

YOUR Inspection Report



*Real Home Inspections Ontario,
Home of the Mould Detection Dog. 519-572-7896*

FOR THE PROPERTY AT:

Sample Home
My Town, ON

PREPARED FOR:

HOME OWNER

INSPECTION DATE:

Monday, June 10, 2013

PREPARED BY:

Rick Clayton CMI RHI WRT AMRT



RHI Ontario (Rick Clayton)
Licensed Home Inspector INC
Kitchener, ON N2B1E3

519-572-7896

www.lhiontario.com

LicensedHomeInspectorInc@gmail.com

AGREEMENT

Sample Home, My Town, ON June 10, 2013

Report No. 1412, v.5

www.rhiontario.com

PARTIES TO THE AGREEMENT

Company

RHI Ontario (Rick Clayton)
Licensed Home Inspector INC
Kitchener, ON N2B1E3

Client

Home Owner

This is an agreement between Home Owner and RHI Ontario (Rick Clayton).

Real Home Inspections Ontario.com

Rick Clayton

Kitchener Ontario

LIMIT OF LIABILITY

If we, or our employees, inspectors, or any other person you claim to be our agent, are careless or negligent in making the inspection and/or preparing the report, our liability to you is limited to the fee paid for the inspection services, and releases us from any additional liability. There will be no recovery for secondary or consequential damages by any person. By signing this contract, you agree to this limitation on our liability.

INSPECTION CONTRACT

The primary purpose of the inspection and the report is to educate the prospective client about the general condition of the building. In addition, maintenance, repair and cost effective improvement advice is provided to increase this understanding. It is not a contractual obligation, nor is it possible, for the inspector to identify all potential problems solely on the basis of a visual examination. Every effort will be made to provide the client with the most accurate and practical information for the purpose intended.

The inspection process is a two-part system the verbal survey and the written report. Your attendance at the inspection is strongly recommended, as non-attendance will limit your understanding of the property condition. This report is not transferable to third parties for the same reason; it will not clearly convey the information without the verbal survey.

1. The report, issued by the inspector, is prepared with reasonable skill and care within the limitations of a visual inspection on the inspection date.
2. The required repairs to the building include, but are not limited to what is reported, due to the limitation and restrictive nature of a visual inspection. The client is hereby warned that not all deficiencies will be discovered. 80% of the first year repairs should be revealed; not 100%.
Determining the presence of mould, fungi and other indoor air quality contaminants are specifically not included. We Highly recommend Air quality testing to help determine mould that is not seen during the visual inspection.
3. The inspectors role is principally educational; its purpose is to provide you with a better understanding of the building.
4. The inspection is partially designed to reduce your risk; however we cannot eliminate this risk. The inspector/inspection firm will not absorb any of your risk in buying a property.
5. The inspection does not cover code compliance issues set by governments or other regulatory authorities.
6. The inspection does not take into account eligibility for mortgage insurance, building or homeowners insurance
7. The client hereby acknowledges they are contractually obliged to contact the inspector immediately to arrange a site visit at no extra expense, in the event of an unforeseen problem or upon receiving a conflicting opinion. I have read this contract and am aware of the limitations of the inspection process. I accept the report and supplements according to the conditions as stated herein. I am aware that the fee paid

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for this inspection is for professional time and is not a guarantee of present or future conditions and is not an insurance policy of any kind.

Note: Appliances, central vacuum systems, trees, heat exchangers, flue interiors, outbuildings, swimming pools, spas, security systems, intercom, wood destroying insects, vermin and animals, underground storage tanks, subgrade plumbing drains, environmental testing, UFFI, mould and other indoor air quality contaminants, window air conditioners, asbestos containing materials, septic tanks, wells, marine structures and other items not specifically mentioned in the report are not included within the scope of this inspection. We do not disassemble equipment, bore holes into walls, floors and ceilings, move furniture or storage, lift up carpets and rugs, etc

Print Name

Home Phone

Email Address

Signature of Client(s) or Client Representative

I, Home Owner (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

"SUMMARY" ITEMS WILL BE REPEATED BELOW WITH PHOTOS

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"SUMMARY" I

ROOFING

EXTERIOR

STRUCTURE

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HEATING

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INTERIOR

Roofing

SLOPED ROOF FLASHINGS \ Skylights

Condition: • Wrong, incomplete flashings

flashing at top of skylight is incomplete. New curb has been installed on upper sky lights but is missing on lower skylight. monitor for leakage. no moisture found during inspection. repairs and replacement of shingles noted in skylight areas.

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

Location: Rear

Task: Improve Monitor

Time: Ongoing When necessary

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • Should discharge 6 feet from building

extent down spouts to reduce chances of water entering the basement

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

Location: Throughout

Task: Improve

Time: Immediate

WALLS \ Masonry (brick, stone) and concrete

Condition: • Too close to grade

Soil is too high on brick work, should be 6 inches below bricks. signs of past repairs present in garage.

Implication(s): Chance of water entering building | Weakened structure | Rot

Location: Front Garage

Task: Improve

Time: Immediate

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

Condition: • Lost seal on double or triple glazing

seal lost on skylight, replace and needed

Location: Rear Second Floor

Task: Correct

Time: When necessary

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

Condition: • Loose

loose spindle, correct

Implication(s): Fall hazard

Location: Rear

Task: Correct

Time: Immediate

Condition: • Too low

increase the height of the railing

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Implication(s): Fall hazard

Location: Rear

Task: Improve

Time: Immediate

Structure

FOUNDATIONS \ General

Condition: • Cracked

signs of past leakage noted at rear of the home, cracks below windows and at connection to well. monitor and correct as needed

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

Location: Rear Basement

Task: Improve Monitor

Time: Ongoing When necessary

FLOORS \ Columns or piers

Condition: • Leaning

correct structure, loose and leaning.

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

Location: Rear Exterior

Task: Correct

Time: Immediate

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • Double taps

Maximum one wire per breaker, correct

Implication(s): Fire hazard

Location: Basement

Task: Correct

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • Wire crossing bus connections

Correct wiring, wires can not cross bus bar

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Correct

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

Ensure Gfi receptacle is installed.

Implication(s): Electric shock

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Location: Basement

Task: Provide

Time: Immediate

DISTRIBUTION SYSTEM \ Lights

Condition: • Improper closet lighting
remove or protect lights in closets.

Implication(s): Fire hazard

Location: Throughout First Floor

Task: Correct

Time: Immediate

Heating

GAS FURNACE \ Ducts, registers and grilles

Condition: • Missing

no heat to basement Kitchenette area and master walk in closet.

Implication(s): Increased heating costs | Reduced comfort

Location: Basement Second Floor Kitchen Master Bedroom

Task: Provide

Time: When necessary

CHIMNEY AND VENT \ Masonry chimney cap

Condition: • Cracked

Seal Chimney cap to prevent leakage,

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

Task: Improve

Time: Less than 1 year

FIREPLACE \ General

Condition: • Inspect chimney, and sweep, if needed before using

Clean and provide WETT inspection prior to use.

<http://chimneyswift.net/>

Implication(s): Fire hazard

Location: First Floor

Task: Provide

Time: When necessary

Cooling & Heat Pump

AIR CONDITIONING \ Condensate system

Condition: • Pan leaking

condensation leak noted at furnace. correct.

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

Location: Basement

Task: Correct

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Time: Immediate

Plumbing

WATER HEATER \ Life expectancy

Condition: • Near end of life expectancy

Water heater near the end of service life.

Implication(s): No hot water

Location: Basement

Task: Replace

Time: When necessary

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • Improper material

Replace abs vent pipe, been known to crack in the past. No cracks found during inspection.

more information. www.RealHomeInspectionsOntario.com

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

Location: Basement

Task: Replace

Time: Immediate

FIXTURES AND FAUCETS \ Faucet

Condition: • Hot and cold reversed

correct, hot and cold are reversed.

Implication(s): Scalding

Location: Second Floor Bathroom Master Bathroom

Task: Correct

Time: Immediate

Condition: • Loose

properly secure faucet, loose

Implication(s): Equipment failure

Location: Second Floor Bathroom Master Bathroom

Task: Correct

Time: Immediate

Interior

GARAGE \ Walls and ceilings

Condition: • Not gastight

Ensure all seams on walls that share with the home are sealed.

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Correct

Time: Immediate

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Description

Sloped roofing material:

- Asphalt shingles



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Probability of leakage: • Medium • Low

Limitations

Roof inspection limited/prevented by: • Wet roof surface hides flaws

Inspection performed: • By walking on roof • From the ground

Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • Cracks

monitor and repair as needed. no moisture found in home

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

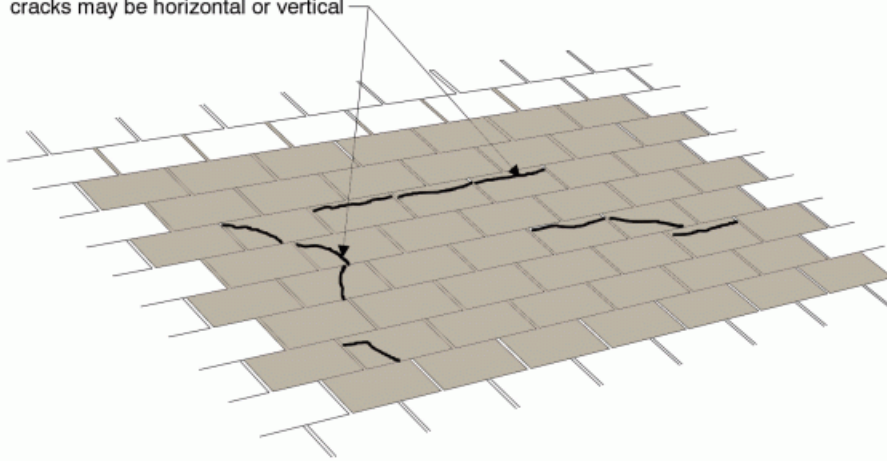
Location: Rear

Task: Monitor

Time: Ongoing

Premature failure of asphalt shingles

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



SLOPED ROOF FLASHINGS \ Skylights

Condition: • Wrong, incomplete flashings

flashing at top of skylight is incomplete. New curb has been installed on upper sky lights but is missing on lower skylight. monitor for leakage. no moisture found during inspection. repairs and replacement of shingles noted in skylight areas.

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

Location: Rear

Task: Improve Monitor

Time: Ongoing When necessary

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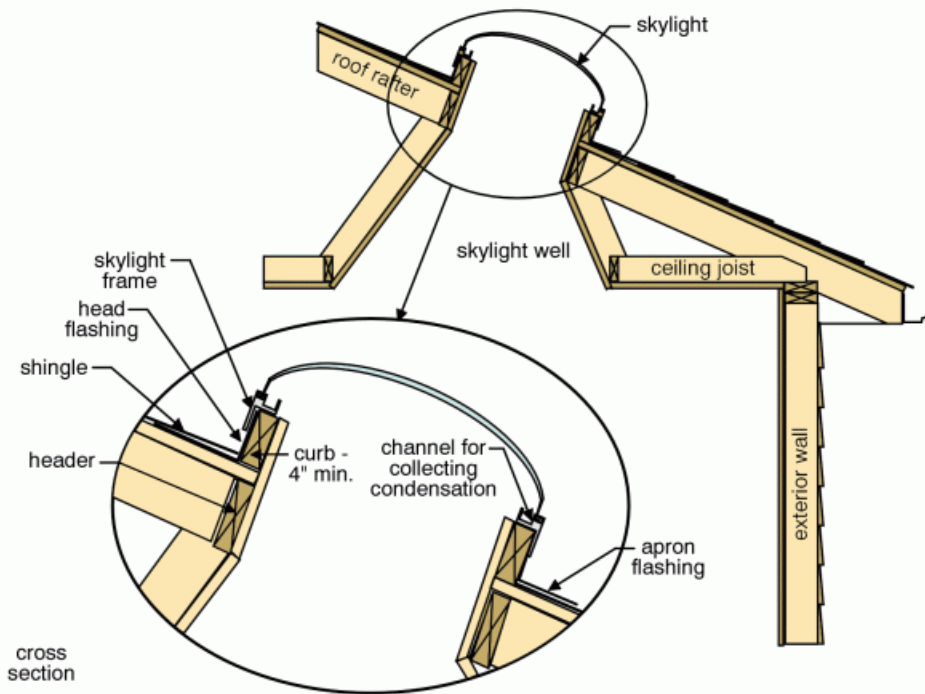
COOLING

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Skylight in sloped roof - curb mount



Curb missing

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Curb missing



proper installation of skylight.



Curb missing



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proper installation of skylight.

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Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Downspout discharge: • Above grade

Lot slope: • Away from building • Flat

Soffit (underside of eaves) and fascia (front edge of eaves): • Aluminum

Wall surfaces and trim: • Vinyl siding

Wall surfaces - masonry: • Brick

Driveway: • Asphalt

Porch: • Concrete

Exterior steps: • Concrete • Wood

Limitations

Inspection limited/prevented by: • Storage

No or limited access to: • Area below steps, deck, porches

Recommendations

ROOF DRAINAGE \ Downspouts

Condition: • Discharge onto roofs

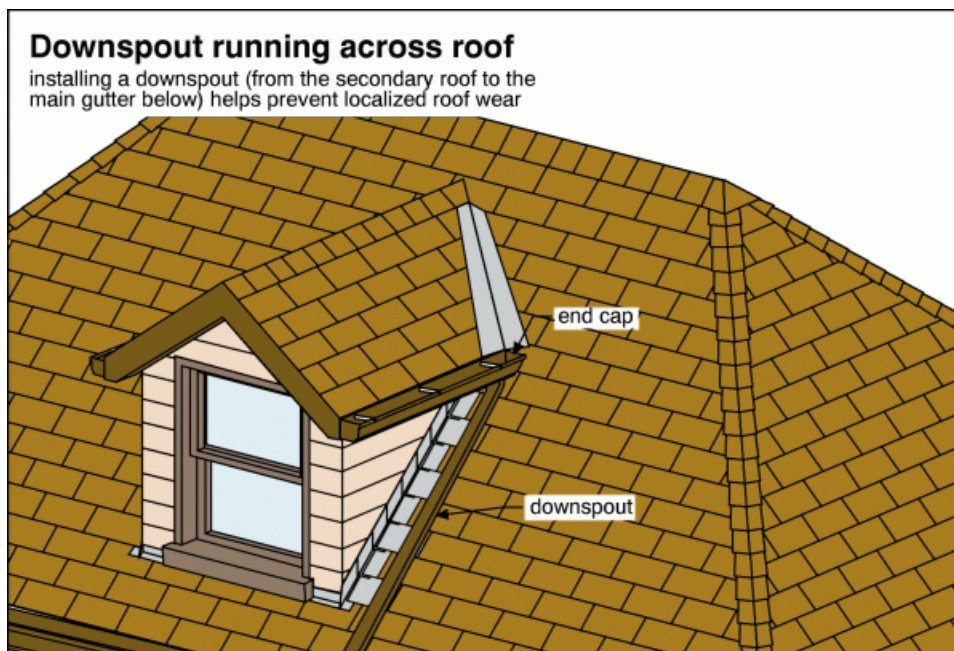
extend down spout to lower trough to prevent further shingle wear.

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

Location: Rear

Task: Improve

Time: Immediate



Condition: • Should discharge 6 feet from building
extend down spouts to reduce chances of water entering the basement

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

Location: Throughout

Task: Improve

Time: Immediate

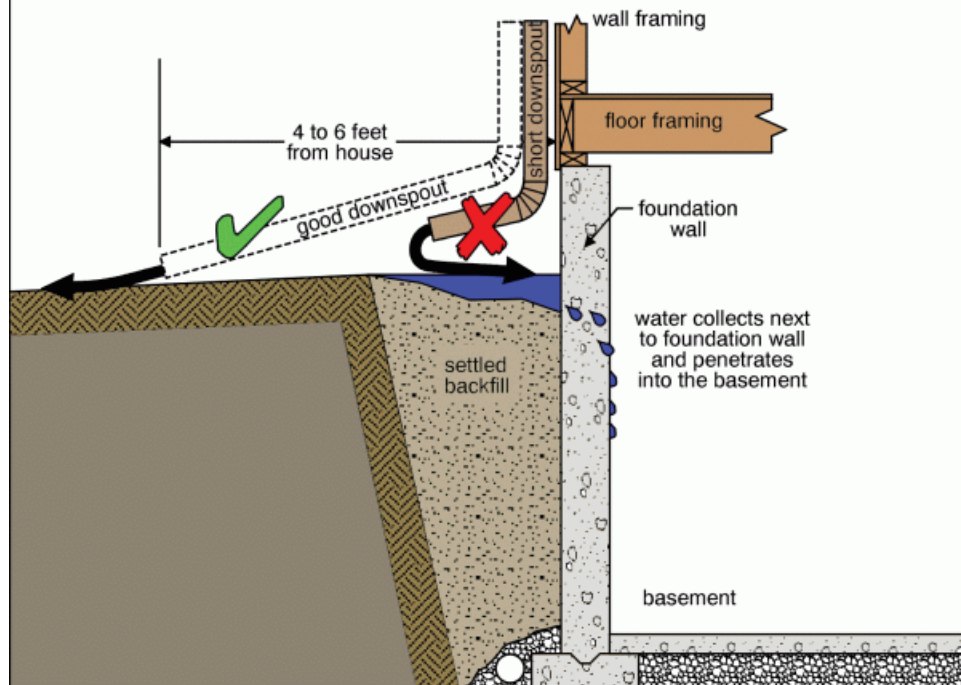
Gutter and downspout installation

secure gutters
every 2 to 3 feet

proper
gutter slope
200

6 feet
minimum

Downspout extension too short



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WALLS \ Wood siding

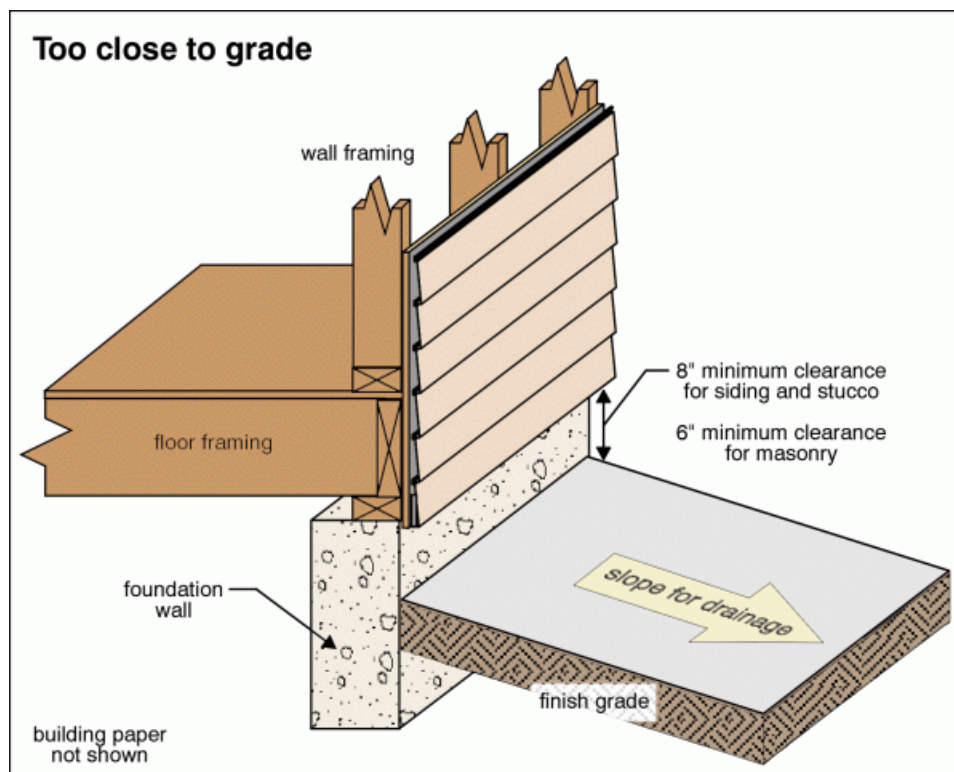
Condition: • Too close to grade
pool shed, rot noted at wall, correct as needed

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

Location: Rear

Task: Improve

Time: When necessary



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WALLS \ Masonry (brick, stone) and concrete

Condition: • Too close to grade

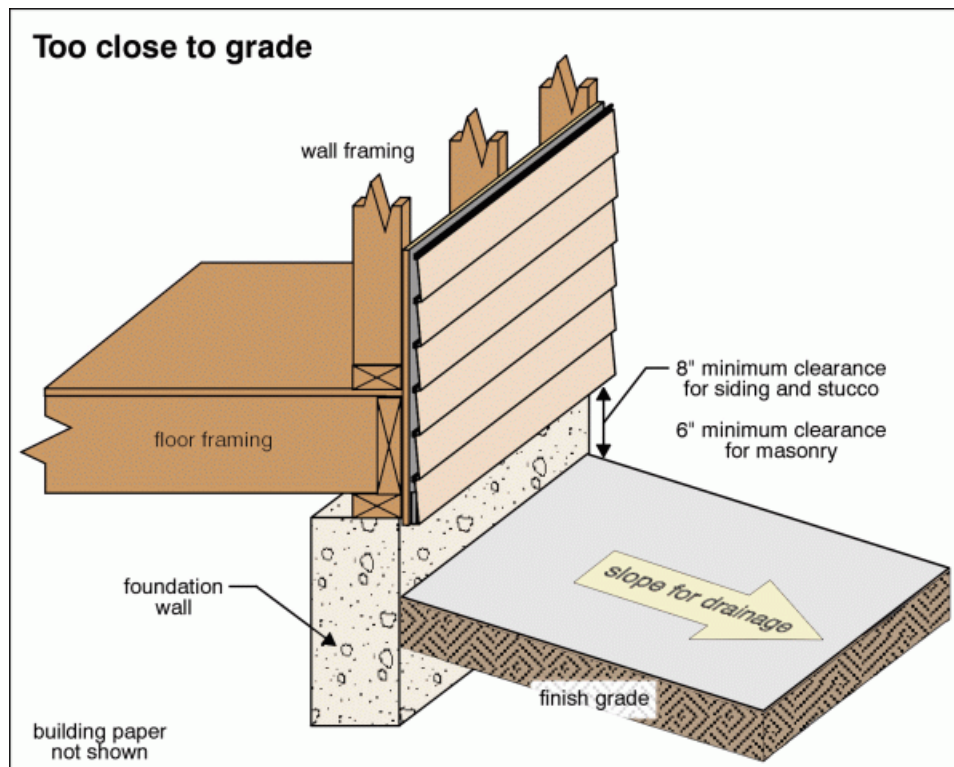
Soil is too high on brick work, should be 6 inches below bricks. signs of past repairs present in garage.

Implication(s): Chance of water entering building | Weakened structure | Rot

Location: Front Garage

Task: Improve

Time: Immediate



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EXTERIOR GLASS/WINDOWS \ Glass (glazing)

Condition: • Lost seal on double or triple glazing
seal lost on skylight, replace and needed

Location: Rear Second Floor

Task: Correct

Time: When necessary

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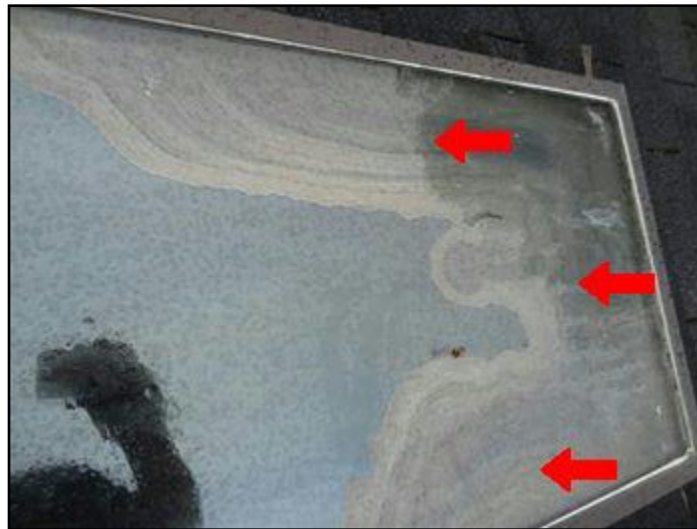
HEATING

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EXTERIOR GLASS/WINDOWS \ Storms and screens

Condition: • Missing

Screens found in basement, install as needed

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

Location: Throughout

Task: Provide

Time: When necessary



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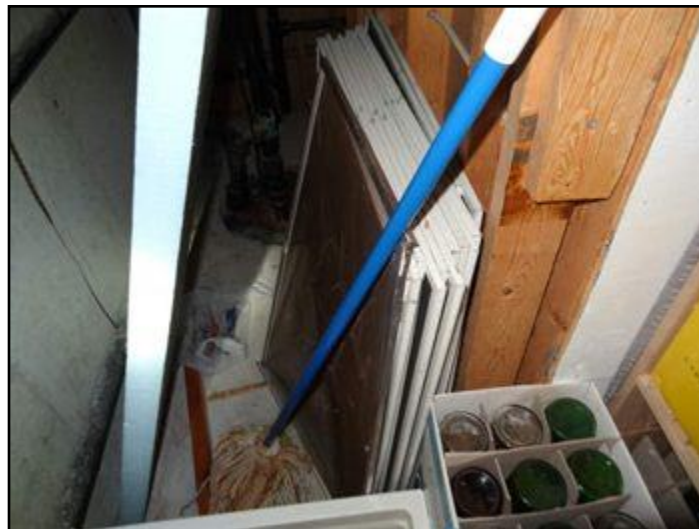
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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • Movement

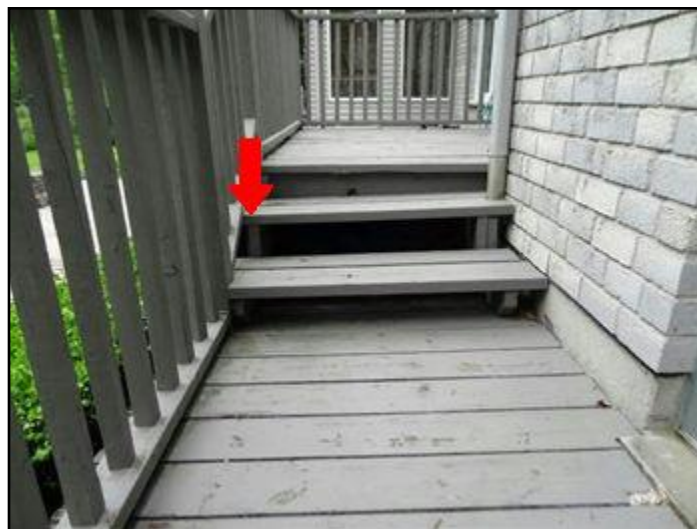
movement noted at stairs of deck, correct downspout under stairs. correct stairs as needed. deck boards are loose

Implication(s): Weakened structure | Chance of movement

Location: Rear Deck

Task: Improve

Time: When necessary



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

Condition: • Loose

loose spindle, correct

Implication(s): Fall hazard

Location: Rear

Task: Correct

Time: Immediate

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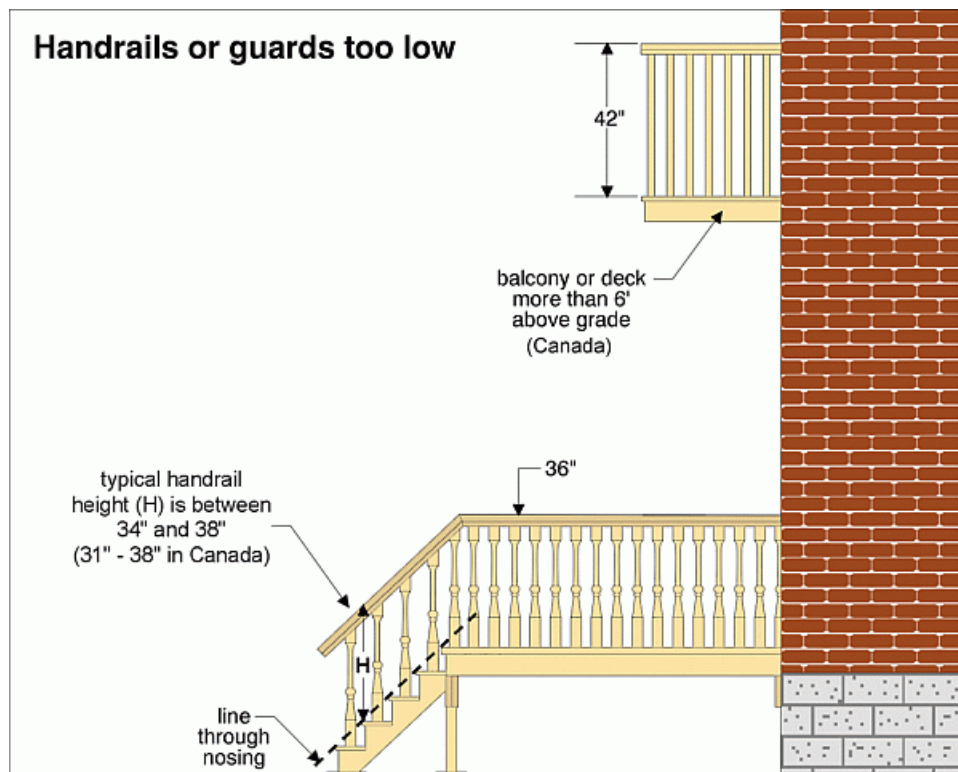
Condition: • Too low
increase the height of the railing

Implication(s): Fall hazard

Location: Rear

Task: Improve

Time: Immediate



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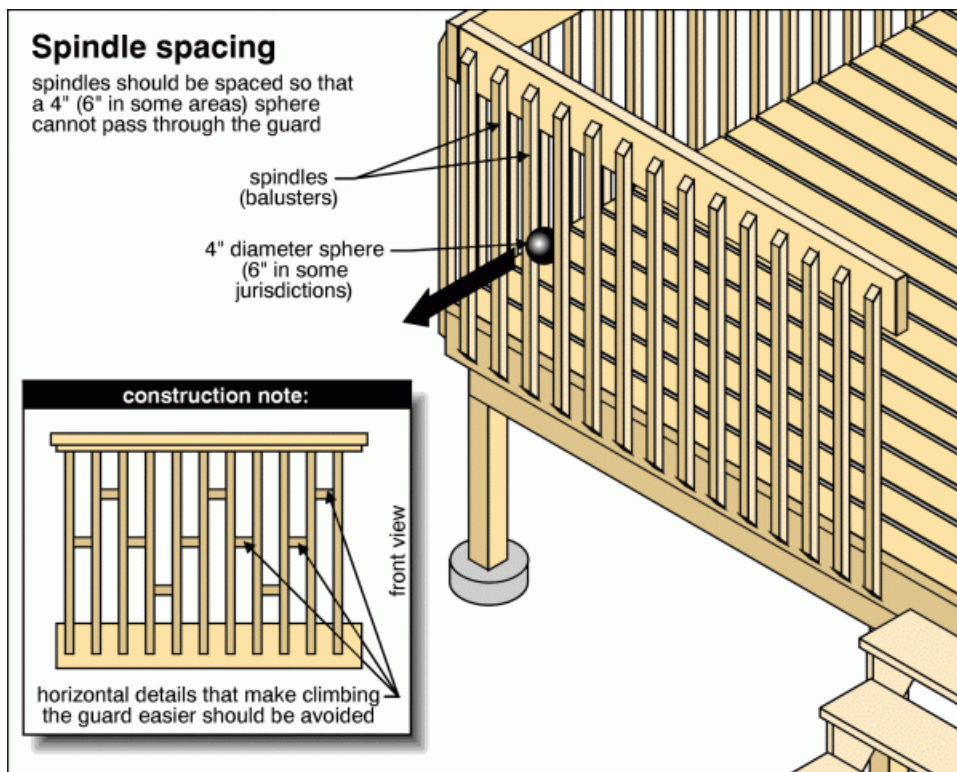
Condition: • Spindles (balusters) missing
loose spindle. correct as needed

Implication(s): Fall hazard

Location: Rear

Task: Improve

Time: When necessary





LANDSCAPING \ Retaining wall

Condition: • Leaning

correct leaning retaining wall as needed

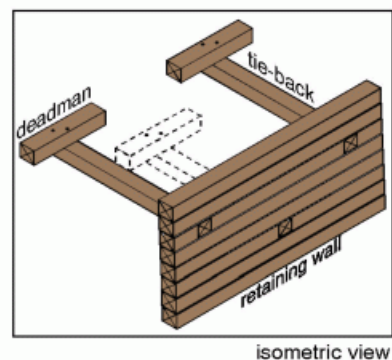
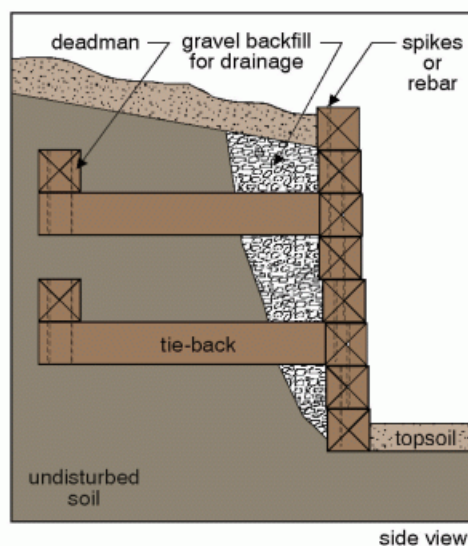
Implication(s): Weakened structure | Chance of movement

Location: Front

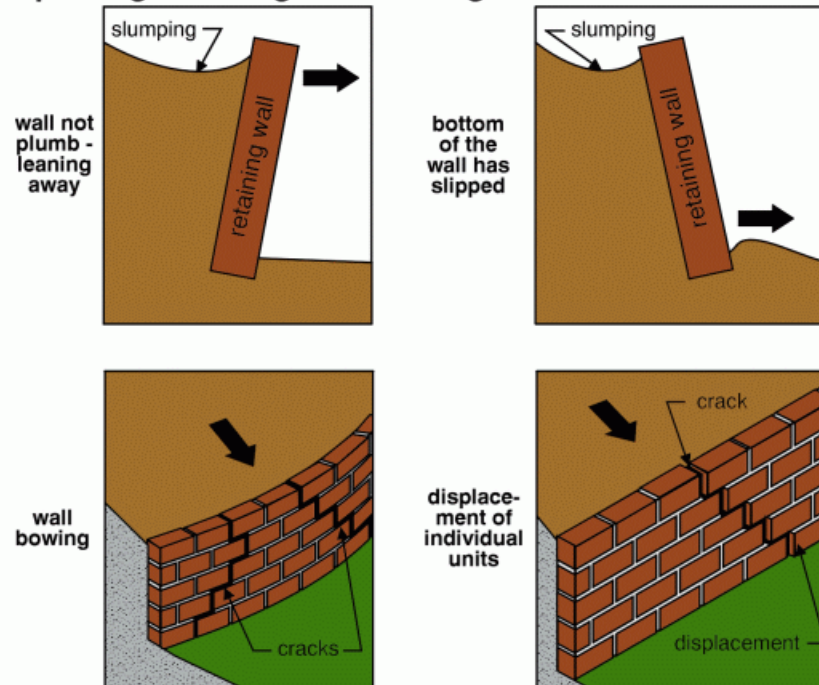
Task: Improve

Time: When necessary

Wood retaining wall



Inspecting retaining walls - things to watch for



Description

Configuration: • Basement

Foundation material: • Poured concrete • Masonry block

Floor construction: • Joists

Exterior wall construction: • Wood frame / Brick veneer

Roof and ceiling framing: • Rafters/roof joists

Limitations

Inspection limited/prevented by:

- Carpet/furnishings
- Storage



Attic/roof space: • Inspected from access hatch

Crawlspace: • Inspected from access hatch

Percent of foundation not visible: • 75 %

Recommendations

FOUNDATIONS \ General

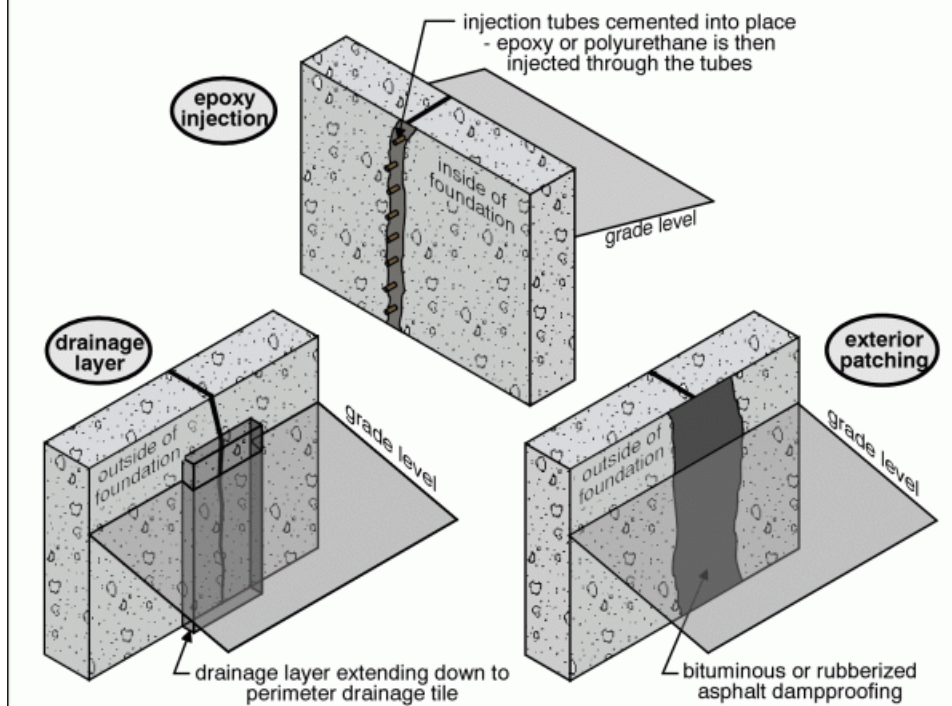
Condition: • Typical minor cracks
minor cracks in foundation, monitor for leakage and repair as needed.

Location: Front Rear

Task: Improve Monitor

Time: Ongoing When necessary

Patching cracks



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Condition: • Typical minor settlement
minor settlement, monitor for further movement.

Location: Rear Addition

Task: Monitor

Time: Ongoing



Condition: • Cracked

signs of past leakage noted at rear of the home, cracks below windows and at connection to well. monitor and correct as needed

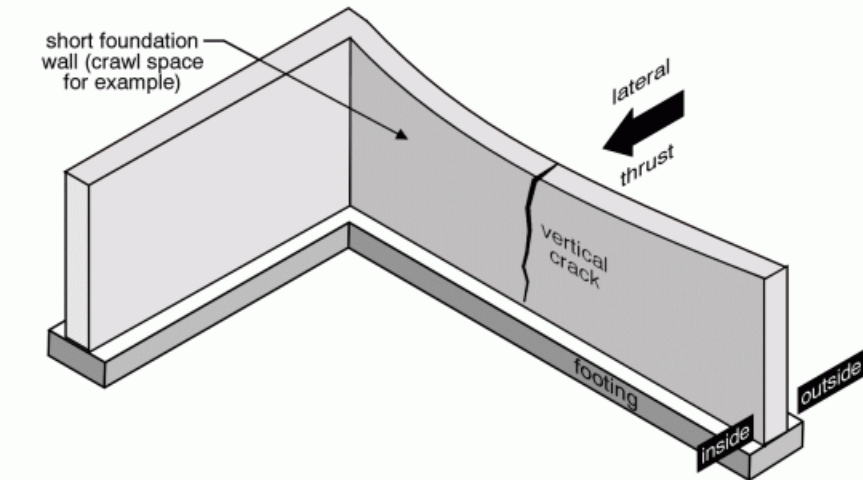
Implication(s): Chance of water damage to contents, finishes and/or structure | Weakened structure

Location: Rear Basement

Task: Improve Monitor

Time: Ongoing When necessary

Vertical foundation cracks



in short foundation walls, horizontal forces can also cause vertical cracks (typically at the midpoint of the walls)



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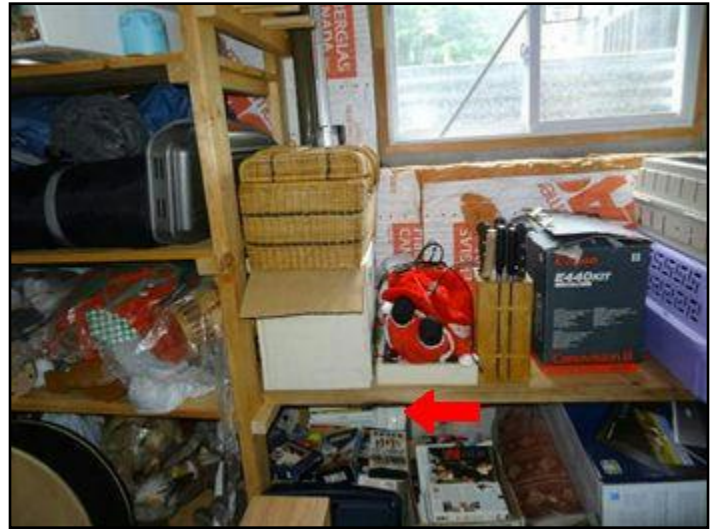
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FLOORS \ Columns or piers

Condition: • Leaning

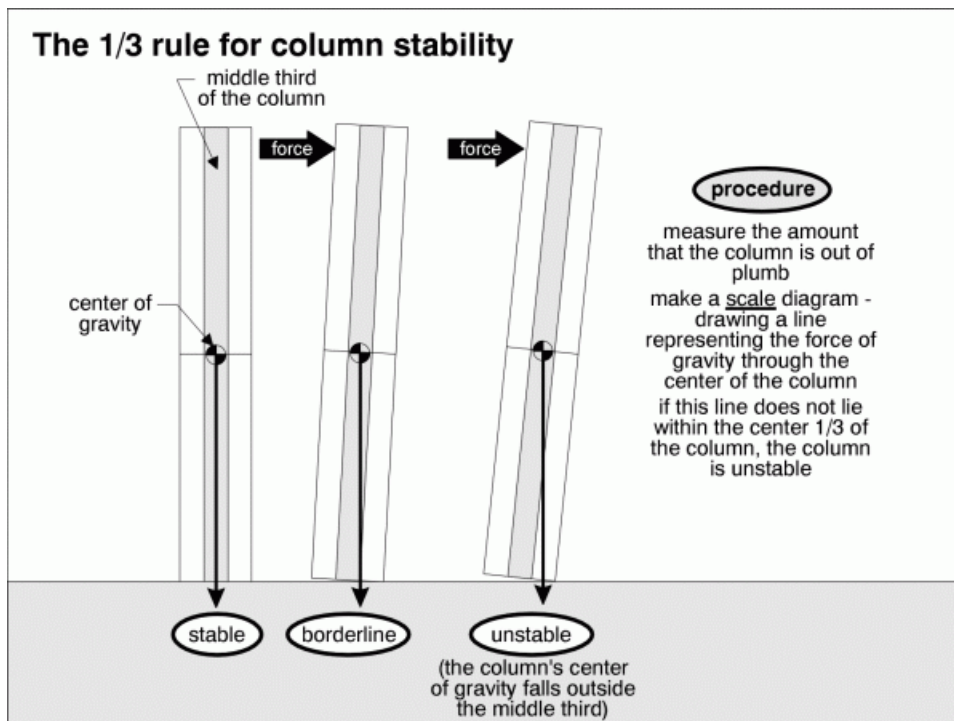
correct structure, loose and leaning.

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

Location: Rear Exterior

Task: Correct

Time: Immediate



Description

Service entrance cable and location: • Underground - cable material not visible

System grounding material and type: • Copper - water pipe

Distribution panel type and location: • Breakers - basement

Distribution panel rating:

• 200 Amps



Distribution wire material and type: • Copper - non-metallic sheathed

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom and exterior

Smoke alarms (detectors):

• None noted

Smoke detectors and co may have been present, ensure they are working properly. These items are not inspected

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

Limitations

System ground: • Quality of ground not determined

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

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • Double taps

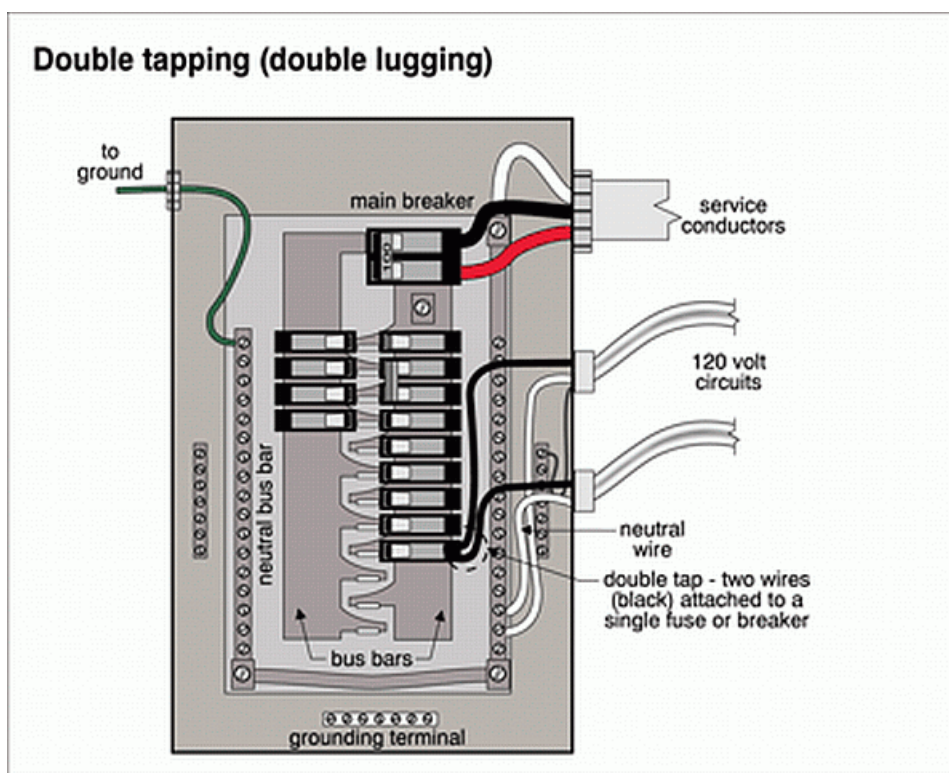
Maximum one wire per breaker, correct

Implication(s): Fire hazard

Location: Basement

Task: Correct

Time: Immediate





SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • Wire crossing bus connections

Correct wiring, wires can not cross bus bar

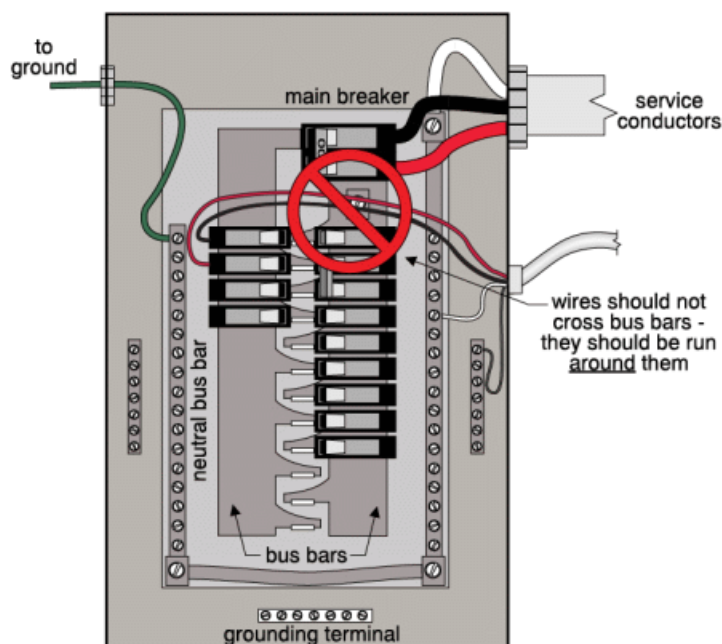
Implication(s): Electric shock | Fire hazard

Location: Basement

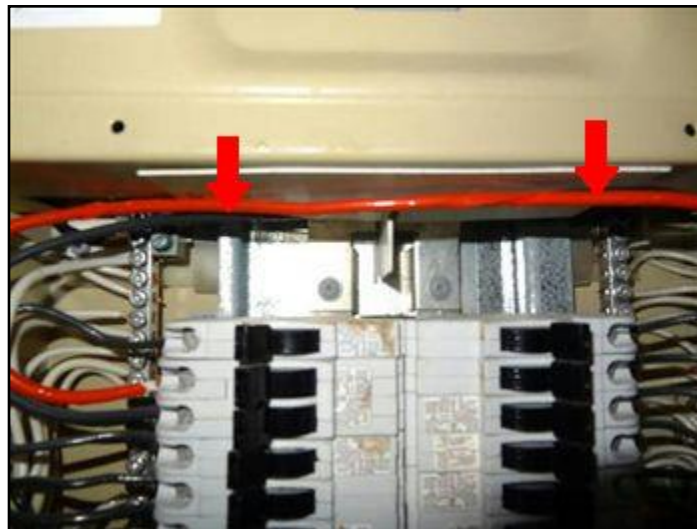
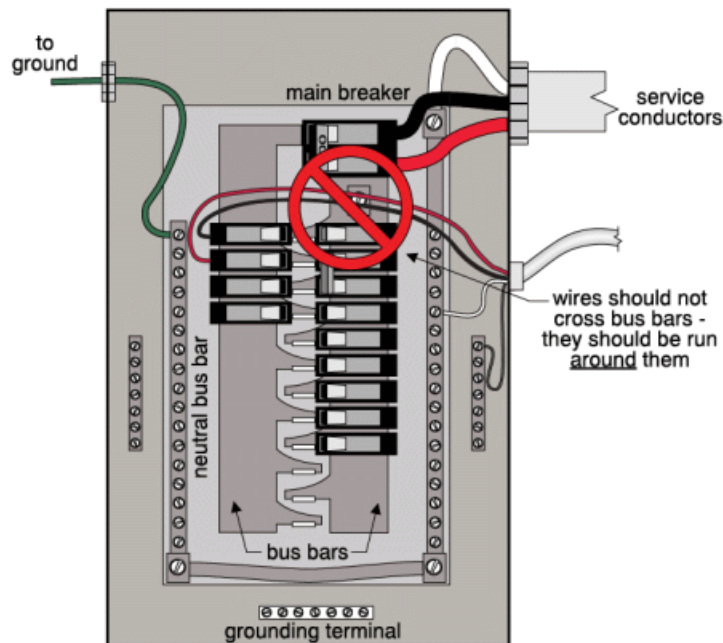
Task: Correct

Time: Immediate

Wires shouldn't cross bus bars



Wires shouldn't cross bus bars



DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • Loose connections

wire connection at inline duct fan is loose at junction box.

Implication(s): Electric shock | Fire hazard | Interruption of electrical service

Location: Basement

Task: Correct

Time: Immediate



Condition: • Too close to duct, pipe, vent or chimney

Electrical wires can not touch water pipes, duct work or gas piping, correct

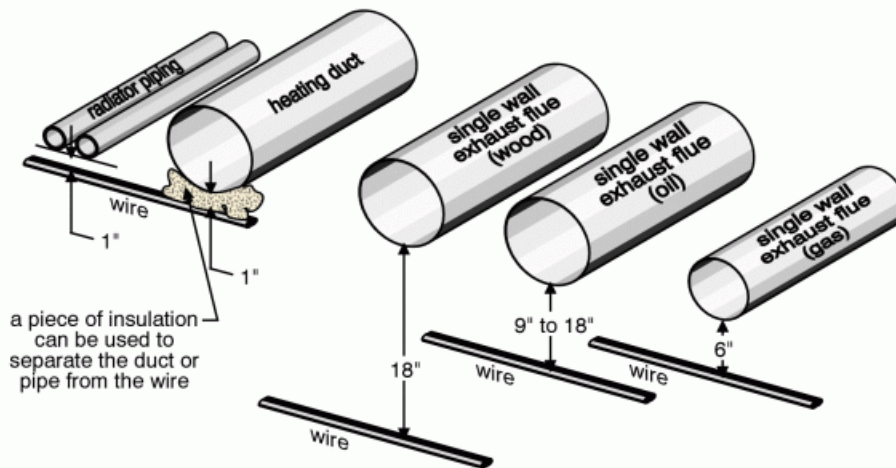
Implication(s): Electric shock | Fire hazard

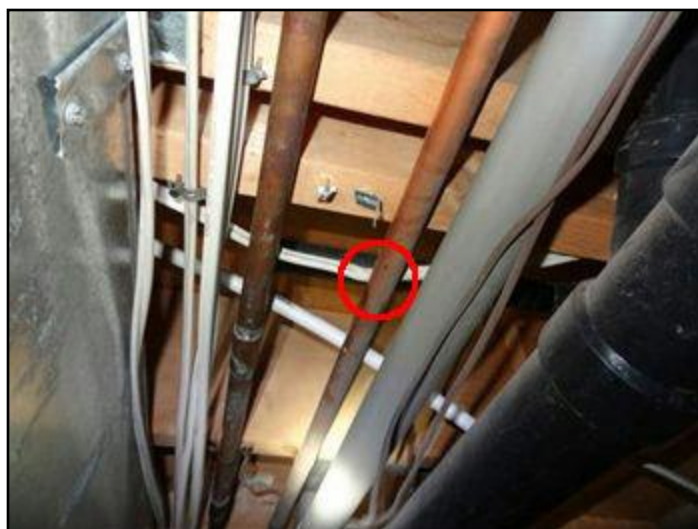
Location: Basement

Task: Improve

Time: Immediate

Wire clearances from hot ducts and pipes





DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • Exposed on walls or ceilings

Protect wiring from possible damage.

Implication(s): Electric shock

Location: shed

Task: Protect

Time: Immediate



DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Inoperative

outlets have no power, correct, source not found.

Implication(s): Equipment inoperative

Location: Throughout Exterior

Task: Further evaluation

Time: When necessary



Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

Ensure Gfi receptacle is installed.

Implication(s): Electric shock

Location: Basement

Task: Provide

Time: Immediate

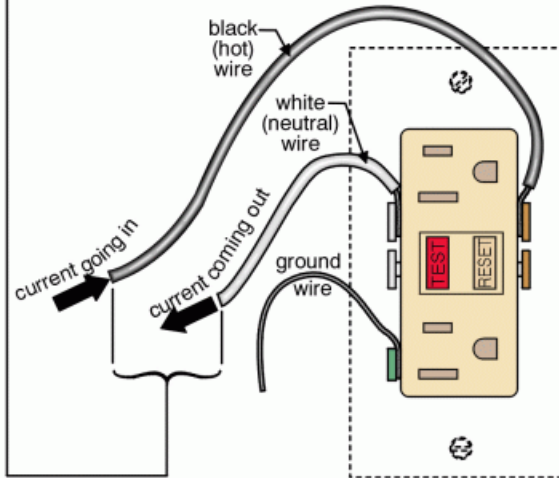
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



DISTRIBUTION SYSTEM \ Lights

Condition: • Improper closet lighting
remove or protect lights in closets.

Implication(s): Fire hazard

Location: Throughout First Floor

Task: Correct

Time: Immediate

ELECTRICAL

Sample Home, My Town, ON June 10, 2013

Report No. 1412, v.5

www.rhiontario.com

"SUMMARY" |

ROOFING

EXTERIOR

STRUCTURE

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HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



Description

System type:

- Furnace



- Electric radiant heat

HEATING

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Fuel/energy source: • Propane

Heat distribution: • Ducts and registers

Approximate capacity: • 110,000 BTU/hr

Efficiency: • High-efficiency

Approximate age: • 3 years

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

Main fuel shut off at: • Basement

Failure probability: • Low

Exhaust pipe (vent connector): • PVC plastic

Fireplace/stove:

- Wood-burning fireplace
- Gas fireplace



- Factory-built

HEATING

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"SUMMARY" |

ROOFING

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Combustion air source: • Outside - sealed combustion

Humidifiers: • Drum type

Limitations

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

Heat exchanger: • Only a small portion visible

Recommendations

GAS FURNACE \ Humidifier

Condition: • Dirty

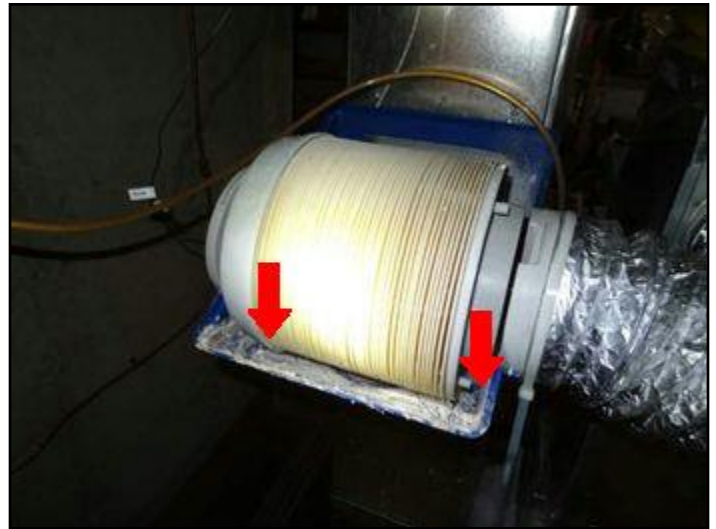
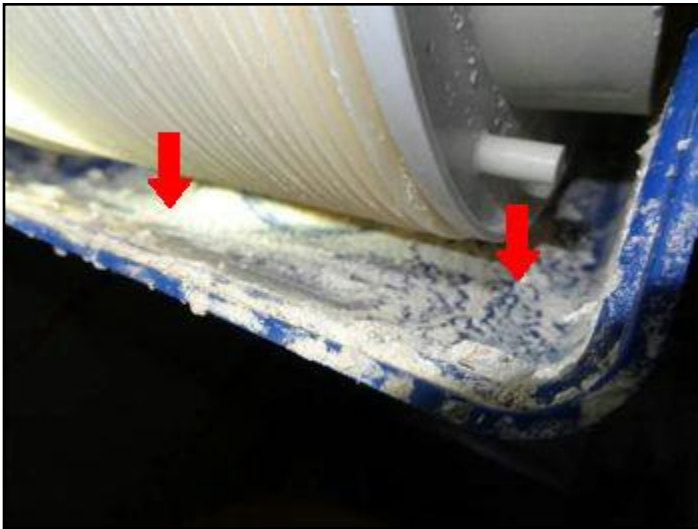
Clean or remove. monitor humidity in heating season. Maximum 50%RH

Implication(s): Equipment not operating properly

Location: Basement

Task: Clean

Time: Immediate



GAS FURNACE \ Ducts, registers and grilles

Condition: • Missing

no heat to basement Kitchenette area and master walk in closet.

Implication(s): Increased heating costs | Reduced comfort

Location: Basement Second Floor Kitchen Master Bedroom

Task: Provide

Time: When necessary

HEATING

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CHIMNEY AND VENT \ Masonry chimney cap

Condition: • Cracked

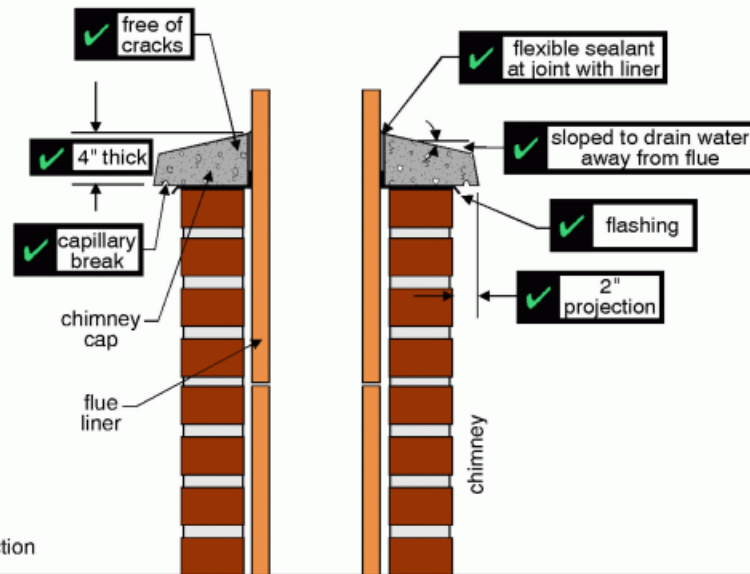
Seal Chimney cap to prevent leakage,

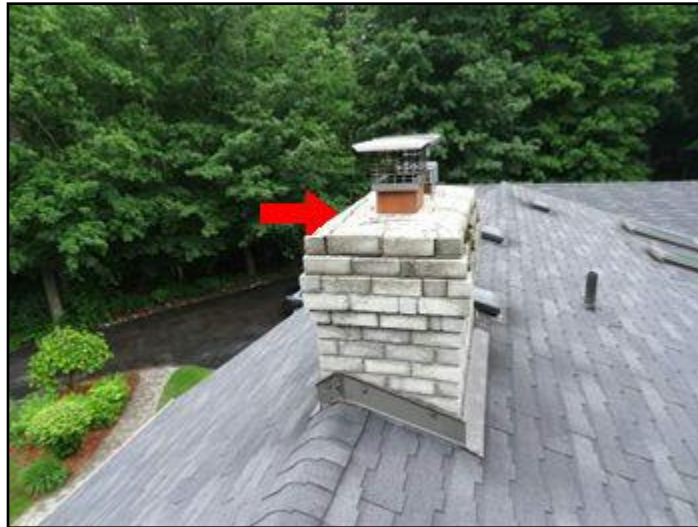
Implication(s): Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Task: Improve

Time: Less than 1 year

What makes a good chimney cap?





FIREPLACE \ General

Condition: • Inspect chimney, and sweep, if needed before using
Clean and provide WETT inspection prior to use.

<http://chimneyswift.net/>

Implication(s): Fire hazard

Location: First Floor

Task: Provide

Time: When necessary



COOLING & HEAT PUMP

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Description

Air conditioning type:

- Air cooled



Cooling capacity: • 3.5 Tons

Compressor approximate age: • 2 years

Typical life expectancy: • 12 to 15 years

Failure probability: • Low

Limitations

Inspection limited/prevented by: • Not tested, service company called to repair condensation leak.

Recommendations

AIR CONDITIONING \ Condensate system

Condition: • Pan leaking

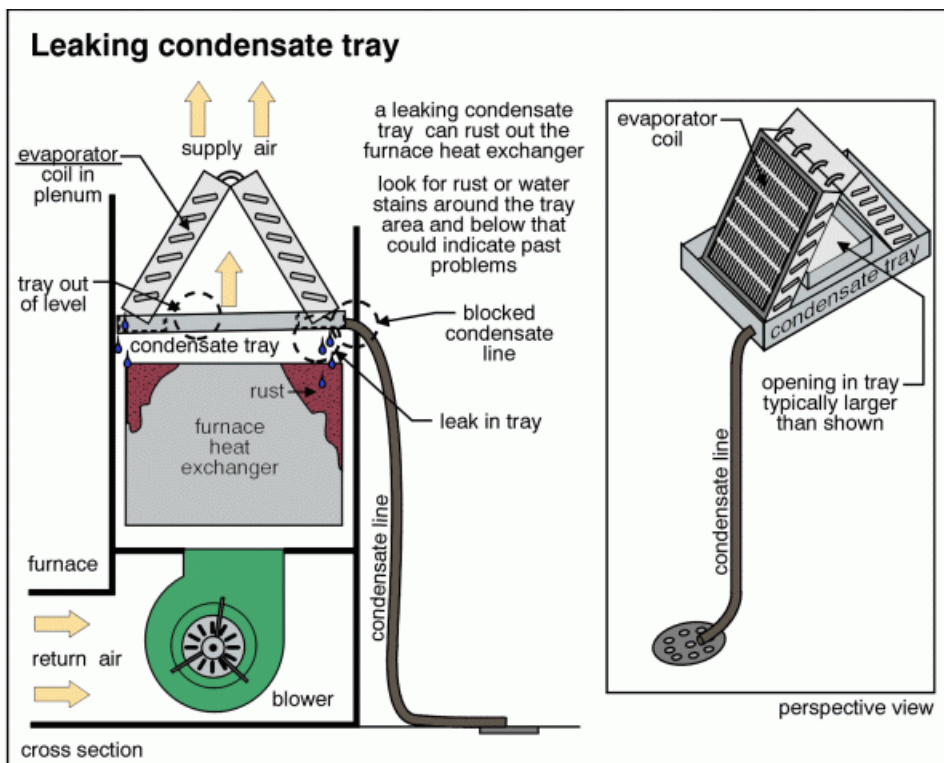
condensation leak noted at furnace. correct.

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

Location: Basement

Task: Correct

Time: Immediate



Description

Attic/roof insulation material:

- Glass fiber



Garage and laundry area



Garage and laundry area



hatch to garage attic in laundry area

INSULATION AND VENTILATION

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Garage and laundry area



left front



Garage and laundry area

Attic/roof insulation amount/value: • R-28

Attic/roof air/vapor barrier: • Plastic

Attic/roof ventilation: • Roof and soffit vents

Wall insulation material: • Not visible

Foundation wall insulation material: • Glass fiber

Limitations

Inspection prevented by no access to:

- Attic

upper attic sealed, no access



- Wall space

- Crawl space

below addition



INSULATION AND VENTILATION

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- Knee wall areas



centre front



Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Recommendations

ATTIC/ROOF \ Roof vents

Condition: • Missing

provide proper ventilation to knee wall areas. Mike, not a concern right now but call me with any questions.

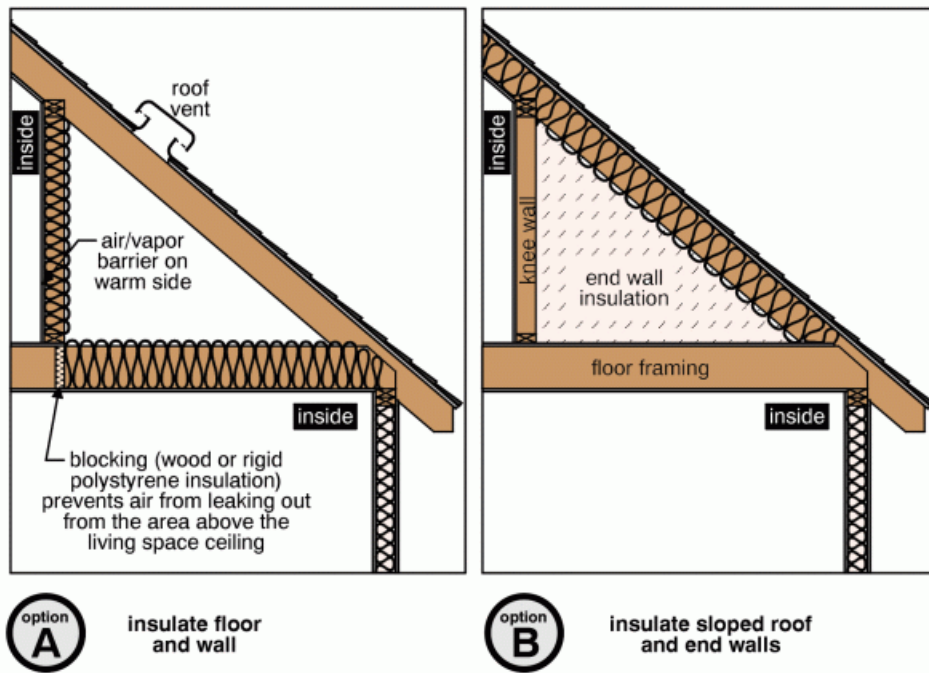
Implication(s): Chance of condensation damage to finishes and/or structure

Location: Front Attic

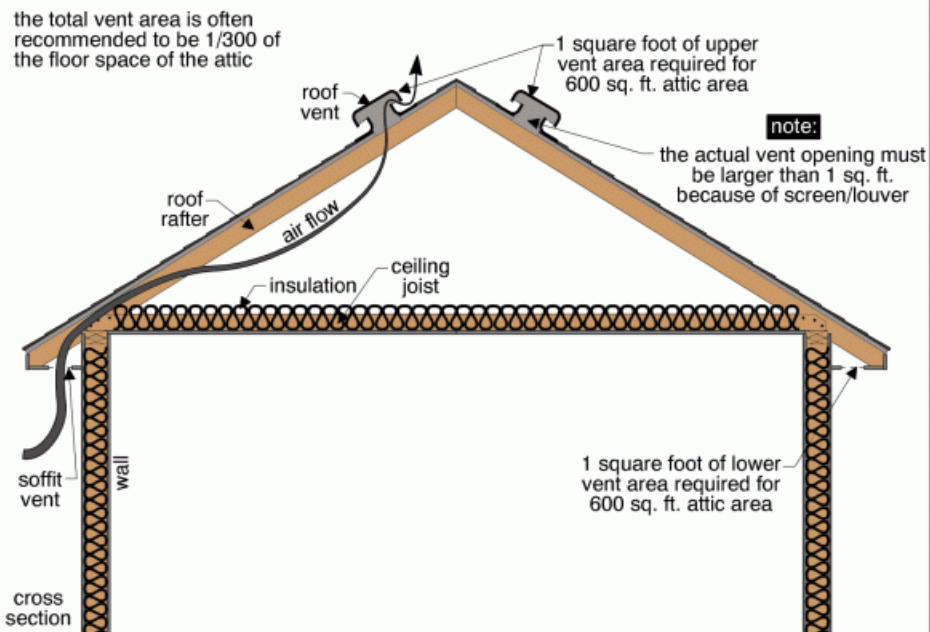
Task: Provide

Time: If necessary When remodelling

Insulating knee walls



Recommended amount of attic ventilation



INSULATION AND VENTILATION

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left front



right front



left front

Description

Water supply source: • Private

Service piping into building: • Plastic

Supply piping in building: • Copper • Plastic

Main water shut off valve at the:

• Basement



Water flow and pressure: • Functional

Water heater type: • Induced draft

Water heater fuel/energy source: • Propane

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 19 years

Water heater typical life expectancy: • 8 to 12 years

Water heater failure probability: • High

Waste disposal system: • Septic system

Waste and vent piping in building: • ABS plastic

Pumps:

• Solid waste pump (ejector pump)

PLUMBING

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- Sump pump



Floor drain location: • None found

Water treatment system:

- Water softener



Gas piping: • Steel • Copper

Limitations

Items excluded from a building inspection:

- Well
- Water quality
- Septic system
- Isolating/relief valves & main shut-off valve
- Concealed plumbing
- Tub/sink overflows
- Water treatment equipment
- Water heater relief valves are not tested
- Pool



• Spa



Recommendations

WATER HEATER \ Life expectancy

Condition: • Near end of life expectancy

Water heater near the end of service life.

Implication(s): No hot water

Location: Basement

Task: Replace

Time: When necessary



WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • Improper material

Replace abs vent pipe, been known to crack in the past. No cracks found during inspection.

more information. www.RealHomeInspectionsOntario.com

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

Location: Basement

Task: Replace

Time: Immediate



WASTE PLUMBING \ Floor drain

Condition: • Missing

There is no floor drain in laundry area, replace water lines with braided hoses.

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

Location: First Floor Laundry Area

Task: Provide

Time: Immediate



FIXTURES AND FAUCETS \ Faucet

Condition: • Provide pressure balance for shower and bathtub,

Implication(s): scalding

Location: Basement

Task: Provide

Time: Immediate



Condition: • Hot and cold reversed
correct, hot and cold are reversed.

PLUMBING

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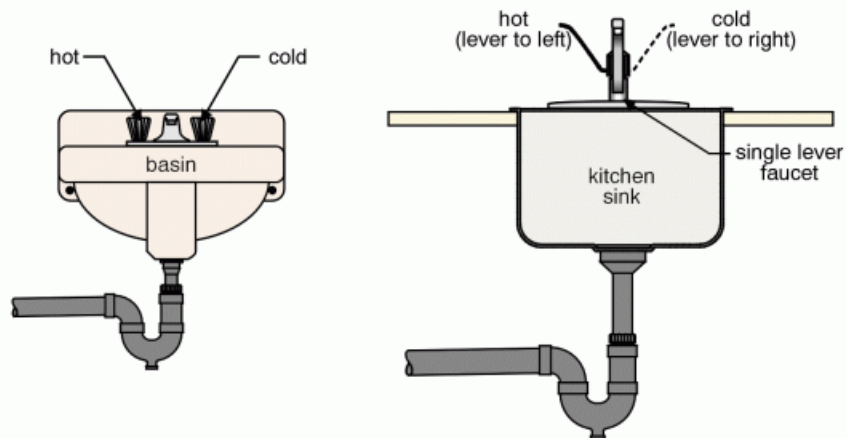
Implication(s): Scalding

Location: Second Floor Bathroom Master Bathroom

Task: Correct

Time: Immediate

Hot/cold conventions



PLUMBING

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Condition: • Loose

properly secure faucet, loose

Implication(s): Equipment failure

Location: Second Floor Bathroom Master Bathroom

Task: Correct

Time: Immediate



FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Slow drains

sink is slow to drain, improve as needed.

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

Location: First Floor Bathroom

Task: Improve

Time: When necessary

PLUMBING

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Condition: • Drain stop ineffective
repair drain stop as needed

Implication(s): Nuisance | Reduced operability

Location: Basement

Task: Correct

Time: When necessary



Description

Major floor finishes: • Carpet • Hardwood • Resilient • Ceramic

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall • Stucco/texture/stipple

Windows: • Fixed • Single/double hung • Sliders • Casement

Glazing: • Double

Exterior doors - type/material: • Hinged • French • Metal • Garage door - wood

Doors: • Inspected

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 240-Volt outlet

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Central vacuum systems • Appliances • Perimeter drainage tile around foundation, if any

Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Basement leakage: • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection

Recommendations

DOORS \ Doors and frames

Condition: • Replace cold room door with insulated exterior type door

Implication(s): heat loss

Location: Basement Cold Room

Task: Replace

Time: When necessary



INTERIOR

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"SUMMARY" |

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INTERIOR

GARAGE \ Walls and ceilings

Condition: • Not gastight

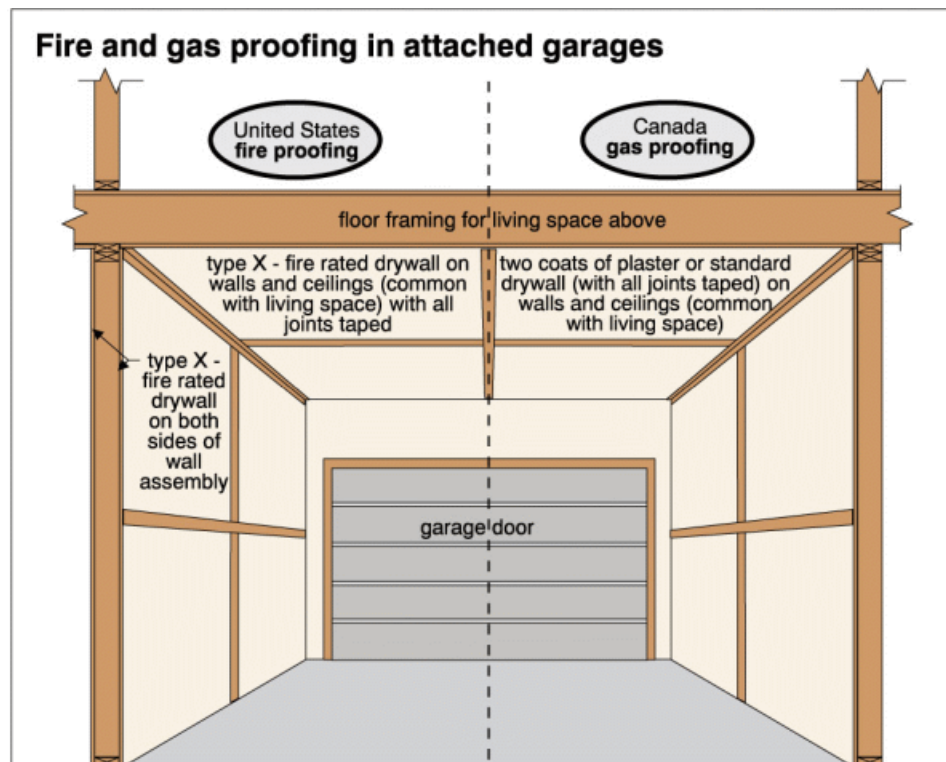
Ensure all seams on walls that share with the home are sealed.

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Correct

Time: Immediate



END OF REPORT