

## SCOPE

There are many misconceptions about what a home inspection is. Throughout this report there will be disclaimers. This is only to educate you about the limitations of a home inspection since most people are not truly familiar with the process. While we strive to prepare an accurate report of the condition of the property at the time of the inspection, it is virtually impossible to compile an exhaustive or definitive list of defects and areas of concern in these circumstances due to the time-limited nature and generalizations inherent with a home inspection, as well as areas of the property not being visible, or accessible, or being considered dangerous and unsafe. Some defects can't be discovered without living in the home and you may find minor defects that were not listed in the report. This is normal.

This report is in compliance with the Standards of Practice and Code of Ethics of the Ontario Association of Home Inspectors (OAHI). A copy of the standards is available at [www.oahi.com](http://www.oahi.com).

The information contained in this report should not be construed as an exhaustive, complete, or definitive list of defects and areas of concern. Recommended repairs and/or renovation of this structure, or any part of this structure, as well as issues/defects and/or safety issues listed in the report, may expose additional defects or needed upgrades that could affect your evaluation of the property. You are advised to seek professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect that part or system of the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property.

Any defects, comments, improvements or recommendations mentioned in this report dealing with water or moisture intrusion should be addressed in a timely fashion as water can cause damage to structures and foundations as well as allow for mould growth.

A home inspection is not designed to eliminate all risk and cannot be relied upon to discover all defects that are not disclosed by the sellers. All homeowners should anticipate regular expenses as a normal part of home ownership. For that reason, a home inspection should not be considered an insurance policy.

Existing buildings are not required to comply with current codes in retrospect. This report makes no claim as to the compliance or otherwise of the subject building and its systems, with any building, construction, electrical or plumbing codes nor with any insurance company requirements that may be in force.

## **SAMPLE REPORT**

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., is not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

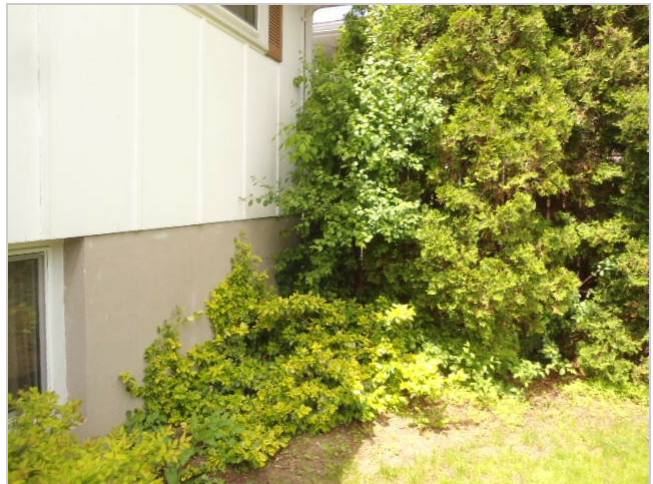
Any pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

The approximate temperature at the time of the inspection was 15 to 20 degrees Celsius, and the weather was partly cloudy with no precipitation. The utilities were on at the time of the inspection. The buyer and their agent were present during the inspection. The home was occupied at the time of the inspection.

The age of the home, as reported by the MLS information, was said to be forty six to fifty years old.

## **EXTERIOR**

The exterior of the home was inspected from ground level. The inspected property consisted of a split level wood-framed structure with brick veneer and wood siding. Lead may be present in exterior paint on homes built prior to 1992. Testing for the presence of lead is not part of this inspection. Environmental Consultants can assist if this is a concern. There were no major visual defects on the visible portions of the siding.



There was excessive plant growth observed against the siding on the back right and left corners. It is recommended to trim this growth away a minimum of six inches from the siding to prevent possible damage including moisture and insect infestation.

## **CHIMNEY**

There was one masonry chimney. Observation of the chimney exterior was made from walking on the roof. There were no major visual defects observed on the chimney.

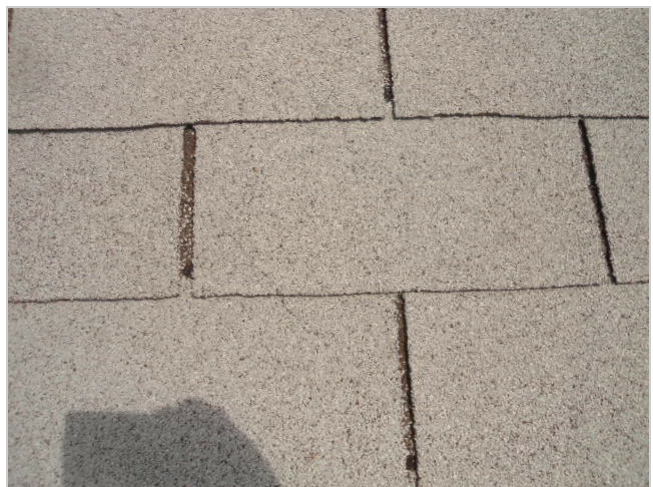


There were areas where the chimney meets the house that had gaps significant enough to allow water to penetrate. Recommend the openings be sealed or caulked to prevent damage caused by water intrusion.

## **ROOF STRUCTURE**

The roof was a hip and gable design covered with asphalt shingles. Observation of the roof surfaces and flashing was performed from walking on the roof. The age of the roof covering, as reported by the MLS information, was approximately seven years. There appeared to be one layer of shingles on the accessible roof at the time of the inspection.

There was minimal curling and light surface wear observed on the roof shingles at the time of the inspection. Based on the observations made at the time of inspection the roof shingles appeared to be in the first half of their normal useful life.



This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be regularly maintained and examined for damage. There were no major visual defects detected on the exterior of the roof.

## **ROOF DRAINAGE SYSTEM**

The roof drainage system consisted of aluminum eavestroughs and downspouts which appeared to be functional at the time of the inspection. The downspouts discharged above grade. Eavestroughs and downspouts should receive routine monitoring and maintenance to prevent premature failure. Unmaintained or unrepaired eavestroughs and downspouts can allow water to enter the structure which can cause damage to foundations and allow for mould growth. Therefore any defects in the roof drainage system should be considered a high priority.

## **DRIVEWAY AND WALKWAYS**

There was an asphalt driveway on the right side of the home which led to the side of the home. There were no major visual defects observed in the driveway.

There was a cement pavers walkway in the front of the home which led to a front porch. There were no major visual defects observed in the walkway.

There was a concrete porch in the front of the home.



The front porch had a wooden support post that had some signs of wood rot on the bottom. This post should be monitored and may need replacement at some time in the future.

## **DECKS**

There was a wood deck located in the back of the home. The wood on a deck should be cleaned and sealed regularly to prevent deterioration. There were no major visual defects observed on the visible portions of the deck or support structure.

It should be noted that the deck was painted at the time of the inspection. Paint on deck material can hide decay and limit the visible inspection of the condition of the wood.

## **GRADING**

The home was situated on a level lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation.

## **FOUNDATION**

The foundation was constructed of concrete block. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be patched and monitored regularly for movement. There were no major visual defects observed on the visible portions of the foundation.

## **BASEMENT LOWER LEVEL**

The partial basement plus crawlspace was approximately 30 percent finished and contained the following mechanical systems: furnace and water heater.

There was some storage in the unfinished area of the crawlspace. These items obstructed the visual inspection of many of the structure's components, foundation walls and floors.

The basement was inspected for water or moisture. The visible areas were found to be dry at the time of the inspection.

Please note that it is not within the scope of this inspection to determine or predict the amount or frequency of past or future water intrusion into the basement and crawlspace. We can only report on the conditions that were present during the inspection. Recently painted surfaces or recently installed carpeting can prevent problem area from being identified during an inspection. Consult with a company specializing in water proofing if you require a guarantee of a 100 percent dry basement.

Even optimum foundation/basement walls may leak once or twice in the life of a home, following a record rainfall. On the basis of one incident, homeowners may be wise to monitor the situations for any recurrence; versus embarking upon an expensive and, sometimes, counterproductive remedial program.

## **FLOOR STRUCTURE**

The main visible floor structure consisted of a plywood subfloor, supported by two-inch by eight-inch wood joists spaced twelve inches on center. There were no major visual defects observed in the visible portions of the floor structure.

## **FINISHED BASEMENT LIMITATION**

There were interior walls and ceilings of the basement that were finished; therefore, a complete inspection of the foundation and structural components in these areas was not possible.

## **PLUMBING**

The visible service supply line entering the home was copper. The visible water supply lines throughout the home were copper pipe. The water was supplied by a public water supply. The visible waste lines consisted of copper and plastic pipe. The condition of the main underground sewer line is beyond the scope of a home inspection. The home was connected to a public sewer system.

All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. There were no major visual defects observed in the visible portions of the plumbing system.

Note: The functionality of clothes washing drains or floor drains is not within the scope of the inspection. The functionality of any water conditioning systems such as water softeners or purifiers are not within the scope of the inspection and are not tested.

## **WATER METER**

The water meter was located in the basement. The main water shutoff valve for the home was located at the water meter.

## **WATER HEATER**

The typical life expectancy of a water heater is 8 to 12 years. This visual inspection is not intended as a warranty or an estimate on the remaining life of the water heater.

There was a 151 litre capacity, natural gas water heater located in the basement. The water heater was manufactured by GSW, model number G640S38FV-02 and serial number 8495M19245. Information on the water heater indicated that it was manufactured in 2008. A temperature and pressure relief valve (T & P) was present. An overflow leg was present on the water heater T & P valve. The water heater was functional at the time of inspection.

## **GAS METER**

The gas meter was located on the right exterior wall. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection. The gas shutoff valve for the home was located at the gas meter.

## **ELECTRIC SUPPLY**

The overhead electric service wire entered the home on the right side wall. The service wire was secured to the structure. The electric meter was located on the exterior wall.

## **ELECTRIC PANEL**

The service wire entered an Amalgamated Electric Corporation fuse panel, located on the basement wall. The main disconnect and service panel had a 100 amps and 120/240 volt rated capacity. Any main disconnects are not opened and should only be opened by a licensed electrician. The branch circuits within the panel were copper. These branch circuits and the fuse to which they were attached did not all appear to be appropriately matched. The visible house wiring consisted primarily of the cloth sheathed type and appeared to be in fair condition. The electrical system was grounded to the water pipes. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment are beyond the scope of this inspection.



Fuse panels have not been installed in homes for many years and are considered to be outdated equipment. A service upgrade may be required at some point in the future.

There were several circuits in the electrical panel that had an inadequately sized wire matched with an oversized fuse. Proper sized fuses should be installed. Fuses are inexpensive and can be purchased at any home improvement store.

### **LIGHTING FIXTURES, SWITCHES, AND RECEPTACLES**

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly.

There was a receptacle located in the bathroom where the presence of hot and neutral wires was reversed. This is a safety concern and should be repaired by a licensed electrician. Any outlets that tested with this condition were marked with a **YELLOW** dot for easy identification. Please note that we only test a representative amount of outlets that are visible and readily accessible at the time of the inspection.

There was not a GFCI protected circuit located in the bathroom. It is recommended to have a GFCI receptacle installed in the noted location/s for your safety.

There were one or more exterior receptacles that were not GFCI protected. The installation of GFCI protected outdoor receptacles will increase the overall safety of the electrical system. A qualified electrician should be consulted when working on or updating the electrical system in your home.

### **MAIN LEVEL**

The main level consisted of a living room, dining room and kitchen. There were no major visual defects observed on this level.

## **WINDOWS, DOORS, WALLS AND CEILINGS**

The interior wall and ceiling surfaces appeared to be finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc. are not addressed. There were no major visual defects observed in the interior walls or ceilings.

Interior hand rails were inspected and found to be secure.

There was a missing hand rail leading to the basement. It is recommended that a hand rail be installed to prevent a fall injury.

A representative number of accessible windows and doors were operated. The primary windows were constructed of vinyl, fixed and sliding style, with double pane glass and were found to be functional. The interior doors were functional. All exterior doors were operated and found to be functional. It is recommended that exterior door locks be changed or re-keyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major visual defects observed in the windows or doors.

## **SMOKE DETECTORS**

There were smoke detectors found in the home. Since it is not unusual for a period of time (and sometimes an extensive period of time) to pass between when the inspection occurred and when a buyer (or subsequent resident) takes possession of the property, we do not report on the working status of smoke detectors present. Such a report could create a dangerous sense of "false security" about the condition of the detector as its condition may have changed since the inspection. We recommend that you test the detectors upon occupying the home and follow a monthly testing regimen thereafter. Any batteries should be replaced every six months.

## **KITCHEN CABINETS AND APPLIANCES**

The laminate counter tops in the kitchen were in good condition.

A representative amount of kitchen cabinet doors and drawers were inspected and appeared to be functional.

Kitchen appliances are beyond the scope of a home inspection. However HomeTeam will test them for functionality as a courtesy when possible. Kitchen appliances must be hooked up, plugged in and be deemed safe before they will be operated. This visual inspection is not intended as a warranty or an estimate on the remaining life of the appliances.

The Maytag electric range was inspected and was functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The Broan range hood was inspected and was functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The Hotpoint refrigerator was inspected and was functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The Kenmore dishwasher was tested and was functional.

## **UPPER LEVEL**

The upper level of the home consisted of three bedrooms and one bathroom. There were no major visual defects observed on this level.

## **ATTIC STRUCTURE AND INSULATION**

The attic was accessed through an access panel in the hallway and inspected from this location. The attic above the living space was insulated with fiberglass batted insulation, approximately 4-inches in depth. Insulation behind finished walls was not visible. Ventilation throughout the attic was provided by soffit and roof vents. The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and plywood sheathing.

Because of the configuration of the framing and insulation, which limited access, it was not possible to inspect all areas of the attic. It is important that the inspector does not disturb the insulation during the inspection. There was no moisture visible in the accessible attic space at the time of inspection. There were no major visual defects observed in the accessible attic or roof structure.



The absence of visible indications of water penetration in an attic or basement at the time of the inspection is NOT conclusive evidence that the attic, roof, basement, foundation, and other areas of the property are free from leaks or other water penetration. Often an inspector can observe leaks only if the inspection is conducted during a prolonged period of heavy rainfall. Therefore, to reduce your risk you should, among other appropriate actions, examine the home (listen in the attic for falling drops) during the next rain to see if there are any leaks, and ask the seller directly whether they are aware of any known leaks. Any concerns on your part should be referred to a qualified, licensed roofing contractor. The occurrence of occasional or intermittent leaks or seepage during extreme weather conditions (such as very high winds, for example) is common.



There was a bathroom exhaust vent that terminated in the attic. All exhaust vents should be directly vented to the outside by attachment of exhaust-vent ducting to appropriate through-wall or through-roof ventilation fixtures or grilles to keep excessive heat and moisture out of the attic.

The amount of insulation found in the attic is considered to be inadequate for today's standards. Improving the insulation amount will not only help save on heating and cooling costs but will help prevent ice damming in the winter and prolong the life of the roof.

## **HEATING SYSTEM**

The home was heated by an Armstrong Air natural gas forced air furnace, Model Number GUJ075D10-2B, Serial Number 8495M19245. Information on the furnace indicated that it was manufactured in 1995. The unit was located in the basement of the home. The heating system was functional at the time of inspection.

Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The furnace should be cleaned and serviced by a licensed professional upon occupancy and annually after that. This visual inspection is not intended as a warranty or an estimate on the remaining life of the heating and cooling systems or their components. The age of equipment is not always available, especially on older units, therefore reported ages should be considered as best estimates.

NOTE: Removing burners is not within the scope of this inspection. Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a full inspection is not possible.



The life span of a furnace can vary greatly but the general accepted life expectancy of a furnace in this climate is fifteen to twenty years. Due to the age of the furnace in this home (19 years), failure is possible at any time. The furnace may need to be replaced in the near future.

### **AIR CONDITIONER**

The electric outdoor air conditioner unit was an Amana brand, Model Number GSX130241BA and Serial Number 1105654609. The unit was located in the back of the home. Information on the unit indicated that it was manufactured in 2011. Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling system was functional at the time of inspection.

### **HEATING CONTROLS**

The control for the heating system was a 24 volt thermostat located on the dining room wall of the home. The thermostat was manufactured by Honeywell and was found to be in working order.

**SUMMARY:** The purpose of this summary is to provide a "quick view" of some results of the home inspection. **This summary is not intended to be comprehensive and does not include all findings of the inspection.** Please be sure to read the full body of the inspection report, as it contains much more detail about the home. The order in which the systems and components of the property are presented and the inclusion or absence of any defects from the summary is not intended to reflect the relative importance of any system or component of the property. Any recommendations for additional evaluation or estimates must be performed prior to the conclusion of the inspection contingency period. The following is a summary of the inspection performed at 1234 Fifth Street, HomeTown, ON A1B 2C3:

### **Safety Issues**

- There were several circuits in the electrical panel that had an inadequately sized wire matched with an oversized fuse. Proper sized fuses should be installed.
- There was a receptacle located in the bathroom where the presence of hot and neutral wires was reversed. This is a safety concern and should be repaired.
- There was not a GFCI protected circuit located in the bathroom. It is recommended to have a GFCI receptacle installed in the noted location/s for your safety.
- There were one or more exterior receptacles that were not GFCI protected. The installation of GFCI protected outdoor receptacles will increase the overall safety of the electrical system.
- There was a missing hand rail leading to the basement. It is recommended that a hand rail be installed to prevent a fall injury.

### **Maintenance Issues**

- There was a bathroom exhaust vent that terminated in the attic. All exhaust vents should be directly vented to the outside by attachment of exhaust-vent ducting to appropriate through-wall or through-roof ventilation fixtures or grilles to keep excessive heat and moisture out of the attic.
- The amount of insulation found in the attic is considered to be inadequate for today's standards. Improving the insulation amount will not only help save on heating and cooling costs but will help prevent ice damming in the winter and prolong the life of the roof.
- There was excessive plant growth observed against the siding on the back right and left corners. It is recommended to trim this growth away a minimum of six inches from the siding to prevent possible damage including moisture and insect infestation.
- There were areas where the chimney meets the house that had gaps significant enough to allow water to penetrate. Recommend the openings be sealed or caulked to prevent damage caused by water intrusion.
- The front porch had a wooden support post that had some signs of wood rot on the bottom. This post should be monitored and may need replacement at some time in the future.

### **Note**

- The life span of a furnace can vary greatly but the general accepted life expectancy of a furnace in this climate is fifteen to twenty years. Due to the age of the furnace in this home (19 years), failure is possible at any time. The furnace may need to be replaced in the near future.