Task:** Correct

### CHIMNEY AND VENT \ Masonry chimney cap

**Condition:** • [Cracked](#)

Chimney crown has cracks allowing moisture into the chimney. This will cause damage to the chimney during the freeze / thaw cycles.

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

**Task:** Correct

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## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • [Amount inadequate](#)

Insulation is not consistent over ceiling. Some areas only have 4" whereas 10" or more is recommended.

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

**Location:** Throughout Attic

**Task:** Correct

### ATTIC/ROOF \ Hatch

**Condition:** • [Not weatherstripped](#)

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

**Location:** Attic

**Task:** Correct

## Plumbing

### FIXTURES AND FAUCETS \ Toilet

**Condition:** • [Loose](#)

The toilets in the main bath and ensuite need to be securely attached to the floor.

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

**Location:** Throughout

**Task:** Correct

## Interior

### FLOORS \ General

**Condition:** • [Absorbent materials in wet areas](#)

Carpet not recommended in bathrooms as they absorb moisture.

**Implication(s):** Cosmetic defects | Hygiene issue

**Location:** First Floor Bathroom

**Task:** Correct

### CEILINGS \ General

**Condition:** • [Water damage](#)

Staining in front closet from previous roof leak.

**Implication(s):** Cosmetic defects | Chance of movement

**Location:** First Floor

**Task:** Monitor

### GARAGE \ Floor

**Condition:** • [Improper slope](#)

Garage floor is not sloped towards the outdoors.

**Implication(s):** Loss of proper slope for drainage

**Location:** Garage

**Task:** Monitor

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## GARAGE \ Man-door into garage

**Condition:** • [No self closer](#)

Installation of a door closer is required to ensure CO from a car will not enter home if the door is left open.

**Implication(s):** Hazardous combustion products entering home

**Location:** Garage

**Task:** Correct

## EXHAUST FANS \ Kitchen exhaust system

**Condition:** • Not vented to exterior

Although not required at time of construction. This fan vented to the exterior would improve indoor air quality by removing excess moisture from cooking.

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

**Location:** Kitchen

**Task:** Improve

## APPLIANCES \ Dishwasher

**Condition:** • Old

**Implication(s):** Reduced system life expectancy

**Location:** Kitchen

**Condition:** • Backflow prevention missing

Discharge hose should be brought up over dishwasher to the underside of countertop. This ensures that if there is a sewage backup it will reduce the possibility of flowing into the dishwasher and contaminating the drinking water.

**Implication(s):** Contaminated drinking water

**Location:** Kitchen

**Task:** Correct

## APPLIANCES \ Dryer

**Condition:** • Not vented to exterior

Dryer should exhaust to the exterior. This will also allow CO from car fumes to enter house.

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

**Location:** Garage

**Task:** Correct

We are proud of our service and trust that you will be happy with the quality of the report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door or identified every problem. Also because our inspection is essentially visual latent defects could exist. We can not see behind walls. Therefore, you should not regard are inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basement may be water problems and systems may fail without warning. We can not predict future events and for those reasons you should keep a comprehensive insurance policy current.

This report is written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a sellers disclosure. Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

PRE-CLOSING WALK THROUGH

# SUMMARY

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The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be through during this walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner / seller of the property prior to closing. Purchasing the property with a known defect or problem releases RSM Building Consultants of all responsibility. Client assumes responsibility for all know defects after settlement.

[Home Improvement - ballpark costs](#)

# ROOFING

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## Description

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

**Probability of leakage:** • High

## Limitations

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

## Recommendations

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

**Condition:** • [Leak](#)

Chimney flashings at one time leaked water into the attic. No signs of leaking at time of inspection.

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

**Location:** Attic

**Task:** Correct



1. Signs of Past Leak

**Condition:** • [Cracked](#)

A few shingles on the roof were cracked.

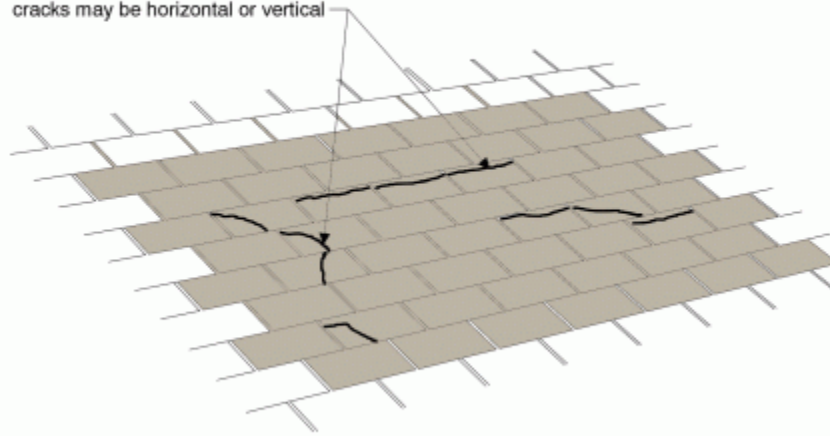
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Roof

**Task:** Monitor

## Premature failure of asphalt shingles

premature cracking of shingles can occur even in newer asphalt shingle applications  
cracks may be horizontal or vertical



[Click on image to enlarge.](#)



2. Roof Shingle Cracked

## Description

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

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

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

**Wall surfaces - wood:** • [Boards](#)

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

## Recommendations

### **WALLS \ Flashings and caulking**

**Condition:** • [Caulking missing or ineffective](#)

Old caulking is cracked and not sealing doors and windows. Most windows, doors and corners need to be caulked to ensure no water or drafts enter the home.

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

**Location:** Throughout Exterior

**Task:** Correct

### **WALLS \ Wood siding**

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

Paint on wood siding was cracked and flaking.

**Implication(s):** Shortened life expectancy of material

**Location:** Throughout Exterior

**Task:** Correct



3. Wood Siding

# EXTERIOR

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SUMMARY

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## DOORS \ Exterior trim

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

Many exterior door frames need painting to ensure water protection.

**Implication(s):** Chance of damage to finishes and structure | Material deterioration

**Location:** Throughout

**Task:** Correct

## LANDSCAPING \ Lot grading

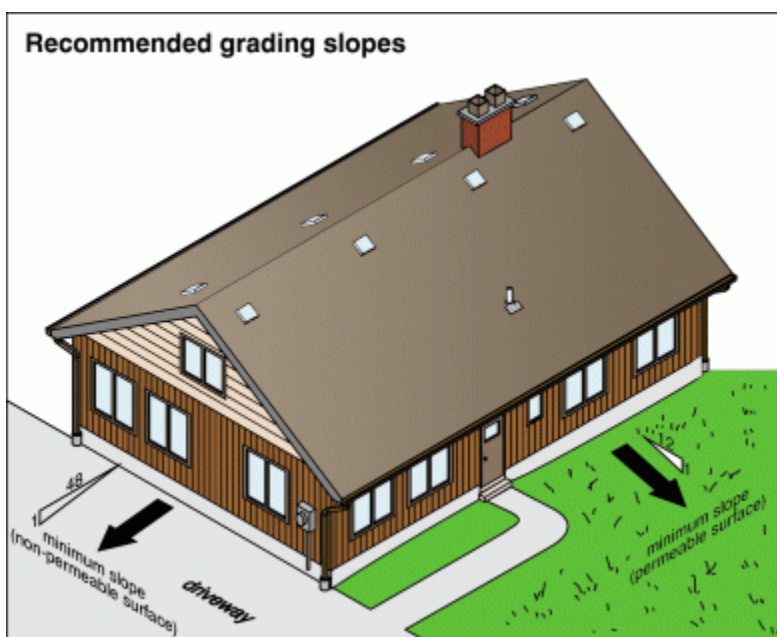
**Condition:** • [Improper slope](#)

Front property near garage door is very flat. Monitor to ensure no ponding of water.

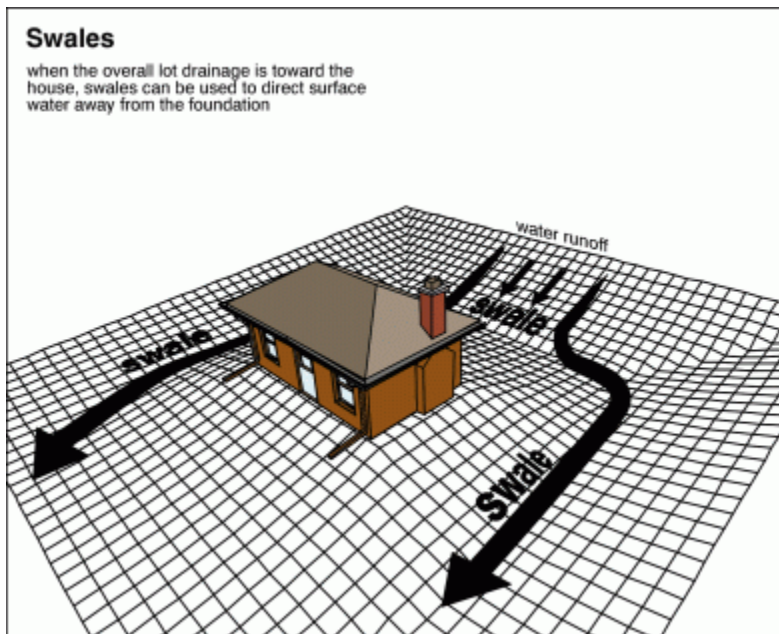
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Front Yard

**Task:** Monitor



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

## LANDSCAPING \ General

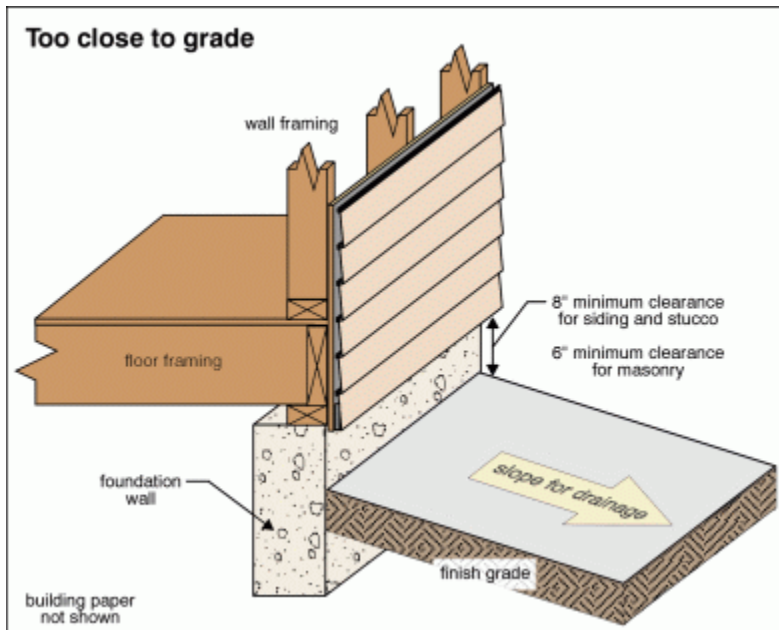
**Condition:** • [Too close to grade or wood/soil contact](#)

Wood siding needs to have a 6" clearance to soil to ensure no water penetration.

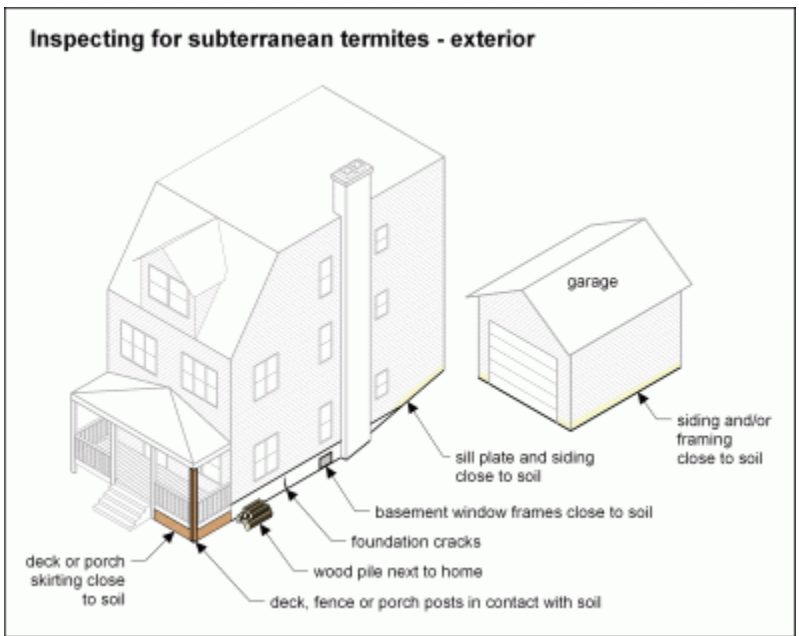
**Implication(s):** Chance of water entering house | Weakened structure | Rot | Insect damage

**Location:** Throughout Exterior Wall

**Task:** Correct



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



4. Wood Siding in Contact With Ground

SUMMARY

ROOFING

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## Description

**Configuration:** • [Slab-on-grade](#)

**Foundation material:** • [Not visible/none](#)

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

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

## Limitations

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

**Attic/roof space:** • Entered but access was limited

**Percent of foundation not visible:** • 99 %

## Description

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

**Service size:** • [125 Amps \(240 Volts\)](#)

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

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

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

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

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

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • No GFCI

**Smoke detectors:** • [Present](#)

## Limitations

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.

## Recommendations

### **SERVICE BOX, GROUNDING AND PANEL \ Service box**

**Condition:** • [Rust](#)

Rust in panel and grommet missing where wire enters service box.

**Implication(s):** Electric shock | Increased fire hazard

**Task:** Further evaluation



5. Rust in Panel

## **DISTRIBUTION SYSTEM \ Wiring - installation**

**Condition:** • [Not well secured](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Attic

**Task:** Correct



6. Wiring in Attic



7. Wiring in Attic

**Condition:** • [Abandoned wire](#)

**Implication(s):** Electric shock

**Location:** Near Panel

**Task:** Correct

## **DISTRIBUTION SYSTEM \ Switches**

**Condition:** • [Inoperative](#)

Various switches throughout home were either disconnected or obsolete.

**Implication(s):** Inadequate lighting

**Location:** Throughout

**Task:** Further evaluation

## **DISTRIBUTION SYSTEM \ Outlets**

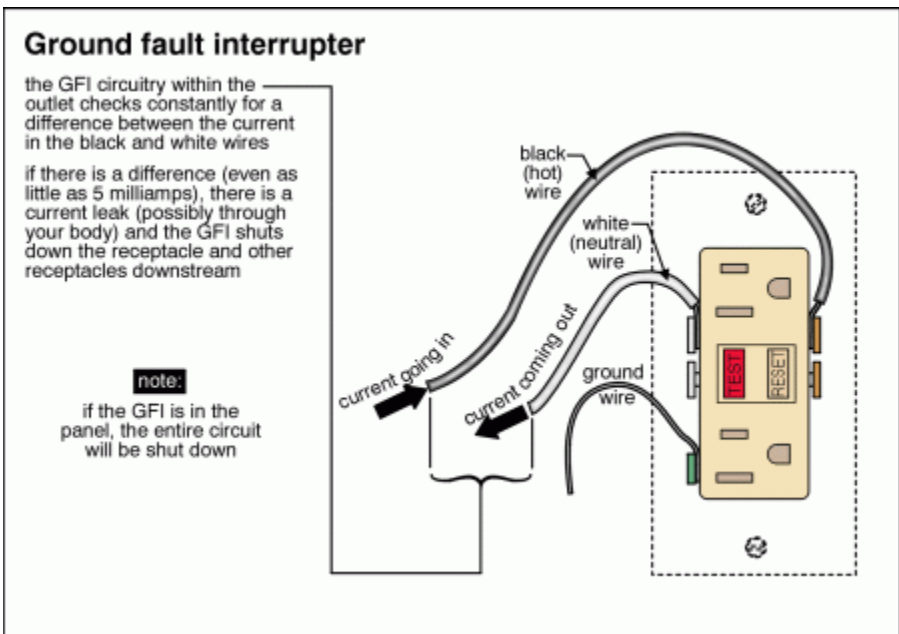
**Condition:** • [No GFI \(Ground Fault Interrupter\)](#)

Ground fault interrupters (GFI's) were not installed on the exterior, on the kitchen counter outlets or on the bathroom outlet. Although not required when the house was built it is highly recommended to prevent electric shock.

**Implication(s):** Electric shock

**Location:** Throughout

**Task:** Improve



**DISTRIBUTION SYSTEM \ Cover plates**

**Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** Laundry Area

**Task:** Correct



8. Laundry Outlet

SUMMARY

ROOFING

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## **DISTRIBUTION SYSTEM \ Smoke detectors**

**Condition:** • [Inoperative](#)

**Implication(s):** Fire hazard

**Location:** Throughout

**Task:** Correct

# HEATING

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## Description

**Fuel/energy source:** • [Gas](#)

**System type:** • [Furnace](#)

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

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

**Efficiency:** • [Mid-efficiency](#)

**Approximate age:** • [14 years](#)

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

**Failure probability:** • [Medium](#)

**Main fuel shut off at:** • Meter

**Supply temperature:** • 120°

**Return temperature:** • 70°

**Temperature difference:** • 50°

**Fireplace:** • [Wood-burning fireplace](#)

**Chimney/vent:** • [Metal](#)

**Carbon monoxide test:** • 0 parts per million - approximate

**Combustion air source:** • Interior of home

## Limitations

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

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

**Heat exchanger:** • Only a small portion visible

## Recommendations

### **CHIMNEY AND VENT \ Inspect/sweep chimney**

**Condition:** • [Inspect \(and/sweep if needed\) before using](#)

Both fireplace chimney flues should be cleaned and inspected by a WETT Certified Professional.

**Implication(s):** Fire hazard

**Task:** Correct



9. Chimney Flue

### CHIMNEY AND VENT \ Flue

**Condition:** • Flue liner does not extend the required 4" above the chimney cap.

**Task:** Correct

### CHIMNEY AND VENT \ Masonry chimney

**Condition:** • [Cracked](#)

Chimney flue is not smoke tight. This hole and crack must be repaired by a WETT certified Chimney installer.

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

**Task:** Correct



10. Opening and Crack in Flue

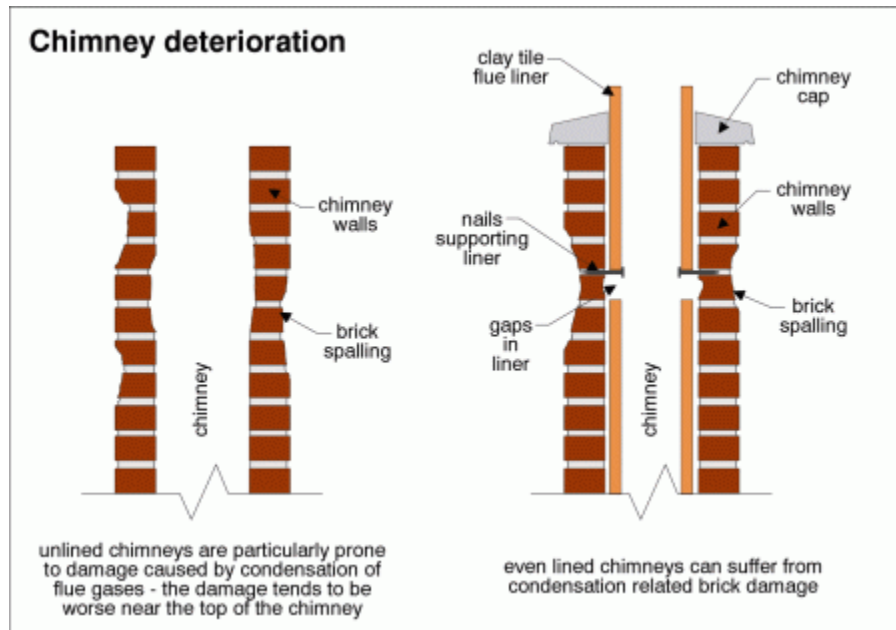
**Condition:** • [Loose, missing or deteriorated mortar](#)

Repair mortar joints to ensure chimney stays water tight.

**Implication(s):** Material deterioration

**Location:** Roof

**Task:** Correct



[Click on image to enlarge.](#)



11. Chimney

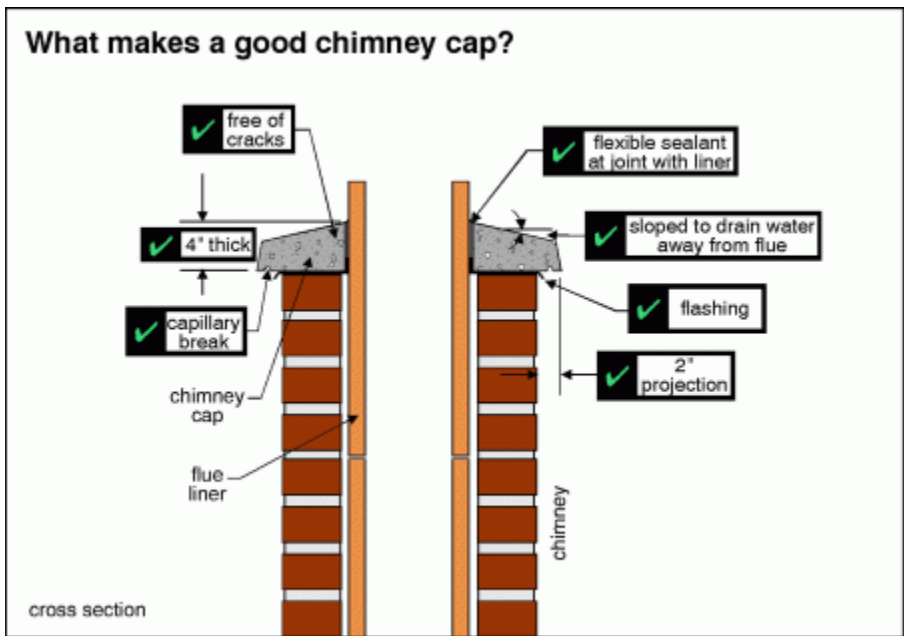
## **CHIMNEY AND VENT \ Masonry chimney cap**

**Condition:** • [Cracked](#)

Chimney crown has cracks allowing moisture into the chimney. This will cause damage to the chimney during the freeze / thaw cycles.

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

**Task:** Correct



[Click on image to enlarge.](#)



12. Chimney Crown

# COOLING & HEAT PUMP

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## Description

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

**Compressor approximate age:** • 14 years

**Typical life expectancy:** • 12 to 15 years

## Limitations

**Inspection limited/prevented by:** • Low outdoor temperature

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

## Description

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

**Attic/roof insulation amount/value:** • [R-12](#)

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

**Wall insulation material:** • Not visible

## Limitations

**Inspection prevented by no access to:** • Wall space

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

## Recommendations

### ATTIC/ROOF \ Insulation

**Condition:** • [Amount inadequate](#)

Insulation is not consistent over ceiling. Some areas only have 4" whereas 10" or more is recommended.

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

**Location:** Throughout Attic

**Task:** Correct



13. Attic Insulation

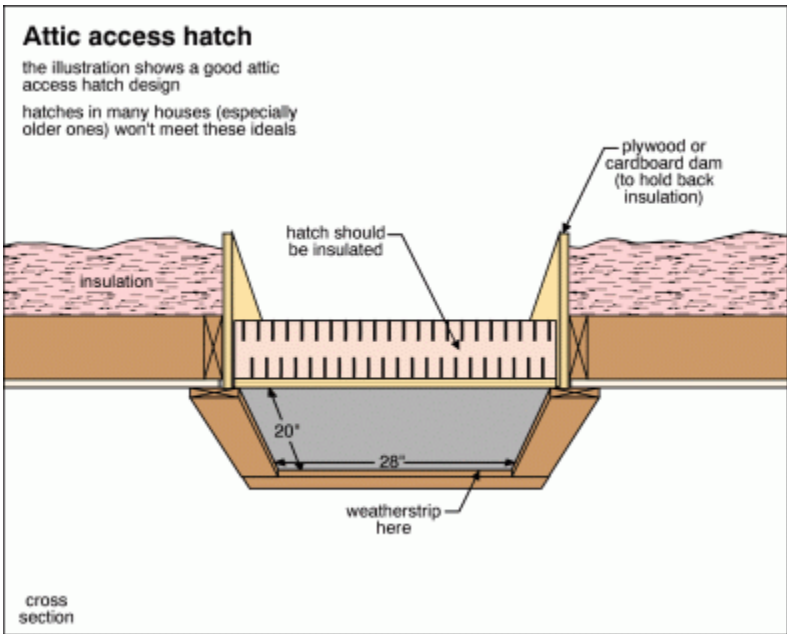
### ATTIC/ROOF \ Hatch

**Condition:** • [Not weatherstripped](#)

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

**Location:** Attic

**Task:** Correct



[Click on image to enlarge.](#)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

**PLUMBING**

INTERIOR

## Description

**Water supply source:** • Public

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

**Supply piping in house:** • [Copper](#)

**Main water shut off valve at the:** • Meter

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

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

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

**Tank capacity:** • [40 gallons](#)

**Water heater approximate age:** • 4 years

**Typical life expectancy:** • 8 to 12 years

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

**Waste piping in house:** • [ABS plastic](#) • [Copper](#) • [Cast Iron](#)

**Floor drain location:** • Near laundry area

**Water treatment system:** • Water softener

## Limitations

**Items excluded from a home inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested

## Recommendations

### **FIXTURES AND FAUCETS \ Toilet**

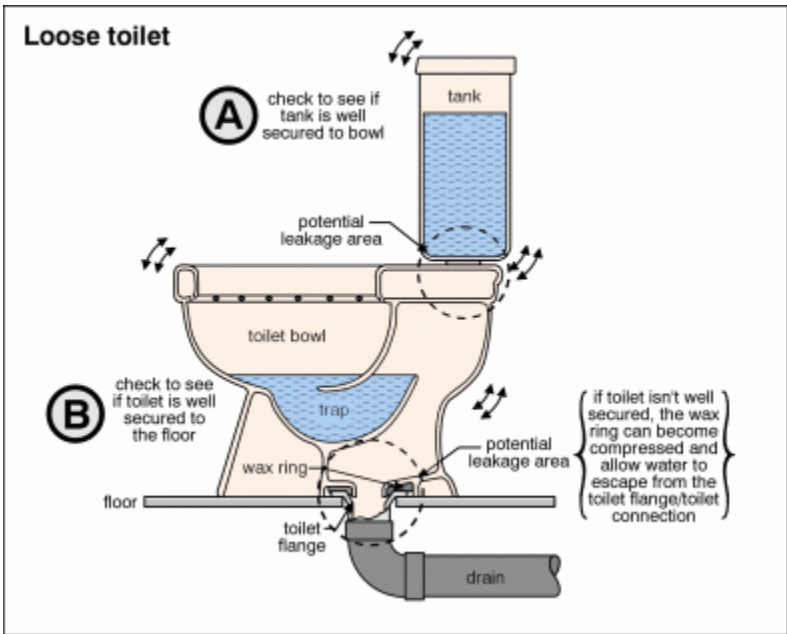
**Condition:** • [Loose](#)

The toilets in the main bath and ensuite need to be securely attached to the floor.

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

**Location:** Throughout

**Task:** Correct



Click on image to enlarge.

## Description

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

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

**Windows:** • [Fixed](#) • [Awning](#) • Wood • Vinyl

**Glazing:** • [Single](#) • [Double](#)

**Exterior doors - type/material:** • [Storm](#) • [Wood](#)

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Appliances:** • Refrigerator • Range hood • Dishwasher

**Laundry facilities:** • Washer • Laundry tub • Hot/cold water supply • Dryer • 120-Volt outlet • 240-Volt outlet

## Recommendations

### FLOORS \ General

**Condition:** • [Absorbent materials in wet areas](#)

Carpet not recommended in bathrooms as they absorb moisture.

**Implication(s):** Cosmetic defects | Hygiene issue

**Location:** First Floor Bathroom

**Task:** Correct



14. Carpet in Bathroom

## CEILINGING \ General

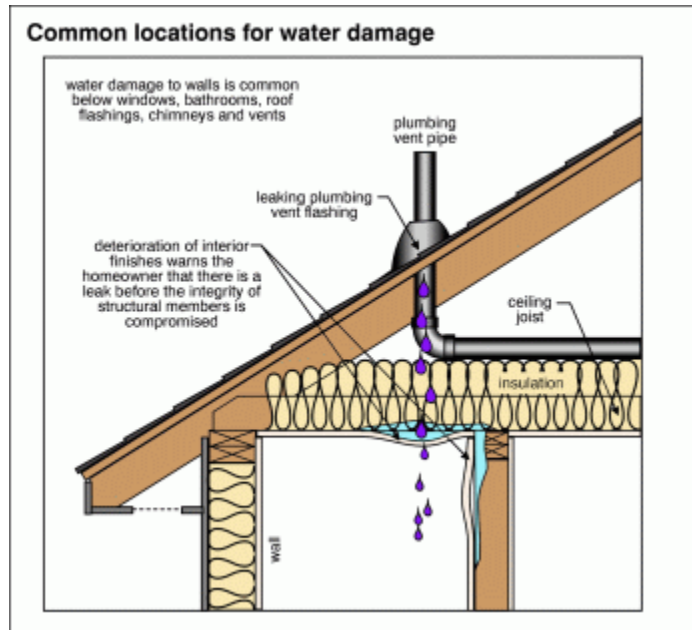
**Condition:** • [Water damage](#)

Staining in front closet from previous roof leak.

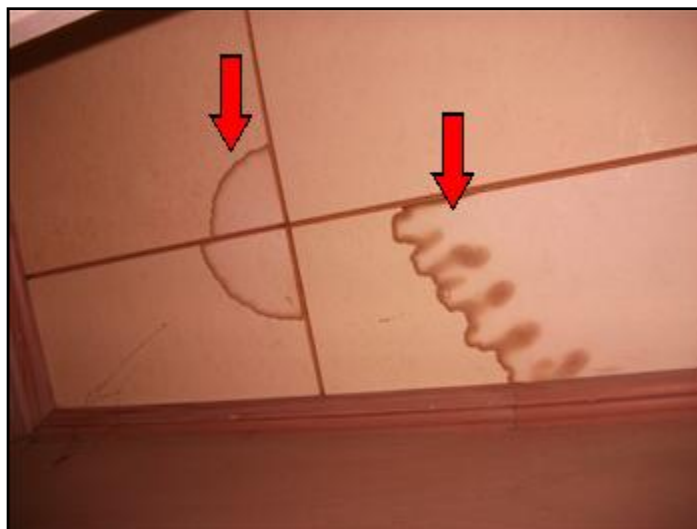
**Implication(s):** Cosmetic defects | Chance of movement

**Location:** First Floor

**Task:** Monitor



[Click on image to enlarge.](#)



15. Ceiling Stains

## GARAGE \ Floor

**Condition:** • [Improper slope](#)

Garage floor is not sloped towards the outdoors.

**Implication(s):** Loss of proper slope for drainage

**Location:** Garage

**Task:** Monitor

## GARAGE \ Man-door into garage

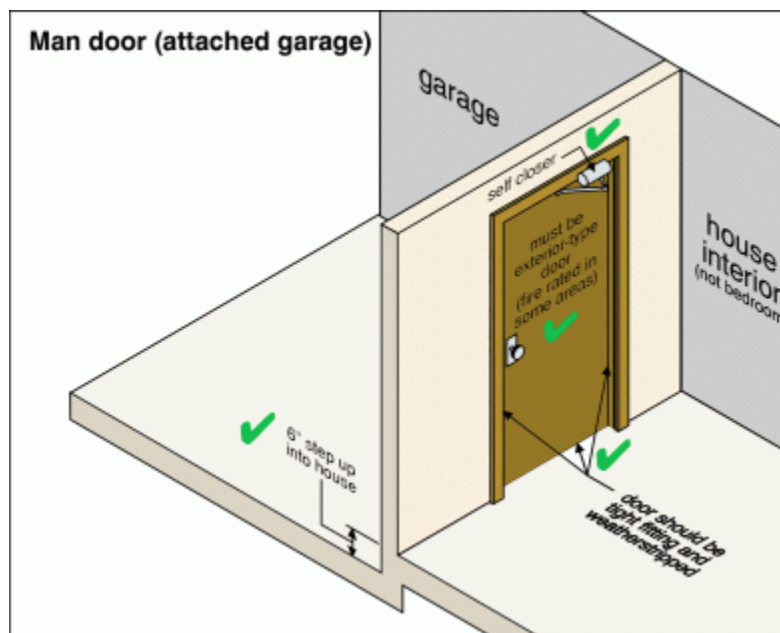
**Condition:** • [No self closer](#)

Installation of a door closer is required to ensure CO from a car will not enter home if the door is left open.

**Implication(s):** Hazardous combustion products entering home

**Location:** Garage

**Task:** Correct



[Click on image to enlarge.](#)



16. Garage Door to House

### EXHAUST FANS \ Kitchen exhaust system

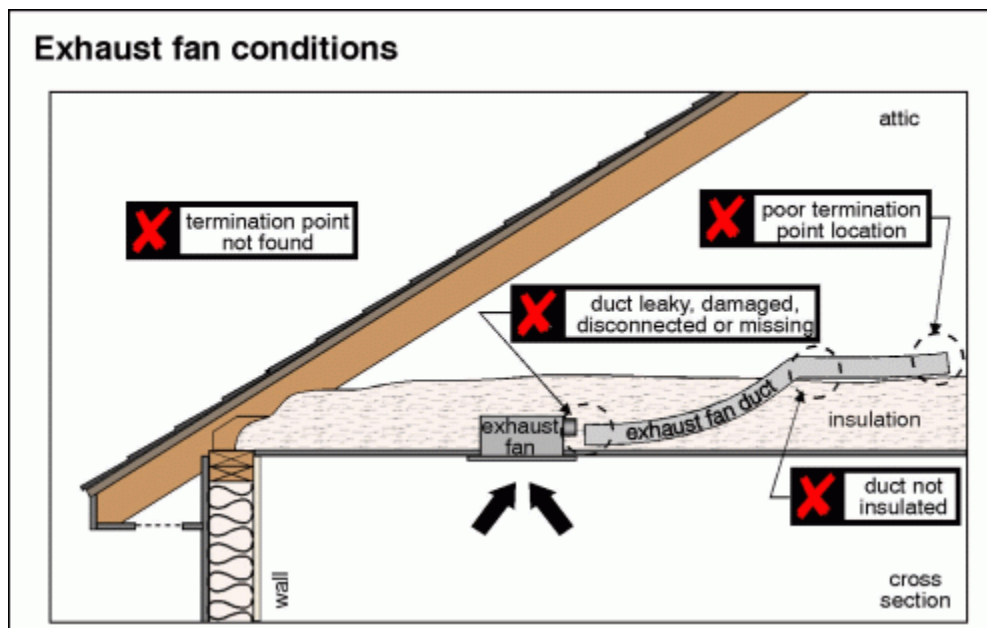
**Condition:** • Not vented to exterior

Although not required at time of construction. This fan vented to the exterior would improve indoor air quality by removing excess moisture from cooking.

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

**Location:** Kitchen

**Task:** Improve



[Click on image to enlarge.](#)



17. Kitchen Hood Fan

## APPLIANCES \ Dishwasher

**Condition:** • Old

**Implication(s):** Reduced system life expectancy

**Location:** Kitchen

**Condition:** • Backflow prevention missing

Discharge hose should be brought up over dishwasher to the underside of countertop. This ensures that if there is a sewage backup it will reduce the possibility of flowing into the dishwasher and contaminating the drinking water.

**Implication(s):** Contaminated drinking water

**Location:** Kitchen

**Task:** Correct



18. Dishwasher Discharge Hose

## APPLIANCES \ Dryer

**Condition:** • Not vented to exterior

Dryer should exhaust to the exterior. This will also allow CO from car fumes to enter house.

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

**Location:** Garage

**Task:** Correct



19. Dryer Vent Termination in Garage

**END OF REPORT**