



YOUR INSPECTION REPORT

Registered Home Inspector (RHI) member of OAHII and CAHPI since 2002

PREPARED BY:

Raymond Seguin, RHI



FOR THE PROPERTY AT:

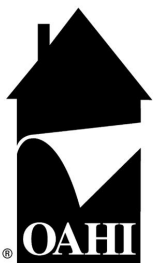
1234 Maple Street
Ottawa, ON

PREPARED FOR:

GREG BUYER

INSPECTION DATE:

Wednesday, September 3, 2014



**Ontario
Association
of Home
Inspectors**

About The House Home Inspection

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Osgoode, ON K0A-2W0

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SUMMARY

1234 Maple Street, Ottawa, ON September 3, 2014

Report No. 1710, v.2

www.aboutthehousehomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

The shingles need to be replaced on the storage shed.

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

SLOPED ROOF FLASHINGS \ Drip edge flashings

Condition: • [Missing](#)

There is some leakage at the eaves in the storage shed. Some roof sheathing has rotted and needs to be replaced. Also, there should be a drip edge flashing to direct water away from the roof sheathing as discussed.

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

Location: Storage shed

Task: Improve

Time: First opportunity.

Exterior

General

• It is highly recommended that all gutters and downspouts drain 6 feet away from foundation walls and that all exterior grading (including walkways and driveways) slope away from the foundation. 1 inch per foot for the first 6 feet is recommended. When this is not possible, rain barrels are recommended as an alternative. It is also important that the upper roof drains into a lower gutter or to ground and not onto the roof shingles below. These are important steps in preventing basement leakage and extending the life of some of the roof shingles.

EXTERIOR GLASS \ General

Condition: • All exterior windows and doors are original. Some have been repaired to eliminate condensation between the panes of glass (broken thermal seals.)

Location: Throughout

Task: Monitor

Time: Ongoing

EXTERIOR GLASS \ Window wells

Condition: • Quite often window well covers are not installed until there has been a leak around the basement window. There were no signs of leakage inside.

Location: Rear Exterior

Task: Request disclosure

Time: Immediate

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

Condition: • [Missing](#)

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Implication(s): Fall hazard

Location: Rear Exterior

Task: Provide

Time: Immediate

LANDSCAPING \ Lot grading

Condition: • [Improper slope](#)

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

Location: Rear Exterior

Task: Improve

Time: Discretionary

Structure

FOUNDATIONS \ Foundation

Condition: • Typical minor cracks

These are typical minor settlement cracks in the foundation wall. Reparge from the exterior and monitor. This is not a structural concern and there is no visible signs of leakage on the inside.

Implication(s): Chance of water entering building

Location: Basement Rear and right side

Task: Further evaluation

Time: Ongoing

Heating

General

• There is a definite relationship between the maintenance and the life expectancy of a furnace. As the homeowner, you should regularly inspect and clean or replace the furnace air filter. An annual maintenance and service agreement with a licensed HVAC contractor is also recommended. The implication of not having one is the possibility of premature furnace failure.

Cooling & Heat Pump

HEAT PUMP \ Life expectancy

Condition: • [Near end of life expectancy](#)

Implication(s): Reduced comfort

Location: Furnace Room

Task: Service annually

Time: Ongoing

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Insulation and Ventilation

ATTIC/ROOF \ Insulation

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

The attic insulation is cellulose and approximately R32. The current standard is R50. Consider upgrading but this is not a priority repair.

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Upgrade

Time: Discretionary

Plumbing

WASTE PLUMBING \ Sump pump

Condition: • [Missing check valve](#)

Implication(s): Reduced operability

Location: Basement Front

Task: Provide

Time: Discretionary

FIXTURES AND FAUCETS \ Bidet

Condition: • Backflow prevention missing

Implication(s): Contaminated drinking water

Location: First Floor Master Bathroom

Task: Repair or replace

Time: Less than 1 year

Interior

FLOORS \ Wood/laminate floors

Condition: • [Buckled](#)

Implication(s): Cosmetic defects | Trip or fall hazard

Location: Basement Family Room

Task: Further evaluation

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

Description

Sloped roofing material: • [Asphalt shingles](#)

Limitations

Inspection performed: • From roof edge

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

SLOPED ROOFING \ Asphalt shingles

2. **Condition:** • [Old, worn out](#)

The shingles need to be replaced on the storage shed.

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

SLOPED ROOF FLASHINGS \ Drip edge flashings

3. **Condition:** • [Missing](#)

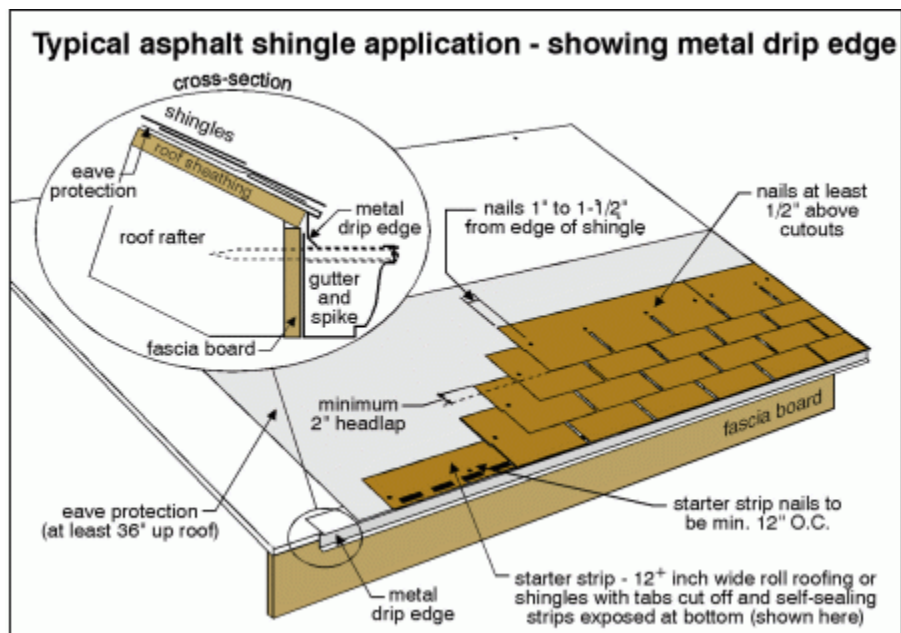
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Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Storage shed

Task: Improve

Time: First opportunity.



[Click on image to enlarge.](#)

ROOFING

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1. *Missing*

EXTERIOR

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Description

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

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

Lot slope: • [Away from building](#) • [Towards building](#) • [Flat](#)

Wall surfaces: • [Vinyl siding](#)

Soffit and fascia: • [Aluminum](#)

Driveway: • Asphalt

Walkway: • Interlocking brick

Deck: • Wood

Porch: • Wood

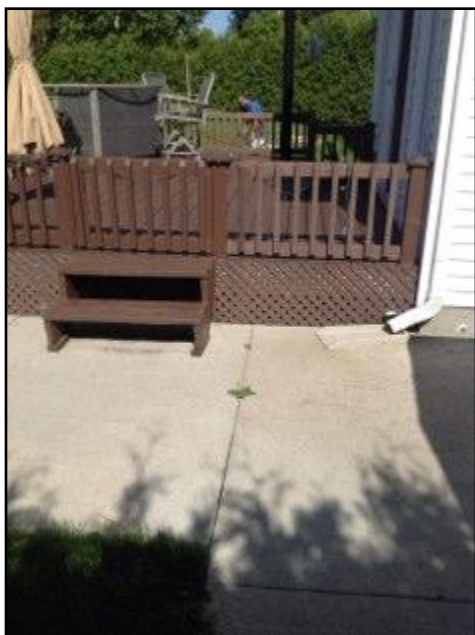
Exterior steps: • Wood

Patio: • Concrete

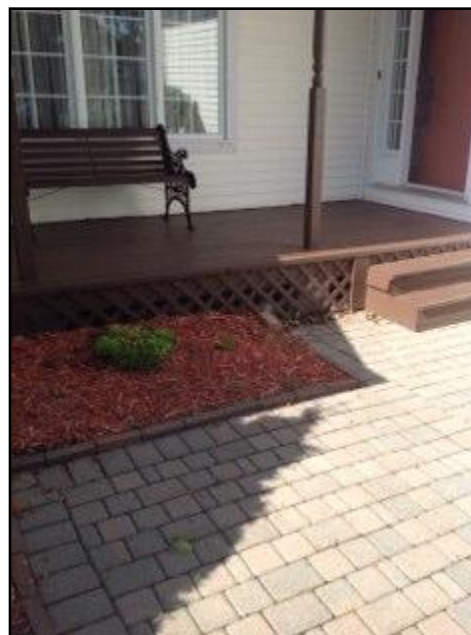
Limitations

No or limited access to:

- Area below steps, deck, porches



2. Area below steps, deck, porches



3. Area below steps, deck, porches

Exterior inspected from: • Ground level

Observations and Recommendations

General

4. • It is highly recommended that all gutters and downspouts drain 6 feet away from foundation walls and that all exterior grading (including walkways and driveways) slope away from the foundation. 1 inch per foot for the first 6 feet is recommended. When this is not possible, rain barrels are recommended as an alternative. It is also important that the upper roof drains into a lower gutter or to ground and not onto the roof shingles below. These are important steps in preventing basement leakage and extending the life of some of the roof shingles.

EXTERIOR GLASS \ General

5. **Condition:** • All exterior windows and doors are original. Some have been repaired to eliminate condensation between the panes of glass (broken thermal seals.)

Location: Throughout

Task: Monitor

Time: Ongoing



4.



5.

EXTERIOR GLASS \ Window wells

6. **Condition:** • Quite often window well covers are not installed until there has been a leak around the basement window. There were no signs of leakage inside.

Location: Rear Exterior

Task: Request disclosure

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE	REFERENCE								



6.

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

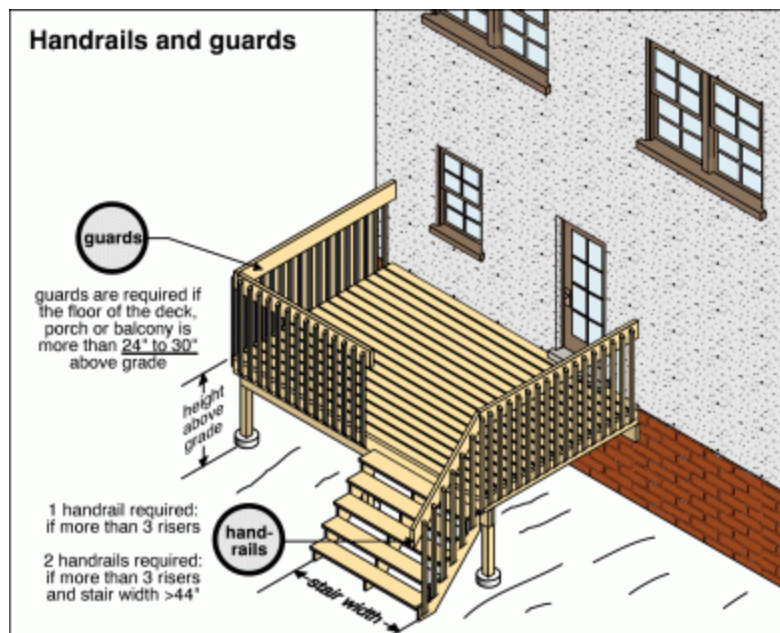
7. Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Rear Exterior

Task: Provide

Time: Immediate



[Click on image to enlarge.](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE	REFERENCE								



7. Missing

LANDSCAPING \ Lot grading

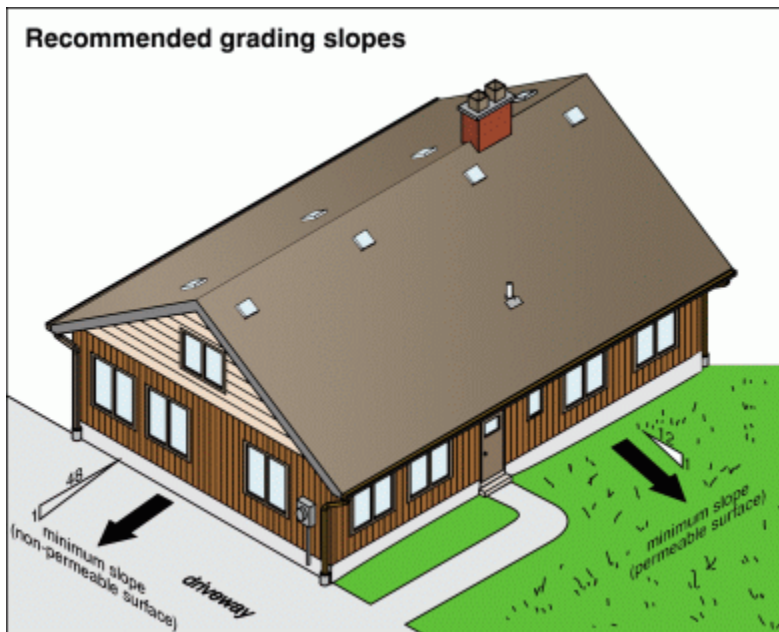
8. Condition: • [Improper slope](#)

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

Location: Rear Exterior

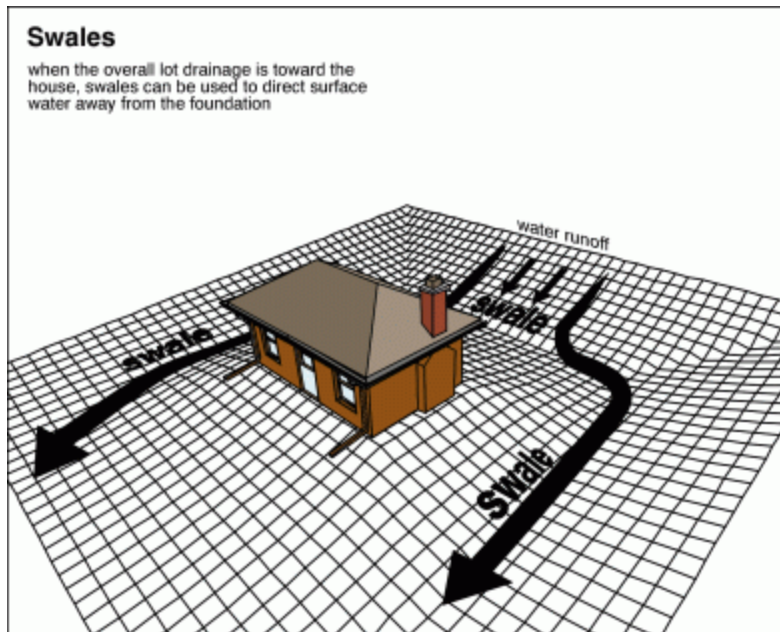
Task: Improve

Time: Discretionary



[Click on image to enlarge.](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE	REFERENCE								



[Click on image to enlarge.](#)



8. *Improper slope*



9. *Improper slope*

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Steel columns • Steel beams • Subfloor - OSB (Oriented Strand Board)

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

Roof and ceiling framing: • [Trusses](#) • [OSB \(Oriented Strand Board\) sheathing](#)

Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 75 %

Observations and Recommendations

FOUNDATIONS \ Foundation

9. Condition: • Typical minor cracks

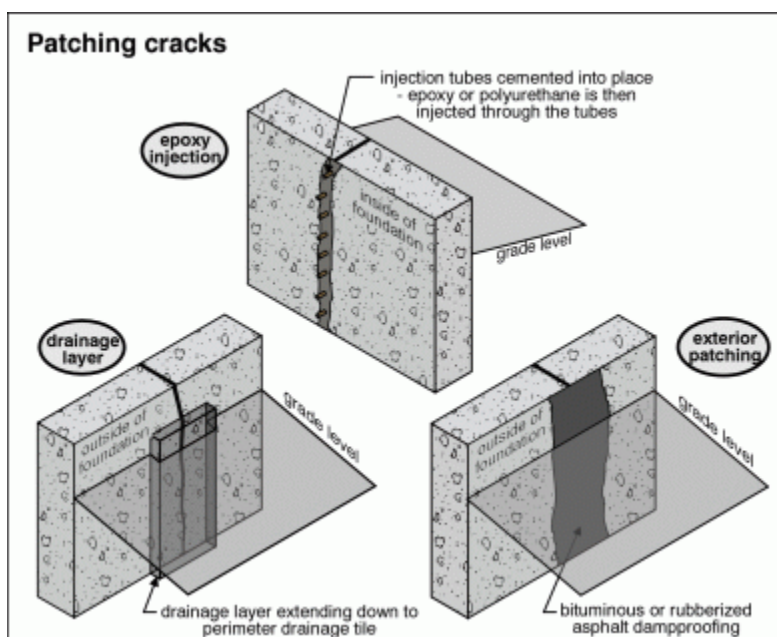
These are typical minor settlement cracks in the foundation wall. Reparge from the exterior and monitor. This is not a structural concern and there is no visible signs of leakage on the inside.

Implication(s): Chance of water entering building

Location: Basement Rear and right side

Task: Further evaluation

Time: Ongoing



[Click on image to enlarge.](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Crack repair - epoxy and polyurethane injection

polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out

alternatively, holes may be drilled along the crack for epoxy injection

Click on image to enlarge.

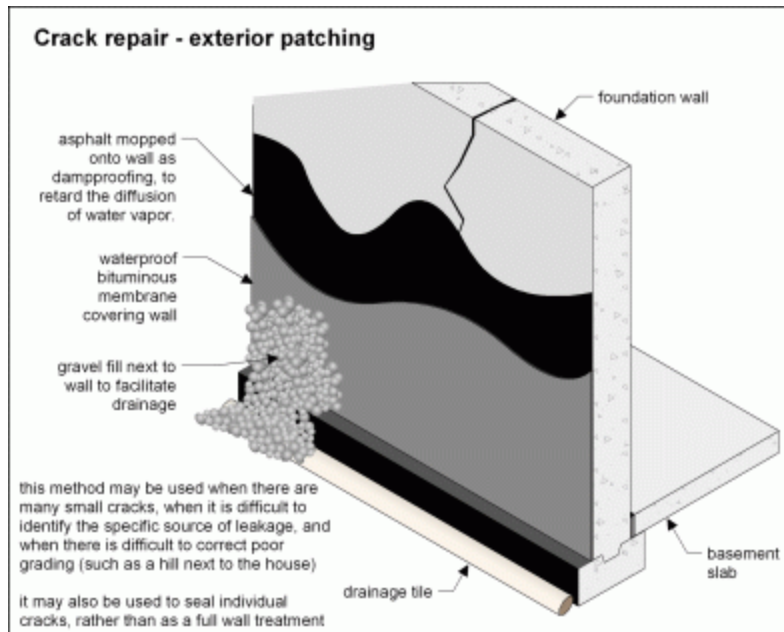
Crack repair - drainage layer

adding a drainage layer next to the wall helps to relieve hydrostatic pressure

this method may be used when there are many small cracks, when it is difficult to identify the specific source of leakage, and when it is difficult to correct poor grading (such as a hill next to the house).

Click on image to enlarge.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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[Click on image to enlarge.](#)



10. Typical minor cracks



11. Typical minor cracks

Description

Service entrance cable and location: • [Underground - not visible](#)

Service size:

• [200 Amps \(240 Volts\)](#)



12. 200 Amps (240 Volts)

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

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

System grounding material and type: • [Copper - ground rods](#) • [Not visible](#)

Distribution panel rating: • [200 Amps](#)

Distribution panel type and location: • [Breakers - basement](#)

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 detectors:

• [Present](#)

Batteries need replacing.

SUMMARY

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Limitations

System ground: • Continuity not verified • Quality of ground not determined

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

Observations and Recommendations

RECOMMENDATIONS \ Overview

10. Condition: • No electrical recommendations are offered as a result of this inspection.

Description

Fuel/energy source: • [Electricity](#)

System type:

• [Heat pump](#)



13. Heat pump

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

Efficiency: • [High-efficiency](#)

Approximate age: • [21 years](#)

Main fuel shut off at: • Basement

Failure probability: • [High](#)

Fireplace: • [Gas fireplace](#)

Chimney/vent: • [Metal](#)

Chimney liner: • [Not required](#)

Limitations

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

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

HEATING

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Observations and Recommendations

General

11. • There is a definite relationship between the maintenance and the life expectancy of a furnace. As the homeowner, you should regularly inspect and clean or replace the furnace air filter. An annual maintenance and service agreement with a licensed HVAC contractor is also recommended. The implication of not having one is the possibility of premature furnace failure.

Description

Heat pump type:

- [Ground source](#)



14. Ground source

Cooling capacity: • [30,000 BTU/hr](#)

Compressor approximate age: • 1 year

Typical life expectancy: • 10 to 15 years

Failure probability: • [Medium](#)

Limitations

Inspection limited/prevented by: • Heat pumps are not operated in the heating mode when the outdoor temperature is above 70°F

Heat pump only tested in: • Cooling mode

Observations and Recommendations

HEAT PUMP \ Life expectancy

12. Condition: • [Near end of life expectancy](#)

Implication(s): Reduced comfort

Location: Furnace Room

Task: Service annually

Time: Ongoing

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Description

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

Attic/roof insulation amount/value: • [R-32](#)

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

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

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • [R-20](#)

Wall air/vapor barrier: • Plastic

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

Foundation wall insulation amount/value: • [R-12](#)

Foundation wall air/vapor barrier: • Plastic

Limitations

Inspection prevented by no access to: • Wall space

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Observations and Recommendations

ATTIC/ROOF \ Insulation

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

The attic insulation is cellulose and approximately R32. The current standard is R50. Consider upgrading but this is not a priority repair.

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Upgrade

Time: Discretionary

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Description

Water supply source: • Private
Service piping into building: • [Plastic](#)
Supply piping in building: • [Copper](#)
Main water shut off valve at the: • Basement
Water flow and pressure: • [Functional](#) • [Typical for neighborhood](#)
Water heater fuel/energy source: • [Gas](#)
Water heater type: • [Induced draft](#)
Water heater exhaust venting method: • Induced draft
Tank capacity: • 189 liters
Water heater approximate age: • 5 years
Typical life expectancy: • 8 to 12 years
Water heater failure probability: • [Low](#)
Waste piping in building: • [ABS plastic](#)
Pumps: • [Sump pump](#)

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

Observations and Recommendations

WASTE PLUMBING \ Sump pump

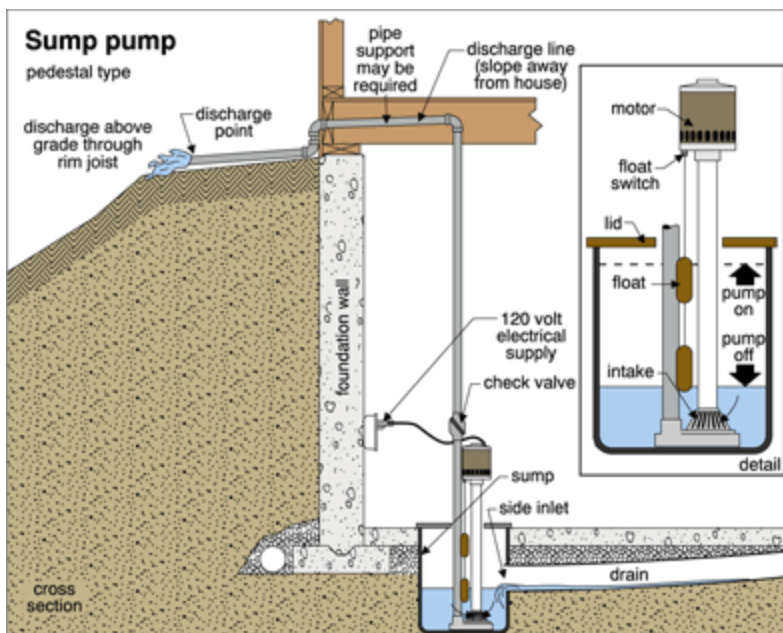
14. Condition: • [Missing check valve](#)

Implication(s): Reduced operability

Location: Basement Front

Task: Provide

Time: Discretionary



[Click on image to enlarge.](#)



15. Missing check valve

FIXTURES AND FAUCETS \ Bidet

15. Condition: • Backflow prevention missing

Implication(s): Contaminated drinking water

Location: First Floor Master Bathroom

Task: Repair or replace

Time: Less than 1 year



16. *Backflow prevention missing*

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Description

Major floor finishes: • [Hardwood](#) • [Laminate](#) • [Ceramic](#) • [Concrete](#)
Windows: • [Fixed](#) • [Sliders](#) • [Casement](#) • Vinyl
Glazing: • [Double](#)
Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Metal](#) • Vinyl-clad

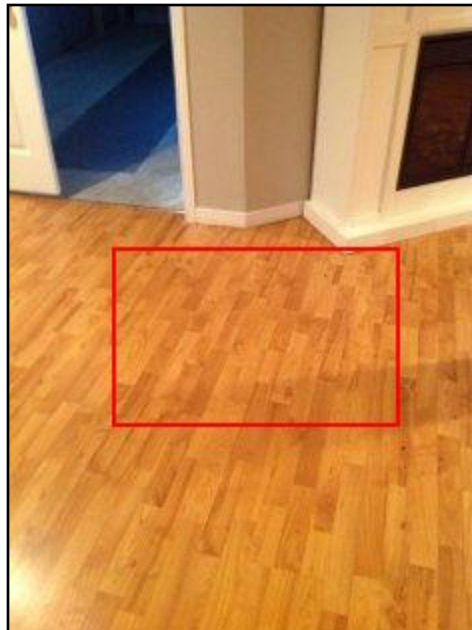
Limitations

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any
Percent of foundation not visible: • 75 %

Observations and Recommendations

FLOORS \ Wood/laminate floors

16. Condition: • [Buckled](#)
Implication(s): Cosmetic defects | Trip or fall hazard
Location: Basement Family Room
Task: Further evaluation
Time: Immediate



17. Buckled

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Weather: • Sunny • Ground was damp • There was rain the day before the inspection.

Approximate temperature: • 28°

Attendees: • Buyer • Buyer's Agent

Access to home provided by: • Buyer's agent • Lockbox

Occupancy: • The home was vacant during the inspection.

Approximate inspection Start time: • The inspection started at 3:00 p.m.

Approximate inspection End time: • The inspection ended at 5:00 p.m.

Approximate age of home: • 21 years

Approximate date of construction: • 1993

Building type: • Detached home • Bungalow

Garage, carport and outbuildings: • Attached two-car garage

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

