



# Inspection Report

## Sample Report

**Property Address:**  
123 Valley Rd  
Kitchener ON



**Baseline Inspections Inc.**

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<b>Date:</b> 3/3/2009	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 10569
<b>Property:</b> 123 Valley Rd Kitchener ON	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b>

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Baseline Inspection Agreement can be found on the following link [www.baselineinspections.com/contract.pdf](http://www.baselineinspections.com/contract.pdf)

#### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Real Estate Type:**  
Single Family Home

**Building Type:**  
House

**Home Faces:**  
South

**Client Is Present:**  
Yes

**Age Of Building:**  
15 to 20 Years

**Weather:**  
Clear

**Temperature:**  
5 to 10 C

**Rain in last 3 days:**  
No

**Ground/Soil Surface Condition:**  
Dry

## 1. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR		
1.0	WALL CLADDING FLASHING AND TRIM	X				<b>Styles &amp; Materials</b> <b>WALL SURFACES:</b> VINYL SIDING BRICK VENEER  <b>EXTERIOR ENTRY DOORS:</b> METAL SLIDING GLASS DOOR  <b>WINDOW TYPES:</b> THERMAL INSULATED FIXED THERMAL INSULATED CASEMENT THERMAL INSULATED SLIDERS THERMAL INSULATED DOUBLE-HUNG  <b>APPURTENANCE:</b> STEPS UP TO FRONT DOOR  <b>GARAGE DOOR MATERIAL:</b> METAL  <b>GARAGE DOOR TYPE:</b> TWO AUTOMATIC  <b>DRIVEWAY:</b> CONCRETE	
1.1	EXTERIOR DOORS, FLASHING& TRIM	X					
1.2	EXTERIOR SIDING	X					
1.3	WINDOWS, FLASHING& TRIM				X		
1.4	GARAGE DOOR				X		
1.5	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS				X		
1.6	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				X		
1.7	SOFFIT AND FASCIAS	X					
		IN	NI	NP	RR		

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**Comments:**

**1.3** (1) Wood rot/deterioration noted on main level wood framed windows. Immediate maintenance needed to prevent moisture entry into building envelop (seal openings with caulking, paint wood frames, consider capping with aluminum) Consider window upgrade including full frame replacement.



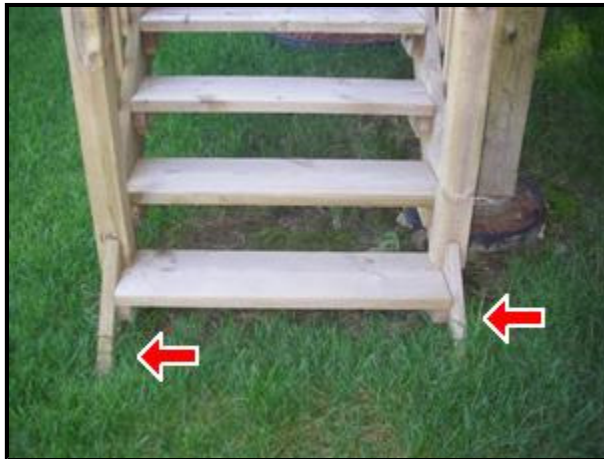
1.3 Picture 1

**1.4** Garage door does not open to full height of door opening. Adjustments needed for garage door to open to full height.



1.4 Picture 1

**1.5** Wood steps from deck sitting directly on soil. Wood soil contact may cause wood rot/settlement and premature deterioration of stairway. Recommend setting wood stringers on patio stone to prevent/reduce wood deterioration.



1.5 Picture 1

**1.6** (1) Soil is against the brick at the back side of the house. Recommend grading improvements to provide space between soil and first row of bricks to prevent moisture entry into the building envelop (ie. remove soil/mulch while providing slope away from foundation wall).



1.6 Picture 1

(2) Weep tile in window well missing cap. Install cap to prevent dirt/debris from plugging weep tile.



1.6 Picture 2

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	
2.0	FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X				<b>Styles &amp; Materials</b> <b>FOUNDATION:</b> POURED CONCRETE <b>CONFIGURATION:</b> BASEMENT <b>METHOD USED TO OBSERVE BASEMENT OR CRAWLSPACE:</b> FROM ENTRY WALKED <b>CONDITIONS &amp; OBSERVATIONS:</b> Attic Space inspected from the access hatch <b>FLOOR STRUCTURE:</b> 2 X 8 2 X 10 WOOD JOISTS <b>WALL STRUCTURE:</b> NOT VISIBLE WOOD FRAME <b>COLUMNS OR PIERS:</b> STEEL SCREW JACKS <b>CEILING STRUCTURE:</b> 2X6 wood <b>ROOF STRUCTURE:</b> 2 X 6 WOOD RAFTERS <b>ROOF-TYPE:</b> GABLE <b>FOUNDATION INSPECTION OBSERVATIONS &amp; LIMITATIONS:</b> ACCESSIBILITY - INTERIOR FINISHES - PERSONAL EFFECTS
2.1	PRESENTS OF FOUNDATION CRACKS	X				
2.2	FLOORS (Structural)	X				
2.3	WALLS (Structural)	X				
2.4	COLUMNS OR PIERS	X				
2.5	BEAMS (structural)	X				
2.6	CEILINGS (structural)	X				
2.7	ROOF STRUCTURE AND ATTIC	X				

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**Comments:**

**2.0** No evidence of water in the basement at this time. Conditions may change with the seasons. This basement may need a dehumidifier in the summer time to lower humidity levels.

**2.1** (1) Repaired foundation crack (epoxy injection) noted in basement crawl space. No evidence of moisture in this area at time of inspection. This is generally a very successful repair method for concrete shrinkage type cracks.



2.1 Picture 1

(2) Typical cracks noted in the foundation wall: Normal shrinkage in the concrete, stress of temperature differences between the inside and outside and between buried and exposed parts of the foundation cause a certain amount of minor cracking, especially in the first year or two following construction. Cracks noted are small, dry and could be considered typical. No action required unless moisture entry into basement is observed.



2.1 Picture 2

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	
3.0	ROOF COVERINGS				X	<b>Styles &amp; Materials</b> <b>ROOF COVERING:</b> ASPHALT SHINGLES
3.1	FLASHINGS	X				<b>VIEWED ROOF COVERING FROM:</b> WALKED ROOF
3.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				<b>CHIMNEY (exterior):</b> BRICK VENEER METAL FLUE PIPE
3.3	ROOFING DRAINAGE SYSTEMS				X	<b>EAVE PROTECTION:</b> PRESENT
3.4	EVIDENCE OF WATER PENETRATION	X				<b>METAL DRIP EDGE:</b> PRESENT  <b>SKY LIGHT (S):</b> NONE

IN NI NP RR  
IN NI NP RR

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**Comments:**

**3.0** Roof covering is showing signs of age and deterioration. Shingles split in approximately 4 locations, immediate repairs needed in these areas to prevent moisture entry into attic space. Budget for removal and replacement of shingles (complete roof covering) with the next 1 - 2 years.



3.0 Picture 1

**3.3 (1)** Upper roof eave trough empties on to lower roof. This has the potential to wear the roof in localized areas. Recommend adding an additional downspout to prevent this roof wear.



## 3.3 Picture 1

(2) Down spouts draining roof water beside the foundation. Recommend installing down spout extensions or splash pads as needed to ensure roof water is draining away from the foundation effectively.



3.3 Picture 2

**3.4** No evidence of water penetration into the attic space from view at attic access hatch.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR
4.0	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS INCLUDING FIXTURES AND FAUCETS	X			
4.1	INTERIOR DRAIN, WASTE AND VENT SYSTEMS				X
4.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			
4.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
4.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			
4.5	SHOWER TILES OR SURROUNDS	X			
4.6	CONDITION OF TOILET	X			
4.7	SUMP PUMP	X			
4.8	LOCATION OF OUTSIDE TAP SHUTOFF VALVE	X			

**IN NI NP RR**    **Styles & Materials**

**WATER SOURCE:**

PUBLIC

**PLUMBING SUPPLY:**

COPPER

**PLUMBING DISTRIBUTION:**

COPPER

**WATER FLOW (pressure):**

FUNCTIONAL

**PLUMBING WASTE and**

**VENTING:**

ABS - PLASTIC

**WATER HEATER POWER**

**SOURCE:**

GAS

**MANUFACTURER:**

GSW WATER HEATER

COMPANY

**IN NI NP RR**

**CAPACITY:**

50 US Gallon / 189 Litre tank

**APPROXIMATE AGE OF**

**WATER HEATER:**

ESTIMATED 2004 MODEL

**OWNERSHIP OF WATER**

**HEATER:**

APPEARS TO BE A RENTED

UNIT

**LOCATION OF FLOOR DRAIN:**

BASEMENT LAUNDRY AREA

**PLUMBING SYSTEM**

**INSPECTION**

**OBSERVATIONS&**

**LIMITATIONS:**

INTERIOR FINISHES

**WATER SOFTENER:**

IN USE (APPEARS TO BE IN

WORKING ORDER)

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**Comments:**

**4.1** Basement bathroom sink drain has temporary repair. Permanent repair needed to prevent moisture leaks.



4.1 Picture 1

**4.2** The use of plastic venting systems on gas fired water heaters has been amended. CSA B149.1 Natural Gas and Propane Installation Code was amended to require all plastic venting materials to be certified to the ULC S636 standard. Venting upgrades will be required at time of hot water exhaust repair or hot water tank upgrade. Up-grading venting may cause damage to finished ceiling surfaces between furnace utility room and exterior wall of house.

**4.3** The main shut off is located in the basement utility room. NOT OPERATED - This valve was not opened and closed at the time of the inspection.

**4.7** Water level in the sump pump pit was low at the time of inspection. Pump operated when tested manually.

**4.8** Outside tap shut off valve is located in basement utility room ceiling area. It is important to shut this tap off (and then open outside valve) in the winter season to prevent freezing of this water pipe. A frozen pipe may burst and flood your basement. NOT OPERATED - this valve was not opened and closed during the inspection.

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	
5.0	SERVICE ENTRANCE CONDUCTORS	X				<b>Styles &amp; Materials</b> <b>SERVICE ENTRANCE CABLE:</b> UNDERGROUND
5.1	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				<b>MAIN DISCONNECT OR MAIN BREAKER:</b> RATED 100 AMPS 120/240 VOLTS
5.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X				<b>DISTRIBUTION PANEL:</b> 125 AMP
5.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X				<b>PANEL TYPE:</b> BREAKER
5.4	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				X	<b>ELEC. PANEL MANUFACTURER:</b> FEDERAL PIONEER
5.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X				<b>PANEL CAPACITY:</b> SPACES AVAILABLE FOR ADDITIONAL BREAKERS OR FUSES
5.6	SMOKE ALARMS				X	<b>BRANCH CIRCUIT WIRING:</b> COPPER NON-METALLIC SHEATHED ARMoured CABLE
5.7	CARBON MONOXIDE ALARMS		X			<b>SYSTEM GROUNDING:</b> WATER PIPE

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**Comments:**

5.1 Main panel located in the basement

5.4 Junction box in basement missing cover, missing proper wire holder - minor repair needed for your safety.



5.4 Picture 1

**5.6 (1)** Smoke detector missing in the basement. Smoke detectors are required on each level of the home.



5.6 Picture 1

## (2) Smoke Alarms

Smoke alarms can act as the first line of defense for you and your family against the dangers of smoke and fire. In fact, installing working smoke alarms in the home can cut your risk of death by fire in half!

Just as there are different types of fires that start, spread and smoke in different ways, so too are there different types of smoke alarms: Ionization smoke alarms respond quickly to fast flaming fires, which generate a lot of heat but not necessarily a lot of smoke. Select an ionization smoke alarm for the living and sleeping areas of your home.

Photoelectric smoke alarms respond quickly to smoldering fires that produce a lot of smoke with less heat. These alarms are an excellent choice for the kitchen or other cooking areas because they are less prone to false alarms from cooking or humidity.

Select smoke alarms that feature a Hush Button, which allows the user to stop the alarm from sounding for seven to ten minutes (as might be required in the case of burnt toast or other minor smoke nuisance). While the alarm is in its 7-10 minute Hush sequence, it will chirp quietly but not disturb you with a loud alarm. After the Hush sequence, the alarm will sound once.

Remember to inspect, clean and test smoke alarms regularly and to change the batteries in the spring and fall.

[http://www.safeathome.ca/smoke\\_alarms.htm](http://www.safeathome.ca/smoke_alarms.htm)

**5.7** (1) Carbon Monoxide Detector located in the upper floor of this home was not tested. Test for proper operation when you move into this home. Install additional detectors for added safety.

Carbon Monoxide Detector should be installed close to furnace, gas hot water, heater, gas or wood burning appliance and another in the bedroom area: these will detect combustion gases that are not being properly exhausted, and signal the danger at an early stage.

Further information [http://www.safeathome.ca/media/CO\\_safety\\_guide.pdf](http://www.safeathome.ca/media/CO_safety_guide.pdf)

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. HEATING

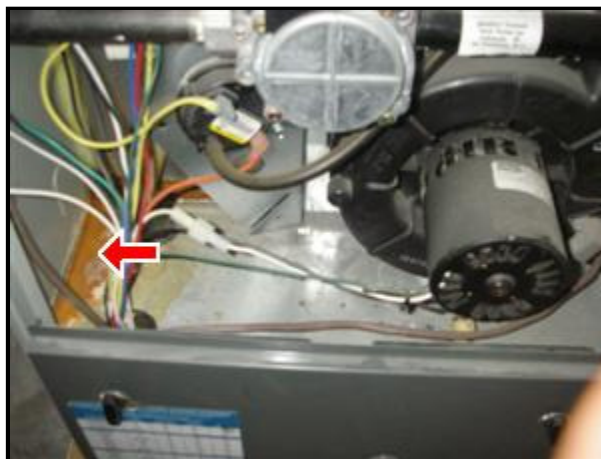
The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	<b>Styles &amp; Materials</b> <b>HEAT TYPE:</b> FORCED AIR  <b>ENERGY SOURCE:</b> GAS  <b>FUEL SHUT OFF VALVE LOCATION:</b> UTILITY ROOM BY FURNACE  <b>NUMBER OF HEAT SYSTEMS (excluding wood):</b> ONE  <b>HEAT SYSTEM BRAND:</b> KEEPWRITE  <b>APPROXIMATE AGE OF FURNACE:</b> ESTIMATED 1995 MODEL  <b>FURNACE CAPACITY:</b> 75 000 BTU INPUT  <b>FURNACE EFFICIENCY RATING:</b> High Efficiency Rating  <b>DUCTWORK:</b> NON-INSULATED  <b>FILTER TYPE:</b> DISPOSABLE  <b>TYPES OF FIREPLACES:</b> VENTED GAS LOGS  <b>OPERABLE FIREPLACES:</b> ONE
6.0	HEATING EQUIPMENT				X	
6.1	NORMAL OPERATING CONTROLS	X				
6.2	AUTOMATIC SAFETY CONTROLS	X				
6.3	CHIMNEYS, FLUES AND VENTS					X
6.4	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X				
6.5	GAS/LP FIRELOGS, SPACE HEATERS, KITCHEN RANGE AND FIREPLACES	X				
6.6	PRESENCE OF INSTALLED HEAT SOURCE IN EACH AREA	X				

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**Comments:**

**6.0** Rust present under exhaust vent connection. This is an indication of a condensate drip or leak. Condensate from a high efficiency furnace is very corrosive. Recommend further investigation and repair as part of preventative maintenance to maximize the life of this furnace.



6.0 Picture 1

**6.3** (1) Brick and masonry deterioration with past repairs evident. This tall free standing chimney is unstable

and should be removed (currently not in use).



6.3 Picture 1



6.3 Picture 2

(2) The use of plastic venting systems on gas high efficiency furnaces has been amended. CSA B149.1 Natural Gas and Propane Installation Code was amended to require all plastic venting materials to be certified to the ULC S636 standard.

Venting upgrades will be required at time of furnace exhaust repair or furnace upgrade. Up-grading venting may cause damage to finished ceiling surfaces between furnace utility room and exterior wall of house.

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

		IN	NI	NP	RR
7.0	COOLING AND AIR HANDLER EQUIPMENT	X			
7.1	NORMAL OPERATING CONTROLS		X		
7.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
7.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH AREA	X			

**Styles & Materials**

**COOLING EQUIPMENT TYPE:**

AIR CONDITIONER UNIT

**COOLING EQUIPMENT**

**ENERGY SOURCE:**

ELECTRIC

**CENTRAL AIR**

**MANUFACTURER:**

KEEPRITE

**NUMBER OF A/C UNITS:**

ONE

**APPROXIMATE AGE OF AIR**

**CONDITIONER:**

ESTIMATED 1995 MODEL

**AIR CONDITIONER SIZE:**

ESTIMATED 2 TON UNIT

**A/C INSPECTION**

**OBSERVATION&**

**LIMITATIONS:**

OUT SIDE TEMPERATURE

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**Comments:**

**7.1** A/C was not tested for proper operation due to the outside air temperature of 15 degrees C or less. We could not test normal operating controls.

The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building, or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	
8.0	CEILINGS	X				<b>Styles &amp; Materials</b> <b>CEILING MATERIALS:</b> DRYWALL
8.1	WALLS	X				<b>WALL MATERIAL:</b> DRYWALL WALLPAPER
8.2	FLOORS	X				<b>FLOOR COVERING(S):</b> LINOLEUM CARPET HARDWOOD T&G
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X				<b>INTERIOR DOORS:</b> WOOD FRAME HOLLOW CORE PANEL
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X				<b>CABINETRY:</b> WOOD VENEER COMPOSITE
8.5	DOORS (REPRESENTATIVE NUMBER)				X	<b>COUNTERTOP:</b> COMPOSITE LAMINATE
8.6	WINDOWS (REPRESENTATIVE NUMBER)	X				<b>INTERIOR FINISHES</b> <b>INSPECTION OBSERVATION &amp; LIMITATIONS:</b> PERSONAL EFFECTS

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**Comments:**

**8.5** Tight fitting bedroom door - trim door for improved opening and closing.



8.5 Picture 1

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR
9.0	INSULATION AND VAPOR BARRIERS (IN UNFINISHED SPACES)				X
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS				X
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)	X			

IN NI NP RR

**Styles & Materials**

**WOOD FRAME WALLS:**  
NOT ACCESSIBLE

**ATTIC INSULATION:**  
LOOSE FILL  
FIBERGLASS

**R-VALUE:**  
ESTIMATED R 30

**DRYER VENT:**  
FLEXIBLE METAL  
METAL

**DRYER POWER SOURCE:**  
220 ELECTRIC

**VAPOUR RETARDER:**  
PLASTIC/POLY

**BASEMENT WALLS:**  
FIBERGLASS BATT

**BASEMENT HEADER AREA:**  
FIBREGLASS BATT

**VENTILATION - ATTIC:**  
ROOF VENTS  
SOFFIT VENTS

**EXHAUST FAN TYPES:**  
BATHROOM FAN(S)  
DIRECT FAN VENT IN  
KITCHEN

**INSULATION & VENTILATION  
INSPECTION OBSERVATION &  
LIMITATIONS:**  
ACCESSIBILITY - VIEW FROM  
ACCESS HATCH

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**Comments:**

**9.0** Attic insulation pulled away from metal flue pipe. Re-install insulation in this small area to reduce heat loss.



9.0 Picture 1

**9.1** Turbine style roof vent not spinning freely - replace bushings or replace/upgrade turbine vent.



9.1 Picture 1

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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# General Summary



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**Customer**  
Sample Report

**Address**  
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Kitchener ON

## 1. EXTERIOR

### 1.3 WINDOWS, FLASHING& TRIM

#### Repair or Replace

(1) Wood rot/deterioration noted on main level wood framed windows. Immediate maintenance needed to prevent moisture entry into building envelop (seal openings with caulking, paint wood frames, consider capping with aluminum) Consider window upgrade including full frame replacement.

(2)

### 1.4 GARAGE DOOR

#### Repair or Replace

Garage door does not open to full height of door opening. Adjustments needed for garage door to open to full height.

### 1.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

#### Repair or Replace

Wood steps from deck sitting directly on soil. Wood soil contact may cause wood rot/settlement and premature deterioration of stairway. Recommend setting wood stringers on patio stone to prevent/reduce wood deterioration.

### 1.6 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

#### Repair or Replace

(1) Soil is against the brick at the back side of the house. Recommend grading improvements to provide space between soil and first row of bricks to prevent moisture entry into the building envelop (ie. remove soil/mulch while providing slope away from foundation wall).

## 3. ROOFING

### 3.0 ROOF COVERINGS

#### Repair or Replace

### 3. ROOFING

Roof covering is showing signs of age and deterioration. Shingles split in approximately 4 locations, immediate repairs needed in these areas to prevent moisture entry into attic space. Budget for removal and replacement of shingles (complete roof covering) with the next 1 - 2 years.

#### 3.3 ROOFING DRAINAGE SYSTEMS

##### Repair or Replace

(1) Upper roof eave trough empties on to lower roof. This has the potential to wear the roof in localized areas. Recommend adding an additional downspout to prevent this roof wear.

(2) Down spouts draining roof water beside the foundation. Recommend installing down spout extensions or splash pads as needed to ensure roof water is draining away from the foundation effectively.

### 4. PLUMBING SYSTEM

#### 4.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

##### Repair or Replace

Basement bathroom sink drain has temporary repair. Permanent repair needed to prevent moisture leaks.

### 5. ELECTRICAL SYSTEMS

#### 5.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

##### Repair or Replace

Junction box in basement missing cover, missing proper wire holder - minor repair needed for your safety.

#### 5.6 SMOKE ALARMS

##### Repair or Replace

(1) Smoke detector missing in the basement. Smoke detectors are required on each level of the home.

#### 5.7 CARBON MONOXIDE ALARMS

##### Not Inspected

(1) Carbon Monoxide Detector located in the upper floor of this home was not tested. Test for proper operation when you move into this home. Install additional detectors for added safety.

Carbon Monoxide Detector should be installed close to furnace, gas hot water, heater, gas or wood burning appliance and another in the bedroom area: these will detect combustion gases that are not being properly exhausted, and signal the danger at an early stage.

Further information [http://www.safeathome.ca/media/CO\\_safety\\_guide.pdf](http://www.safeathome.ca/media/CO_safety_guide.pdf)

### 6. HEATING

#### 6.0 HEATING EQUIPMENT

##### Repair or Replace

Rust present under exhaust vent connection. This is an indication of a condensate drip or leak. Condensate from a high efficiency furnace is very corrosive. Recommend further investigation and repair as part of preventative maintenance to maximize the life of this furnace.

## 6. HEATING

### 6.3 CHIMNEYS, FLUES AND VENTS

#### Repair or Replace

(1) Brick and masonry deterioration with past repairs evident. This tall free standing chimney is unstable and should be removed (currently not in use).

(2) The use of plastic venting systems on gas high efficiency furnaces has been amended. CSA B149.1 Natural Gas and Propane Installation Code was amended to require all plastic venting materials to be certified to the ULC S636 standard.

Venting upgrades will be required at time of furnace exhaust repair or furnace upgrade. Up-grading venting may cause damage to finished ceiling surfaces between furnace utility room and exterior wall of house.

## 7. CENTRAL AIR CONDITIONING

### 7.1 NORMAL OPERATING CONTROLS

#### Not Inspected

A/C was not tested for proper operation due to the outside air temperature of 15 degrees C or less. We could not test normal operating controls.

## 8. INTERIORS

### 8.5 DOORS (REPRESENTATIVE NUMBER)

#### Repair or Replace

Tight fitting bedroom door - trim door for improved opening and closing.

## 9. INSULATION AND VENTILATION

### 9.0 INSULATION AND VAPOR BARRIERS (IN UNFINISHED SPACES)

#### Repair or Replace

Attic insulation pulled away from metal flue pipe. Re-install insulation in this small area to reduce heat loss.

### 9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

#### Repair or Replace

Turbine style roof vent not spinning freely - replace bushings or replace/upgrade turbine vent.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure

of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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