

YOUR Inspection Report



FOR THE PROPERTY AT:

123 Lake Front Road
Cottage Country, ON P1L 1L4

PREPARED FOR:

SOMEONE SPECIAL

INSPECTION DATE:

Monday, October 22, 2012

PREPARED BY:

Paul Studholme, CHI



Professional Home Inspections

WETT Certified
Septic Certified
Infrared Certified
Energy Advisor
Commercial

Paul Studholme
Certified Master Inspector

647-280-1865
paul@studholme.ca
www.studholme.ca



Paul Studholme, CHI
Energy Advisor, WETT, Septic & Infrared Certified
Bracebridge, ON .

647-280-1865

Fax: .

www.studholme.ca

paul@studholme.ca



February 24, 2013

Dear Someone Special,

RE: Report No. 2179, v.2
123 Lake Front Road
Cottage Country, ON
P1L 1L4

Thank you for allowing me to perform your Home Inspection. Please feel free to contact me with any questions about the report, or the home itself any time for as long as you own it.

Sign and send a copy of the Inspection Agreement with
A Cheque made out to:

Paul Studholme
25 The Granite Bluff
Bracebridge, ON
P1L 1L4

Or you can Interac Email Money Transfer to my email:
paul@studholme.ca
using password: McGyver

Enjoy and be safe.

Thanks again for allowing me to work for you.

Sincerely,

Paul Studholme, CHI
on behalf of
Paul Studholme, CHI

Paul Studholme, CHI
Energy Advisor, WETT, Septic &
Infrared Certified
Bracebridge, ON .
647-280-1865
Fax: .
www.studholme.ca
paul@studholme.ca

INVOICE

February 24, 2013

Client: Someone Special

Report No. 2179, v.2
For inspection at:
123 Lake Front Road
Cottage Country, ON
P1L 1L4
on: Monday, October 22, 2012

3,000 - 3,499 Ttl Liv sq. ft.		\$475.00
Visual On-Site Sewage Inspection done during a Home Inspection		\$150.00
	Subtotal	\$625.00
	HST	\$81.25
	Total	<u>\$706.25</u>

PAID IN FULL - THANK YOU!



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AGREEMENT

123 Lake Front Road, Cottage Country, ON October 22, 2012

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PARTIES TO THE AGREEMENT

Company

Paul Studholme, CHI
Energy Advisor, WETT, Septic &
Infrared Certified
Bracebridge, ON .

Client

Someone Special
Cottage Country, ON M5H 3P5

This is an agreement between Someone Special and Paul Studholme, CHI.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The report is also based on a visual examination of the readily accessible features of the building.

The Inspection is performed in accordance with the Standards of Practice of the Canadian Association of Home and Property Inspectors. A copy of these Standards is available at: [click here](#)

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

The inspection report is for the exclusive use of the client(s) named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection.
Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report. Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified Licensed Contractor or Engineering Specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that are hidden or inaccessible.

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Some intermittent conditions 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 or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, (including carpet) to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fibreglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicide's or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for and do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew including that, which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your 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 safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. I will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before I have had a reasonable period of time to investigate.

The liability of the Home Inspector (Paul Studholme) arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

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

SUMMARY

123 Lake Front Road, Cottage Country, ON October 22, 2012

Report No. 2179, v.2

www.studholme.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

OIL TANK

SEPTIC

Note: For the purpose of this report the building is considered to be facing **West**.

Potentially significant expenses or repairs that would be required over the short term are identified below. This page must not be considered as the complete report.

Please read all other forms and appropriate text.

There are no significant expenses, but some repairs required at this time.

Main Concerns:

1. Oil fill/vent pipes should be located outside
2. Interior Oil fuel lines are not vinyl coated
3. Septic tank is too small for number of bedrooms and two kitchens
4. Septic tank outlet baffle needs to be replaced as well as a new outlet chamber lid
5. Wood stove insert needs a stainless steel liner, larger hearth and repairs done to chimney cap to meet WETT specs
6. Better attic/roof vents
7. Improve grading at front left corner and repair/replace retaining wall
8. Electrical repairs and upgrades

Other Recommendations:

1. Decks are showing their age, upper deck railing too short, spindles too far apart, and other railings climbable
2. Install gutter and downspout on rear upper roof, extend other downspouts
3. Cannot use old wood cookstove
4. Upgrade oil furnace thermostat and baseboard thermostats
5. Upgrade attic insulation if home/cottage is going to be used a lot in winter
6. Replace toilets with low water volumes

The following rating reflects both the original quality of construction and the current condition of the home, based on a comparison to similar homes and cottages:

I insert a rating in here for every home and cottage: Average

I also add any comments or special notes here: Well built older home

This is the end of the Summary section. The remainder of the report deals with individual systems in more detail. Please read each section carefully.

ROOFING

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SEPTIC

Description

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

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

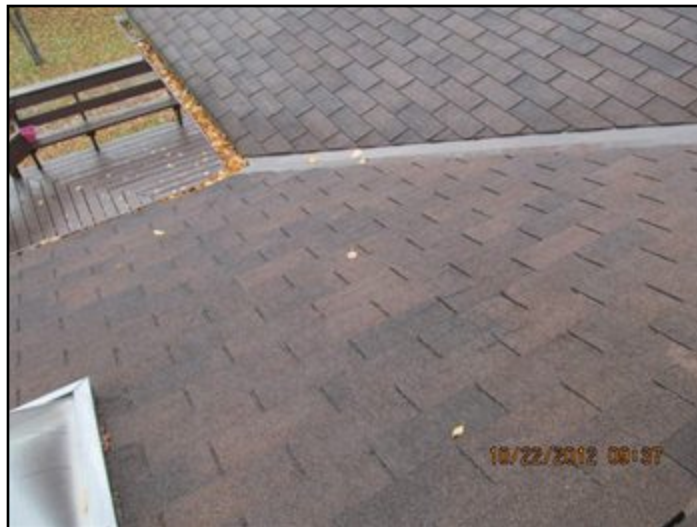
Condition: • [Cupping, curling, clawing](#)

By installing better roof vents and longer ridge vents will ventilate attics better.

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

Location: Various

Task: Monitor



Shingles showing wear

EXTERIOR

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SEPTIC

Description

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

Gutter & downspout type: • [Eave mounted](#)

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

Downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Towards house](#)

Wall surfaces - masonry: • [Stone](#)

Wall surfaces : • [Metal siding](#)

Soffit and fascia: • [Aluminum](#)

Driveway: • Gravel • Earth

Walkway: • Concrete

Deck: • Raised • Wood • Railings

Porch: • Concrete

Balcony: • Wood • Wood railings

Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

Condition: • [Clogged](#)

Clean gutters and roof each fall and check again in spring.

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

Location: Through out

Task: Clean Inspect annually

Time: Regular maintenance

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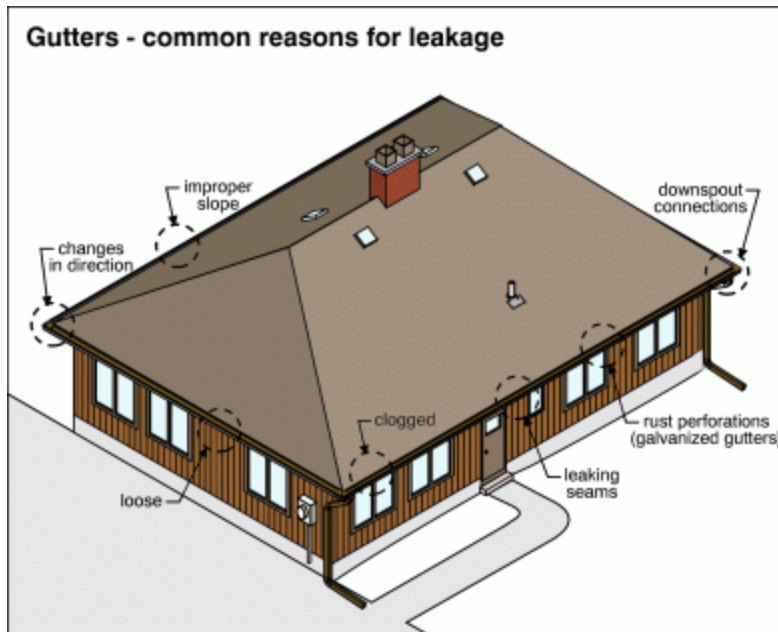
PLUMBING

INTERIOR

SITE INFO

OIL TANK

SEPTIC



[Click on image to enlarge.](#)



Gutters clogged with leaves

Condition: • [Missing](#)

There should be a gutter and downspout on rear upper roof to protect shingles and roof below.

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

Location: Upper Rear roof

Task: Install

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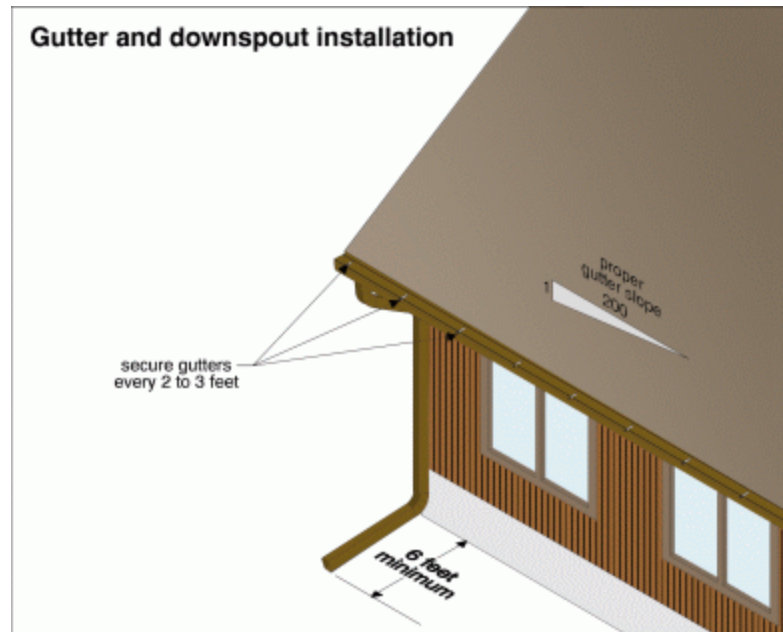
INTERIOR

SITE INFO

OIL TANK

SEPTIC

Gutter and downspout installation



[Click on image to enlarge.](#)



Missing gutter & downspout at rear



Shingles deteriorated

ROOF DRAINAGE \ Downspouts

Condition: • [Downspouts end too close to building](#)

Any downspouts draining into big "O" should be flushed out each fall.

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

Location: Front

Task: Improve

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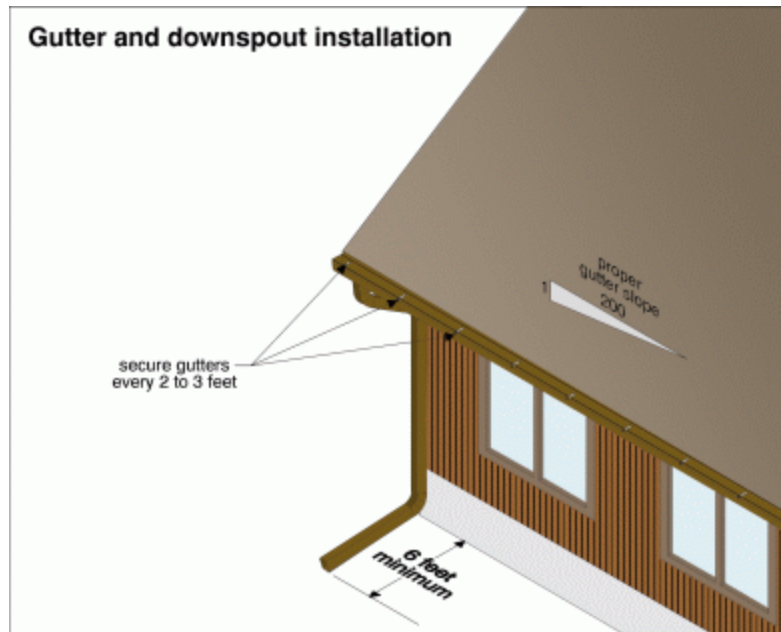
INTERIOR

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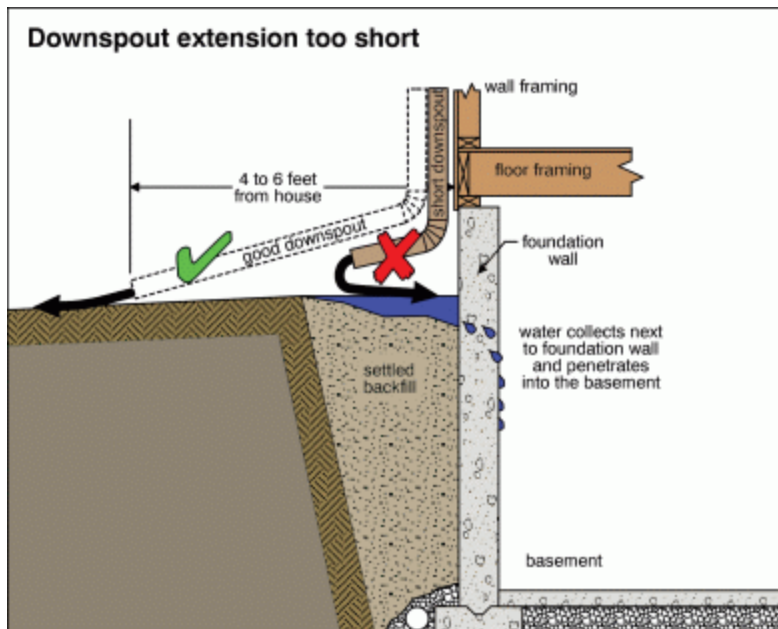
SEPTIC

Gutter and downspout installation



[Click on image to enlarge.](#)

Downspout extension too short



[Click on image to enlarge.](#)

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Extend downspout



Extend downspout



Flush out each fall

WALLS \ Brick, stone and concrete

Condition: • [Cracked](#)

Implication(s): Chance of water entering house | Weakened structure | Chance of movement

Location: Right Side

Task: Repair

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Cracking in brick facing

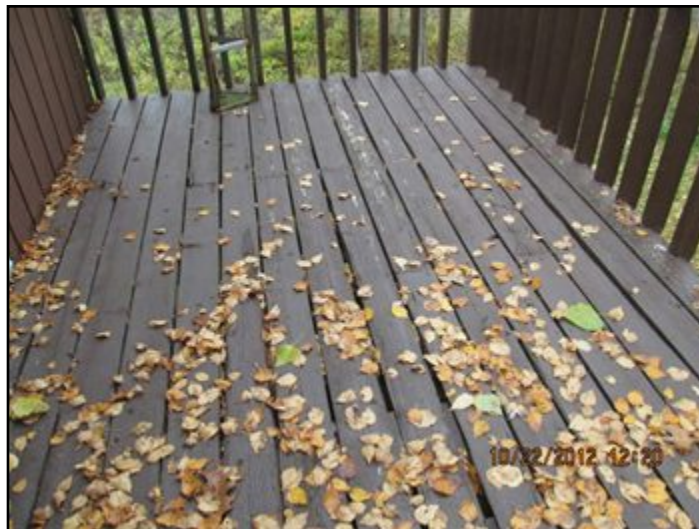
PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

Condition: • [Rot](#)

Implication(s): Weakened structure | Chance of movement | Material deterioration

Location: Decks

Task: Repair or replace



Deck boards showing age

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

Condition: • [Too low](#)

Any deck over 8 feet off the ground needs to have a railing 42 inches high with spindles spaced less than 4 inches apart.

Implication(s): Fall hazard

Location: Upper deck

Task: Replace

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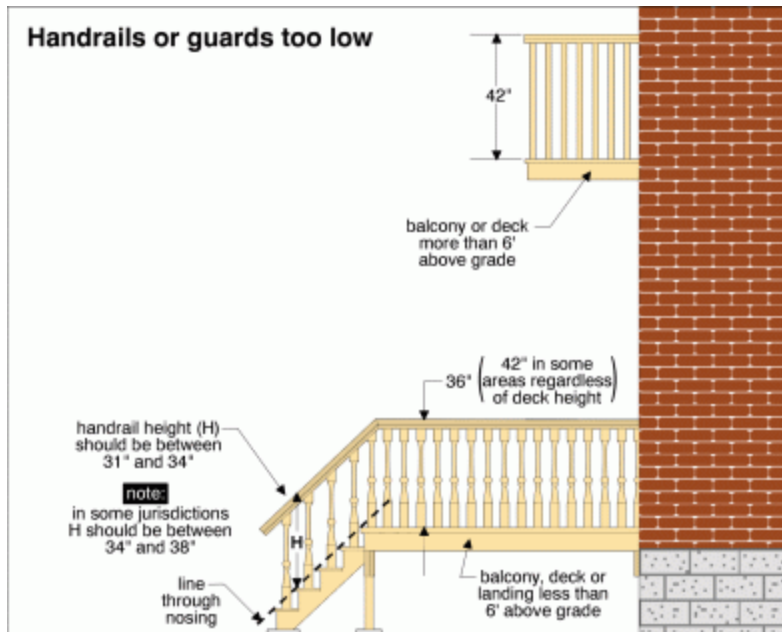
PLUMBING

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OIL TANK

SEPTIC



[Click on image to enlarge.](#)



Upper deck railing too short

Condition: • [Spindles too far apart](#)

Implication(s): Fall hazard

Location: All decks

Task: Replace

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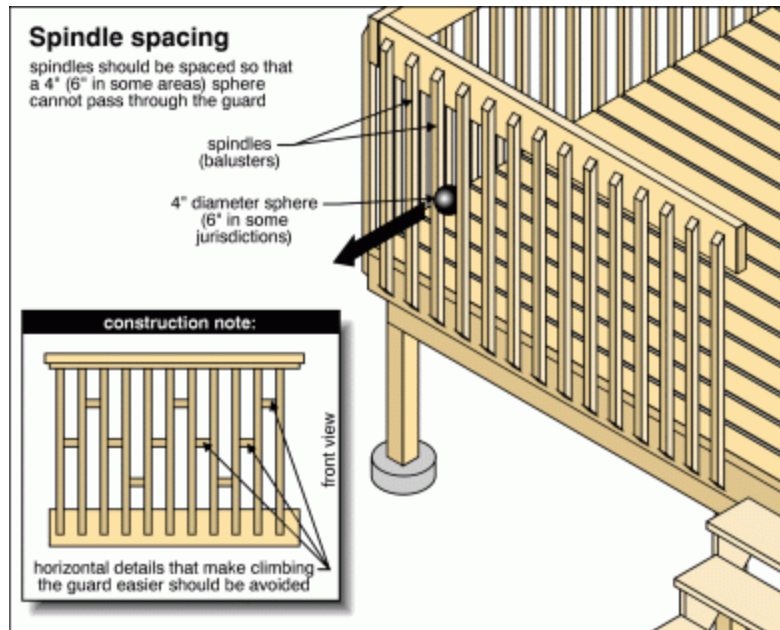
PLUMBING

INTERIOR

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SEPTIC



[Click on image to enlarge.](#)



Spindles spaced too far apart

Condition: • [Spindles climbable](#)

Implication(s): Fall hazard

Task: Replace

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Deck railing climable

LANDSCAPING \ Retaining wall

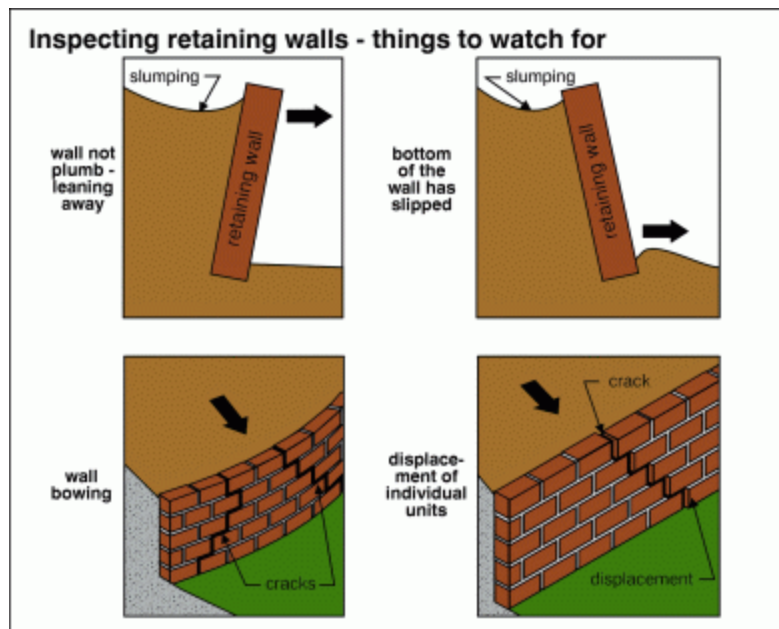
Condition: • [Bowing or bulging](#)

The grading is sloped towards wall and the plexi above from deck is draining right over the wall. Improve grading and change direction of plexi to drain out not to side.

Implication(s): Weakened structure | Chance of movement

Location: Front Left

Task: Repair or replace



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Wall bowing out



Grading towards wall



Plexi draining over wall

STRUCTURE

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Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#) • Subfloor - plywood

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

Roof and ceiling framing: • [Trusses](#) • [Plywood sheathing](#)

Limitations

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 100 %

Recommendations

FOUNDATIONS \ Foundation

Condition: • Typical minor cracks

Location: Right Side Garage

Task: Monitor



Small crack in garage foundation

Condition: • [Parging damaged or missing](#)

Implication(s): Chance of damage to structure | Shortened life expectancy of material

Location: Right Side Garage

Task: Repair

STRUCTURE

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Loose parging

ELECTRICAL

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SEPTIC

Description

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

Service size: • [200 Amps \(240 Volts\)](#)

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

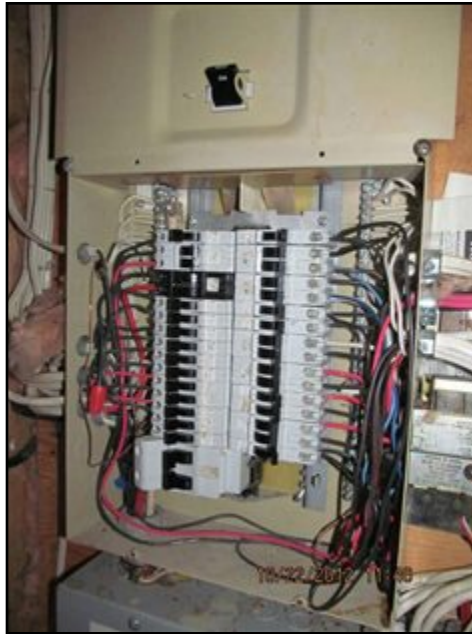
Main disconnect/service box type and location: • [Breakers - basement](#)

Number of circuits installed: • 25

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

Distribution panel type and location:

• [Breakers - basement](#)



Main electrical panel

Auxiliary panel (subpanel) rating: • [125 Amps](#)

Auxiliary panel (subpanel) type and location:

• [Breakers - basement](#)

25 circuits

ELECTRICAL

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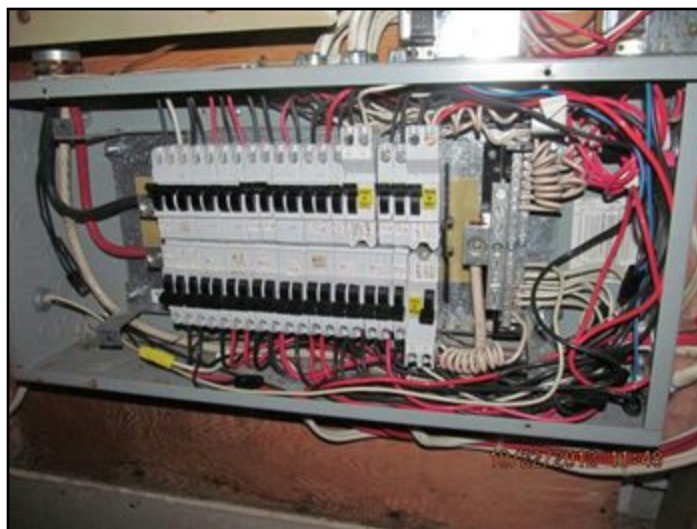
PLUMBING

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Auxiliary electrical panel

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](#) • No AFCI • [GFCI - outside](#) • [GFCI - panel](#)

Smoke detectors: • [Present](#)

Limitations

Inspection limited/prevented by: • Restricted access

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • [Double taps](#)

Implication(s): Fire hazard

Location: Both main and auxiliary panels

Task: Correct

ELECTRICAL

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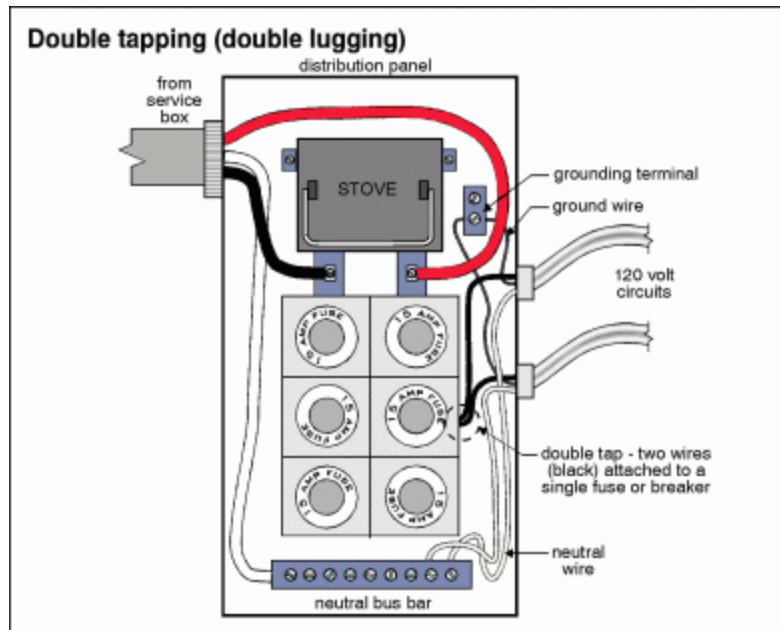
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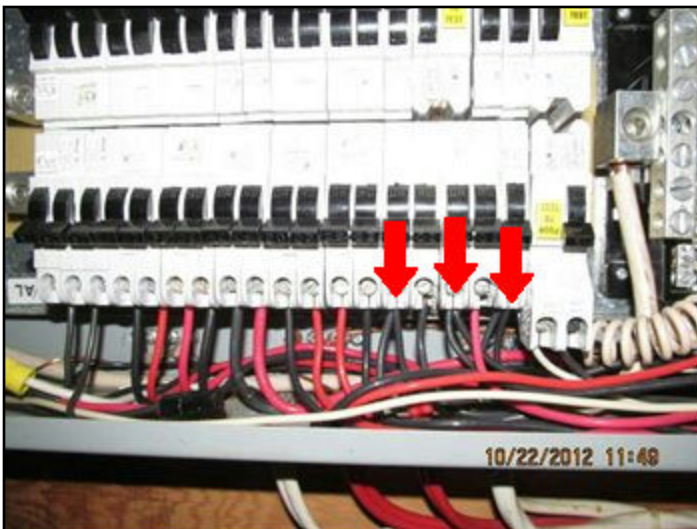
SITE INFO

OIL TANK

SEPTIC



[Click on image to enlarge.](#)



Three double taps



Two double taps

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • [Buried cable](#)

Implication(s): Electric shock

Location: Left Side

Task: Correct

ELECTRICAL

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Electrical wire buried

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Permanent wiring used as extension cord](#)

Implication(s): Electric shock | Fire hazard

Location: Left Side Exterior Wall

Task: Correct



Permanent wire used as extension cord

ELECTRICAL

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DISTRIBUTION SYSTEM \ Lights

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Repair



Lights loose in ceiling

Condition: • [Missing](#)

Implication(s): Inadequate lighting

Location: Garage

Task: Provide



Lights missing

ELECTRICAL

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DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [No GFI \(Ground Fault Interrupter\)](#)

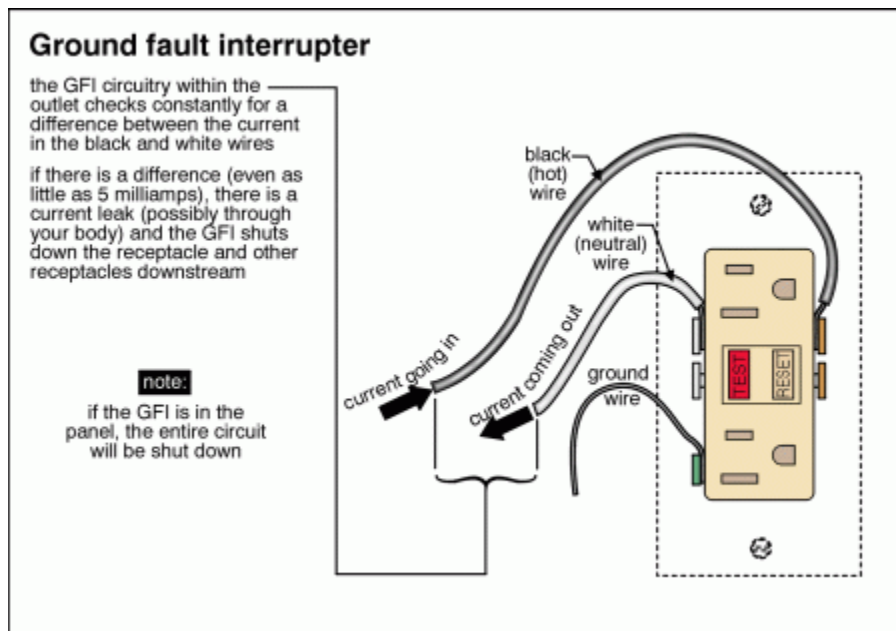
Today's electrical code for new construction requires any outlet within 59 inches of a sink should be GFI protected. Even though not new construction it would be safer.

Implication(s): Electric shock

Location: Both Kitchens and bar area

Task: Replace

Time: Discretionary



Recommend GFI protected outlet here



Recommend GFI protected outlets here

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Recommend GFI protected outlets here

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

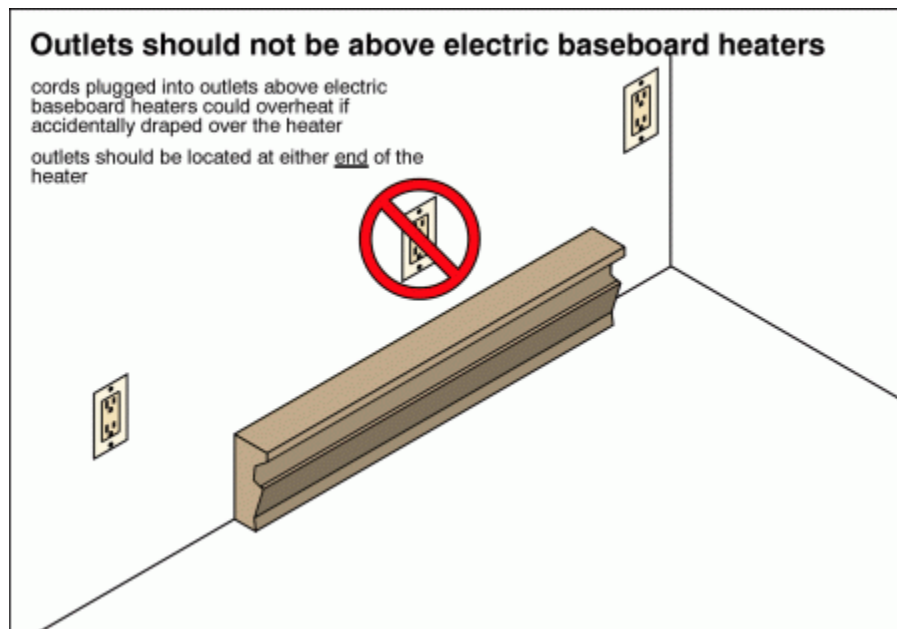
Condition: • [Above electric baseboard heaters](#)

Protect or secure any electrical cords from laying in baseboard heaters.

Implication(s): Increased fire hazard

Location: Various Basement

Task: Protect



ELECTRICAL

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OIL TANK

SEPTIC



Outlet above baseboard heater



Outlet above baseboard heater



Outlet above baseboard heater

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Just a reminder that you should have both smoke and carbon dioxide detectors on each floor plus a fire extinguisher because you have a fuel burning appliance.

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Description

Fuel/energy source: • [Oil](#)

System type:

• [Furnace](#)



Oil furnace



Oil furnace

- Electric baseboard heaters
- [Space heaters](#)

Furnace manufacturer: • SummerAire

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

Approximate capacity: • 111,000 BTU/hr

Approximate age: • [18 years](#)

Oil tank type/age: • Oil tank certification tag

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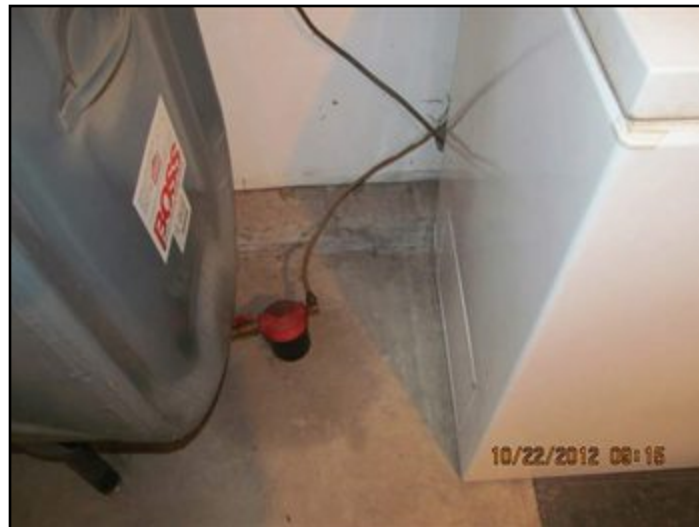
OIL TANK

SEPTIC



Oil certification tag

Oil tank type/age: • Location of oil tank oil filter



Location of oil filter in garage

Oil tank type/age: • Location of oil fill and vent pipes

Note: Should extend oil fill/vent pipes to exterior.

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Oil fill/vent pipes in garage

Oil tank type/age: • Location of oil tank



Location of oil tank in garage



Location of oil tank in garage

Oil tank type/age: • 7 years

Fireplace: • Wood Stove Insert

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Location of wood stove insert

Chimney/vent:

- [Masonry](#)



Masonry chimney

Chimney liner: • [Clay](#)

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SEPTIC

Combustion air source: • Basement

Recommendations

OIL FURNACE \ Oil supply lines

Condition: • [Unprotected](#)

Implication(s): Interruption of oil supply | Fire or explosion

Location: Basement Garage

Task: Replace Upgrade



Fuel line not vinyl coated



Fuel line not vinyl coated



Fuel line not vinyl coated

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SEPTIC

OIL FURNACE \ Thermostat

Condition: • This dwelling would benefit with a thermostat that has a "Vent" fan cycle. Turns furnace fan on once an hour. This thermostat can be bought in Canadian Tire. It is the: Noma Thermostat, Product number: 052-2570-6 Remember that it has a Vent cycle for fan. The other thermostat is a Honeywell but do not have a product number.

Location: First Floor

Task: Upgrade



Existing oil furnace thermostat

WOOD STOVE \ Cabinet, door and clearances

Condition: • Uncertified wood stove needs to be removed.

Location: Basement

Task: Remove



Uncertified cook stove

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Condition: • [Floor - combustible clearance inadequate](#)

Need to have at least 18 inches on non combustible material on floor in front of wood stove from door opening.

Implication(s): Increased fire hazard

Location: Basement

Task: Correct



Hearth too small

WOOD STOVE \ Combustion chamber

Condition: • [Warped or cracked](#)

The wood stove damper will not close because the inside of wood stove has warped. Air tight wood stove will work with damper open and adjust air flow with air flow control lever on right.

Implication(s): Increased fire hazard



Inside top panel warped

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WOOD STOVE \ Venting

Condition: • [Wrong material](#)

It appears that the wood stove is not connected to a proper stainless steel liner up thru clay tile chimney liner.

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

Task: Replace

Time: Immediate

SPACE HEATER \ Electric baseboard heater/space heater

Condition: • When you don't need a lot of heat, the old thermostats go on, then off several minutes later, then on several minutes later again-- giving you full heat, then no heat, then full heat. Both extremes are uncomfortable, but that is unavoidable with the slow reaction time of old thermostats. Replace with electronic thermostats.

Location: Various

Task: Upgrade



Old type of baseboard thermostat



Old type of baseboard thermostat

SPACE HEATER \ Electric radiant

Condition: • Not working

The wall heaters are a secondary heat source as there is a oil furnace.

Location: Various

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Couple of wall heaters not working

CHIMNEY AND VENT \ Masonry chimney cap

Condition: • Top clay flue tiles of chimney has deteriorated badly.

Task: Replace



Top clay tile deteriorated

Condition: • [Cracked](#)

Chimney cap is badly cracked between masonry pieces, one of them can be lifted off. There is not a proper slope to allow water to run off.

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

Task: Replace

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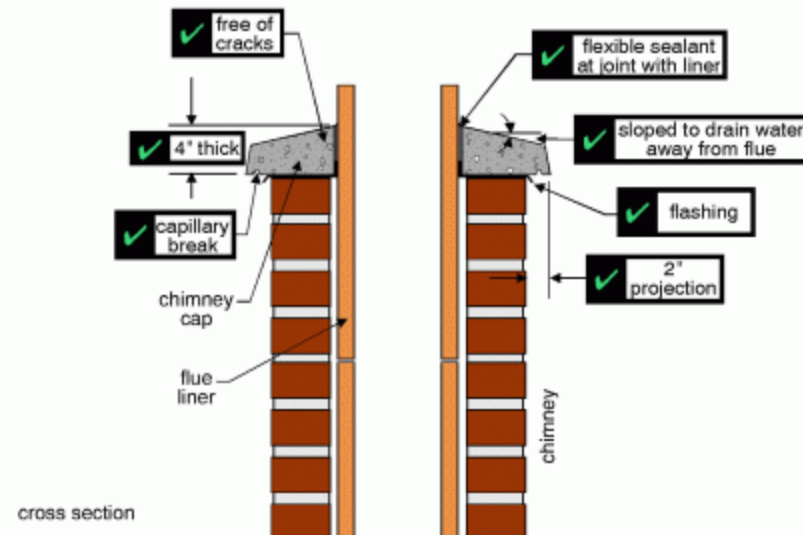
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What makes a good chimney cap?



[Click on image to enlarge.](#)



Chimney cap cracked



Chimney cap cracked

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Chimney cap cracked

COOLING & HEAT PUMP

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Description

Air conditioning type: • None present

INSULATION AND VENTILATION

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SEPTIC

Description

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

Attic/roof insulation amount/value: • [R-28](#)

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#) • Turbine vent

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

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

Limitations

Attic inspection performed:

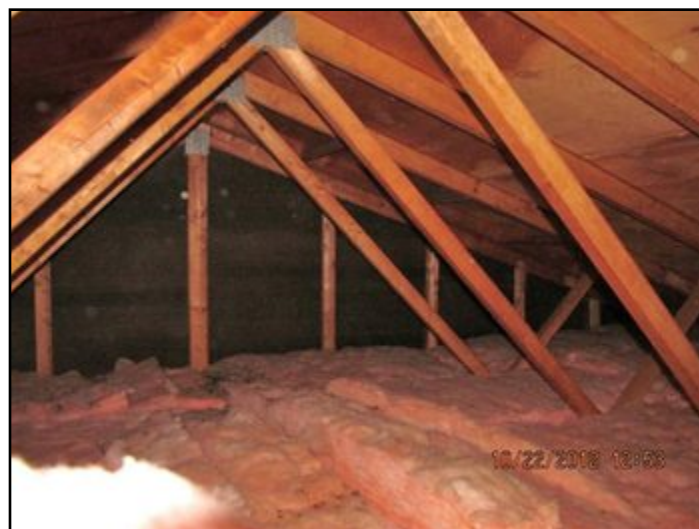
- From access hatch



View of attic



View of attic



View of attic

INSULATION AND VENTILATION

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Recommendations

ATTIC/ROOF \ Insulation

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

Implication(s): Increased heating and cooling costs

Task: Upgrade

Time: Discretionary

ATTIC/ROOF \ Roof vents

Condition: • [Inadequate](#)

Existing wind turbine roof vents are not enough for this size of attic when it is hot in the summer and there is no breeze.

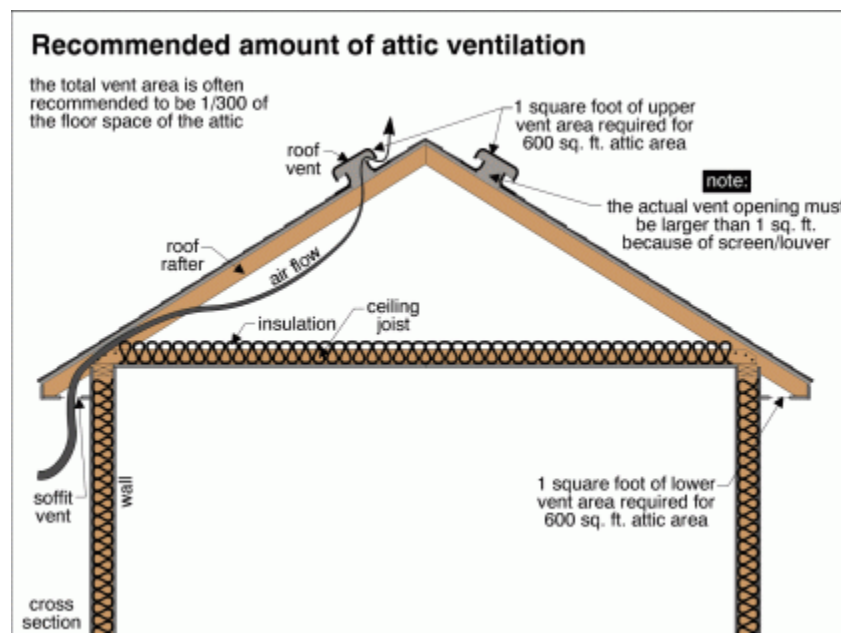
Vent recommended is: "Maximum" web site is: <http://www.ventilation-maximum.com/> Replace both the turbine vents.

Also the garage ridge vent is too small. Note there is no access to garage attic.

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

Location: Garage and house

Task: Improve



[Click on image to enlarge.](#)

INSULATION AND VENTILATION

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Not large enough ridge vent on garage



Wind turbine not enough ventilation



Ridge vent not long enough



Wind turbine not enough ventilation

ATTIC/ROOF \ Hatch

Condition: • [Not weatherstripped](#)

There is not a proper attic hatch installed. There is a piece of drywall covering up the opening.

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Location: 2nd floor bathroom cupboard

Task: Improve

INSULATION AND VENTILATION

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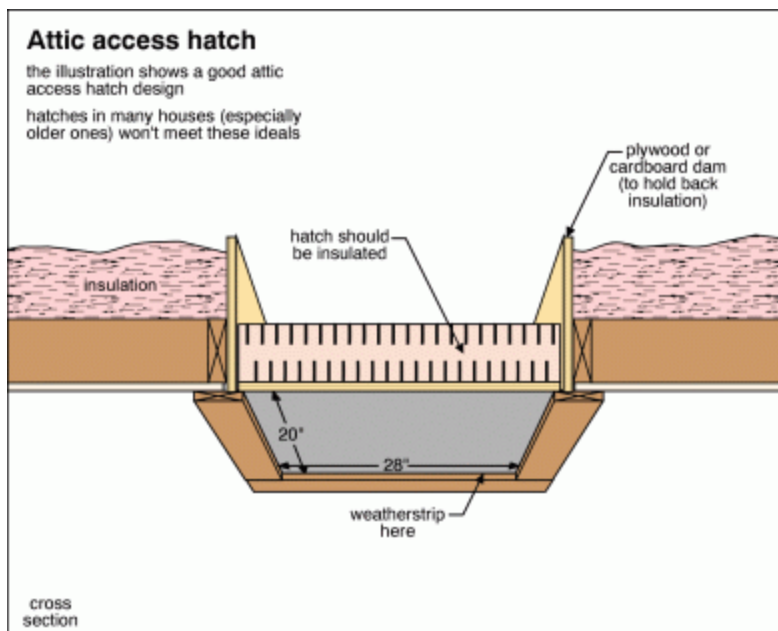
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[Click on image to enlarge.](#)

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SEPTIC

Description

Water supply source: • Drilled well

Service piping into building: • [Plastic](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Basement

Water flow (pressure):

• [Typical for neighborhood](#)



Water pressure at time of inspection

Water heater fuel/energy source:

• [Electric](#)

Water is shut off to electric water heater and power shut off at electrical panel.

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Electric water not used

- [Oil](#)



Oil fired hot water tank

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SEPTIC

Water heater type: • [Conventional](#)

Tank capacity: • 32 gallons

Water heater approximate age: • 18 years

Waste disposal system:

• [Septic system](#)



View of interior baffle



View of inlet chamber



View of outlet chamber



Location of septic tank

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SEPTIC

Waste piping in building: • [ABS plastic](#)

Water treatment system: • Mechanical filter

Limitations

Items excluded from a home inspection: • Jacuzzi

Items excluded from a home inspection: • Well • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested

Recommendations

General

• Outlet baffle has deteriorated to the point that it has to be replaced. To replace baffle the tank will have to be pumped out.

Pump out septic tank next spring and have outlet baffle replaced.

Location: Outlet chamber

Task: Replace



Outlet baffle just about gone

- [Information on Septic Systems](#)
- [Drilled well information](#)
- [Buying a house with well and septic](#)

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SEPTIC

- Visually inspect septic tank every couple of years for baffle condition and whether tanks needs pumped out.
- Outlet chamber lid deteriorating.
Did not lift outlet chamber lid as it was wedged in and would of broken into more pieces. Need to replace outlet chamber lid with a new one.

Location: Outlet chamber

Task: Monitor condition of tank every couple of years



Outlet chamber showing deterioration



Outlet chamber lid badly cracked

FIXTURES AND FAUCETS \ Faucet

Condition: • [Stiff or inoperative](#)

Implication(s): System inoperative or difficult to operate

Location: Master Bathroom

Task: Repair



Cold water shut off

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SEPTIC

FIXTURES AND FAUCETS \ Toilet

Condition: • Replace toilet with a duo-flush (3 litre/6 litre) to put less water into septic system.

Location: Throughout

Task: Upgrade



High volume toilet



High volume toilet



High volume toilet

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SEPTIC

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • [Caulking loose, missing or deteriorated](#)

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

Location: First Floor

Task: Repair



Cracking above shower panel

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SEPTIC

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

Major wall finishes: • Wood tongue and groove

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#) • [Stucco/texture/stipple](#)

Windows: • Wind out

Windows: • [Sliders](#) • [Casement](#) • Wood • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [French](#) • [Wood](#) • [Metal](#) • Garage door - metal • [Garage](#)

Oven fuel:

• Electricity



Existing basement kitchen oven

Range fuel:

• Electricity

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Existing main kitchen stove



Existing basement kitchen range

Appliances:

- Refrigerator
- Dishwasher



Existing main kitchen dishwasher



Existing basement kitchen dishwasher

- Microwave oven
- Central vacuum

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Laundry facilities:

- Washer



Existing clothes washer & dryer

- Hot/cold water supply
- Dryer
- Vented to outside
- 120-Volt outlet
- 240-Volt outlet
- Waste standpipe

Limitations

Percent of foundation not visible: • 100 %

Recommendations

FLOORS \ Subflooring

Condition: • [Squeaks](#)

Implication(s): Noise nuisance

Location: Second Floor Bathroom

Task: Repair

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SEPTIC



Squeaky bathroom floor

WALLS \ Plaster or drywall

Condition: • [Cracked](#)

Implication(s): Cosmetic defects

Location: Second Floor

Task: Repair



Small crack in wall

CEILINGS \ General

Condition: • [Water damage](#)

Implication(s): Cosmetic defects | Chance of movement

Location: Garage

Task: Repair

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Previous water damage

WINDOWS \ Skylight

Condition: • There was a lot of accumulation of condensation in skylight.

Task: Monitor



A lot of condensation on skylight

APPLIANCES \ Central vacuum

Condition: • Hose receptacles - loose/damaged/leaky

Implication(s): Reduced operability

Location: Basement

Task: Repair or replace

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Central vac outlet closed off

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SEPTIC

Description

Weather: • Partly cloudy • Light winds

Approximate temperature: • 12°

Attendees:

• Buyer's Agent

• Buyer's representative

John Sutton - property maintenance

Access to Home Provided by: • Seller

Occupancy: • There was no one home during the inspection. • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection. • The water service is private. • The plumbing waste disposal system is private.

Approximate inspection start and end time: • The inspection started at 8:30 a.m. • The inspection started at 1:00 p.m.

Approximate age of home: • 29 years

Approximate date of construction: • 1983

Approximate size of home: • 3300 ft.²

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • 2

Number of rooms: • 11

Number of bedrooms: • 5

Number of bathrooms: • 4

Number of kitchens: • 2

Below grade area: • Basement

Garage, carport and outbuildings: • Attached garage

OIL TANK

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SEPTIC

Description

Tank Manufacturer: • Parrsboro

How old is oil tank?: • 7 years

Tank Location: • Attached garage

Tank construction: • Steel

Tank thickness (steel tanks only): • 2.0 mm (14 gauge)

Spill protection: • None

Certification label: • ULC 602

Tank support | stability: • Cement floor

Air space around tank (2" from wall , 4" from floor ground): • Yes

Is the tank at least 2 inches from any wall?: • Yes

Any discolouration (weeping) along the bottom of tank?: • No

Any rust, dents or evidence of corrosion?: • No

Any signs of leaks or oil spills current or past?: • No

Has the tank been painted (for corrosion protection)?: • Yes

Location of fuel filter: • Interior

Is outdoor tank protected from physical damage?: • N/A

Is there a loop in the exterior fuel line at the tank connection: • N/A

Is the interior fuel line buried in concrete or run underground?: • No

Is the interior fuel line protected from damage (vinyl coated) ?: • No

Is the fill pipe made of steel ?: • Yes

Does the vent pipe terminate higher than fill pipe ?: • Yes

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Description

Classification: • Class 4 - Leaching bed system

Documents: • Certificate of Approval not available • Septic User Permit not available • Site plan not available

Number of Bedrooms: • 5

Number of Bathrooms: • 4

Use of property: • Residential

Approximate age of system: • 29 years

Approximate date of installation: • 1983

Appliances discharging into system:

• Washing machine

• Dishwasher

Two dishwashers

Sewage line out of dwelling: • Not visible

Tank construction: • Concrete

Type of Septic tank: • Two compartment

Volume of tank: • Over 3,600 litres, 3 bedrooms

Tank components - Inlet, Outlet and Interior Baffles/'T's': • Concrete

Condition of tank: • Outlet baffle deteriorated

Condition of tank: • Damaged lids or risers

Cleanout of Tank Accessible: • Two access opening into septic tank.

Cleanout of Tank Accessible:

• Septic tank risers not present

• Depth below grade

Septic lids are approximately 10 -12 inches below grade.

• Last time pumped out

October 2009

• Pump out required

Leaching bed: • Lawn

Tank clearances: • Clearances okay

Leaching bed clearances: • Clearances okay

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Recommendations

General

- Septic tank is actually too small for current number of 5 bedrooms and two kitchens. The problem being that when all bedrooms are occupied (10) people then the septic tank will not have time for solids to settle and there is a chance of scum getting into outlet chamber and flowing out to leaching bed, with chance of clogging leaching bed.
- Visually inspect septic tank every couple of years. Check to see if pump out needed and monitor condition of outlet chamber. Wash outlet chamber and baffle area with clean water from hose.

SEPTIC TANK \ General

Condition: • Damaged lids or risers

Outlet chamber lid needs to be replaced.

Task: Replace

Time: Immediate

TANK COMPONENTS \ Outlet baffle/"T"

Condition: • Deteriorated

Task: Replace

Time: Immediate

END OF REPORT