

# INSPECTION REPORT



For the Property at:  
**WEST WINDSOR**  
WINDSOR, ON

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Prepared for: JOHN SMITH  
Inspection Date: Tuesday, September 4, 2018  
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# SUMMARY

West Windsor, Windsor, ON September 4, 2018

Report No. 1003, v.5

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

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

**Condition:** • [Old, worn out](#)

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

**Location:** West

**Task:** Repair or replace

**Time:** Less than 1 year

## Exterior

### **ROOF DRAINAGE \ Downspouts**

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

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

**Task:** Improve

**Time:** Immediate

## Structure

### **FLOORS \ Joists**

**Condition:** • [Slope](#)

One inch gap from wall to floor surface over 3 feet

**Implication(s):** Chance of structural movement

**Location:** Second Floor Master Bathroom

**Task:** Further evaluation

**Time:** Less than 1 year

## Electrical

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

**Condition:** • [Poor connections](#)

Must be done by a qualified electrical contractor

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

**Task:** Repair

**Time:** Immediate

### **DISTRIBUTION SYSTEM \ Knob-and-tube wiring**

**Condition:** • [Damaged or frayed](#)

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

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**Location:** Various Crawl Space

**Task:** Replace

**Time:** At earliest opportunity

## Heating

### GAS FURNACE \ Venting system

**Condition:** • [Poor connections](#)

Poor vent connection into chimney

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

**Task:** Repair

**Time:** Immediate

## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • [Covering recessed lights](#)

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

**Location:** Attic

**Task:** Repair or replace

**Time:** Immediate

## Plumbing

### SUPPLY PLUMBING \ Supply piping in building

**Condition:** • [Galvanized steel](#)

Copper to galvanized pipework rust and leakage

**Implication(s):** Reduced water pressure and volume

**Task:** Replace

**Time:** Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

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## Description

The home is considered to face : • North

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

Sloped roof flashing material: • Metal

Typical life expectancy: • 15-20 years

## Limitations

Inspection performed: • By walking on roof

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Old, worn out](#)

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

Location: West

Task: Repair or replace

Time: Less than 1 year



*Asphalt shingles*

# EXTERIOR

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## Description

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

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

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

Wall surfaces and trim: • [EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#)

Driveway: • Interlocking brick

## Limitations

Exterior inspected from: • Ground level

## Recommendations

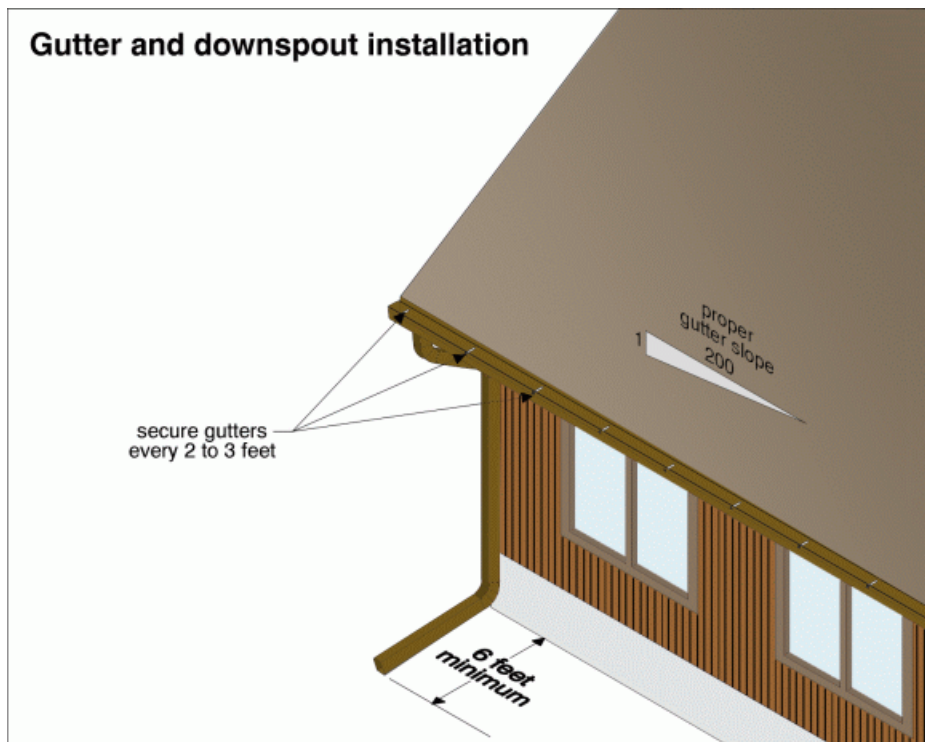
### ROOF DRAINAGE \ Downspouts

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

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

Task: Improve

Time: Immediate



# EXTERIOR

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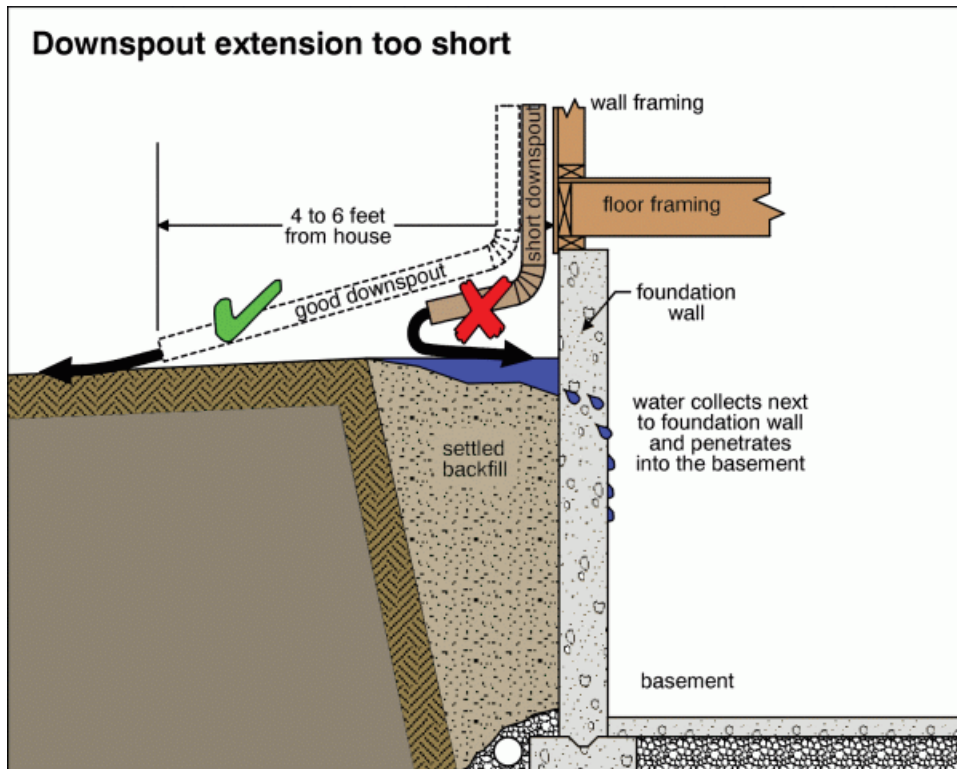
COOLING

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*Above grade*

## Description

**Configuration:** • [Crawlspace](#)

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

**Floor construction:** • [Joists](#) • Subfloor - plank

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

**Location of access to under-floor area:** • Right Side

## Limitations

**Crawlspace:** • Entered but access was limited

## Recommendations

### FLOORS \ Joists

**3. Condition:** • [Slope](#)

One inch gap from wall to floor surface over 3 feet

**Implication(s):** Chance of structural movement

**Location:** Second Floor Master Bathroom

**Task:** Further evaluation

**Time:** Less than 1 year



*Subfloor - plank*

## Description

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

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

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

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

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

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

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

**Smoke detectors:** • [Present](#)

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

## Limitations

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

## Recommendations

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

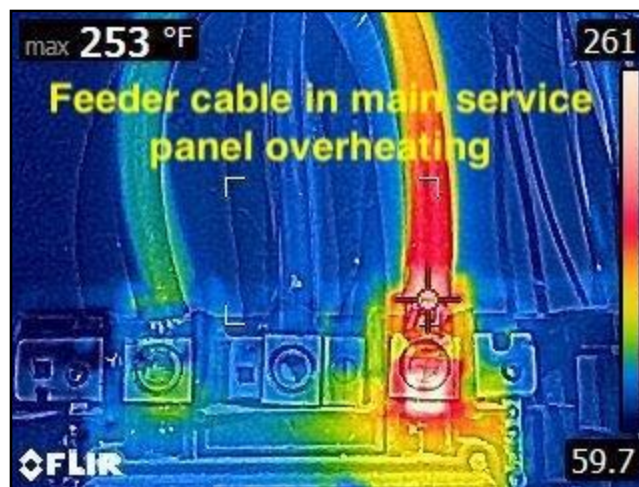
**4. Condition:** • [Poor connections](#)

Must be done by a qualified electrical contractor

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

**Task:** Repair

**Time:** Immediate



*Poor connections*

### DISTRIBUTION SYSTEM \ Knob-and-tube wiring

**5. Condition:** • [Damaged or frayed](#)

# ELECTRICAL

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

**Location:** Various Crawl Space

**Task:** Replace

**Time:** At earliest opportunity



*Copper - knob and tube*

# HEATING

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## Description

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

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

**Efficiency:** • [Mid-efficiency](#)

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

**Auxiliary heat:** • [Gas fireplace](#)

**Chimney/vent:** • [Masonry](#)

**Chimney liner:** • [Clay](#)

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

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

**Location of the thermostat for the heating system:** • Living Room

## Limitations

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

**Data plate on equipment:** • Not legible

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

## Recommendations

### GAS FURNACE \ Venting system

**6. Condition:** • [Poor connections](#)

Poor vent connection into chimney

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

**Task:** Repair

**Time:** Immediate

# HEATING

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*Furnace*

# COOLING & HEAT PUMP

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## Description

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

**Cooling capacity:** • [18,000 BTU/hr](#)

**Compressor type:** • Electric

**Compressor approximate age:** • Old

**Location of the thermostat for the cooling system;** : • First Floor

## Recommendations

### AIR CONDITIONING \ Condenser fan

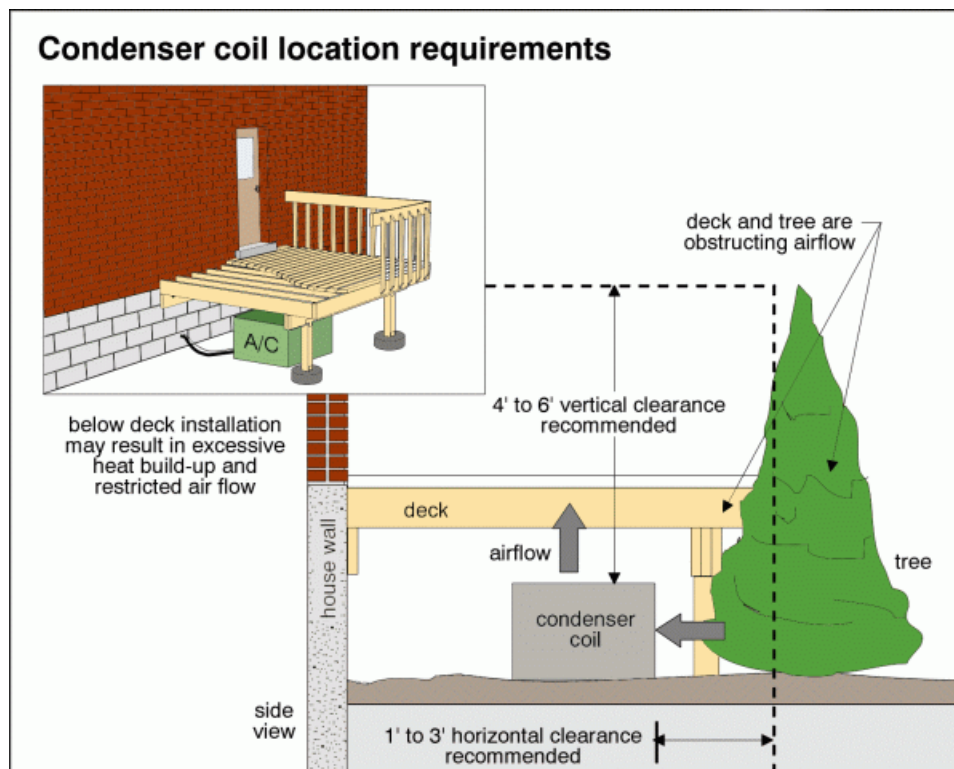
**7. Condition:** • [Obstructed airflow](#)

Cut back shrubs 3 feet

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

**Task:** Improve

**Time:** Regular maintenance



# COOLING & HEAT PUMP

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*Air cooled*

# INSULATION AND VENTILATION

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## Description

Attic/roof insulation material: • [Mineral wool](#)

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • [Not visible](#)

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

Wall insulation material: • Not determined

Wall air/vapor barrier: • Not determined

## Limitations

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

## Recommendations

### ATTIC/ROOF \ Insulation

8. Condition: • [Amount inadequate](#)

Implication(s): Increased heating and cooling costs

Task: Add or replace insulation

Time: At earliest opportunity



*Amount inadequate*

9. Condition: • [Covering recessed lights](#)

Implication(s): Increased fire hazard

Location: Attic

Task: Repair or replace

Time: Immediate

# INSULATION AND VENTILATION

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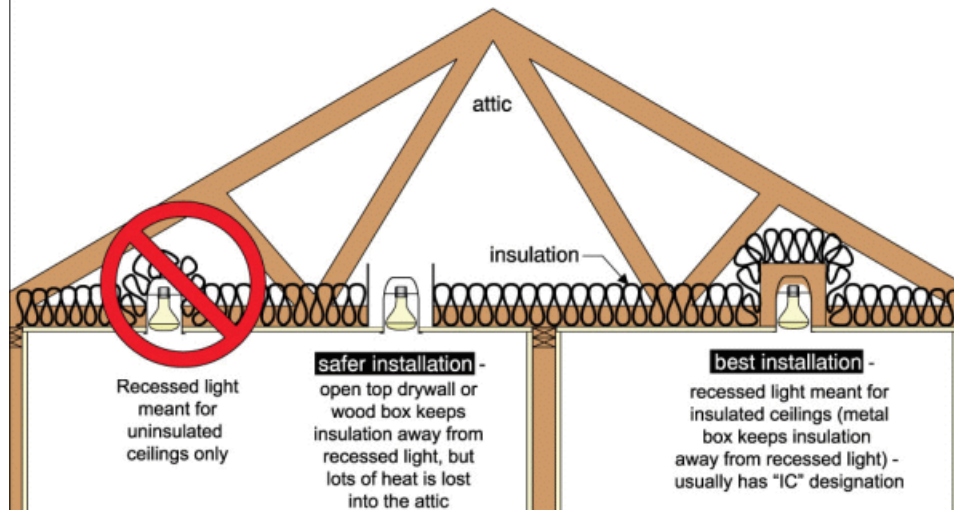
INSULATION

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## Recessed lights in insulated ceilings



Covering recessed lights

## Description

**Water supply source:** • Public

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

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

**Water heater type:** • Rental

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

**Water heater exhaust venting method:** • Direct vent

**Main fuel shut off valve at the:** • North

## Limitations

**Items excluded from a building inspection:** • Concealed plumbing

## Recommendations

### SUPPLY PLUMBING \ Supply piping in building

**10. Condition:** • [Galvanized steel](#)

Copper to galvanized pipework rust and leakage

**Implication(s):** Reduced water pressure and volume

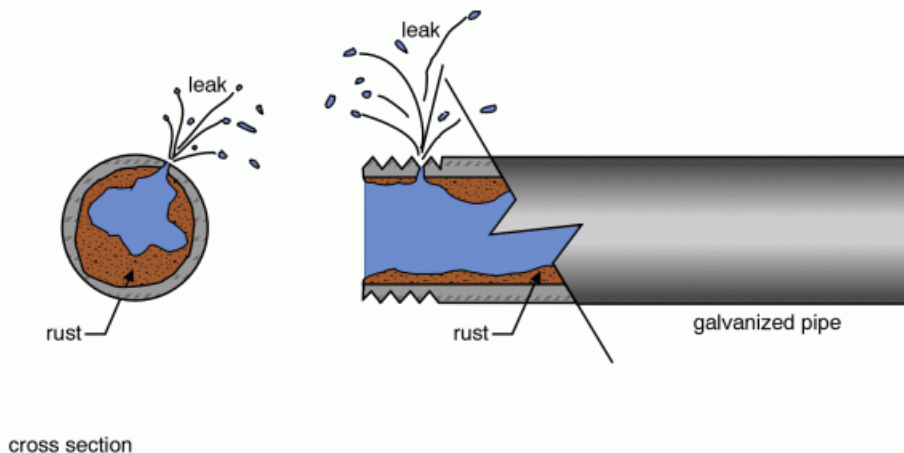
**Task:** Replace

**Time:** Immediate

### Galvanized steel pipe

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

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



cross section

# PLUMBING

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*Galvanized steel*

## FIXTURES AND FAUCETS \ Toilet

11. Condition: • [Connected to the hot water system](#)

**Implication(s):** Increased hot water consumption | Increased operating costs

**Time:** Immediate



*Connected to the hot water system*

## Description

Major floor finishes: • [Hardwood](#)

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

Windows: • [Single/double hung](#) • [Casement](#)

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

Kitchen ventilation: • Exhaust fan

Bathroom ventilation: • Exhaust fan

Stairs and railings: • Inspected

## Limitations

Inspection limited/prevented by: • Storage/furnishings

## Recommendations

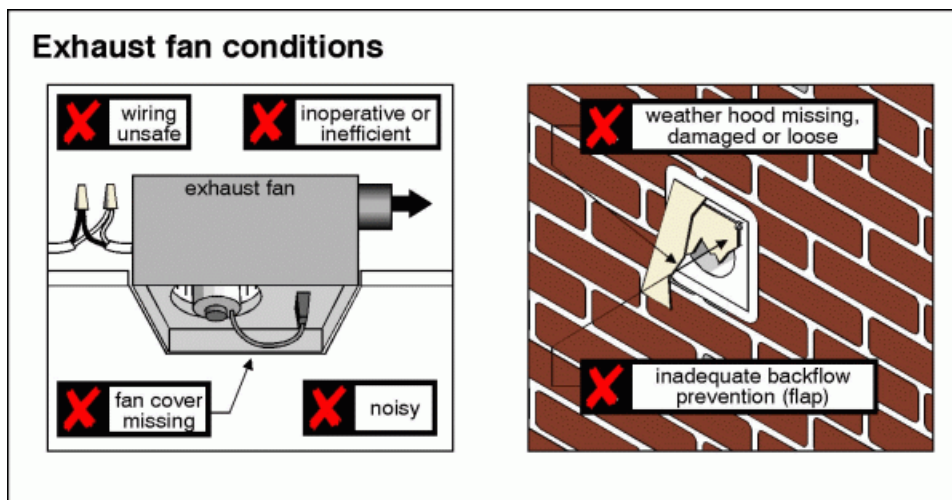
### EXHAUST FANS \ General

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

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

Task: Clean

Time: Immediate



# INTERIOR

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*Inadequate air movement*

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS