

# INSPECTION REPORT



For the Property at:  
**282 ##### AVE**  
TORONTO, ON #####

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Prepared for: Client  
Inspection Date: Thursday, August 5, 2021  
Prepared by: DAN LIU



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# SUMMARY

282 Maplehurst Ave, Toronto, ON August 5, 2021

Report No. 1021

[www.awesomehomeinspections.ca](http://www.awesomehomeinspections.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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

[Priority Maintenance Items](#)

## Exterior

### ROOF DRAINAGE \ Downspouts

**Condition:** • [Should discharge 6 feet from building](#)

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

**Location:** Various Exterior

**Task:** Improve

**Time:** Immediate

### EXTERIOR GLASS/WINDOWS \ Exterior trim

**Condition:** • [No capillary break \(drip edge\) on sill](#)

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

**Location:** Throughout Exterior

**Task:** Improve

**Time:** Immediate

### LANDSCAPING \ General notes

**Condition:** • [Planters and gardens against walls](#)

**Implication(s):** Chance of water entering building | Chance of damage to structure | Chance of structural movement

**Location:** Front Exterior

**Task:** Correct

**Time:** Immediate

### GARAGE \ Door into garage / Man-door

**Condition:** • [Opens into bedroom](#)

**Implication(s):** Hazardous combustion products entering home

**Location:** First Floor Garage

**Task:** Repair

**Time:** Immediate

**Condition:** • [No step up into building](#)

**Implication(s):** Increased fire hazard

**Location:** First Floor Garage

**Task:** Repair

**Time:** If necessary

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## Electrical

### DISTRIBUTION SYSTEM \ Wiring - installation

**Condition:** • [Undersized wire](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Garage

**Task:** Correct

**Time:** Immediate

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Reversed polarity](#)

The reversed hot/neutral line recepticals are throughout the hallway and living room which are suspected in one distribution line.

**Implication(s):** Electric shock

**Location:** Throughout First Floor Hall and living room

**Task:** Repair

**Time:** Immediate

**Condition:** • Not suitable for outdoor (exterior) use

**Implication(s):** Shock hazard or interruption of electrical service

**Location:** Various Exterior

**Task:** Replace

**Time:** Immediate

**Condition:** • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

**Implication(s):** Electric shock

**Location:** Various Bathroom

**Task:** Replace

**Time:** Immediate

## Heating

### GAS FURNACE \ Venting system

**Condition:** • [Vent connector too big or too small](#)

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

**Location:** Basement Furnace Room

**Task:** Repair

**Time:** Immediate

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## Plumbing

### **WASTE PLUMBING \ Traps - installation**

**Condition:** • [Wrong type](#)

**Implication(s):** Sewer gases entering the building

**Location:** First Floor Kitchen

**Task:** Repair

**Time:** Immediate

### **WASTE PLUMBING \ Sump pump**

**Condition:** • [Discharge pipe problems](#)

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

**Location:** South Exterior

**Task:** Repair or replace

**Time:** Immediate

### **FIXTURES AND FAUCETS \ Faucet**

**Condition:** • [Loose](#)

**Implication(s):** Equipment failure

**Location:** Second Floor Bathroom

**Task:** Repair

**Time:** Immediate

**Condition:** • Shower head damaged

**Implication(s):** System inoperative | Reduced water pressure and volume

**Location:** Second Floor Master Bathroom

**Task:** Repair or replace

**Time:** Immediate

### **FIXTURES AND FAUCETS \ Basin, sink and laundry tub**

**Condition:** • [Leak](#)

**Implication(s):** Chance of water damage to structure, finishes and contents | Sewage entering the building

**Location:** Second Floor Bathroom

**Task:** Repair or replace

**Time:** Immediate

**Condition:** • [Overflows missing, leak, rust or inappropriate](#)

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

**Location:** First Floor Kitchen

**Task:** Repair or replace

**Time:** Immediate

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## Interior

### WALLS \ Plaster or drywall

**Condition:** • [Cracked](#)

**Location:** Various

**Task:** Repair

**Time:** If necessary

### WINDOWS \ Hardware

**Condition:** • [Inoperative](#)

**Implication(s):** System inoperative or difficult to operate

**Location:** Second Floor Bedroom

**Task:** Repair

**Time:** Immediate

### DOORS \ Doors and frames

**Condition:** • [Stiff](#)

**Implication(s):** Reduced operability

**Location:** Second Floor Bathroom

**Task:** Repair

**Time:** Immediate

### STAIRS \ Fire safety

**Condition:** • [Drywall missing or incomplete on underside of stairs](#)

**Implication(s):** Increased fire hazard

**Location:** Basement

**Task:** Improve

**Time:** Immediate

This concludes the Summary section.

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

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

[Home Improvement - ballpark costs](#)

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## Description

The home is considered to face: • South

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

Sloped roof flashing material: • Metal

## Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • With a drone

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

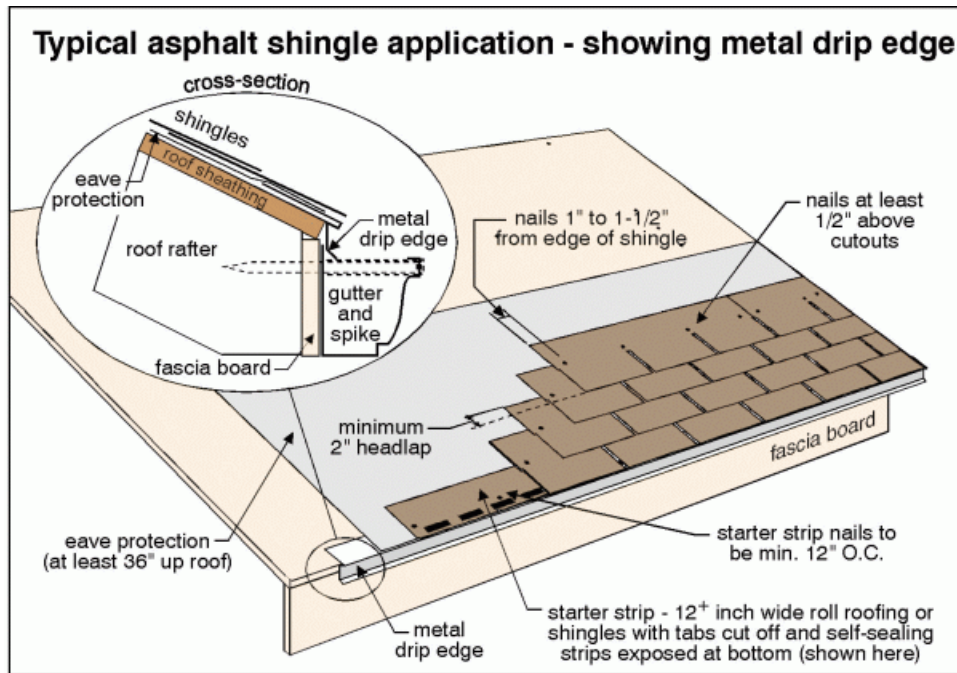
1. Condition: • [Exposed fasteners](#)

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

Location: Various Exterior Roof

Task: Repair

Time: Immediate



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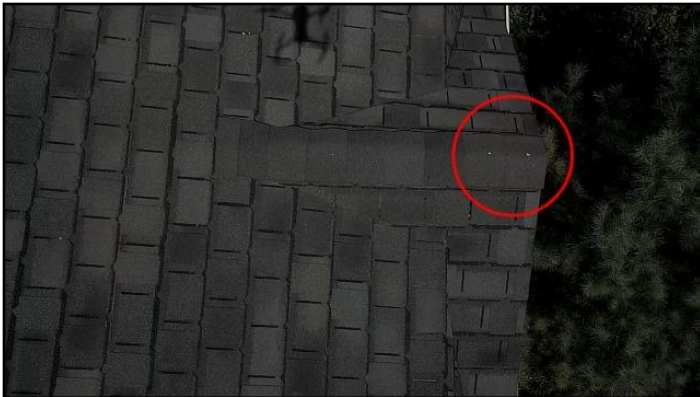
COOLING

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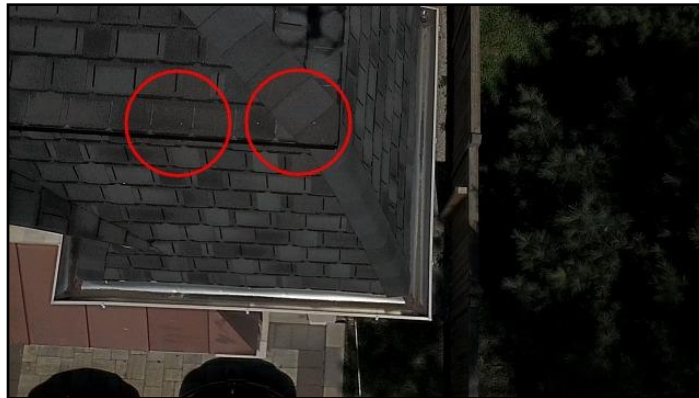
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1. Exposed fasteners



2. Exposed fasteners



3. Exposed fasteners



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## Description

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

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

**Wall surfaces and trim:** • [Brick](#)

**Retaining wall:** • [Masonry](#)

**Driveway:** • Interlocking brick

**Walkway:** • Interlocking brick

**Garage:** • Attached

## Recommendations

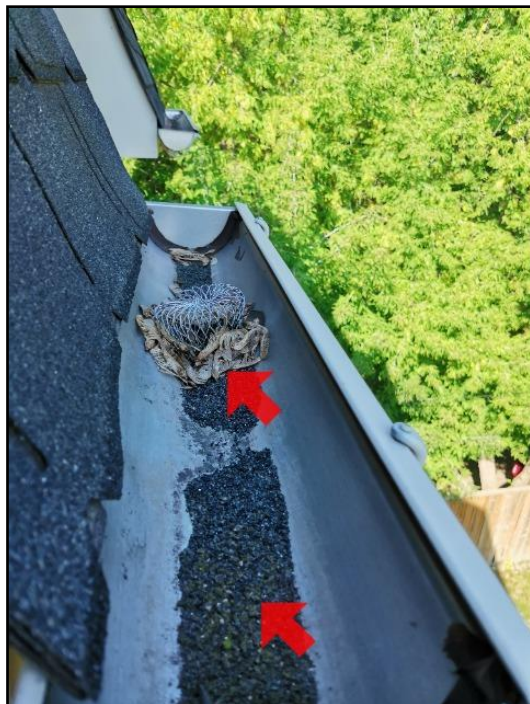
### **ROOF DRAINAGE \ Gutters**

**2. Condition:** • Dirty/debris

**Location:** North Exterior Roof, various

**Task:** Clean

**Time:** Immediate Regular maintenance



4. Dirty/debris



5. Dirty/debris



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6. Dirty/debris

**ROOF DRAINAGE \ Downspouts**

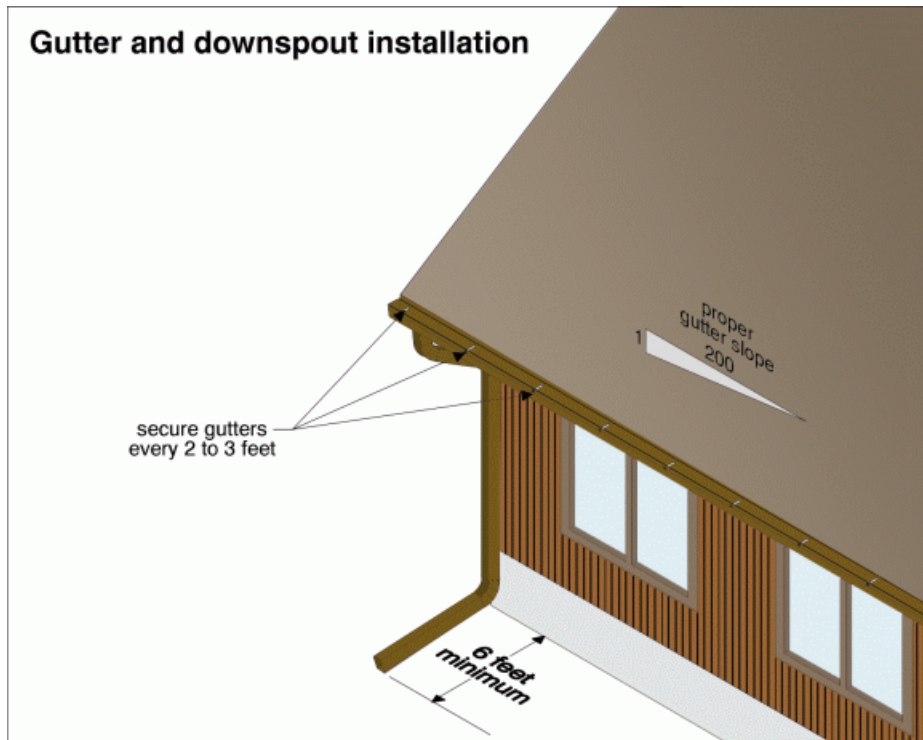
3. Condition: • [Should discharge 6 feet from building](#)

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

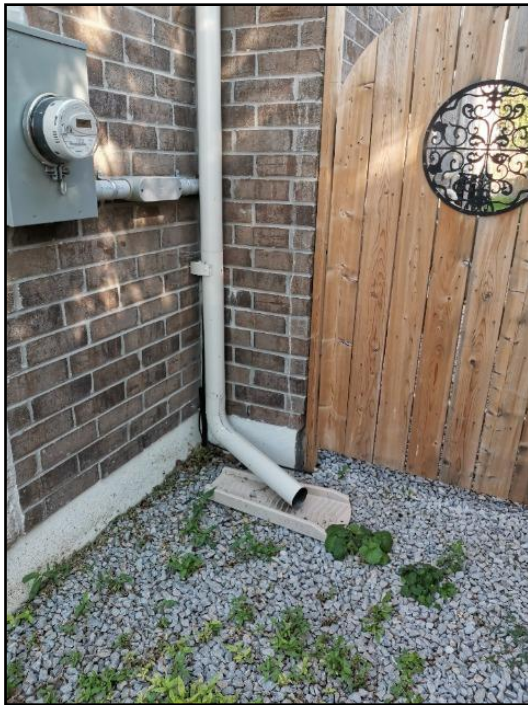
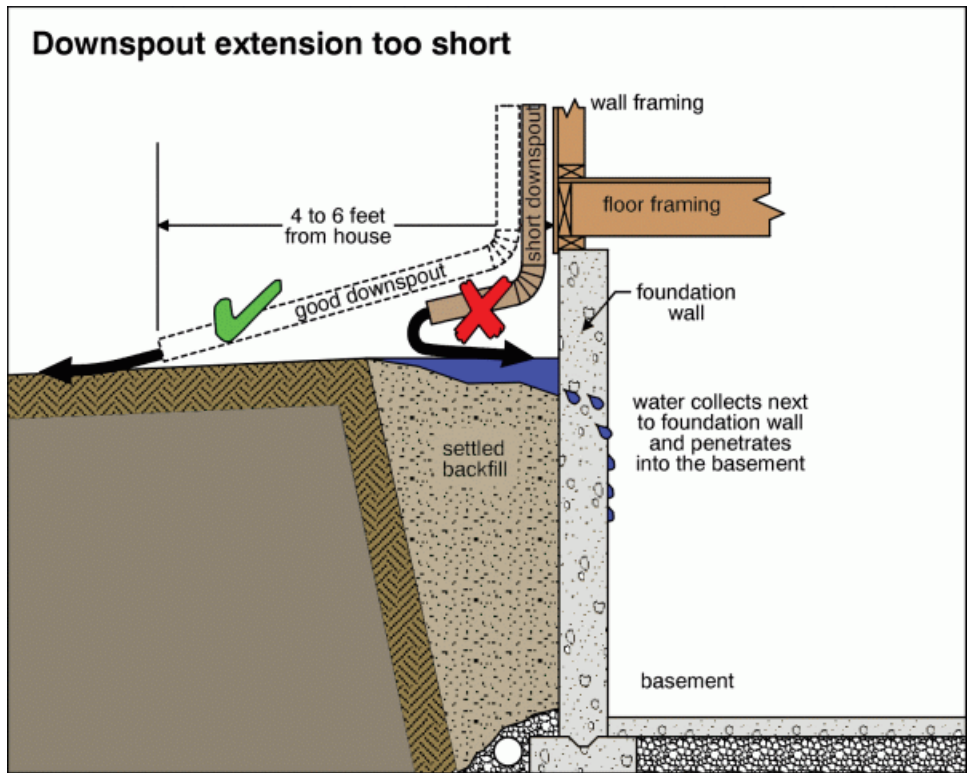
Location: Various Exterior

Task: Improve

Time: Immediate



SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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7. Should discharge 6 feet from building



8. Should discharge 6 feet from building



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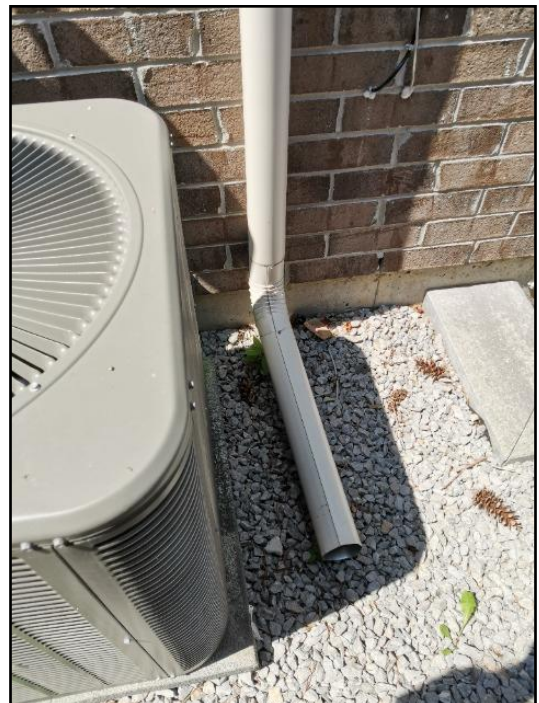
9. Should discharge 6 feet from building



10. Should discharge 6 feet from building



11. Should discharge 6 feet from building



12. Should discharge 6 feet from building



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13. Should discharge 6 feet from building



14. Should discharge 6 feet from building

## **EXTERIOR GLASS/WINDOWS \ Exterior trim**

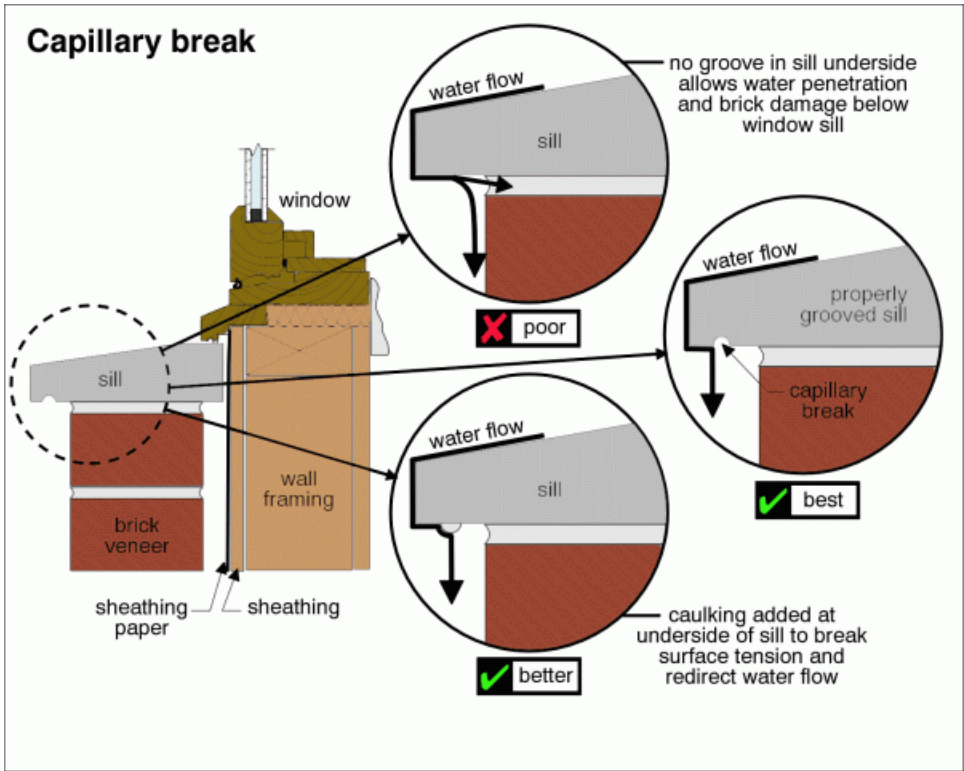
4. Condition: • [No capillary break \(drip edge\) on sill](#)

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

Location: Throughout Exterior

Task: Improve

Time: Immediate



15. No capillary break (drip edge) on sill



16. No capillary break (drip edge) on sill

**PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards**

5. Condition: • [Loose](#)

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**Implication(s):** Fall hazard  
**Location:** North Exterior Deck  
**Task:** Repair  
**Time:** Immediate



17. Loose

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Patios

**6. Condition:** • [Slope toward building](#)

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

**Location:** North Exterior

**Task:** Repair

**Time:** Discretionary



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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18. Slope toward building

**LANDSCAPING \ General notes**

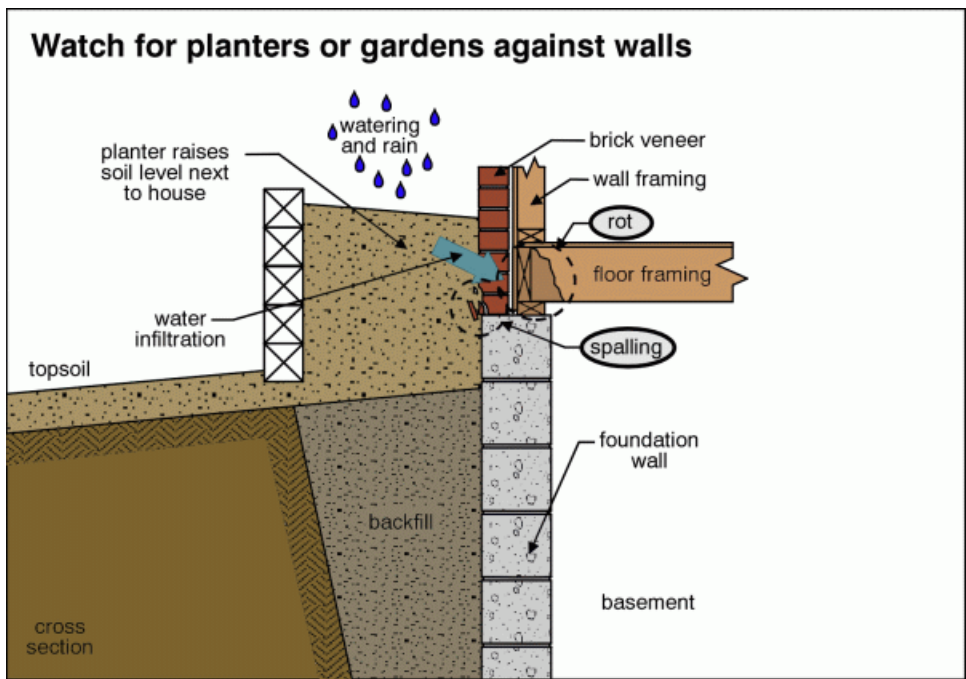
7. Condition: • [Planters and gardens against walls](#)

Implication(s): Chance of water entering building | Chance of damage to structure | Chance of structural movement

Location: Front Exterior

Task: Correct

Time: Immediate



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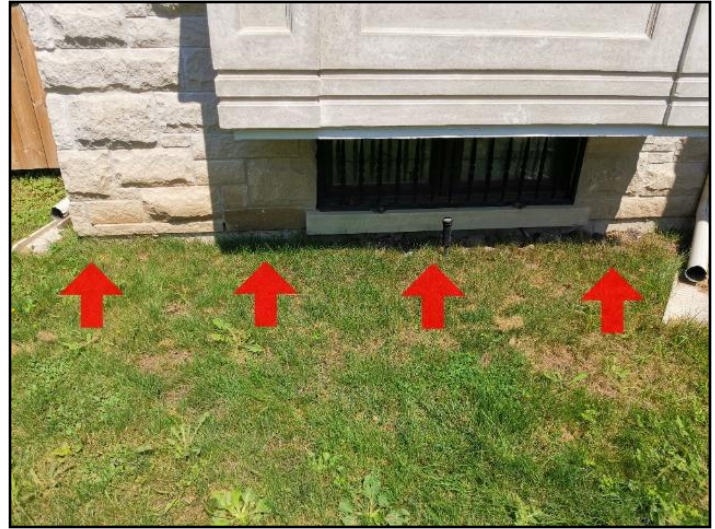
PLUMBING

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19. Planters and gardens against walls



20. Planters and gardens against walls

## GARAGE \ Floor

8. Condition: • [Cracked](#)

Implication(s): Uneven floors

Location: First Floor Garage

Task: Monitor

Time: Ongoing



21. Cracked



22. Cracked



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23. Cracked

## **GARAGE \ Door into garage / Man-door**

**9. Condition:** • [Opens into bedroom](#)

**Implication(s):** Hazardous combustion products entering home

**Location:** First Floor Garage

**Task:** Repair

**Time:** Immediate

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24. Opens into bedroom

**10. Condition:** • [No step up into building](#)

**Implication(s):** Increased fire hazard

**Location:** First Floor Garage

**Task:** Repair

**Time:** If necessary

SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Poured concrete](#)
- Floor construction:** • Not visible
- Exterior wall construction:** • [Wood frame / Brick veneer](#)
- Roof and ceiling framing:** • [Trusses](#)

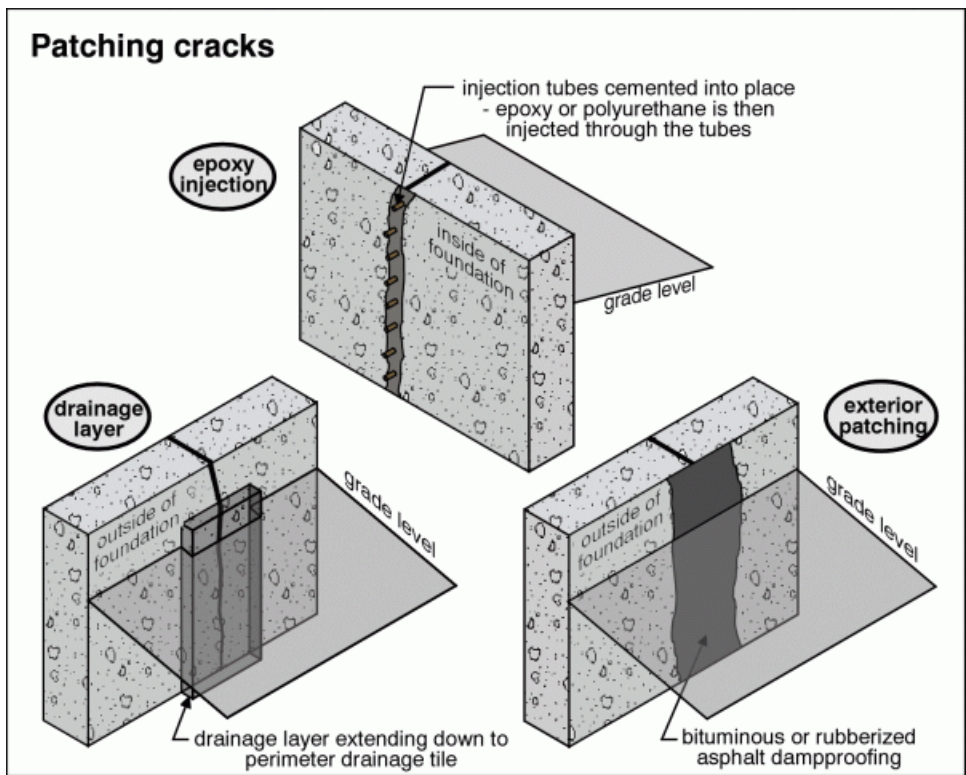
## Limitations

- Attic/roof space:** • Inspected from access hatch

## Recommendations

### FOUNDATIONS \ General notes

- 11. Condition:** • Typical minor cracks
- Implication(s):** Chance of water entering building
- Location:** First Floor Garage
- Task:** Repair
- Time:** If necessary



## Crack repair - epoxy and polyurethane injection

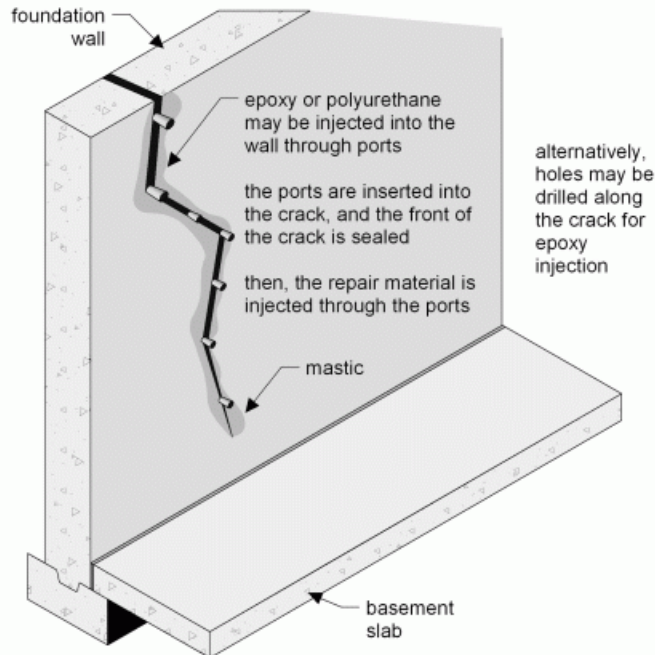
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

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

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

epoxy is as strong as concrete and forms a structural seal

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



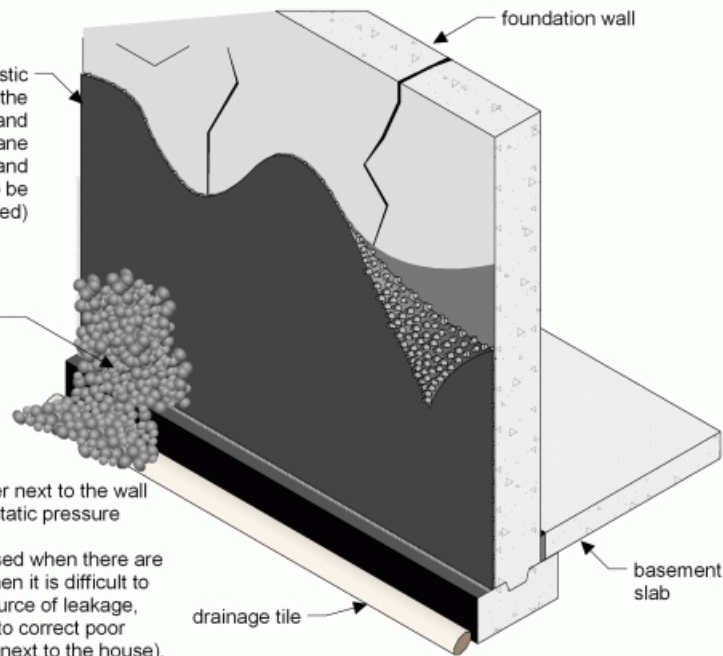
## Crack repair - drainage layer

dimpled plastic membrane protects the wall from moisture and provides drainage plane (other membranes and methods may also be used)

gravel fill next to wall to facilitate drainage

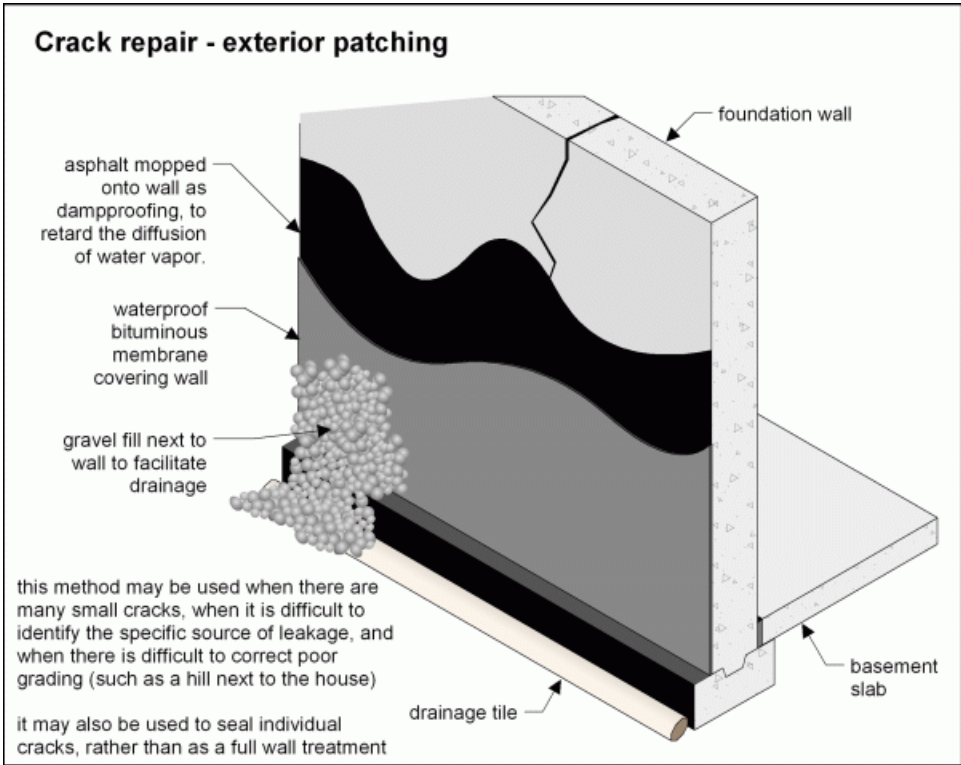
adding a drainage layer next to the wall helps to relieve hydrostatic pressure

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





SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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25. Typical minor cracks

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## Description

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

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

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

**Auxiliary panel (subpanel) rating:** • [100 Amps](#)

**Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#) • [Aluminum - non-metallic sheathed](#)

**Smoke alarms (detectors):** • [Present](#)

**Carbon monoxide (CO) alarms (detectors):** • Present

## Limitations

**Panel or disconnect cover:** • Auxiliary panel plate can't be removed to inspect wires due to a screw was blocked by door trim.

## Recommendations

### DISTRIBUTION SYSTEM \ Wiring - installation

**12. Condition:** • [Undersized wire](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Garage

**Task:** Correct

**Time:** Immediate



26. Undersized wire

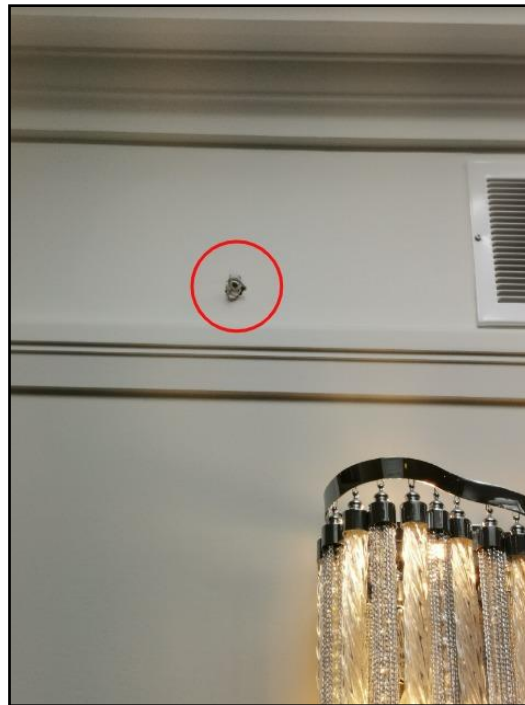
**13. Condition:** • [Abandoned wire](#)

**Implication(s):** Electric shock

**Location:** Second Floor Hall

**Task:** Correct

**Time:** Immediate



27. Abandoned wire

### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**14. Condition:** • [Reversed polarity](#)

The reversed hot/neutral line recepticals are throughout the hallway and living room which are suspected in one distribution line.

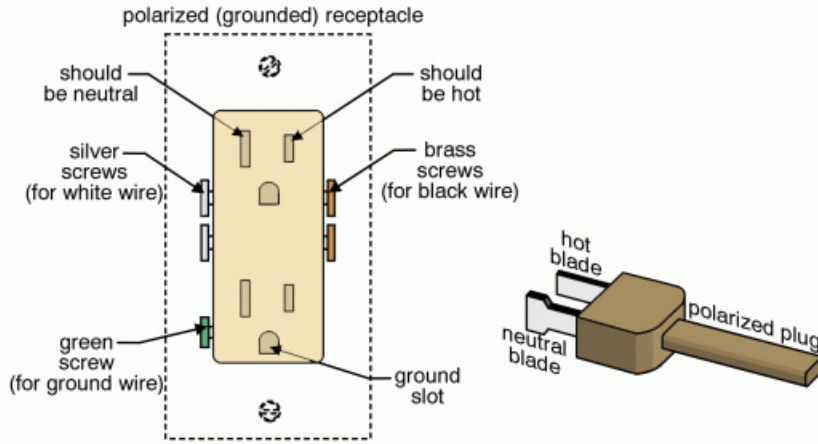
**Implication(s):** Electric shock

**Location:** Throughout First Floor Hall and living room

**Task:** Repair

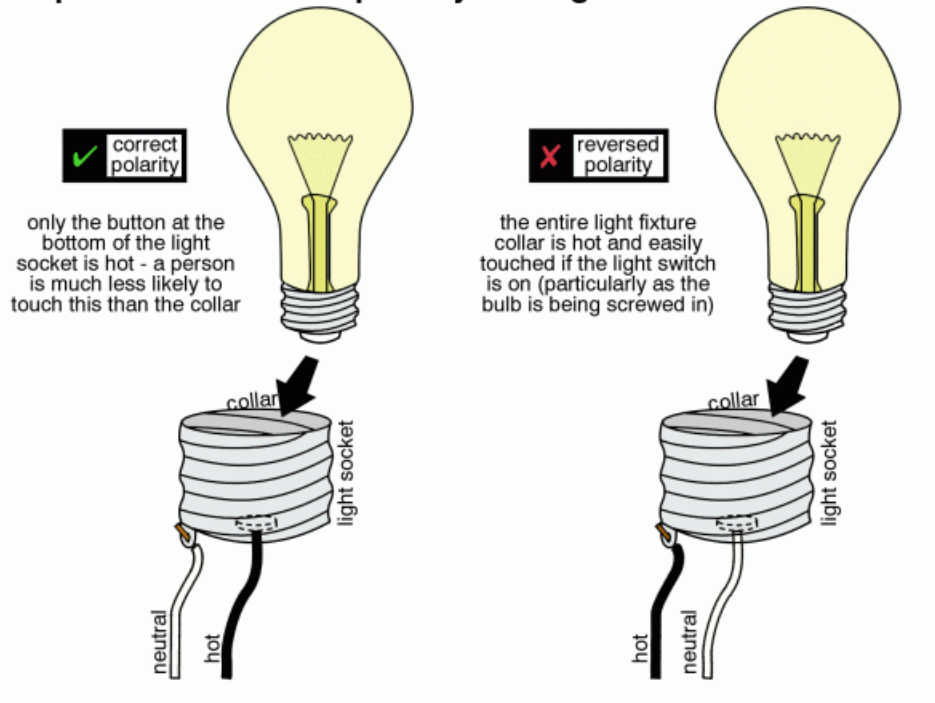
**Time:** Immediate

### Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

### Importance of correct polarity with light fixtures





28. Reversed polarity



29. Reversed polarity



30. Reversed polarity



31. Reversed polarity

**15. Condition:** • Not suitable for outdoor (exterior) use  
**Implication(s):** Shock hazard or interruption of electrical service  
**Location:** Various Exterior  
**Task:** Replace  
**Time:** Immediate



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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32. Not suitable for outdoor (exterior) use

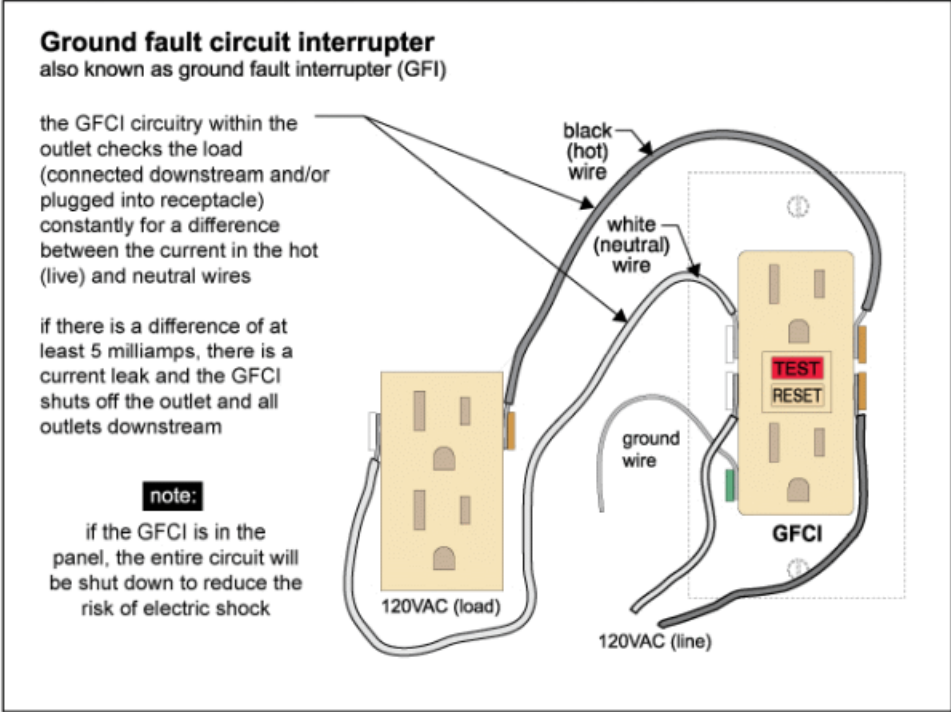
16. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Various Bathroom

Task: Replace

Time: Immediate







33. GFCI/GFI needed (Ground Fault Circuit...



34. GFCI/GFI needed (Ground Fault Circuit...



35. GFCI/GFI needed (Ground Fault Circuit...



36. GFCI/GFI needed (Ground Fault Circuit...

## DISTRIBUTION SYSTEM \ Lights

17. Condition: • [Inoperative](#)

Implication(s): Inadequate lighting

Location: Second Floor Bathroom

Task: Replace

Time: Immediate



37. Inoperative

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## Description

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

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

**Approximate capacity:** • [110,000 BTU/hr](#)

**Efficiency:** • [High-efficiency](#)

**Exhaust venting method:** • [Forced draft](#)

**Combustion air source:** • Outside

**Approximate age:** • [4 years](#)

**Typical life expectancy:** • Furnace (high efficiency) 15 to 20 years

**Main fuel shut off at:** • Meter

**Air filter:** • 16" x 25"

**Fireplace/stove:**

• [Gas fireplace](#)

There are 4 fireplaces, 2 of them located on 1st floor, one of them located on master bedroom of 2nd floor, the last one located on the basement. Two of them can be remote operated while both receivers are out of battery power (one of which is not reachable).

**Chimney/vent:** • PVC plastic

**Chimney liner:** • [Not visible](#)

**Location of the thermostat for the heating system:** • Hallway

## Limitations

**Fireplace/wood stove:** • Connection to chimney not inspected

## Recommendations

**FURNACE \ Air filter**

**18. Condition:** • [Dirty](#)

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

**Location:** Basement Furnace Room

**Task:** Replace

**Time:** Immediate Regular maintenance



38. Dirty

## FURNACE \ Humidifier

19. Condition: • [Clogged pad, mesh or nozzle](#)

Implication(s): Equipment not operating properly

Location: Basement Furnace Room

Task: Replace

Time: Immediate Regular maintenance



39. Clogged pad, mesh or nozzle

## GAS FURNACE \ Venting system

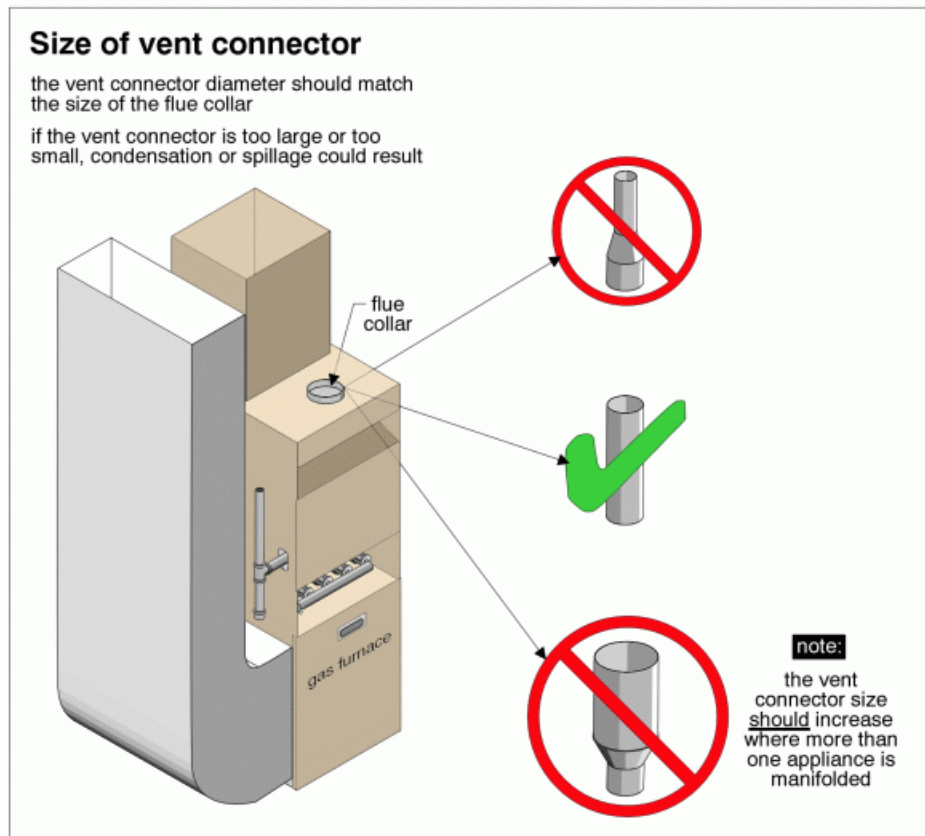
**20. Condition:** • [Vent connector too big or too small](#)

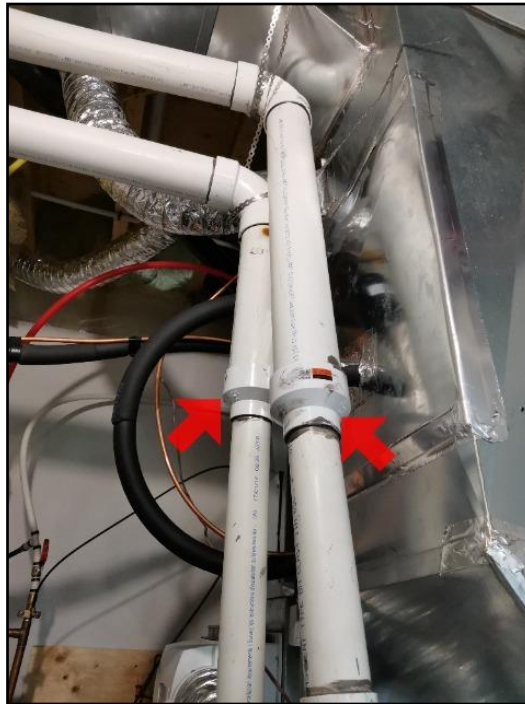
**Implication(s):** Equipment not operating properly | Hazardous combustion products entering home

**Location:** Basement Furnace Room

**Task:** Repair

**Time:** Immediate





40. Vent connector too big or too small



# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • [Air cooled](#)

**Heat pump type:** • [Air source](#)

**Cooling capacity:** • 42,000 BTU/hr

**Typical life expectancy:** • 10 to 15 years

**Location of the thermostat for the cooling system:** • Hallway

# INSULATION AND VENTILATION

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PLUMBING

INTERIOR

REFERENCE

## Description

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

**Attic/roof insulation amount/value:**

- R-50  
18.7 inches

**Attic/roof air/vapor barrier:** • [Not visible](#)

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

**Floor above basement/crawlspace insulation amount/value:** • Not visible

- SUMMARY
  - ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING**
  - INTERIOR
- REFERENCE

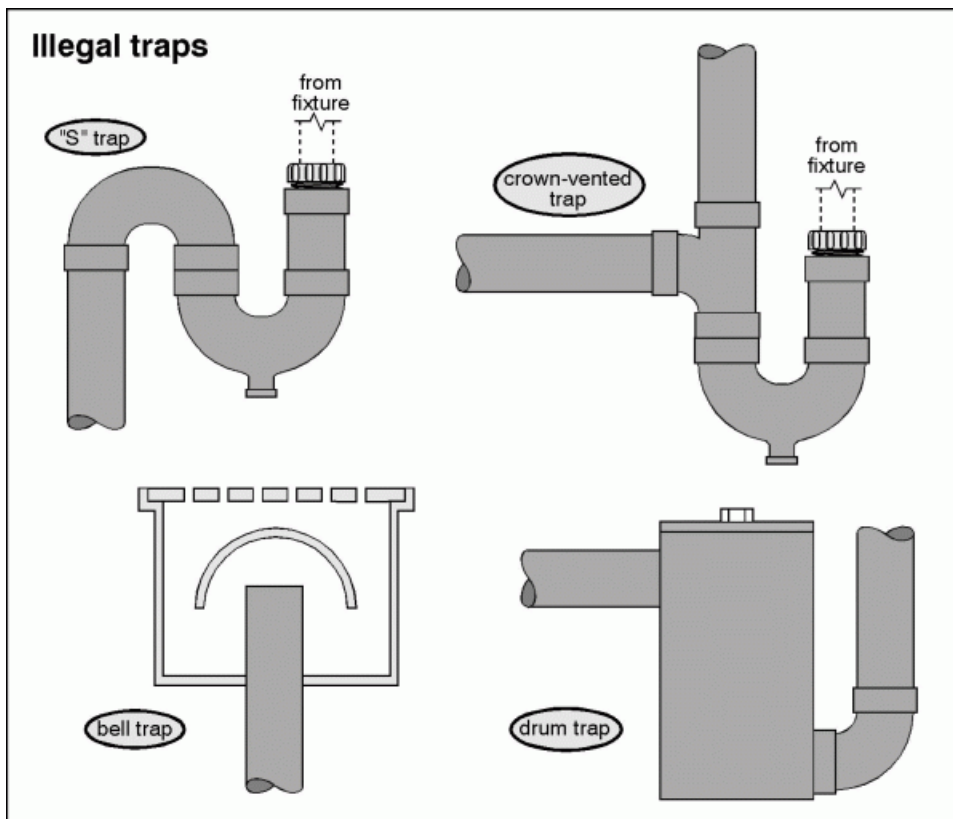
## Description

**Water supply source (based on observed evidence):** • Public  
**Supply piping in building:** • PEX (cross-linked Polyethylene)  
**Main water shut off valve at the:** • Basement • Near water heater  
**Water heater type:** • [Induced draft](#)  
**Water heater fuel/energy source:** • [Gas](#)  
**Water heater tank capacity:** • [60 gallons](#)  
**Waste and vent piping in building:** • [PVC plastic](#)  
**Main fuel shut off valve at the:** • Gas meter

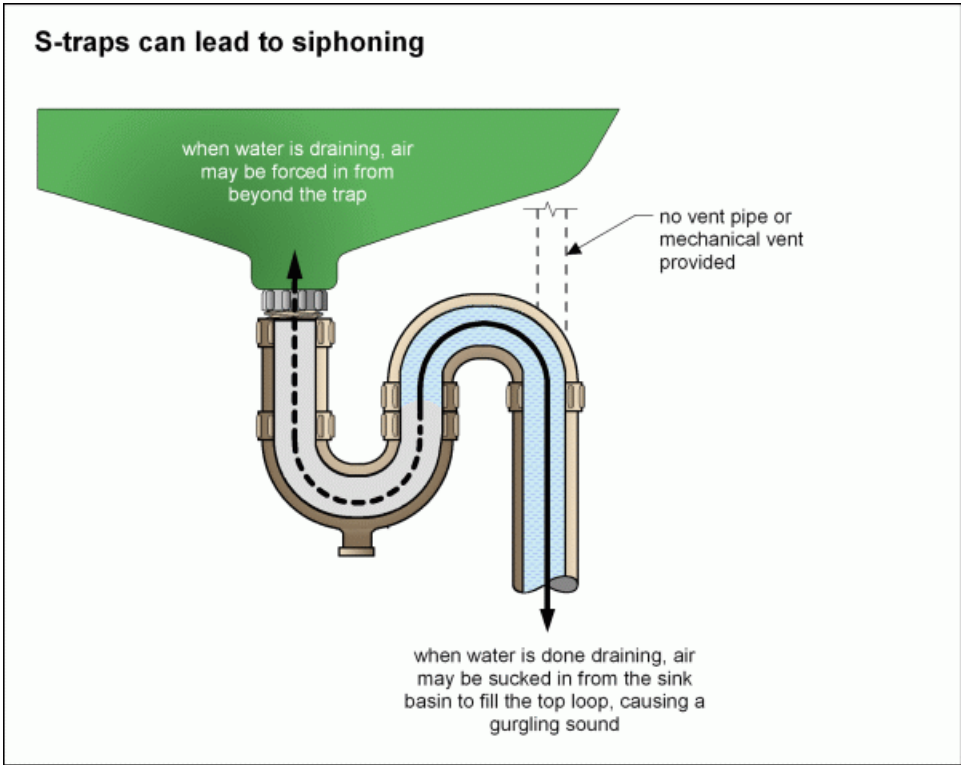
## Recommendations

### WASTE PLUMBING \ Traps - installation

**21. Condition:** • [Wrong type](#)  
**Implication(s):** Sewer gases entering the building  
**Location:** First Floor Kitchen  
**Task:** Repair  
**Time:** Immediate



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



41. Wrong type

**WASTE PLUMBING \ Floor drain**

22. Condition: • [Grate missing, rusted or obstructed](#)

**Implication(s):** Chance of water damage to structure, finishes and contents | Trip or fall hazard

**Location:** Basement Furnace Room

**Task:** Provide

**Time:** Immediate



42. Grate missing, rusted or obstructed

## **WASTE PLUMBING \ Sump pump**

23. **Condition:** • [Discharge pipe problems](#)

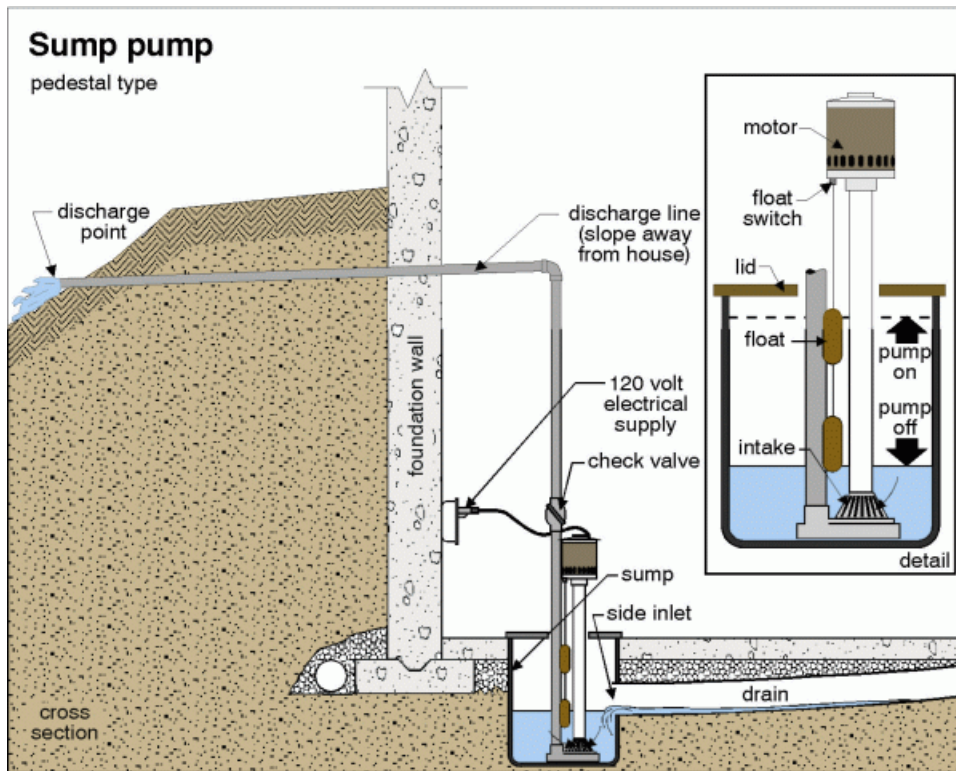
**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** South Exterior

**Task:** Repair or replace

**Time:** Immediate





43. Discharge pipe problems

## FIXTURES AND FAUCETS \ Faucet

24. Condition: • [Loose](#)

Implication(s): Equipment failure

Location: Second Floor Bathroom

Task: Repair

Time: Immediate



44. Loose

**25. Condition:** • Shower head damaged

**Implication(s):** System inoperative | Reduced water pressure and volume

**Location:** Second Floor Master Bathroom

**Task:** Repair or replace

**Time:** Immediate



45. Shower head damaged

## **FIXTURES AND FAUCETS \ Basin, sink and laundry tub**

26. Condition: • [Leak](#)

**Implication(s):** Chance of water damage to structure, finishes and contents | Sewage entering the building

**Location:** Second Floor Bathroom

**Task:** Repair or replace

**Time:** Immediate



46. Leak

27. Condition: • [Overflows missing, leak, rust or inappropriate](#)

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

Location: First Floor Kitchen

Task: Repair or replace

Time: Immediate

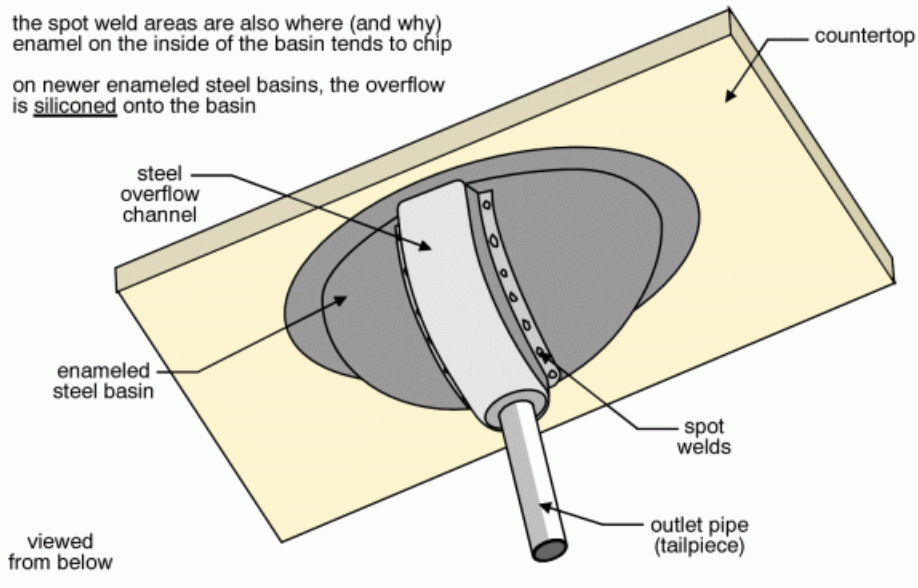
## Rusting overflow

rust starts to develop where the overflow is spot welded to the basin

the rust can spread and ultimately eat through the basin (or overflow) causing leakage

the spot weld areas are also where (and why) enamel on the inside of the basin tends to chip

on newer enameled steel basins, the overflow is siliconed onto the basin



47. Overflows missing, leak, rust or...

**28. Condition:** • Drain stop missing

**Implication(s):** Reduced operability

**Location:** Various Kitchen Bathroom

**Task:** Provide

**Time:** Immediate





48. Drain stop missing



49. Drain stop missing

## Description

**Major floor finishes:** • [Hardwood](#) • Porcelain • [Stone](#)

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

**Windows:** • [Fixed](#) • [Casement](#)

**Exterior doors - type/material:** • Hinged • [Wood](#)

**Appliances:** • Range • Cooktop • Freezer

**Laundry facilities:** • Washer • Dryer • 120-Volt outlet • 240-Volt outlet

**Kitchen ventilation:** • Exhaust fan

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • Clothes dryer vented to exterior • Exhaust fan

## Recommendations

### CEILINGS \ Plaster or drywall

**29. Condition:** • Ceiling drywall gap seal bowed, patch and repair it when remodeling recommended.

**Location:** Second Floor Master Bathroom

**Task:** Repair

**Time:** When remodelling

### WALLS \ Plaster or drywall

**30. Condition:** • [Cracked](#)

**Location:** Various

**Task:** Repair

**Time:** If necessary



50. Cracked



51. Cracked



52. Cracked

31. Condition: • [Typical flaws](#)

Location: Various

Task: Repair

- SUMMARY
  - ROOFING
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- REFERENCE

**Time:** Discretionary



53. Typical flaws



54. Cracked



55. Typical flaws



56. Typical flaws

**FLOORS \ Wood/laminate floors**

32. Condition: • [Warped](#)

**Implication(s):** Trip or fall hazard  
**Location:** Various First Floor Dining Room  
**Task:** Repair  
**Time:** Discretionary



57. Warped



58. Warped

### WINDOWS \ Hardware

33. Condition: • [Inoperative](#)

**Implication(s):** System inoperative or difficult to operate

**Location:** Second Floor Bedroom

**Task:** Repair

**Time:** Immediate





59. Inoperative



60. Inoperative

**DOORS \ Doors and frames**

**34. Condition:** • [Stiff](#)

**Implication(s):** Reduced operability

**Location:** Second Floor Bathroom

**Task:** Repair

**Time:** Immediate



61. *Stiff*

## DOORS \ Interior trim

35. Condition: • [Cracked](#)

Implication(s): Material deterioration

Location: Various

Task: Repair

Time: Discretionary

- SUMMARY
  - ROOFING
  - EXTERIOR
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62. Cracked



63. Cracked



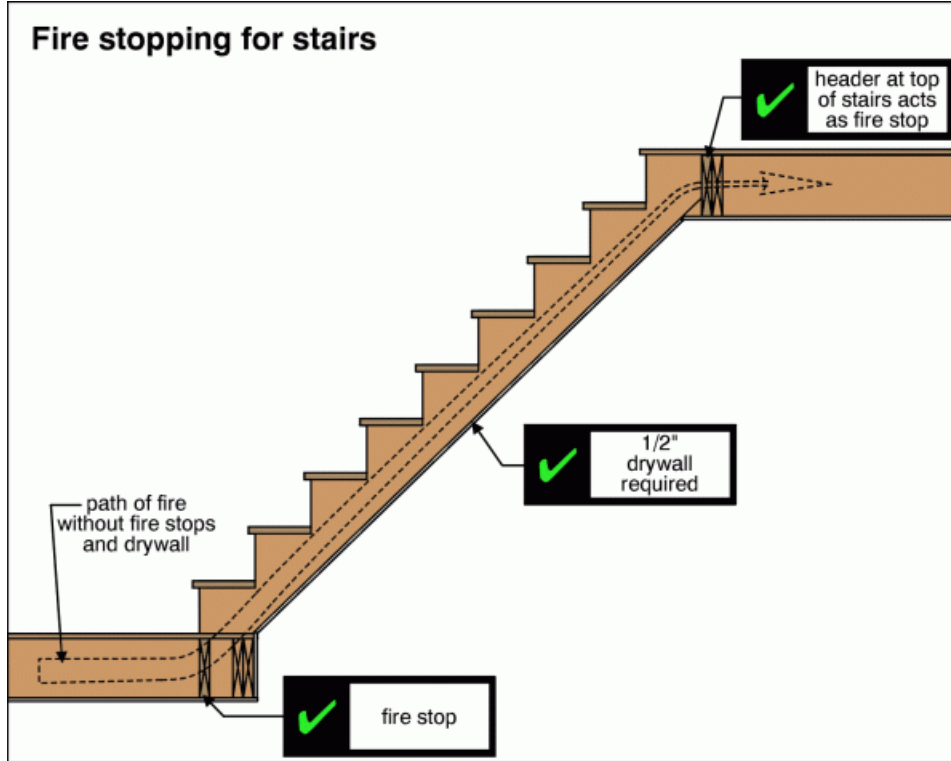
64. Cracked

**STAIRS \ Fire safety**

36. Condition: • [Drywall missing or incomplete on underside of stairs](#)

Implication(s): Increased fire hazard

**Location:** Basement  
**Task:** Improve  
**Time:** Immediate



65. Drywall missing or incomplete on underside...



## STAIRS \ Treads

**37. Condition:** • [Excessive span between stringers](#)

**Implication(s):** Fall hazard

**Location:** Staircase

**Task:** Improve

**Time:** Discretionary



**66.** *Excessive span between stringers*

**END OF REPORT**

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS