

INSPECTION REPORT



For the Property at:

KING ST
ANYWHERE, ON

Prepared for: MY CLIENT

Inspection Date: Tuesday, January 12, 2016

Prepared by: Iain Detchon



911 Home Inspection Services
2733 Heatherlyn Crest.
Metcalf, ON K0A 2P0
613-240-0125

www.911his.ca
iain@911his.ca



May 3, 2016

Dear My Client,

RE: Report No. 1001, v.2
King St
Anywhere, ON

Thanks very much for choosing me to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the Canadian Association of Home and Property Inspectors. This document, which is included at the end of the report for your perusal, defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. I 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 my client. No use by third parties is intended. I 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, I cannot be responsible for things that occur after the inspection. If conditions change, I am available to revisit the property and update my report.

The report itself is copyrighted, and may not be used in whole or in part without my express written permission.

Again, thanks very much for choosing me to perform your home inspection. I offer a full satisfaction guarantee, and will return your fee in full if you are not satisfied at any time.

Sincerely,

Iain Detchon
on behalf of
911 Home Inspection Services

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SUMMARY

King St, Anywhere, ON January 12, 2016

Report No. 1001, v.2

www.911his.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Note: For the purpose of this report the building is considered to be facing **West**.

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.

The house has no significant problems but there are a few things that need to be dealt with in the immediate future which are detailed in the report.

Please do not hesitate to call me with any questions.

Sincerely,

Iain Detchon

[Priority Maintenance Items](#)

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](#)

Description

General: • asphalt shingles

Sloped roofing material:

• [Asphalt shingles](#)

Good

Sloped roof flashing material: • Metal • Aluminum

Limitations

Roof inspection limited/prevented by: • Lack of access (too slippery/fragile) • Snow/ice/frost

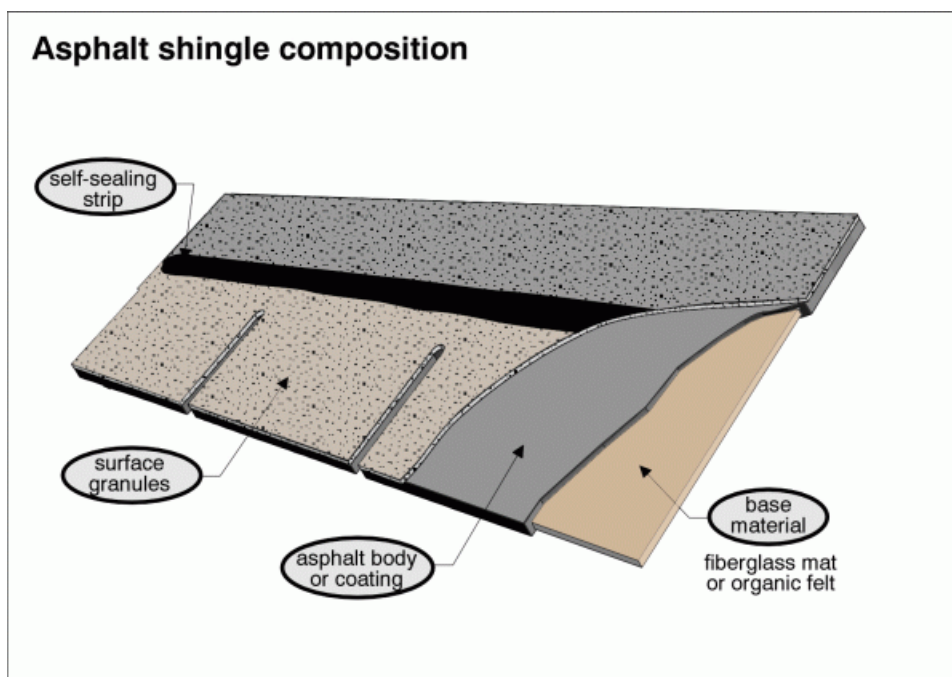
Inspection performed: • With binoculars • With binoculars from the ground • From roof edge

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Granule loss](#)

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



Description

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

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

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

Lot slope: • [Towards building](#)

Wall surfaces - wood:

• [Boards](#)

Paint is peeling off of the wood.

Soffit and fascia: • [Aluminum](#)

Driveway: • Asphalt

Deck: • Raised • Pressure-treated wood • Railings • No performance issues were noted

Porch: • Concrete • No performance issues were noted

Exterior steps: • Concrete • No performance issues were noted.

Limitations

Inspection limited/prevented by:

• Poor access under steps, deck, porch

• Snow

Snow was on the ground which prevented a thorough inspection of slope.

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Downspouts

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

Extend all downspouts 4-6' from building to prevent water entering foundation.

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

Location: All corners.

Task: Improve

Time: Immediate

EXTERIOR

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SUMMARY

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ELECTRICAL

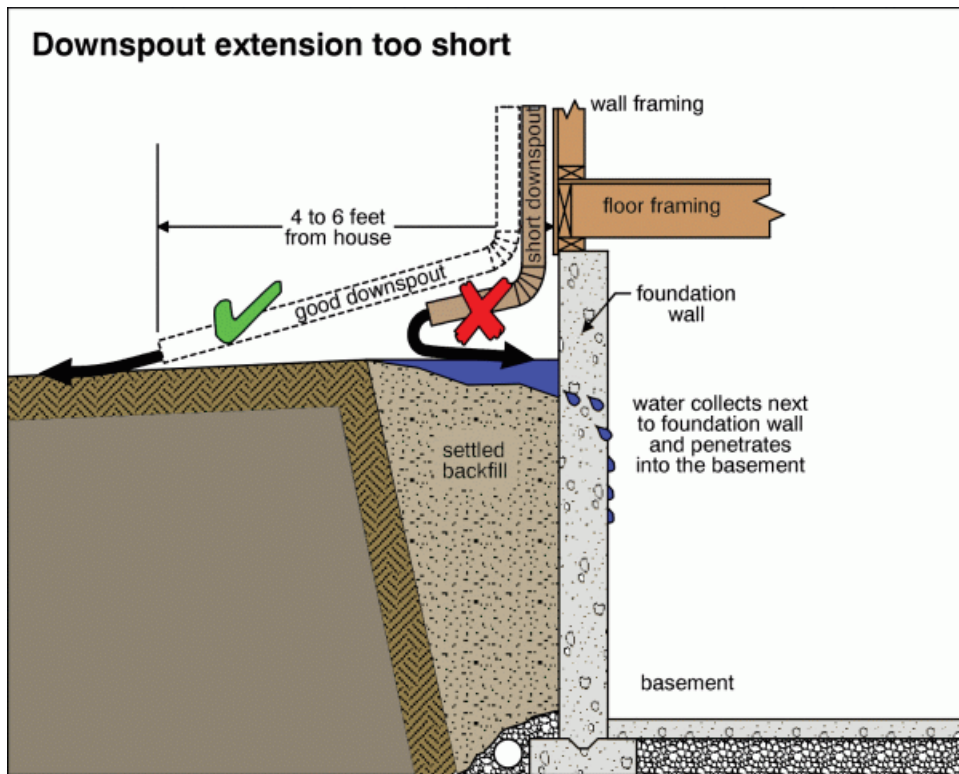
HEATING

COOLING

INSULATION

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INTERIOR



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

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

Location: Various

Time: Immediate

Cost: Less than \$100



1. Downspouts end too close to building

WALLS \ Trim

4. Condition: • [Loose](#)

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

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INTERIOR

Location: Northeast Exterior Wall

Task: Repair

Time: Less than 1 year

Cost: Minor



2. Loose

WALLS \ Wood siding

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

Repaint wood boards.

Implication(s): Shortened life expectancy of material

Location: West

Task: Repair

Time: Less than 1 year



3. Paint or stain - needed

EXTERIOR GLASS \ Frames

6. Condition: • Calking around window needed.

Location: North Exterior

Task: Repair

EXTERIOR

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Time: Less than 1 year

Cost: Minor



4.

LANDSCAPING \ Lot grading

7. Condition: • [Improper slope](#)

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

Location: Front

Task: Improve

Time: If necessary

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Recommended grading slopes



8. Condition: • [Improper slope](#)

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

Location: Various

Task: Repair

Time: Immediate

Cost: Depends on approach



5. Improper slope

GARAGE \ Walls and ceilings

9. Condition: • Not gastight

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INTERIOR

Implication(s): Hazardous combustion products entering home

Location: Interior garage wall

Task: Repair

Time: Immediate

Cost: Depends on work needed



6. Not gastight

GARAGE \ Man-door into garage

10. Condition: • [No self-closer](#)

Implication(s): Hazardous combustion products entering home | Increased fire hazard

Time: Immediate

Cost: Less than \$100



7. No self-closer

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction:

• [Joists](#)

• Steel columns

• Steel beams

Steel beam rusted, and beam is not properly secured to column. Just monitor.



8. Steel beams

• Subfloor - plywood

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

Roof and ceiling framing: • [Trusses](#) • [Plywood sheathing](#)

Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 95 %

Description

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

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

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

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

System grounding material and type:

• [Copper - other](#)

Copper cable go's underground, unknown where it terminates.

Auxiliary panel (subpanel) rating:

• [100 Amps](#)

In basement next to furnace.

Distribution wire material and type: • Cloth covered copper wire.

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

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

• No GFCI



9. No GFCI

Smoke detectors:

• [Present](#)

You need to keep them in place!

Carbon monoxide (CO) detectors: • Present

Limitations

Panel covers: • Disconnect covers are not removed by the building inspector

System ground: • Not accessible • Quality of ground not determined

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

Recommendations

DISTRIBUTION SYSTEM \ Junction boxes

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

Implication(s): Electric shock | Fire hazard

Location: Northwest East Basement Furnace Room Garage

Task: Provide

Time: Immediate

Cost: Minor



10. Cover loose or missing

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

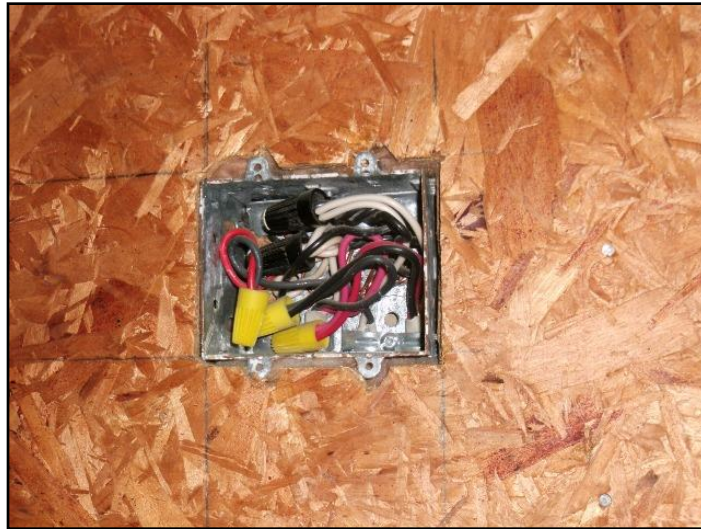
Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Provide

Time: Immediate

Cost: Minor



11. Cover loose or missing

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

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Provide

Time: Immediate

Cost: Minor



12. Cover loose or missing

DISTRIBUTION SYSTEM \ Cover plates

14. Condition: • [Missing](#)

Replace all cover plates around house.

Implication(s): Electric shock

Location: Various

HEATING

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

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

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Forced draft](#)

Approximate age: • [2 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Utility room

Exhaust pipe (vent connector): • PVC plastic

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

Chimney/vent: • PVC plastic

Combustion air source: • Outside

Limitations

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

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

Heat exchanger: • Not visible

Recommendations

CHIMNEY AND VENT \ Masonry chimney

15. Condition: • [Creosote build-up](#)

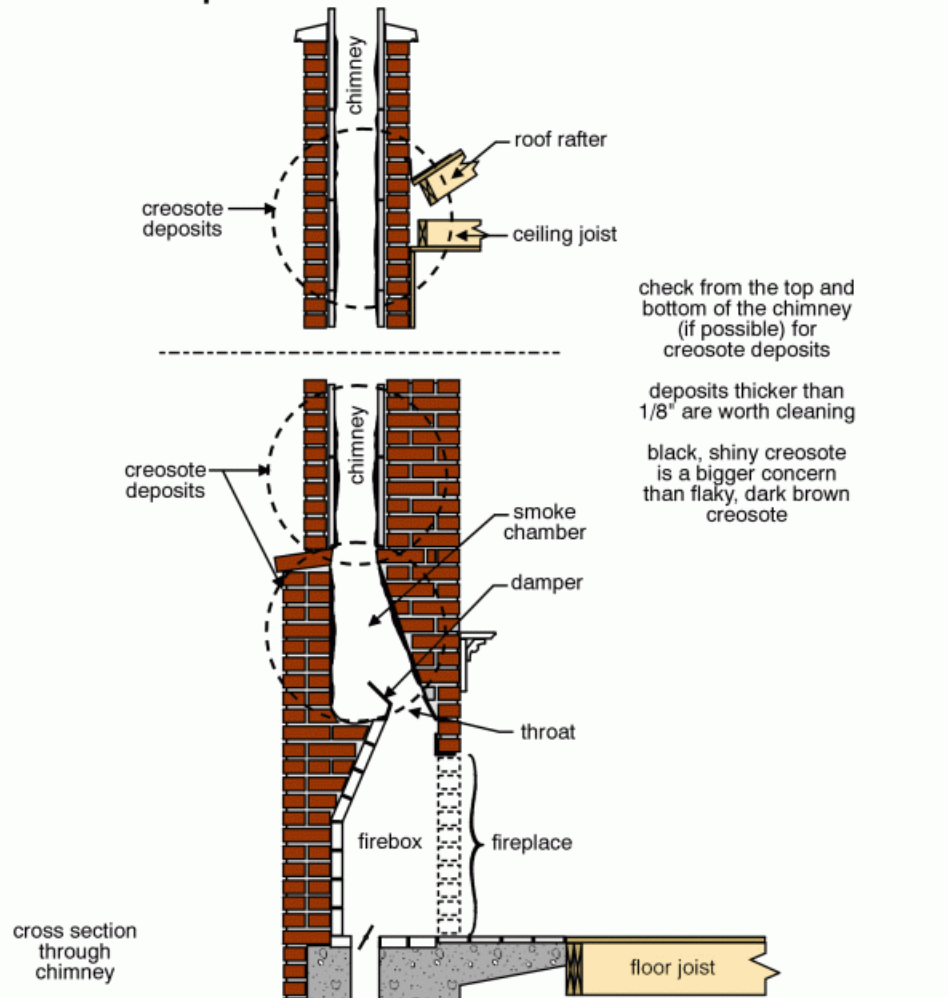
Clean before using fireplace.

Implication(s): Increased fire hazard

Task: Clean

Time: Immediate

Creosote deposits



13. Creosote build-up

COOLING & HEAT PUMP

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INTERIOR

Description

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

Limitations

Inspection limited/prevented by: • Low outdoor temperature

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

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INTERIOR

Description

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

Attic/roof insulation amount/value: • [R-24](#)

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

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

Foundation wall insulation material: • [Glass fiber](#)

Limitations

Attic inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

Recommendations

ATTIC/ROOF \ Insulation

16. Condition: • [Amount less than current standards](#)

Implication(s): Increased heating and cooling costs

Location: Attic

Time: Discretionary



14. Amount less than current standards

Description

Water supply source: • Public

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

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

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

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

Water heater type: • [Conventional](#)

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

Recommendations

SUPPLY PLUMBING \ Shut off valve

17. Condition: • [Missing or cannot be located](#)

Shut off valves missing in powder room off of kitchen.

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

Location: Northeast First Floor Bathroom

Task: Provide

Time: Less than 1 year

GAS SUPPLY \ Gas piping

18. Condition: • [Missing shut off valve](#)

No gas shut off valve at water heater.

Implication(s): Difficult to service

Description

Major floor finishes: • [Hardwood](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#) • Garage door - metal

Kitchen ventilation: • Range hood

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Recommendations

BASEMENT \ Wet basement - evidence

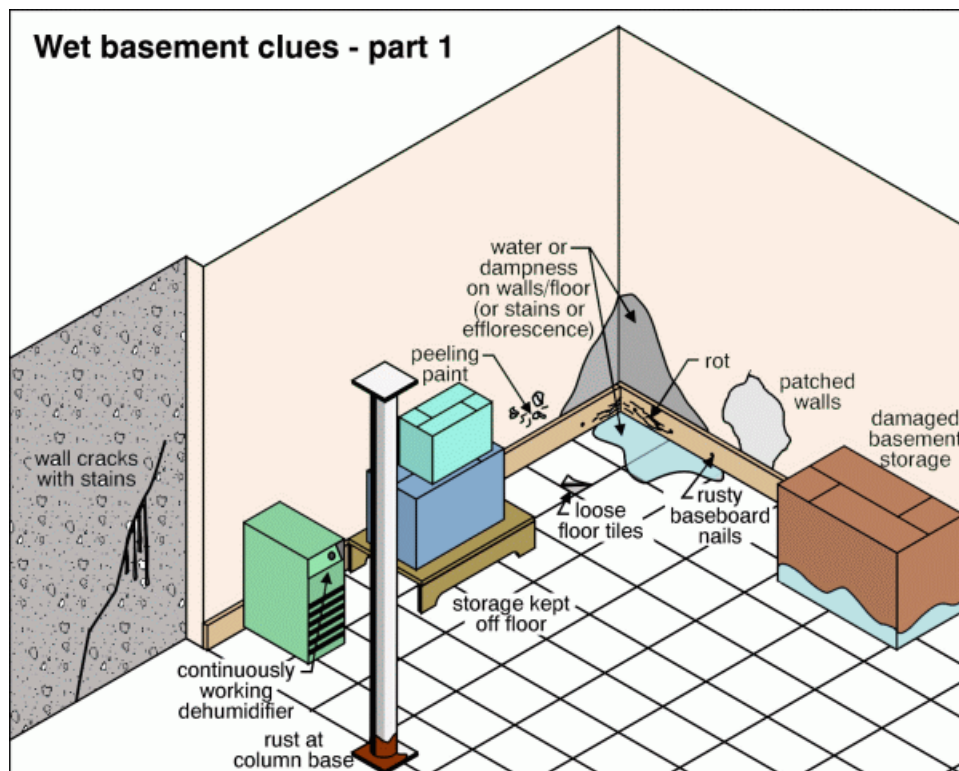
19. Condition: • [Stains](#)

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

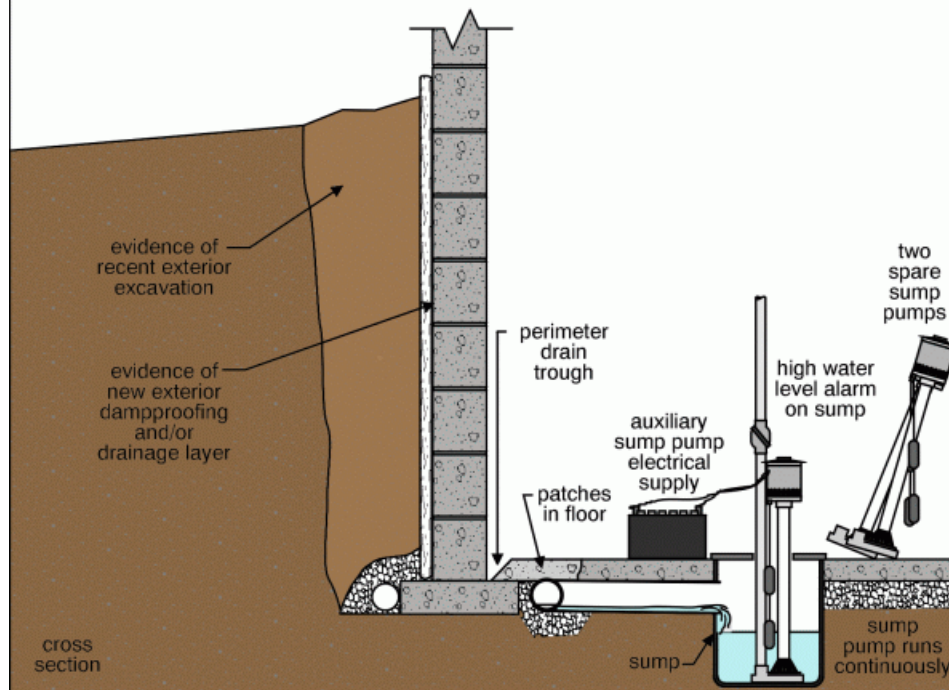
Location: Southeast Basement

Task: Monitor

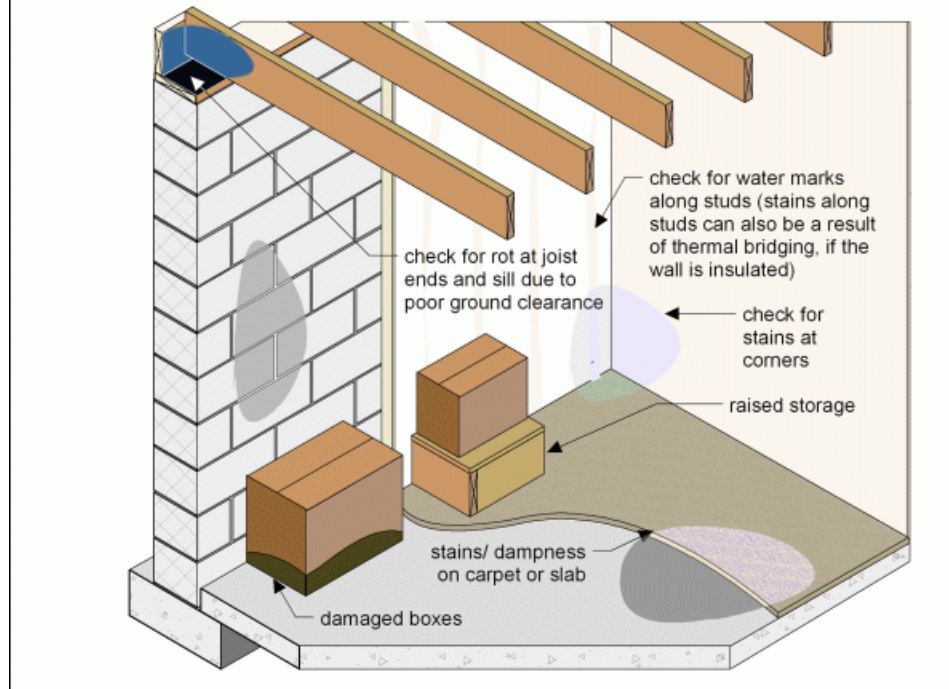
Time: Less than 1 year



Wet basement clues - part 2



Basement leakage clues - rot, stains or water marks





15. *Stains*

20. Condition: • [Stains](#)

Stains on the floor in basement. Cold be possible water entering.

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

Location: Southeast Basement

Task: Monitor

END OF REPORT