

# INSPECTION REPORT



For the Property at:  
**374 ADELAIDE AVE WEST**  
OSHAWA, ON L1J 2R6

Prepared for: X X  
Inspection Date: Saturday, September 12, 2020  
Prepared by: Paul Christensen RHI, NCI



Final Say Home and Septic System Maintenance  
5102 Oak Street P.O. Box 553  
Bewdley, ON K0L 1E0  
905-718-8070  
1-844-718-8070

[www.finalsay.ca](http://www.finalsay.ca)  
[paul@finalsay.ca](mailto:paul@finalsay.ca)

# ROOFING

374 Adelaide Ave West, Oshawa, ON September 12, 2020

Report No. 1785

[www.finalsay.ca](http://www.finalsay.ca)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

## Recommendations

### RECOMMENDATIONS \ Overview

**1. Condition:** • No roofing recommendations are offered as a result of this inspection.

**Location:** Roof

# EXTERIOR

374 Adelaide Ave West, Oshawa, ON September 12, 2020

Report No. 1785

[www.finalsay.ca](http://www.finalsay.ca)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

## Recommendations

### EXTERIOR GLASS/WINDOWS \ General notes

**2. Condition:** • Paint or stain needed

**Implication(s):** Material deterioration

**Location:** East Exterior



1. *Paint or stain needed*

**3. Condition:** • Paint or stain needed

**Implication(s):** Material deterioration

**Location:** Rear Exterior



2. *Paint or stain needed*

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

**4. Condition:** • Under repair

**Location:** Rear Yard

# EXTERIOR

374 Adelaide Ave West, Oshawa, ON September 12, 2020

Report No. 1785

[www.finalsay.ca](http://www.finalsay.ca)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX



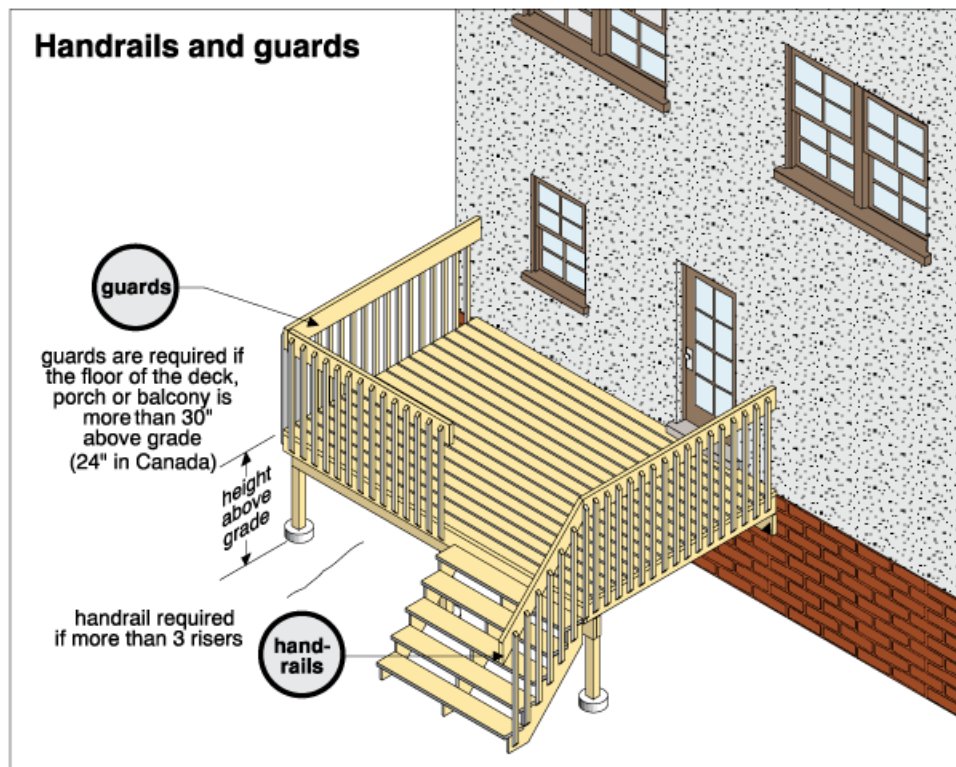
3.

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

5. Condition: • Ineffective

Implication(s): Fall hazard

Location: Front



# EXTERIOR

374 Adelaide Ave West, Oshawa, ON September 12, 2020

Report No. 1785

[www.finalsay.ca](http://www.finalsay.ca)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

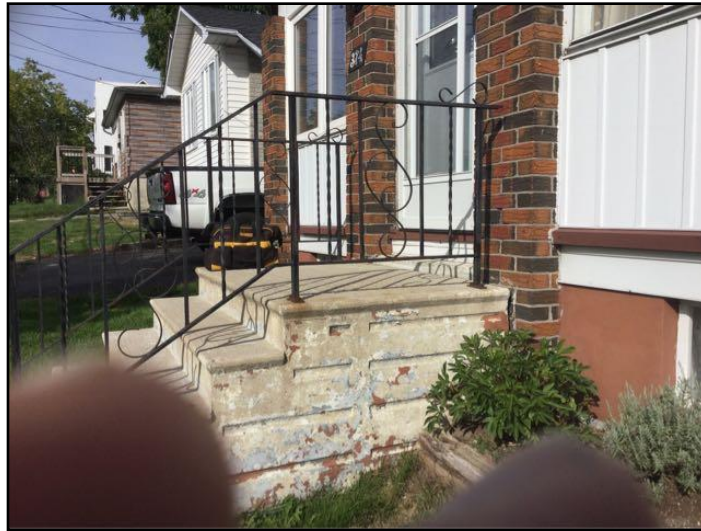
COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX



4. Ineffective



## Recommendations

### FLOORS \ Joists

**6. Condition:** • Prior repairs

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Basement



5. Prior repairs

## Recommendations

### RECOMMENDATIONS \ General

**7. Condition:** • Marked 200 amp panel, copper wiring, ground receptacles and working GFI in 2nd floor bathroom

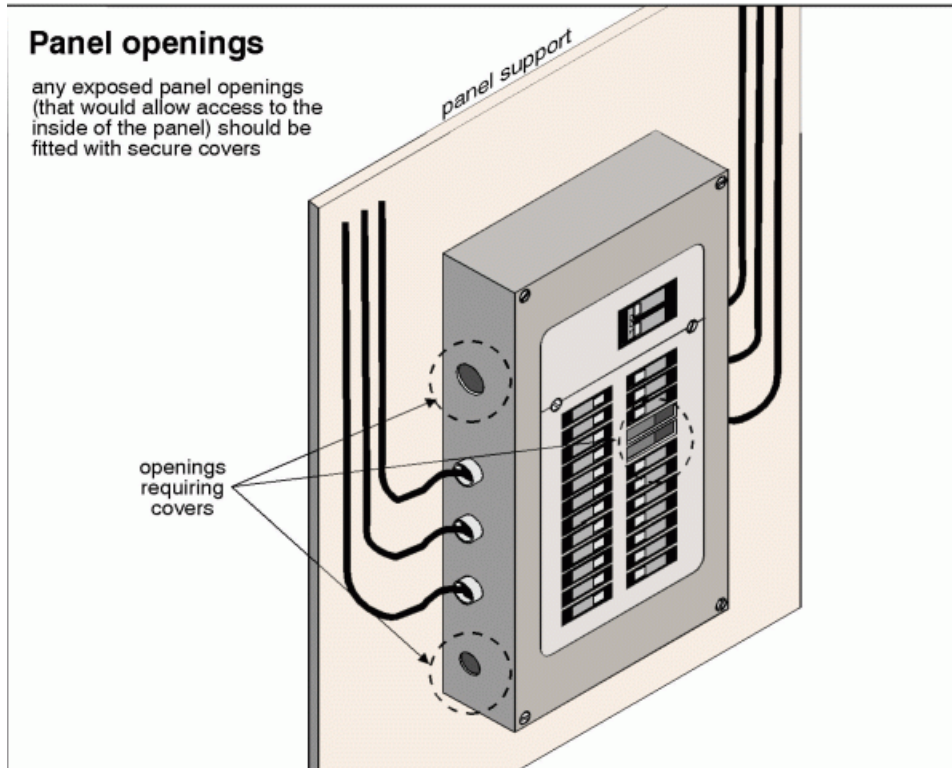
**Location:** Basement

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**8. Condition:** • Openings in panel

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

**Location:** Basement Front



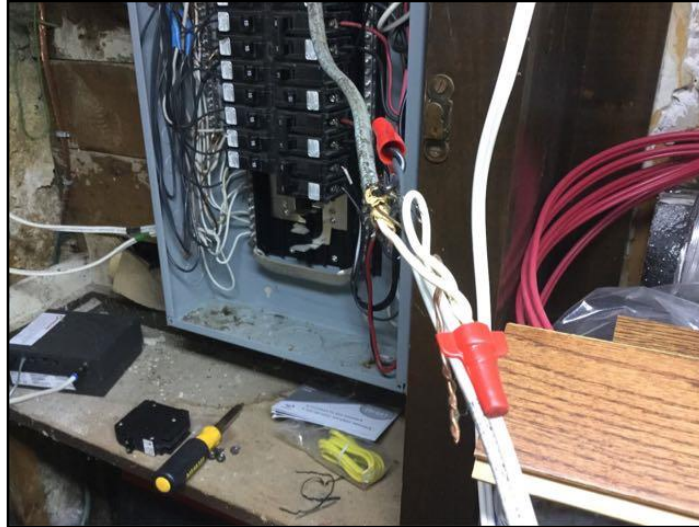
6. Openings in panel

## DISTRIBUTION SYSTEM \ Wiring - installation

**9. Condition:** • Open splices

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

**Location:** Southwest Basement



7. Open splices

**10. Condition:** • Not well secured

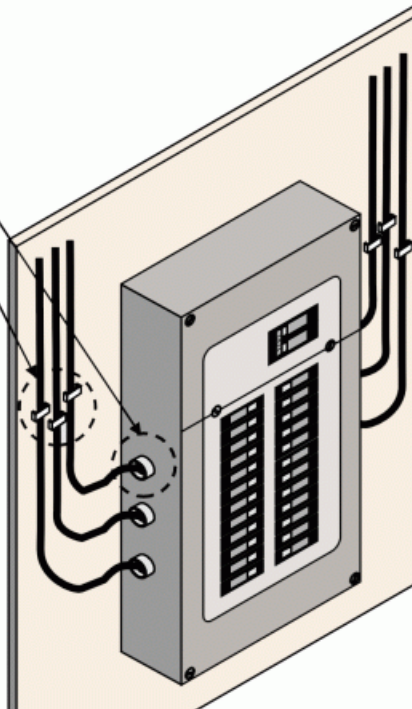
**Implication(s):** Electric shock | Fire hazard

**Location:** West Basement Laundry Area

### **Securing wires**

cables should be clamped where they enter the panel

they should also be secured within 12 inches of the panel





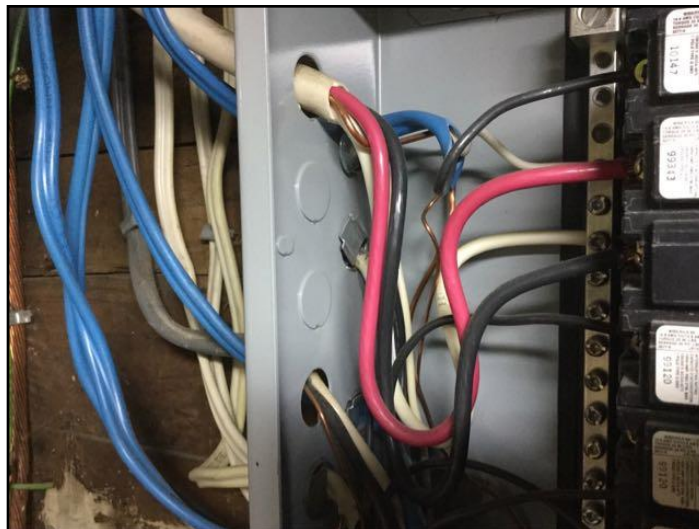


8. Not well secured

**11. Condition:** • Missing or Improper cable clamp used.

Implications: Fire Hazard / Electric Shock

**Location:** Front Basement



9. Missing or Improper cable clamp...

## DISTRIBUTION SYSTEM \ Outdoor wiring

**12. Condition:** • Damaged Conduct Implications Electric shock

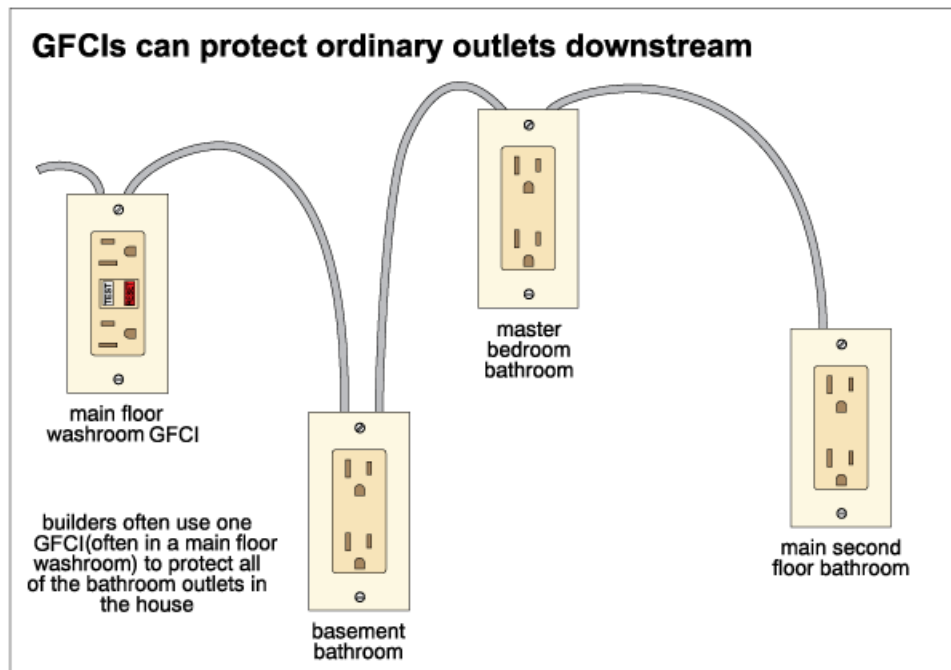
**Location:** West Yard



10. Damaged Conduct Implications Electric shock

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

13. Condition: • Test GFI receptacle(s) monthly. Implications: Electric Shock.



## DISTRIBUTION SYSTEM \ Cover plates

14. Condition: • Missing

Implication(s): Electric shock

Location: Various

## DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

15. Condition: • Smoke alarms required on all floor levels and outside sleeping areas. If hardwired, I recommend that at least one (bedroom area) of the wired (120 volt) smoke detectors have battery backup. Implications: No Smoke Alarm

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

Protection when Power is Off.

**DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)**

**16. Condition:** • Carbon monoxide detectors are required in, or near all sleeping areas; recommended on all floors.

Implications: Carbon Monoxide Poisoning.

# HEATING

374 Adelaide Ave West, Oshawa, ON September 12, 2020

Report No. 1785

[www.finalsay.ca](http://www.finalsay.ca)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

## Recommendations

### RECOMMENDATIONS \ General

**17. Condition:** • High efficiency furnace, 2 years old

**Location:** Basement

# COOLING & HEAT PUMP

374 Adelaide Ave West, Oshawa, ON September 12, 2020

Report No. 1785

[www.finalsay.ca](http://www.finalsay.ca)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

## Recommendations

### RECOMMENDATIONS \ General

**18. Condition:** • Carrier serial# 2610E25419 10 years old

**Location:** Rear Yard



## Recommendations

### ATTIC/ROOF \ Insulation

**19. Condition:** • Gaps or voids

No insulation over hall light area

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

**Location:** Attic



11. *Gaps or voids*

## Recommendations

### RECOMMENDATIONS \ General

**20. Condition:** • 2 piece bathroom not in use

**Location:** Basement



12.

### SUPPLY PLUMBING \ Water shut off valve

**21. Condition:** • The main shut off valve should be operated annually. Implications: Inoperative valve could lead to flooding and content damage.

### WATER HEATER \ Water heater

**22. Condition:** • 10 years old

**Location:** Basement

### WATER HEATER \ Tank

**23. Condition:** • [Water should be drain from the bottom of the hot water tank to flush out any built-up sludge.](#)

Implications: Increased Energy Cost..

### WATER HEATER \ Temperature/pressure relief (TPR) valve

**24. Condition:** • The Temperature/pressure relief (TPR) valve should be operated annually.

Implications: A failure of the TPR valve could lead to a steam explosion.

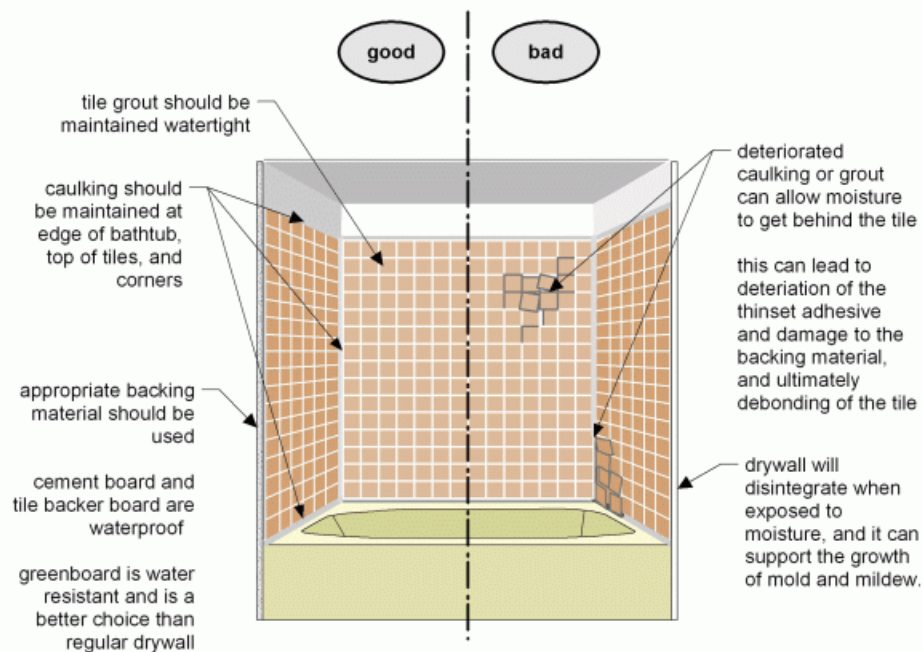
### FIXTURES AND FAUCETS \ Bathtub enclosure

**25. Condition:** • Caulking loose, missing or deteriorated

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

**Location:** Second Floor Bathroom

## Expansion, debonding of tile due to moisture



13. Caulking loose, missing or deteriorated

### FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment) pump

**26. Condition:** • No GFCI (Ground Fault Circuit Interrupter)

**Implication(s):** Electric shock

**Location:** Second Floor Bathroom

**Task:** Provide

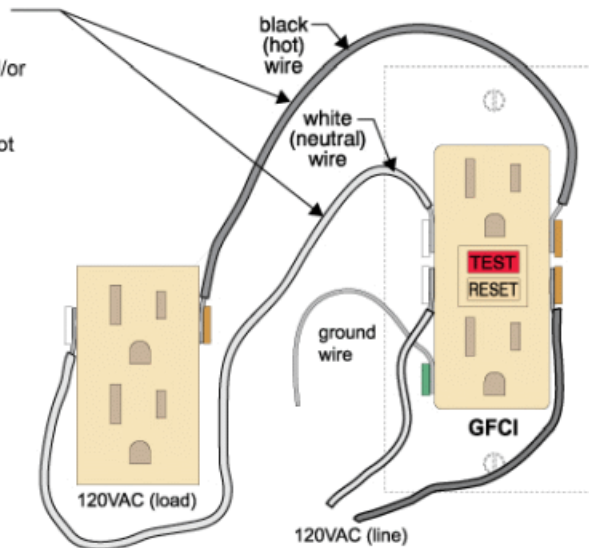
## Ground fault circuit interrupter also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

### note:

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



## Recommendations

### CEILINGS \ Plaster or drywall

**27. Condition:** • Several moisture stain, no evidence of moisture at time of inspection. Owner said they where from leaking roof prior to new shingles being installed.

**Location:** Front First Floor Second Floor

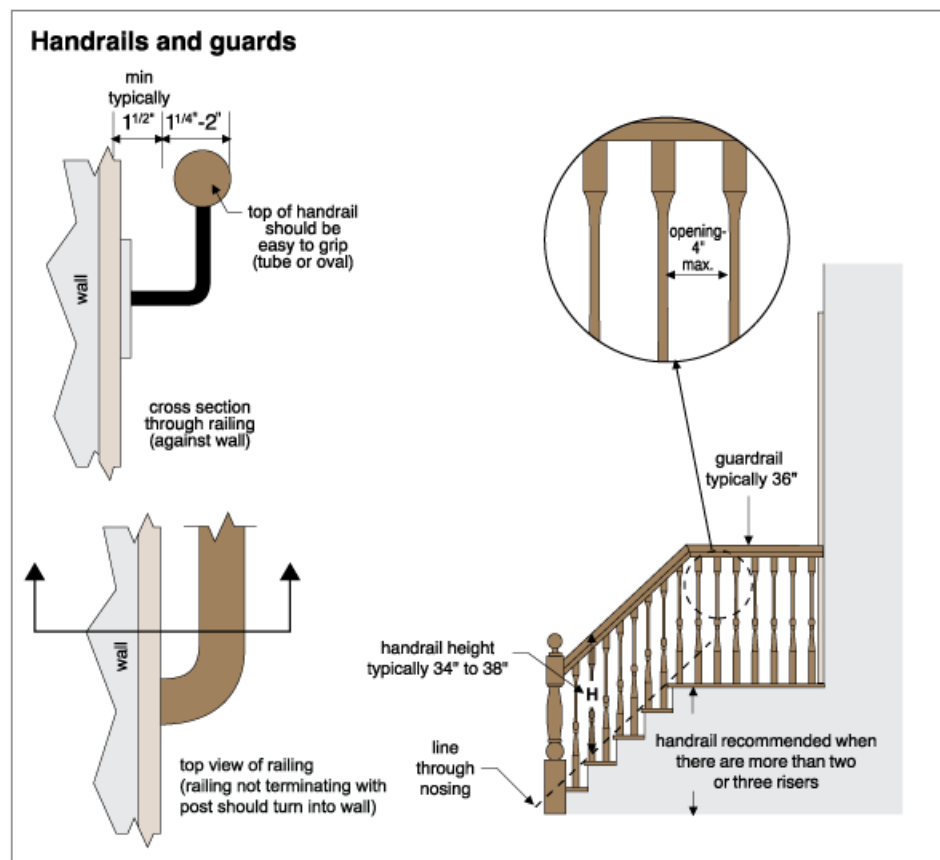
### STAIRS \ Handrails and guards

**28. Condition:** • Missing

Missing, under construction

**Implication(s):** Fall hazard

**Location:** Basement





# INTERIOR

374 Adelaide Ave West, Oshawa, ON September 12, 2020

Report No. 1785

[www.finalsay.ca](http://www.finalsay.ca)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX



14. Missing

29. Condition: • Missing

Implication(s): Fall hazard

Location: Second Floor



15. Missing

## APPLIANCES \ Dryer

30. Condition: • Plastic dryer vent

Implication(s): Equipment ineffective | Fire hazard

Location: Basement Laundry Area



16. Plastic dryer vent

**END OF REPORT**



Health  
Canada

Santé  
Canada

Your health and  
safety... our priority.

Votre santé et votre  
sécurité... notre priorité.

## RADON IN ONTARIO

**Radon is the second leading cause of lung cancer; it cannot be detected by human senses.**

### RADON TESTING: THE ONLY WAY TO KNOW

- Approved measurement devices for radon testing are easy to use.
- Place the detector in the lowest level of your home that is occupied for at least 4 hours per day.
- Test for a minimum of three months to ensure the most accurate reading.

### REDUCING YOUR EXPOSURE

If your home tests above the Canadian Radon Guideline of 200 Becquerels per cubic metre (200 Bq/m<sup>3</sup>), take action to reduce your exposure.

### COMMON MITIGATION METHODS

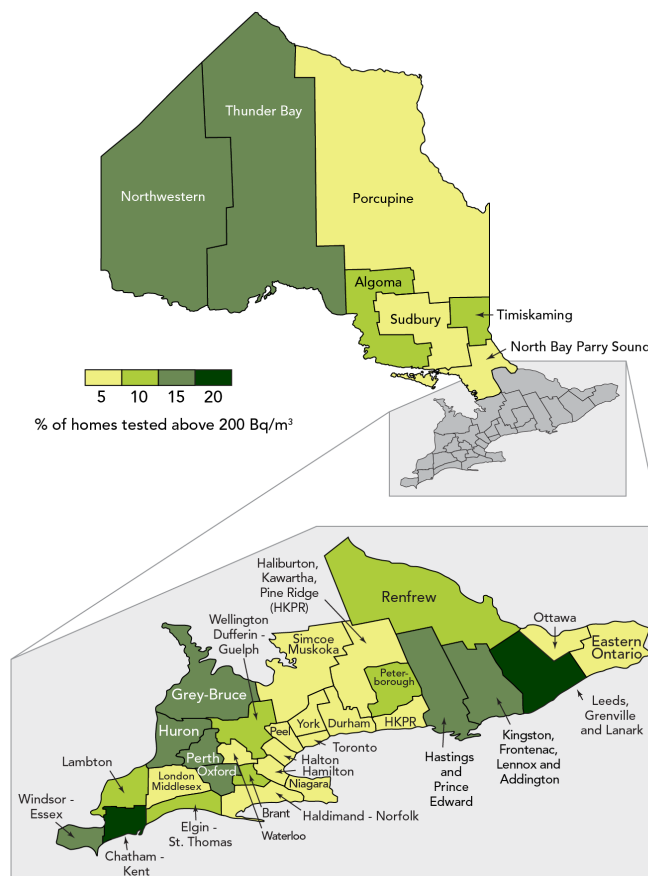
- Active soil depressurization
- Closing major openings: floor drains, sump pits, foundation joints, and exposed soil
- Increasing mechanical ventilation

### CERTIFIED PROFESSIONALS

Certified professionals are the best resource to determine cost effective ways to reduce radon in your home.

Find a certified professional by contacting the Canadian National Radon Proficiency Program at **1-855-722-6777** or **www.c-nrpp.ca**

### PERCENTAGE OF HOMES THAT TESTED ABOVE THE RADON GUIDELINE IN ONTARIO\*



\* Source: Based on 2011 Cross-Canada Survey of Radon Concentrations in Homes

### REDUCING THE AMOUNT OF RADON IN YOUR HOME IS EASY AND CAN SAVE LIVES!

For more information on radon, visit  
**www.healthcanada.gc.ca/radon**

A Regional Radiation Specialist is available at  
**1-647-217-4759**, or by email at  
**radon\_ontario@hc-sc.gc.ca**

© Health Canada, 2015  
Pub.: 150175

PRINT  
Cat.: H29-61/2015  
ISBN: 978-0-660-04008-0

PDF  
Cat.: H29-61/2015E-PDF  
ISBN: 978-0-660-04009-7

Canada

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX



Health  
Canada

Santé  
Canada

*Your health and  
safety... our priority.*

*Votre santé et votre  
sécurité... notre priorité.*

## RADON: IS IT IN YOUR HOME?

Canada

## WHAT IS RADON?

Radon is a radioactive gas that occurs naturally when the uranium in soil and rock breaks down. It is invisible, odourless and tasteless. When radon is released from the ground into the outdoor air, it is diluted and is not a concern. However, in enclosed spaces like homes, it can sometimes accumulate to high levels, which can be a risk to the health of you and your family.

## WHAT ARE THE HEALTH EFFECTS OF RADON?

Radon gas breaks down or decays to form radioactive elements that can be inhaled into the lungs. In the lungs, decay continues, creating radioactive particles that release small bursts of energy. This energy is absorbed by nearby lung tissue, damaging the lung cells. When cells are damaged, they have the potential to result in cancer when they reproduce.

Exposure to high levels of radon in indoor air results in an increased risk of developing lung cancer. The risk of cancer depends on the level of radon and how long a person is exposed to those levels.

Exposure to radon and tobacco use together can significantly increase your risk of lung cancer. For example, if you are a lifelong smoker, your risk of getting lung cancer is 1 in 10. If you add long-term exposure to a high level of radon, your risk becomes 1 in 3. On the other hand, if you are a non-smoker, your lifetime lung cancer risk at the same high radon level is 1 in 20.



## HOW CAN RADON GET INTO MY HOME?

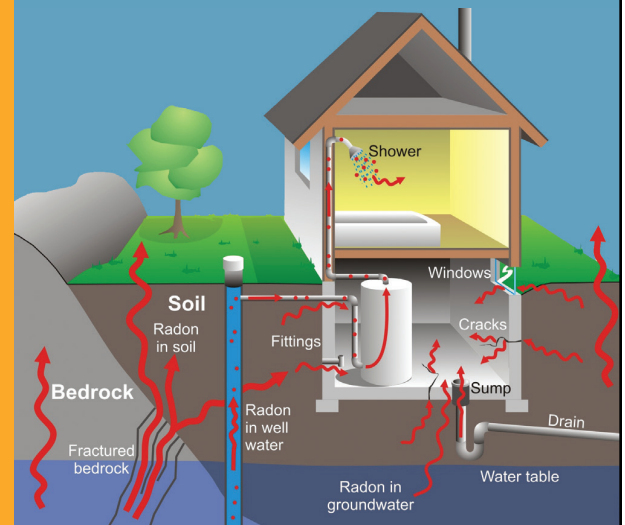
The air pressure inside your home is usually lower than in the soil surrounding the foundation. This difference in pressure draws air and other gases, including radon, from the soil into your home.

Radon can enter a home any place it finds an opening where the house contacts the soil: cracks in foundation walls and in floor slabs, construction joints, gaps around service pipes, support posts, window casements, floor drains, sumps or cavities inside walls.

## WHAT ARE THE RADON LEVELS IN CANADA?

Radon is found across Canada, because it occurs naturally in soil. Concentrations differ greatly, but are usually higher in areas where there is a higher amount of uranium in underlying rock and soil. Some amount of radon is found in almost every home, but concentration levels will vary from one house to another, even if they are similar and next door to each other. It is expected that only a small percentage of homes will have radon levels above the guideline but the **ONLY** way to be sure of the radon level in your home is to **TEST**.

## HOW CAN RADON GET INTO MY HOME?

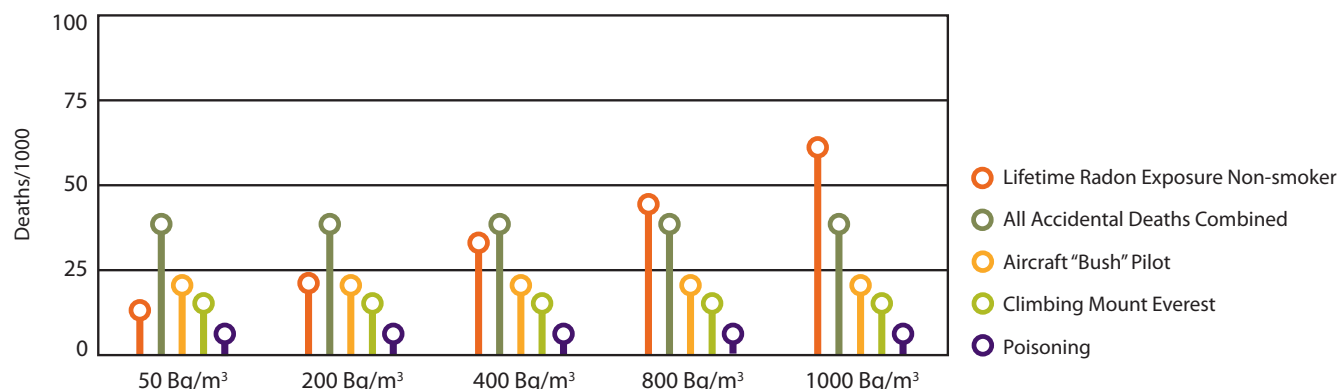


"Reproduced with the permission of Natural Resources Canada 2008, courtesy of the Geological Survey of Canada."

## WHAT IS THE CURRENT CANADIAN GUIDELINE FOR RADON IN INDOOR AIR?

The current Canadian guideline for radon in indoor air for dwellings is 200 Becquerels per cubic metre (200 Bq/m<sup>3</sup>). This was recently reduced from 800 Bq/m<sup>3</sup> based on new information about potential health risks. A Becquerel means one radioactive disintegration per second. Individual dwelling owners may wish to reduce radon levels as much as they reasonably can, using methods they find affordable and practical. However, the level in a dwelling should not be above the new guideline.

The chart below illustrates that the risk for a non-smoker at 800 Bq/m<sup>3</sup> is higher than for all common accidental deaths (motor vehicle accidents, drownings, falls, fire and more) combined. We take precautions against accidental deaths by putting on our seatbelts, wearing lifejackets or ensuring that our smoke detectors are working – we should also be testing our homes for radon!



### HOW DO I TEST MY HOME FOR RADON?

There are two options for testing a house for radon: to purchase a do-it-yourself radon test kit or to hire a radon measurement professional. If you choose to purchase a radon test kit, you must closely follow the instructions on how to set up the test.

If you choose to hire a service provider to perform the radon test in your house, it is recommended that you ensure they are certified and will conduct a long term test for a minimum of 3 months.

### WHERE CAN I GET A RADON TEST DEVICE?

Radon test kits may be purchased over the phone, on the internet or from home improvement retailers. The radon test kits include instructions on how to set up the test and to send it back to a lab for analysis once the testing period is over. The cost of testing ranges from \$25 to \$75.

For information on radon testing go to:  
[www.takeactiononradon.ca/test](http://www.takeactiononradon.ca/test)

### WHERE IN MY HOME SHOULD I PERFORM THE TEST?

To provide a realistic estimate of the radon exposure of your family, all measurements should be made in the lowest lived-in level of the home. That means the lowest level that is used or occupied for more than four hours per day. For some, this may be a basement with a rec room, for others it will be the ground floor. If you only use your basement once a week to do laundry, for example, there is no need to test on that level – your exposure time will not be long enough to create health effects.

### WILL HIGH LEVELS OF RADON AFFECT THE VALUE OF MY HOUSE?

Where a high radon level is detected, it can most often be successfully lowered at a cost which is usually small when compared to the value of the house. Like regular maintenance, fixing the problem may in fact protect the value of your home.

## HOW CAN I REDUCE THE AMOUNT OF RADON IN MY HOME?

If your radon test result is above the guideline of 200 Bq/m<sup>3</sup>, you can take the following steps to help reduce the level of radon:

- Ventilate the basement sub-flooring by installing a small pump to draw the radon from below the concrete slab to the outside before it can enter your home (commonly known as Sub Slab Depressurisation typically performed by a contractor).
- Increase the mechanical ventilation, via a heat recovery ventilator (HRV), to allow an exchange of air.
- Seal all cracks and openings in foundation walls and floors, and around pipes and drains.

If you want to hire a contractor, Health Canada recommends that the contractor be certified as a radon mitigation professional from an accredited organization.

Health Canada recognizes the Canadian certification program, *Canadian National Radon Proficiency Program* (C-NRPP), [www.c-nrpp.ca](http://www.c-nrpp.ca), 1-855-722-6777.

## HOW MUCH WILL IT COST TO REDUCE THE LEVEL OF RADON IN MY HOME?

The cost for radon reduction depends on the size and design of a home and the work that is needed. These costs typically range from \$500 to \$3000.

## WHERE CAN I LEARN MORE?

Visit [www.healthcanada.gc.ca/radon](http://www.healthcanada.gc.ca/radon) or call 1-866-225-0709, TTY – 1-800-465-7735 for more information on radon.