

YOUR Inspection Report



FOR THE PROPERTY AT:

321 Your Street
Newmarket, ON K0M 2C0

PREPARED FOR: SOMEONE ELSE

INSPECTION DATE:
Friday, September 14, 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
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www.studholme.ca



CERTIFIED BY THE
CERTIFIED MASTER INSPECTOR
CMI
INSPECTOR CERTIFICATION BOARD

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

647-280-1865

Fax: .

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paul@studholme.ca

February 24, 2013

Dear Someone Else,

RE: Report No. 2144, v.2
321 Your Street
Newmarket, ON
K0M 2C0

Thank you Kelly and Aaron for allowing me to perform your Home Inspection. I hope you found that the experience was both informative and useful.

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.

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
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INVOICE

February 24, 2013

Client: Someone Else

Report No. 2144, v.2
For inspection at:
321 Your Street
Newmarket, ON
K0M 2C0
on: Friday, September 14, 2012

Under 2,000 Ttl Liv sq. ft.		\$395.00
Visual On-Site Sewage Inspection done during a Home Inspection		\$150.00
	Subtotal	\$545.00
	HST	\$70.85
	Total	\$615.85

PAID IN FULL - THANK YOU!

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AGREEMENT

321 Your Street, Newmarket, ON September 14, 2012

Report No. 2144, v.2

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PARTIES TO THE AGREEMENT

Company

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

Client

Someone Else

This is an agreement between Someone Else 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 Else (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY

321 Your Street, Newmarket, ON September 14, 2012

Report No. 2144, v.2

www.studholme.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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PLUMBING

INTERIOR

SITE INFO

OIL TANK

SEPTIC

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

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. Furnace needs to be serviced, oil line should be upgraded
2. Monitor condition of septic tank
3. Put water softener discharge into sump pump
4. Cut openings of garage roof vents
5. Monitor wear of garage roof
6. Correct slope of walkway into garage
7. Electrical repairs and upgrades
8. Caulk around attic hatch
9. Hearth in front of wood stove insert needs to be extended
10. Install a self closer on door into garage from house
11. Install an exhaust fan in upstairs main bathroom

Other Recommendations:

1. Upgrade thermostat
2. HRV unit needs a filter and a total clean
3. Install missing insulation in furnace room
4. Install a discharge tube on hot water tank
5. Replace bathroom sink and adjust flushing flaps

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: A home that needs some TLC to bring it back up to par.

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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OIL TANK

SEPTIC

Description

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

Limitations

Inspection performed: • By walking on roof • From roof edge

Recommendations

SLOPED ROOFING \ Asphalt shingles

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

Shingles showing deterioration because of lack of ventilation in garage. The roof vents have not been cut fully open.

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

Location: Garage

Task: Monitor



Shingles showing wear



Shingles starting to curl

EXTERIOR

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OIL TANK

SEPTIC

Description

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

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

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

Lot slope: • [Away from house](#)

Wall surfaces - masonry: • [Brick](#)

Soffit and fascia: • [Aluminum](#)

Driveway: • Gravel

Walkway: • Pavers

Deck: • Raised • Wood

Porch: • Wood

Exterior steps: • Wood

Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

WALLS \ Brick, stone and concrete

Condition: • [Cracked](#)

Repoint any cracks between bricks. Top left and bottom right.

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

Location: Rear Exterior Wall

Task: Repair

EXTERIOR

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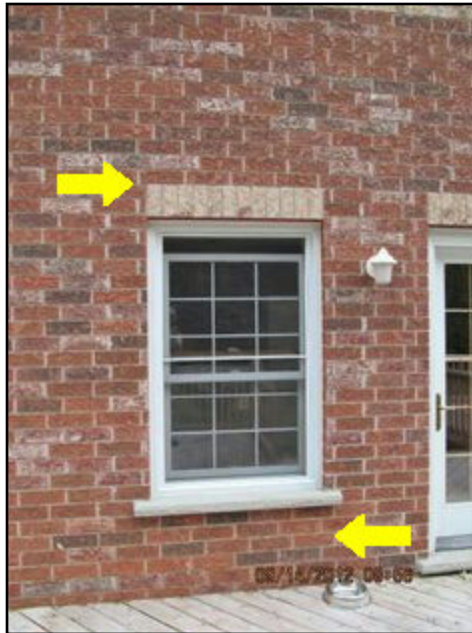
PLUMBING

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OIL TANK

SEPTIC



Cracks in brick facing

EXTERIOR GLASS \ Exterior trim

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

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

Location: Various

Task: Improve



Caulk around window ledges

EXTERIOR

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SEPTIC

LANDSCAPING \ Lot grading

Condition: • [Improper slope](#)

Lift stones and reslope walkway away from foundation.

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

Location: Front

Task: Improve



Walkway sloped towards foundation

STRUCTURE

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OIL TANK

SEPTIC

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

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

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

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

Limitations

Inspection limited/prevented by: • Finished basement

Inspection limited/prevented by: • Insulation

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • Foundation only visible from exterior.

ELECTRICAL

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Description

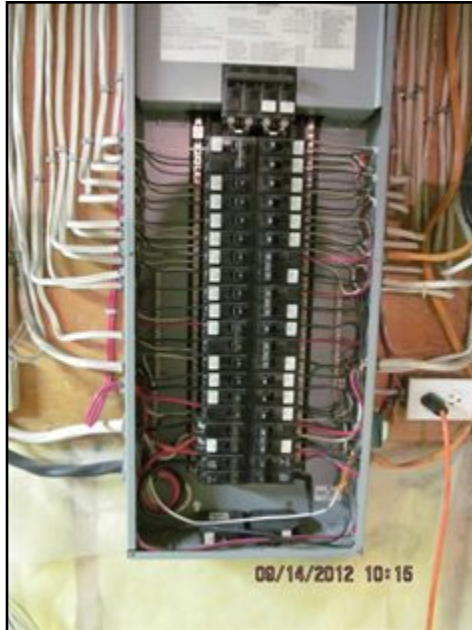
Service entrance cable and location: • [Underground - not visible](#)

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

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

Main disconnect/service box type and location:

• [Breakers - basement](#)



Main electrical panel

Number of circuits installed: • 30

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

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

Auxiliary panel (subpanel) rating: • [60 Amps](#)

Auxiliary panel (subpanel) type and location: • [Breakers - garage](#)

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): • No AFCI • [GFCI - bathroom and exterior](#)

Smoke detectors: • [Present](#)

Recommendations

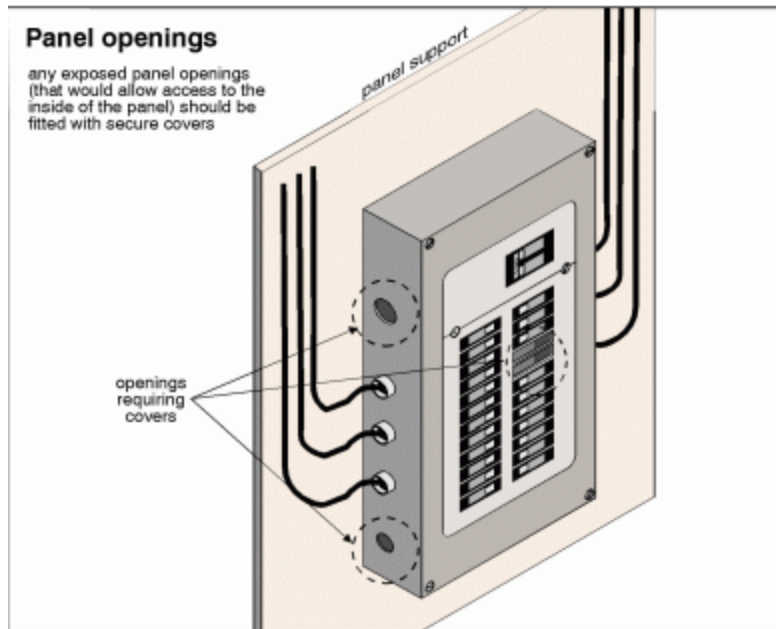
SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Protect



[Click on image to enlarge.](#)



Openings in electrical panel

ELECTRICAL

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SEPTIC

DISTRIBUTION SYSTEM \ Lights

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Second Floor Master Bedroom

Task: Repair



Light loose in closet

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Replace



Damaged outlet

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

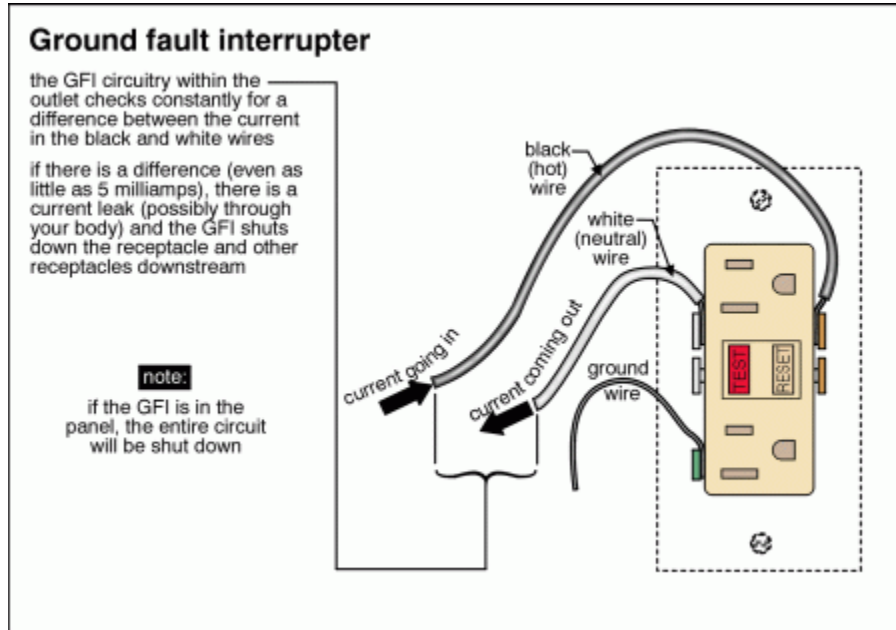
Today's electrical code for new construction requires any outlet within 59 inches of a sink should be GFI protected. Even though not new construction it would be safer.

Implication(s): Electric shock

Location: Kitchen

Task: Replace

Time: Discretionary



Recommend GFI protected outlets here

ELECTRICAL

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SEPTIC

Condition: • [GFI test faulty](#)

Implication(s): Electric shock

Location: Front Exterior Wall

Task: Replace



GFI faulty

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Rear Exterior Wall

Task: Provide



Weatherproof cover plate missing

ELECTRICAL

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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.

HEATING

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OIL TANK

SEPTIC

Description

Fuel/energy source: • [Oil](#)

System type: • [Furnace](#) • [Heat recovery ventilator](#)

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

Approximate capacity: • [90,000 BTU/hr](#)

Approximate age: • [14 years](#)

Oil tank type/age: • Oil tank certification tag



Oil tank certification tag

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



Location of oil tank oil filter

HEATING

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OIL TANK

SEPTIC

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



Location of oil fill and vent pipes

Oil tank type/age: • Location of oil tank



Location of oil tank



Location of oil tank

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OIL TANK

SEPTIC

Oil tank type/age: • 15 years

Fireplace: • Wood Stove Insert



Location of wood stove insert

Chimney/vent: • [Masonry](#)

Chimney liner: • Stainless steel

Combustion air source: • Outside

Limitations

Warm weather: • Prevents testing heating effectiveness

Recommendations

OIL FURNACE \ Oil supply lines

Condition: • [Unprotected](#)

Oil line from oil tank to furnace and oil fired hot water tank should be vinyl coated lines.

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

Location: Basement Furnace Room

Task: Replace

HEATING

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OIL TANK

SEPTIC



Old oil fuel lines

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 thermostat

HEATING

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OIL FURNACE \ Barometric damper/draft regulator

Condition: • [Misadjusted](#)

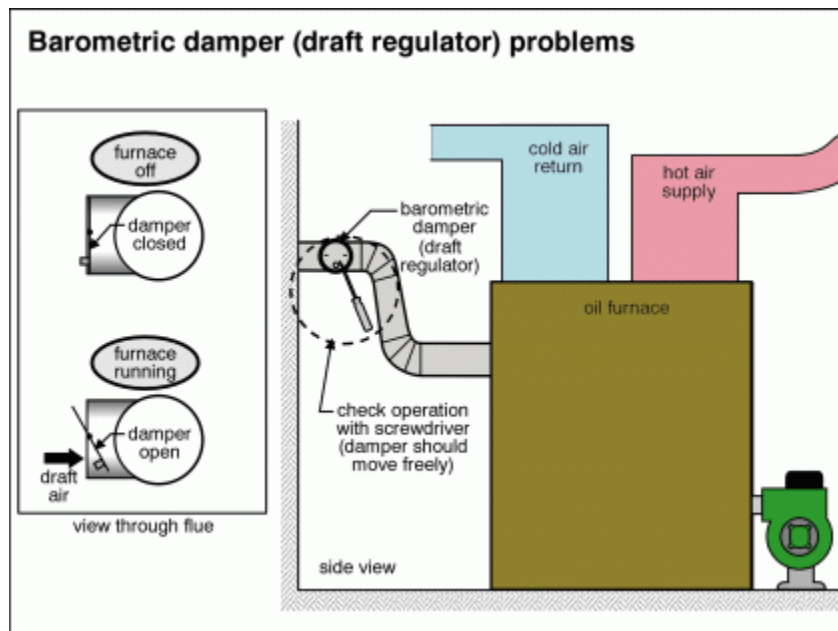
Need to have furnace serviced.

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

Location: Basement Furnace Room

Task: Service

Time: Immediate



Barometric damper not working

HEATING

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SEPTIC

OIL FURNACE \ Mechanical air filter

Condition: • [Dirty](#)

Had to remove oil furnace air filters because they were so dirty.

Implication(s): Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs

Location: Basement Furnace Room

Task: Replace

Time: Immediate



Furnace air filters removed

WOOD STOVE \ Cabinet, door and clearances

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

All wood stoves need at least 18 inches of non combustible material on floor in front of loading door with 8 inches on each side.

Implication(s): Increased fire hazard

Location: Family Room

Task: Correct



Hearth too small

HEATING

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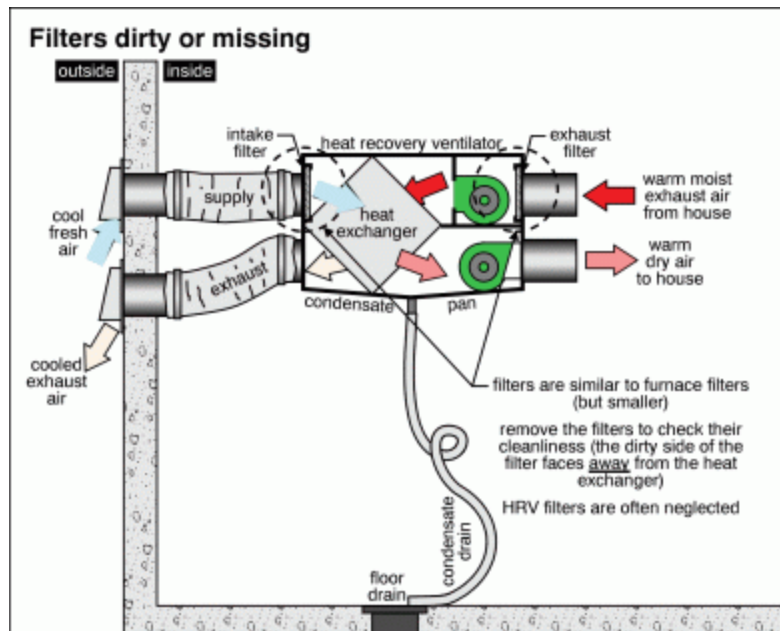
HEAT RECOVERY VENTILATOR \ Filters

Condition: • [Missing](#)

HRV unit is missing a washable screen. Need to wash existing mesh screen and pull complete core out and clean that as well.

Implication(s): Equipment ineffective

Task: Replace



[Click on image to enlarge.](#)



HRV unit needs cleaned

COOLING & HEAT PUMP

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Description

Air conditioning type:

- [Air cooled](#)



Location of A/C unit

Compressor approximate age: • 15 years

INSULATION AND VENTILATION

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Description

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

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

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

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

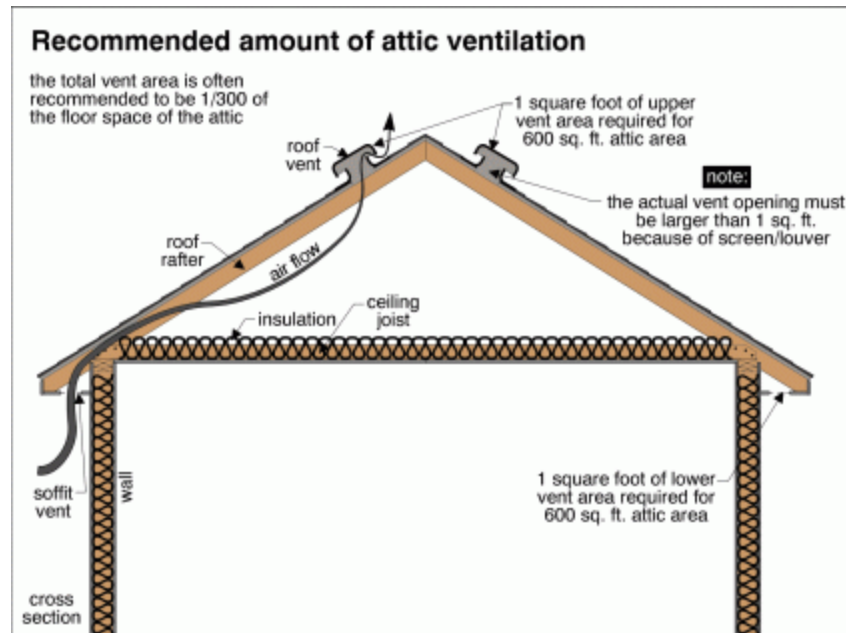
ATTIC/ROOF \ Roof vents

Condition: • [Obstructed](#)

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

Location: Garage

Task: Correct



[Click on image to enlarge.](#)



Roof vent not completely open

INSULATION AND VENTILATION

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ATTIC/ROOF \ Hatch

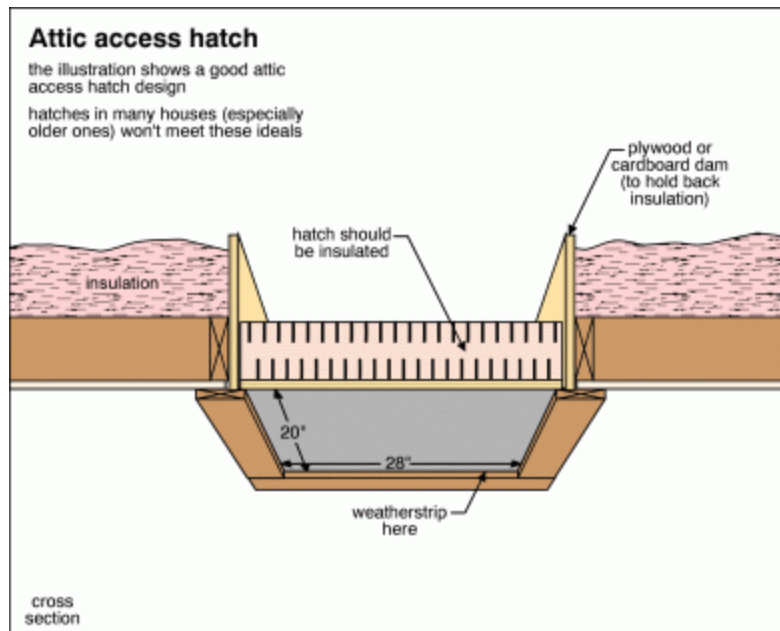
Condition: • [Not weatherstripped](#)

Ideally, best to caulk around edges of attic hatch to prevent air leakage into attic.

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

Location: Second Floor Master Bedroom

Task: Correct



[Click on image to enlarge.](#)



Air leakage around attic hatch

INSULATION AND VENTILATION

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FOUNDATION \ Interior insulation

Condition: • [Loose, sagging or voids](#)

Implication(s): Increased heating costs

Location: Basement Furnace Room

Task: Replace



Missing insulation

PLUMBING

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Description

Water supply source: • Drilled well

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

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

Main water shut off valve at the: • Electrical Panel

Water flow (pressure):

• [Typical for neighborhood](#)



Water pressure at time of inspection

Water heater fuel/energy source: • [Oil](#)

Water heater type: • [Conventional](#) • Rental

Tank capacity: • [30 gallons](#)

Water heater approximate age: • 15 years

Waste disposal system:

• [Septic system](#)

PLUMBING

321 Your Street, Newmarket, ON September 14, 2012

Report No. 2144, v.2

www.studholme.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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INSULATION

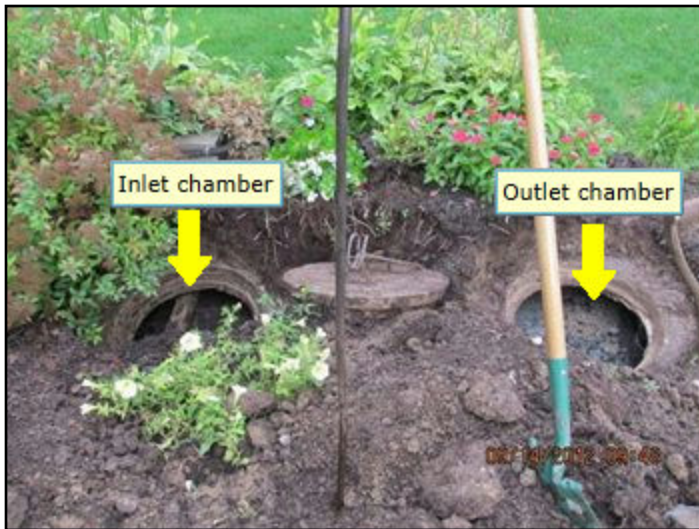
PLUMBING

INTERIOR

SITE INFO

OIL TANK

SEPTIC



Location of septic tank



View of outlet chamber



View of inlet chamber

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

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Pumps:

- [Solid waste pump \(ejector pump\)](#)



Location for future sewage ejector pump

- [Sump pump](#)



Location of sump pump

- [Laundry tub pump](#)

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Location of laundry tub pump

Floor drain location: • Sump Pump

Water treatment system:

• Water softener



Location of water softener

Limitations

Items excluded from a home inspection: • Hot Tub

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

Recommendations

General

• Septic tank is deteriorating faster than normal because of water softener back washing into septic tank. It also has a few cracks in top.

Location: Front garden

Task: Monitor, discharge softener into sump pump



Cracks in septic tank



Outlet chamber lid showing deterioration



Interior baffle showing deterioration

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- Soft water system is not good for a concrete septic tank. Salt eats away at concrete. Remove water softener discharge out of sewage line and install into sump pump.

Location: Basement

Task: Correct



Existing water softener discharge location

- [Information on Septic Systems](#)
- [Drilled well information](#)
- [Buying a house with well and septic](#)
- Visually inspect septic tank every couple of years for baffle condition and whether tanks needs pumped out.

WATER HEATER \ Temperature/pressure relief valve

Condition: • [Discharge tube missing](#)

Implication(s): Scalding

Location: Basement Furnace Room

Task: Provide

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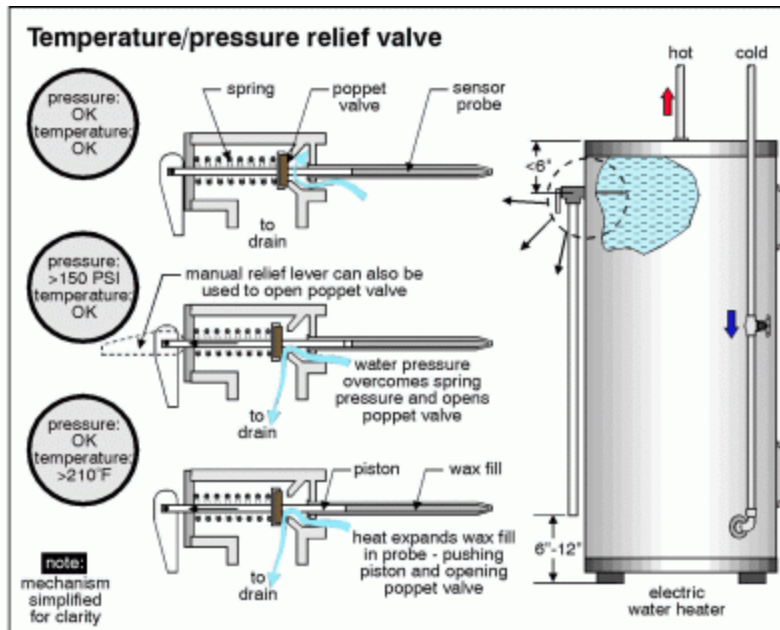
PLUMBING

INTERIOR

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OIL TANK

SEPTIC



[Click on image to enlarge.](#)



Discharge tube missing

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Surface defects](#)

Implication(s): Cosmetic defects | Hygiene issue

Location: First Floor Hallway Bathroom

Task: Replace

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Cracked sink

FIXTURES AND FAUCETS \ Toilet

Condition: • [Obstructed or weak flush](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the house

Location: Two toilets

Task: Repair



Toilet not flushing properly



Toilet not flushing properly

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SEPTIC

Description

Major floor finishes: • [Hardwood](#) • [Softwood](#)

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

Windows: • [Single/double hung](#) • Wood

Glazing: • [Double](#)

Exterior doors - type/material: • Screen Door

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

Oven fuel:

• Electricity



Existing built in oven & microwave

Range fuel:

• Electricity

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Existing range

Appliances:

- Refrigerator



Existing refrigerator

- Dishwasher

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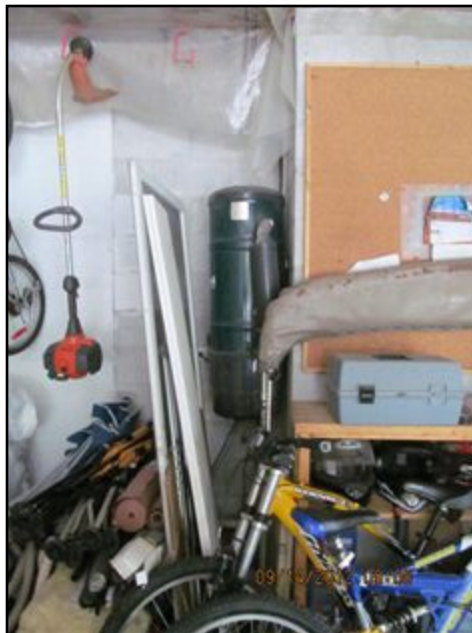
OIL TANK

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Existing dishwasher

- Central vacuum



Location of central vac unit

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Laundry facilities:

- Washer



Existing clothes washer & dryer

- Laundry tub
- Hot/cold water supply
- Dryer
- Vented to outside
- 120-Volt outlet
- 240-Volt outlet

Recommendations

DOORS \ Doors and frames

Condition: • [Stiff](#)

Implication(s): Reduced operability

Location: Master Bathroom

Task: Repair

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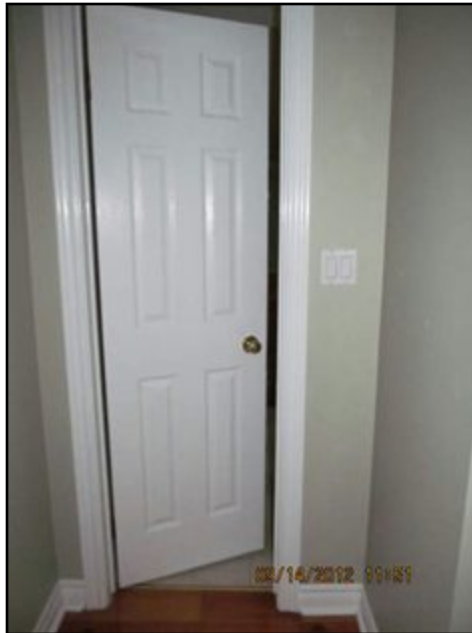
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Door would not close

DOORS \ Hardware

Condition: • [Self-closer missing](#)

Implication(s): Hazardous combustion products entering home

Location: First Floor Garage

Task: Replace



Self closer missing

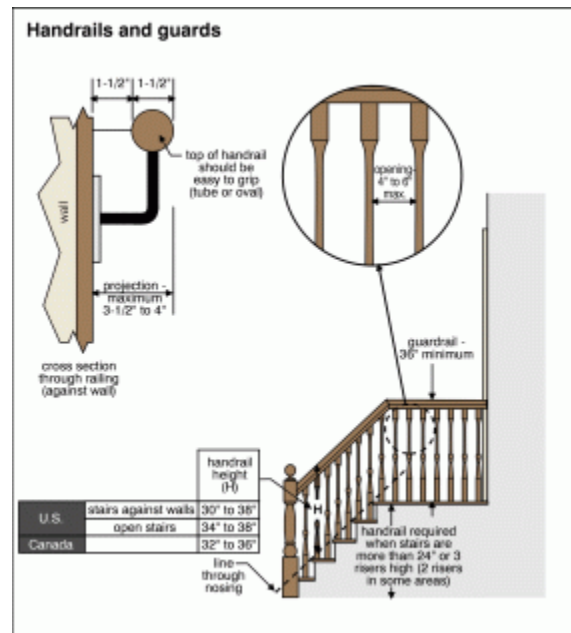
STAIRS \ Guardrails

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Basement

Task: Provide



[Click on image to enlarge.](#)



Guard rail missing

BASEMENT \ Wet basement - evidence

Condition: • [Water on floor](#)

There was water on floor under laundry tub behind clothes washer

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

Location: Basement Laundry Area

Task: Further evaluation



Water on floor

EXHAUST FANS \ Exhaust fan

Condition: • [Missing](#)

There is no exhaust fan in upstairs bathroom.

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

Location: Second Floor Bathroom

Task: Provide

INTERIOR

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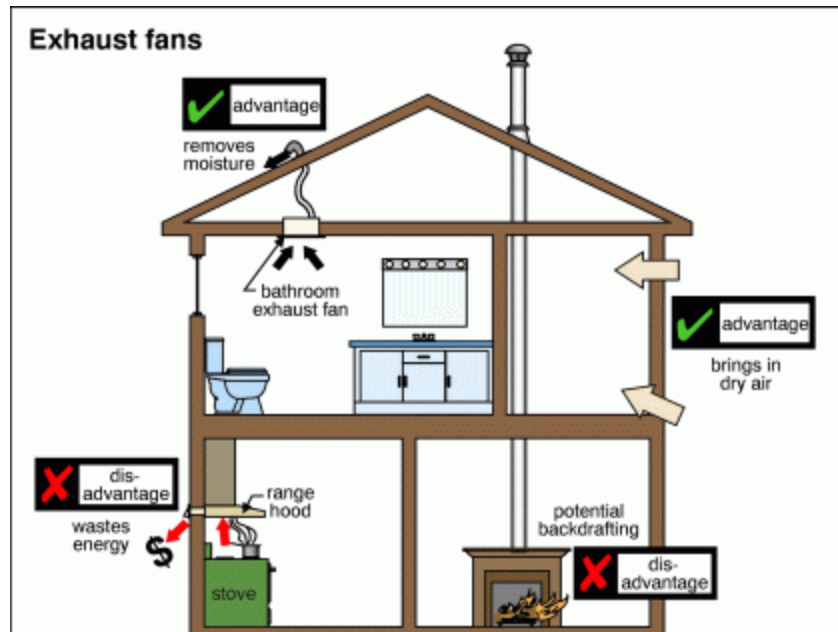
INTERIOR

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OIL TANK

SEPTIC

Exhaust fans



[Click on image to enlarge.](#)



Fan switch

APPLIANCES \ Range

Condition: • Elements inoperative
One of the burners was not working.

Implication(s): System inoperative

Location: Kitchen

Task: Repair or replace

SITE INFO

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OIL TANK

SEPTIC

Description

Weather: • It rained during the inspection.

Approximate temperature: • 14°

Attendees: • Buyer • Buyer's Agent

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 ended at 12:30 p.m.

Approximate age of home: • 15 year

Approximate date of construction: • 1997

Approximate size of home: • 1500 ft.² to 2000 ft.²

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • 2

Number of rooms: • 6

Number of bedrooms: • 3

Number of bathrooms: • 3

Number of kitchens: • 1

Below grade area: • Basement

Garage, carport and outbuildings: • Attached garage

OIL TANK

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OIL TANK

SEPTIC

Description

Tank Manufacturer: • Granby

How old is oil tank?: • 15 years

Tank Location: • Inside basement

Tank construction: • Steel

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

Certification label: • ULC

Spill protection: • None

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 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

Recommendations

General

• Oil line from oil tank to furnace and oil fired hot water tank need to be replaced.

Location: Furnace room

Task: Replace

Time: Immediate

SEPTIC

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SEPTIC

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: • 3

Number of Bathrooms: • 3

Use of property: • Residential

Approximate age of system: • 15 years

Approximate date of installation: • 1997

Appliances discharging into system: • Washing machine • Dishwasher • Water softener back washed into system

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: • Interior baffle deteriorating

Condition of tank: • Cracks in tank

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

Day of inspection

Leaching bed: • Lawn

Tank clearances: • Clearances okay

Leaching bed clearances: • Clearances okay

Recommendations

SEPTIC TANK \ General

Condition: • Monitor deterioration of septic tank.

Task: Monitor

END OF REPORT