



Inspection Report

Prepared for: Client's Report

Property Address:
123 Main St
Anycity, ON



Technominds Inspection Services Inc.

www.technoinspectionservices.ca

Authorized Inspector: Jaswinder Sidhu, Registered Home Inspector

Email: jaz_inspector@hotmail.com, Contact: 416 500 1535



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Inspection Date: 01/01/2017	Time: 01:00 PM	Report ID: 1-7
Property: 123 Main St Anycity, ON	Client: Client's Report	Real Estate Professional: Mr. Paul Goodman Anycity Realestate Inc.

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.

Standards of Practice:

CAHPI Canadian Association of Home and Property Inspectors

In Attendance:

Client, and Seller

Approximate age of building:

About 14 years

Type of building:

Single Family (2 storey)

Style of Home:

Detached

Home Faces:

West

Temperature:

30 Deg C

Weather:

Clear

Occupancy:

Building Occupied

Inspector's Brief Info:**Inspector's Brief Info:**

Jaswinder (Jaz) Sidhu is Civil Engineer, C.Tech, Commercial Building Inspector, Registered Home Inspector, Mold Inspector, Certified Septic Inspector, Environmental Assessor and Well Experienced with over 10 years. He was in the Board of Directors of Ontario Association of Home Inspectors 'OAHI' for two years.

Professional Registrations:

He is a proud member of;

Ontario Association of Home Inspectors,

Ontario Building Officials Association,

Canadian Association of Home and Property Inspectors,

International Association of Certified home Inspectors,

Ontario Association of Certified Engineering Technicians and Technologists.

1. 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 inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. For safety and insurance reasons, the home inspector is not required to climb up on a roof to look at it but will make all possible efforts to do so. However, the home inspector will inspect the roof from the ground. This also applies to the chimney and downspouts.



Styles & Materials

Roof Covering:

Asphalt shingles

Approximate age of Roof Covering:

Under 5 Years

Roof-Type:

Hip

Method of Roof Inspection:

At Eaves

Sky Light(s):

None

Chimney (exterior):

None

Roof Drainage:

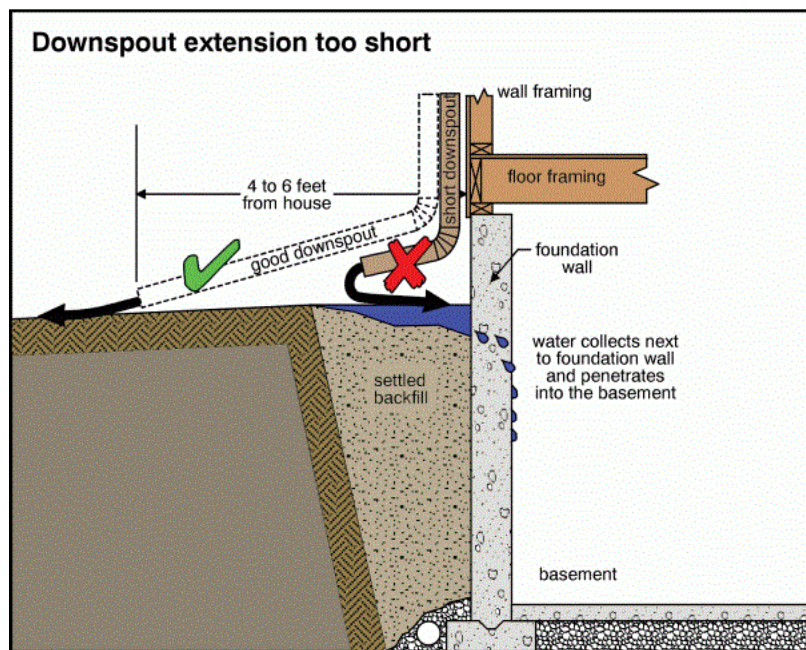
Aluminum

		IN	NI	NP	RR
1.0	Roof Coverings	•			
1.1	Flashings and Roof Penetrations	•			
1.2	Skylights			•	
1.3	Chimneys			•	
1.4	Roof Drainage Systems				•

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

Comments:

1.0 The overall condition of the roofing system is considered to be satisfactory.



1.4 The downspout needs an extension to carry water away from the home foundation at the left side corner(facing front), to protect the foundation wall from water intrusion.

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. Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example your Home Inspector may not discover leaks that occur only during certain 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.

Typical life expectancy of Asphalt roof shingles is 15-20 years.

2. Exteriors



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 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 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 inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Styles & Materials

Siding Material: Brick veneer	Soffit and Fascia: Aluminum	Exterior Entry Doors: Metal Insulated glass
Windows: Vinyl windows	Appurtenance: Porch at fornt	Exterior Lighting Location: Main Entrance Rear Entrance Garage
Exterior Plumbing: At Rear Garage		

		IN	NI	NP	RR
2.0	Wall Cladding, Flashing and Trim				•
2.1	Doors (Exterior)	•			
2.2	Windows	•			
2.3	Decks/Porches/ Balconies, and Applicable Railings	•			
2.4	Grading/Site Drainage	•			•
2.5	Eaves, Soffits and Fascias	•			

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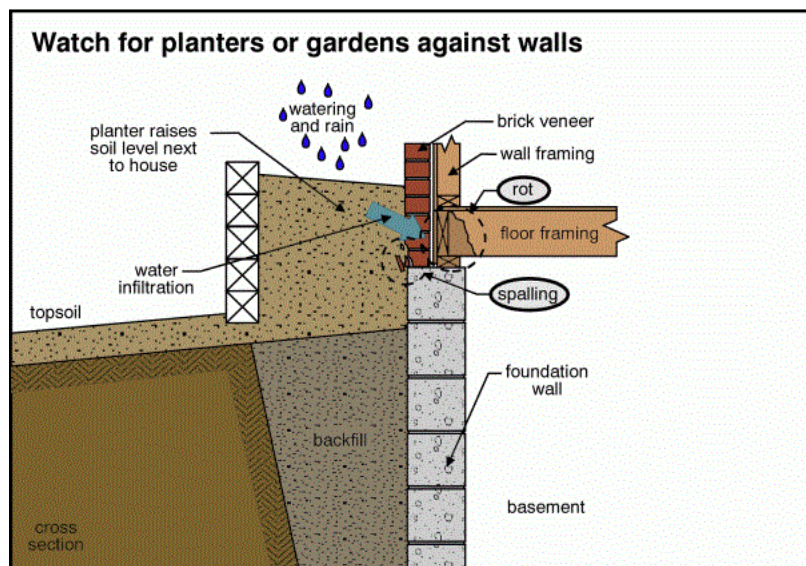
INNI NP RR

Comments:



2.0 Damage in brick siding near soffit on South side, needs to be fixed to prevent rodents, birds and other pests to enter to attic area.

2.0 The overall condition of the exterior components is serviceable.No major deficiencies were noted.



2.4 Large plants (at rear) close to the house could possibly be holding an excess of moisture and the roots could adversely affect the foundation.

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. The Home Inspector does not look for and is not responsible for fuel oil,septic or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the sage disposal of any contaminated soil. If you suspect there is a buried tank,then we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem. 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. Garage

The home inspector shall observe: Garage walls (including fire wall separation), ceiling, and floor; Steps/stairways if any,Driveway, Walkway, Garage vehicle door, door opener, auto-reverse system, occupant door (from garage to dwelling),garage garden hose shut-off. The inspector shall: Operate garage door opener, check auto reverse system; and Report signs of abnormal or harmful water penetration or signs of abnormal or harmful condensation on building components. The inspector is not required to observe:Temporary shelves/structures made for storage,recreational facilities.Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors.



Styles & Materials

Garrage Type:

Built-in

Garage Door:

Two, Automatic

Garage door opener:

Auto-reverse

Garage Floor:

Concrete

Driveway:

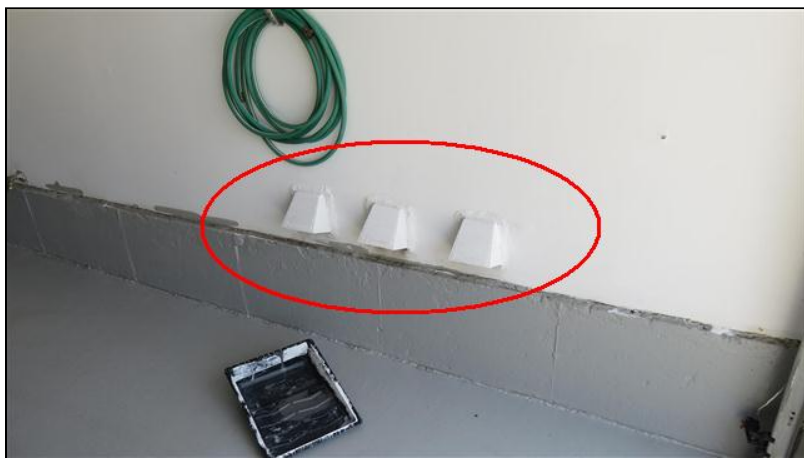
Asphalt

		IN	NI	NP	RR
3.0	Garage Floor	•			
3.1	Garage Ceilings	•			
3.2	Garage Walls (including Firewall Separation)				•
3.3	Occupant Door (from garage to inside of home)				•
3.4	Garage Vehicle Door	•			
3.5	Driveways/Walkways	•			

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INNI NP RR

Comments:



3.2 The fire protection wall in garage is compromised by leaving basement exhaust vents in garage. This is considered unsafe until corrected. A qualified person should correct for safety.



3.3 Garage door (to dwelling unit) hydraulic door closer missing, needs to be installed. Self closing is a requirement for proper gas separation (carbon monoxide from car fumes) and for fire separation.

The garage 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 due to storage of material, etc. We also could not report on systems and components that are hidden. This includes wiring, structure, plumbing and insulation that are hidden or inaccessible. The inspection did not involve moving storage material and inspecting behind them, 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.

4. 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 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 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, household appliances, recreational facilities.



Styles & Materials

Ceiling Materials: Drywall	Wall Material: Drywall	Floor Covering(s): Hardwood Ceramic Tile
Interior Doors: Hollow core	Window Types: Casement Sliders and Fixed	

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings	•			
4.4	Doors (representative number)	•			
4.5	Windows (representative number)				•
4.6	Counters and Cabinets (representative number)	•			

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INNI NP RR

Comments:

4.0 The overall condition of the interiors is good. No major damages were noted.

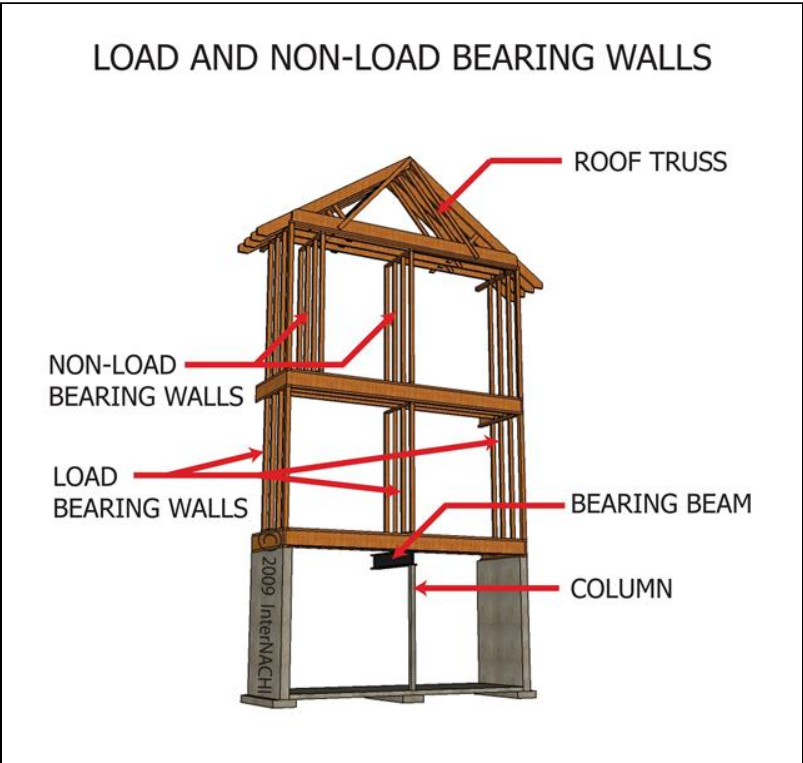


4.5 Upstairs Jack & Jill bathroom window with sign of condensation and damaging thermal seal. The glazing between glass panes are failing at this window, needs to be replaced.

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. We also could not report on systems and components that are hidden. This includes wiring, structure, plumbing and insulation that are hidden or inaccessible. 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.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof (where visible). 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.



Styles & Materials

Foundation: Poured concrete	Wall Structure: Wood Framing	Floor Structure: Wood joists
Method used to observe Crawlspace: No crawlspace	Columns/Beams or Piers: Not visible	Ceiling Structure: Wood Joists
Roof Structure: Wood Trusses	Method used to observe attic: Attic hatch	

		IN	NI	NP	RR
5.0	Foundations/Basement	•			
5.1	Crawlspaces			•	
5.2	Walls (Structural)	•			
5.3	Floors (Structural)	•			
5.4	Roof Structure and Attic	•			

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INNI NP RR

Comments:

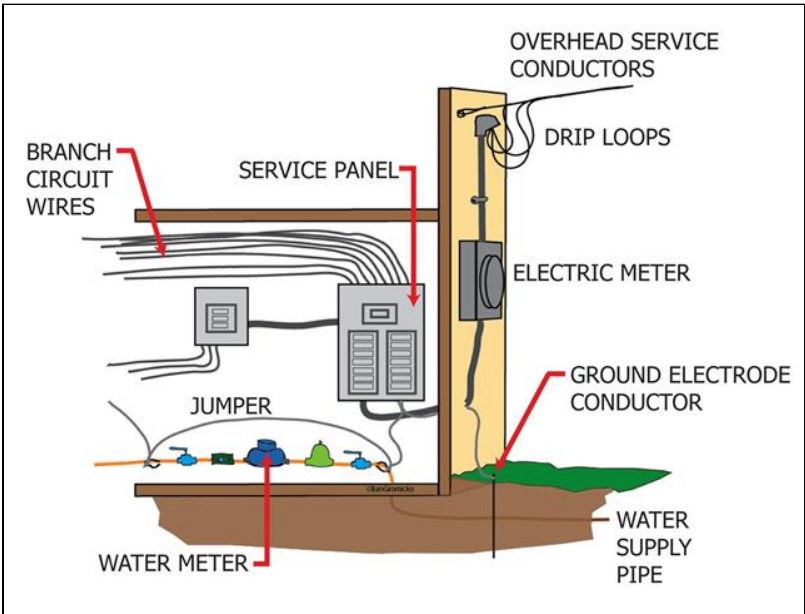
5.0 The overall condition of the structure appears to be good without any sign of leakage. No major damages were noted.

Limitations: The areas of all foundation walls and supporting system members not visible due to finished wall coverings and storage of materials/etc. Substantially finished basement.

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. Due to unpredictable and latent nature of basement leaks, no assurance or warranty can be provided that your basement will not leak in the future. Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example your Home Inspector may not discover leaks that occur only during certain weather conditions. We caution you that it is common for basement leaks to develop at any time in the future where no such leaks existed in the past. We also could not report on structure/system and component that are hidden. The inspection process can't predict the ability of the roof structure to support heavy snow loads. 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. Electrical System

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 operation of ground fault circuit interrupters; and Smoke detectors. 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 inspector shall report any observed aluminum branch circuit wiring. The inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The 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.



Styles & Materials

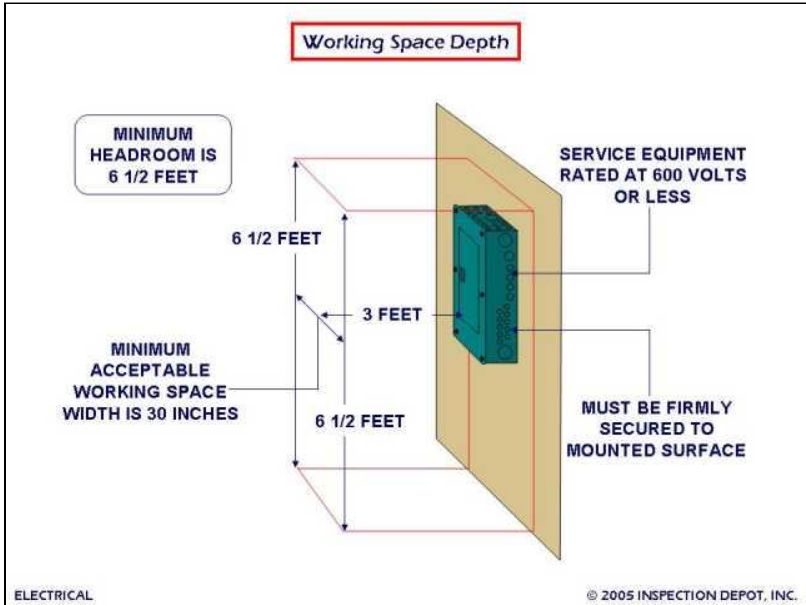
Electrical Service Conductors: Below ground	Location of Main and Distribution panel: In Basement	Panel Type: Circuit breakers
Panel Capacity: 100 AMP	Supply Voltage: 120/240 V	Branch wiring: Copper
Dryer Power Source: 240 V Electric	Kitchen Stove Power Source: 240 V Electric Gas Connection	

		IN	NI	NP	RR
6.0	Service Entrance Conductors	•			
6.1	Service and Grounding Equipment, Main and Distribution Panels				•
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage				•
6.3	Electrical Fixtures				•
6.4	Operation of GFCI (Ground Fault Circuit Interrupters)				•
6.5	Smoke Detectors	•			
6.6	Carbon Monoxide Detectors			•	

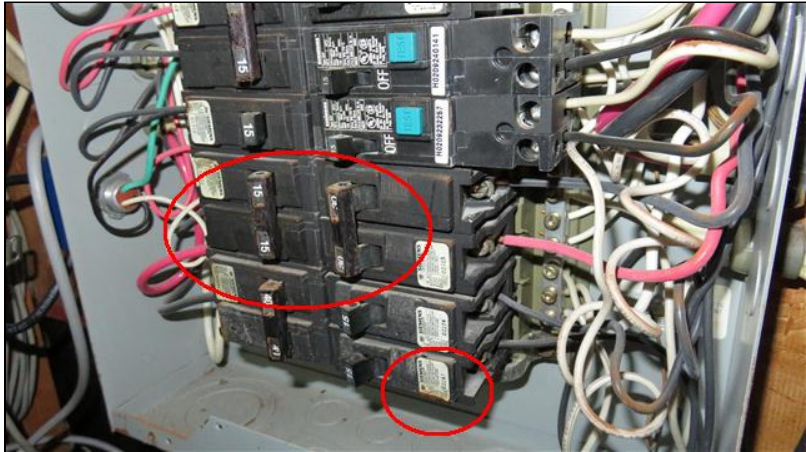
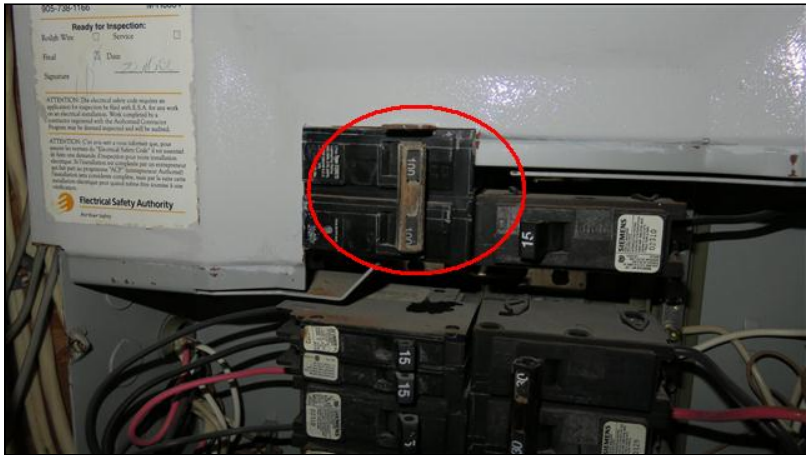
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INNI NP RR

Comments:



6.1 Electrical panel was obstructed by sitting couch installed in front of it, it's violation. Couch needs to be relocated for easy accessibility to the panel without any obstruction for maintenance and emergency response.



6.2 Sign of rust and burns in electrical panel, unsafe and fire hazard. Needs to be further evaluated by Certified Electrician.

6.2 Due to overloading/renovation of additional dwellings with separate laundry in basement, further evaluation by Certified Electrician is recommended to upgrade amperage of main service from 100 to 200 Amps, as 100 Amp is the minimum requirement for single dwelling.

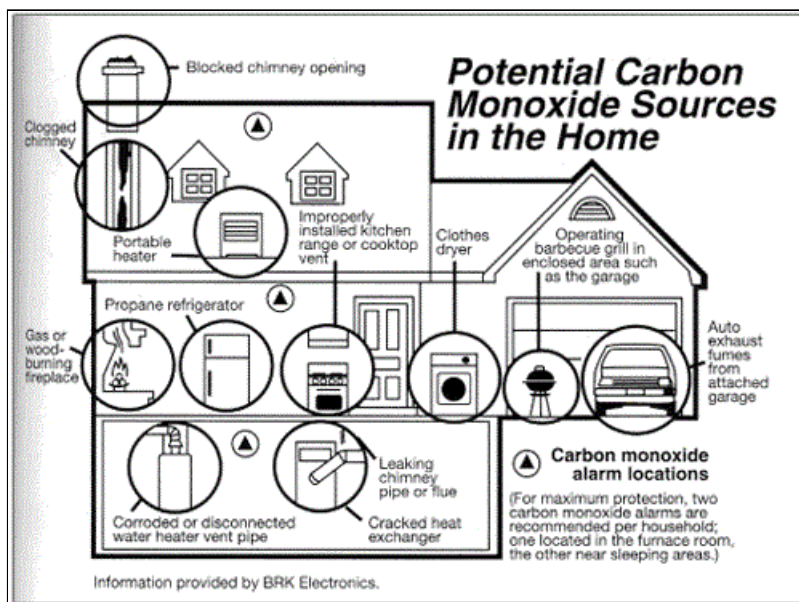
6.2 Branch circuits not labeled or identified. Labeling of branch circuits at main panel is recommended to be completed, its a requirement.



6.3 Upstairs Jack & Jill bath vanity lights missing (left with loose wiring connections), unsafe, needs to be installed.



6.4 Basement washroom GFCI not in working condition when tested, unsafe, needs to be replaced at the earliest possible.



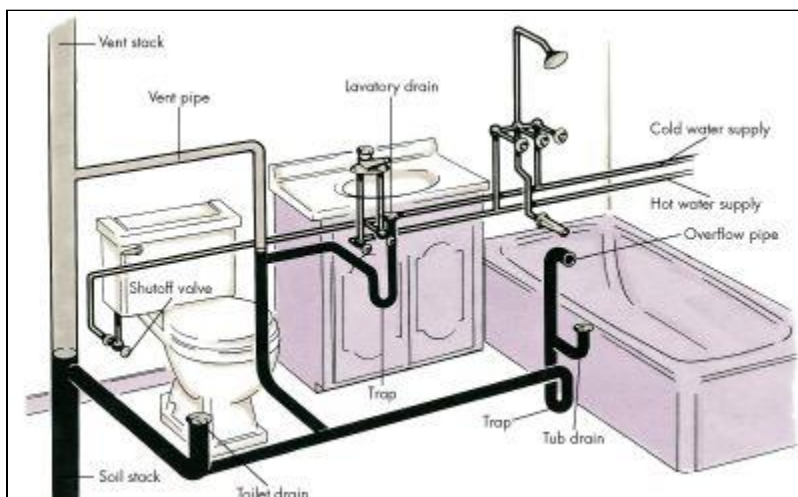
6.6 There was no carbon monoxide detector found in home, safety hazard. Any gas appliance can be a source of carbon monoxide, a dangerous gas that deprives the body of oxygen, resulting in serious injury or death. It is strongly recommended that one be installed (without any delay) at each floor level according to the manufacturer's instructions.

Testing and maintenance of Smoke & Carbon Monoxide Detectors is recommended on monthly basis.

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. Ratio/percentage of different wiring types, if provided, are minimums. The quality of the electrical grounding system is not determined as part of a home inspection. Testing and maintenance of Fire, Smoke, Carbon monoxide and other safety alarms is recommended on monthly basis. 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. 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 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 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 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.



Styles & Materials

Water Source:

Municipal

Sewage Disposal:

Municipal

Plumbing Water Distribution (inside home):

Copper

Plumbing Waste:

ABS

Water Heater:

Hot Water Tank

Water Heater Power Source:

Gas

Water Heater Location:

Basement (Furnace Room)

Sump Pump:

None

		IN	NI	NP	RR
7.0	Plumbing Water Supply and Distribution System	•			
7.1	Plumbing Drainage and Waste Systems	•			
7.2	Hot Water System and Controls	•			
7.3	Main Water Shut-off Device (Describe location)	•			
7.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•	
7.5	Shower/Bathtub enclosure				•
7.6	Toilet Condition	•			
7.7	Bidet			•	
7.8	Washbasin/Sink	•			

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IN NI NP RR

Comments:



7.3 Main water shut-off is located near electrical panel in basement.



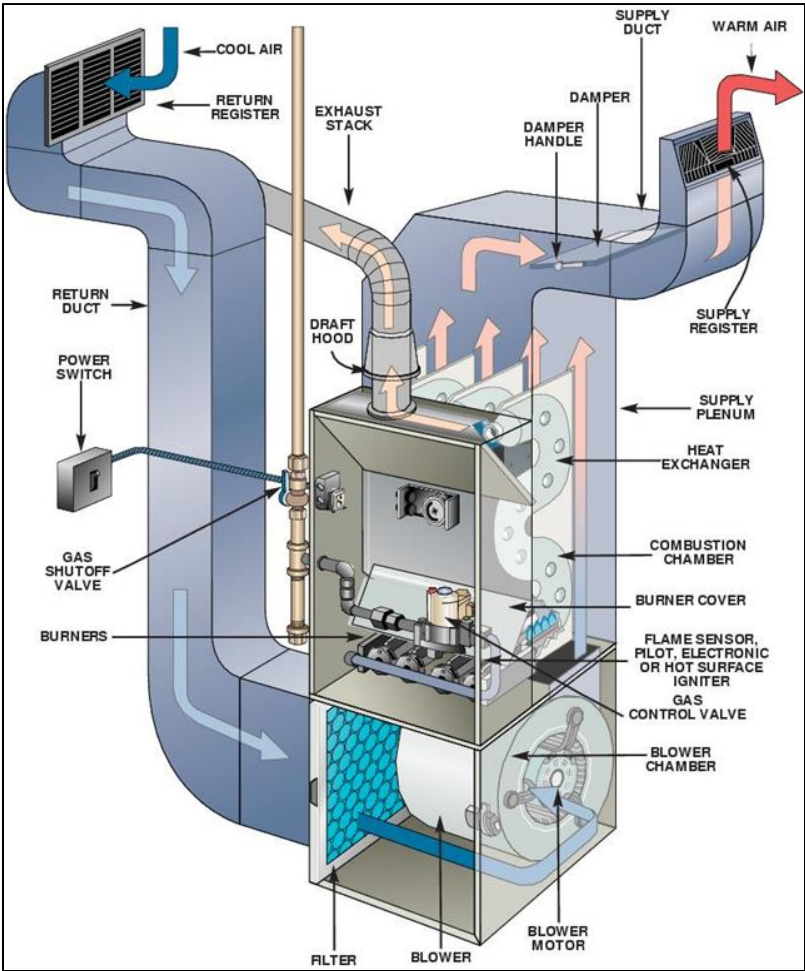
7.5 Jacuzzi tub was not in working condition,when tested. Recommended to be fixed.

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. Due to the unpredictable and latent nature of plumbing, shower and bathtub enclosure leaks, no assurances or warranty can be provided that leaks will not develop at any time after the inspection date. We are unable to detect/predict slow leaks in drain and waste lines. 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. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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 inspector shall describe: Energy source; and Heating equipment and distribution type. The inspector shall operate the systems using normal operating controls. The 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. Window or portable air conditioning units are excluded from inspection.

For your safety don't store or use gasoline or other vapors, liquids and combustibles in the vicinity of furnace and hot water tank.



Styles & Materials

Heat Type: High-efficiency forced air Furnace	Energy Source: Gas	Main Fuel Shut-off: At Gas Meter Outside
Appx. Age of Furnace: Below 1 year	Filter Type: Disposable	Number of Heat Systems (excluding wood): One
Ductwork (where visible): Non-insulated	HRV System: Connected to Furnace	Operable Fireplaces: One
Woodstoves/Woodburning Fireplace: None	Cooling Equipment Type: Air conditioner unit	Number of AC Units: One
Cooling Equipment Energy Source: Electricity	Cooling Capacity: 3.5 Ton	

		IN	NI	NP	RR
8.0	Heating Equipment	•			
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems	•			
8.4	Chimneys, Flues and Vents (for gas water heaters or heat systems)	•			
8.5	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
8.6	Gas/Electric Fireplaces	•			
8.7	Baseboard Heaters			•	
8.8	Cooling and Air Handler Equipment	•			
8.9	Normal Operating Controls	•			

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IN NI NP RR

Comments:

8.0 Limitations: Furnace was in good working condition when tested. The outdoor temperature was high to sufficiently review the heating system/air duct flow/heating comfort.



8.6 Gas fireplace installed in family room was functional, when tested.

**8.8 Cooling system was already in use and in good working condition at the time of inspection.**

The heating and 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. Determining the condition of flue interiors and the ability of the fireplace to draw properly is beyond the scope of a visual inspection. 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. The heat exchanger is concealed within the furnace and cannot be reviewed. 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 inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The 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 inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Styles & Materials

Attic Insulation: Cellulose Fibre	Insulation: Appx R- Value: R-32	Attic Ventilation: Ridge vents Soffit Vents
Basement Ventilation: Basement windows	Bath Ventilation: Exhaust Fan	Kitchen Exhaust/Range hood: Exhaust Fan
Dryer Vent: Concealed	Ventilation Fans and Thermostatic Controls in Attic: None	

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Vapor Retarders	•			
9.2	Ventilation of Attic and Foundation Areas	•			
9.3	Venting Systems (Kitchens, Baths and Laundry)	•			

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INNI NP RR

Comments:

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 and continuity of Air Barrier,Vapor Barrier/Retarder not verified.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.

General Summary



The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report and ask for clarification on any matter.

1. Roofing

Roof Drainage Systems

1. The downspout needs an extension to carry water away from the home foundation at the left side corner(facing front), to protect the foundation wall from water intrusion.

2. Exteriors



Wall Cladding, Flashing and Trim

2. Damage in brick siding near soffit on South side, needs to be fixed to prevent rodents, birds and other pests to enter to attic area.

Grading/Site Drainage

3. Large plants (at rear) close to the house could possibly be holding an excess of moisture and the roots could adversely affect the foundation.

3. Garage

Garage Walls (including Firewall Separation)

4. The fire protection wall in garage is compromised by leaving basement exhaust vents in garage. This is considered unsafe until corrected. A qualified person should correct for safety.

Occupant Door (from garage to inside of home)

5. Garage door (to dwelling unit) hydraulic door closer missing, needs to be installed. Self closing is a requirement for proper gas separation (carbon monoxide from car fumes) and for fire separation.

4. Interiors

Windows (representative number)

6. Upstairs Jack & Jill bathroom window with sign of condensation and damaging thermal seal. The glazing between glass panes are failing at this window, needs to be replaced.

6. Electrical System

Service and Grounding Equipment, Main and Distribution Panels

7. Electrical panel was obstructed by sitting couch installed in front of it, it's violation. Couch needs to be relocated for easy accessibility to the panel without any obstruction for maintenance and emergency response.

Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

8. Sign of rust and burns in electrical panel, unsafe and fire hazard. Needs to be further evaluated by Certified Electrician.
9. Due to overloading/renovation of additional dwellings with separate laundry in basement, further evaluation by Certified Electrician is recommended to upgrade amperage of main service from 100 to 200 Amps, as 100 Amp is the minimum requirement for single dwelling.
10. Branch circuits not labeled or identified. Labeling of branch circuits at main panel is recommended to be completed,its a requirement.

Electrical Fixtures

11. Upstairs Jack & Jill bath vanity lights missing (left with loose wiring connections), unsafe, needs to be installed.

Operation of GFCI (Ground Fault Circuit Interrupters)

12. Basement washroom GFCI not in working condition when tested,unsafe, needs to be replaced at the earliest possible.

Carbon Monoxide Detectors

13. There was no carbon monoxide detector found in home,safety hazard. Any gas appliance can be a source of carbon monoxide, a dangerous gas that deprives the body of oxygen, resulting in serious injury or death. It is strongly recommended that one be installed (without any delay) at each floor level according to the manufacturer's instructions.
Testing and maintenance of Smoke & Carbon Monoxide Detectors is recommended on monthly basis.

7. Plumbing System

Shower/Bathtub enclosure

14. Jacuzzi tub was not in working condition,when tested. Recommended to be fixed.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jaswinder Sidhu

Helpful Tips



Fire Protection and General Safety:

- ☐ Don't store flammable materials in the furnace room or next to your furnace and hot water tank.
- ☐ Ensure that adequate ventilation is provided to rooms containing gas/oil fired furnaces/boilers and gas/oil fired hot water tanks.
- ☐ Any door leading from an attached garage into the dwelling must be exterior/fire rated door, equipped with a self-closing device.
- ☐ Always having a fire extinguisher readily available.
- ☐ Plan two evacuation routes. Keep fire evacuation routes clear of clutter.
- ☐ Keep your cooking area well organized and free of clutter.
- ☐ Handrails must be installed alongside all staircases containing more than three steps.
- ☐ Eliminate any trip hazards or flooring defects. Keep your hallways and corridors clear.
- ☐ Refraining from overloading electrical circuits.
- ☐ Avoid permanent use of electrical extension cord.
- ☐ Clear access must be maintained in front of the electrical panel, the furnace/boiler access and the main water shut-off valve.
- ☐ Install at least one Smoke Alarm and CO Detector on each floor level.
- ☐ Test and maintain Smoke and CO Detectors on monthly basis.
- ☐ Emergency and family contact telephone numbers can be displayed permanently at or near the kitchen telephone.

For more helpful tips you can see blogs at our website www.technoinsectionservices.ca