



YOUR INSPECTION REPORT

Providing peace of mind.

PREPARED BY:

Chad Kobyłka



FOR THE PROPERTY AT:

Someplace
Northern, ON P3E Z1Z

PREPARED FOR:

JOHN SMITH

INSPECTION DATE:

Saturday, August 18, 2018



Safe & Sound Home Inspection
Providing Peace of Mind

Thorough Experienced Trusted

Safe & Sound Home Inspection

63A Wembley Drive

Sudbury, ON P3E 1M7

705-507-9200

www.soundandsoundsudbury.ca

chad@safeandsoundsudbury.ca



October 17, 2018

Dear John Smith,

RE: Report No. 1061
Someplace
Northern, ON
P3E Z1Z

Thanks very much for choosing Safe & Sound to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Canadian Association of Home and Property Inspectors (CAHPI). This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing Safe & Sound to perform your home inspection.

Sincerely,

Chad Kobyłka
on behalf of
Safe & Sound Home Inspection

Safe & Sound Home Inspection
63A Wembley Drive
Sudbury, ON P3E 1M7
705-507-9200
www.soundandsoundsudbury.ca
chad@safeandsoundsudbury.ca

AGREEMENT

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

PARTIES TO THE AGREEMENT

Company

Safe & Sound Home Inspection
63A Wembley Drive
Sudbury, ON P3E 1M7

Client

John Smith
232 YourStreet
YourTown, ON A2A 3B3

This is an agreement between John Smith and Safe & Sound Home Inspection.

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 Inspection is performed in accordance with the Standards of Practice of our national association.

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 named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

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. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

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.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

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

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

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

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions 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. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

AGREEMENT

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass 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, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE 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 that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your 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 at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

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 the building had its heating system converted from oil, there will always be the possibility that a tank may remain 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) TIME TO INVESTIGATE

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

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the condition of the property.

I have read, understood, and accepted the above Limitations and Conditions of this Home Inspection.

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

SUMMARY

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Damage](#)

Areas of previous damage. Monitor ongoing and repair/patch as required.

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

Location: Various Exterior Roof

Task: Repair

Time: Immediate

Cost: Minor

Condition: • [Missing, loose or torn](#)

Shingles have slipped out of position and some fasteners have come through upper shingle. Repair and reseal as soon as possible to prevent risk of further damage or leakage.

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

Location: South Exterior Roof

Task: Repair

Time: Immediate

Cost: Minor

Exterior

BASEMENT WALKOUTS \ General

Condition: • [Drains missing, clogged or undersized](#)

Drain in walkout for basement entrance should be cleaned/serviced and ensure is draining properly. Increased risk of water penetration.

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

Location: Right Side Exterior

Task: Improve

Time: Regular maintenance

Cost: Minor

GARAGE \ General

Condition: • Disrepair

Garage is generally in poor state of repair and shows lack of maintenance. Siding is damaged, interior insulation is in poor condition, right garage door upper panel is damaged and shows notable flex when actuated by opener, roof has a number of loose fasteners. See pictures for further details.

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

Location: Throughout Exterior Garage

Task: Repair

Time: Discretionary

SUMMARY

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Cost: Depends on work needed

Structure

ROOF FRAMING \ Sheathing

Condition: • [Mold](#)

Various signs of mold on underside of roof sheathing and some insulation. Consult a specialist for further evaluation and remediation. Likely cause is lack of ventilation in attic space resulting in excess condensation on roof structure. See related "venting" observation.

Implication(s): Weakened structure | Chance of structural movement

Location: Throughout Attic

Task: Further evaluation

Time: Less than 1 year

Cost: Depends on approach

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Double taps](#)

Note triple tap!

Implication(s): Fire hazard

Location: Basement Bedroom

Task: Improve

Time: Discretionary

Cost: Minor

DISTRIBUTION SYSTEM \ Outdoor wiring

Condition: • [Extension cords for exterior outlets \(receptacles\)](#)

Implication(s): Electric shock | Fire hazard

Location: Front Yard Deck

Task: Remove

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

Condition: • [In floors or countertops](#)

Implication(s): Electric shock

Location: Exterior Deck

Task: Remove

Time: Immediate

Cost: Minor

SUMMARY

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Insulation and Ventilation

ATTIC/ROOF \ Roof vents

Condition: • [Missing](#)

There were no roof vents observed and no airflow detected while in attic. This will cause premature deterioration of roof and may have been contributing factor to observed mold in attic due to condensation. Gable vents could also be added for additional air flow.

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

Location: Exterior Roof

Task: Provide

Time: Immediate

Cost: Depends on work needed

Plumbing

FIXTURES AND FAUCETS \ Bathtub enclosure

Condition: • [Not smooth, impervious or water resistant](#)

Severe water damage of lower trim in bathtub area, exposed wood. Likely water damage into wall area.

Implication(s): Hygiene issue

Location: First Floor Bathroom

Task: Repair

Time: Immediate

Cost: Depends on work needed

This concludes the Summary section.

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

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

[Home Improvement - ballpark costs](#)

Description

The home is considered to face : • North

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles

Probability of leakage: • Low

Approximate age: • 10-15 years

Typical life expectancy: • 15-20 years

Limitations

Inspection performed: • By walking on roof

Age determined by: • Visual inspection from roof surface

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Shingles are stained to various degree from smoke. Depending on concentration can promote premature deterioration of roof surface. Monitor for condition.

Implication(s): Premature deterioration.

Location: Throughout Exterior Roof

Task: Monitor

Time: Ongoing

Cost: Minor

ROOFING

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



2.



3.



4.

2. Condition: • [Damage](#)

Areas of previous damage. Monitor ongoing and repair/patch as required.

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

Location: Various Exterior Roof

ROOFING

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

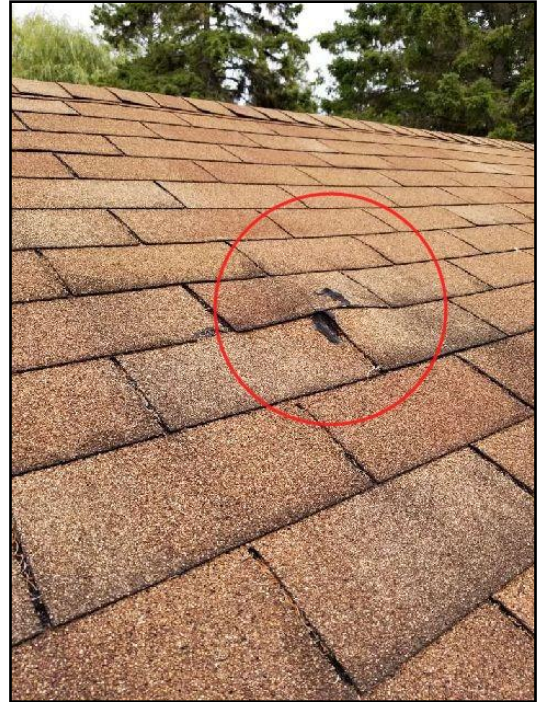
Task: Repair

Time: Immediate

Cost: Minor



5. Damage



6. Damage



7. Damage

3. Condition: • [Missing, loose or torn](#)

ROOFING

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Shingles have slipped out of position and some fasteners have come through upper shingle. Repair and reseal as soon as possible to prevent risk of further damage or leakage.

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

Location: South Exterior Roof

Task: Repair

Time: Immediate

Cost: Minor



8. Missing, loose or torn



9. Missing, loose or torn

4. Condition: • Debris/moss

Evidence of moss throughout exposed areas of roof. When possible, clean/remove moss to minimize premature deterioration.

Implication(s): Shortened life expectancy of material

Location: Throughout Exterior Roof

Task: Clean

Time: Immediate

Cost: Minor

ROOFING

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



10. Debris/moss

5. Condition: • Tree branches touching roof

Implication(s): Shortened life expectancy of material

Location: Various Exterior Roof

Task: Improve

Time: Discretionary

Cost: Minor

ROOFING

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

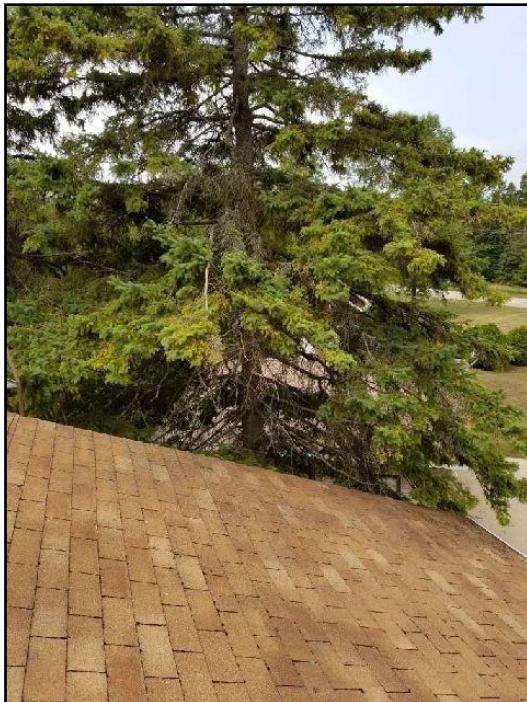
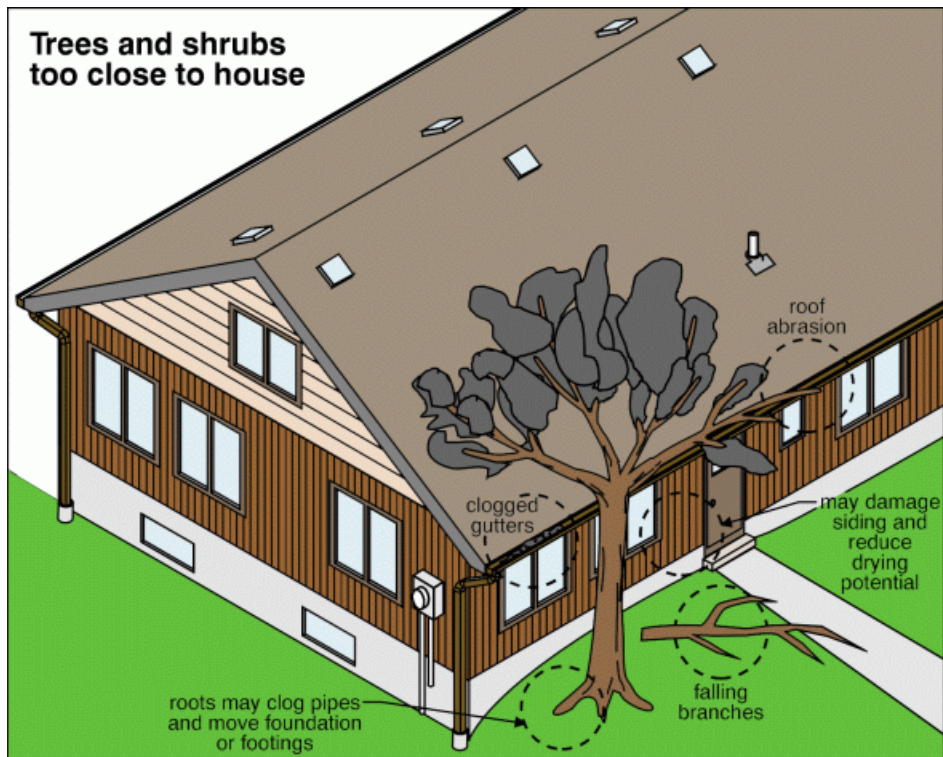
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



11. Tree branches touching roof



12. Tree branches touching roof

SLOPED ROOF FLASHINGS \ General

6. Condition: • Inspect & repair, as needed.

Poor/amateur flashing installation and details, excess roof cement/sealant. Monitor for cracking and repair as required. Replace/Improve during next roof replacement.

ROOFING

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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

Location: Throughout Exterior Roof

Task: Improve

Time: Regular maintenance

Cost: Minor



13. *Inspect & repair, as needed.*



14. *Inspect & repair, as needed.*



15. *Inspect & repair, as needed.*



16. *Inspect & repair, as needed.*

ROOFING

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SLOPED ROOF FLASHINGS \ Chimney flashings

7. Condition: • [Damage, loose, open seams, patched](#)

Poor/amateur flashing installation and details, excess roof cement/sealant. Monitor for cracking and repair as required. Replace/Improve during next roof replacement.

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

Location: South Exterior Roof

Task: Improve

Time: Regular maintenance

Cost: Minor



17. *Damage, loose, open seams, patched*



18. *Damage, loose, open seams, patched*

ROOFING

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



19. Damage, loose, open seams, patched

EXTERIOR

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

General: • General



20.

Gutter & downspout material: • [Galvanized steel](#)

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Metal](#)

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

Retaining wall: • [Concrete](#)

Driveway:

• Gravel

EXTERIOR

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



21. Gravel

Window Shutters/Panels: • Decorative shutters

Deck: • Raised • Pressure-treated wood

Exterior steps: • Concrete

Limitations

Inspection limited/prevented by: • No access to garage attic, hatch fastened shut.



22.

EXTERIOR

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Inspection limited/prevented by: • Storage in garage

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

8. Condition: • [Clogged](#)

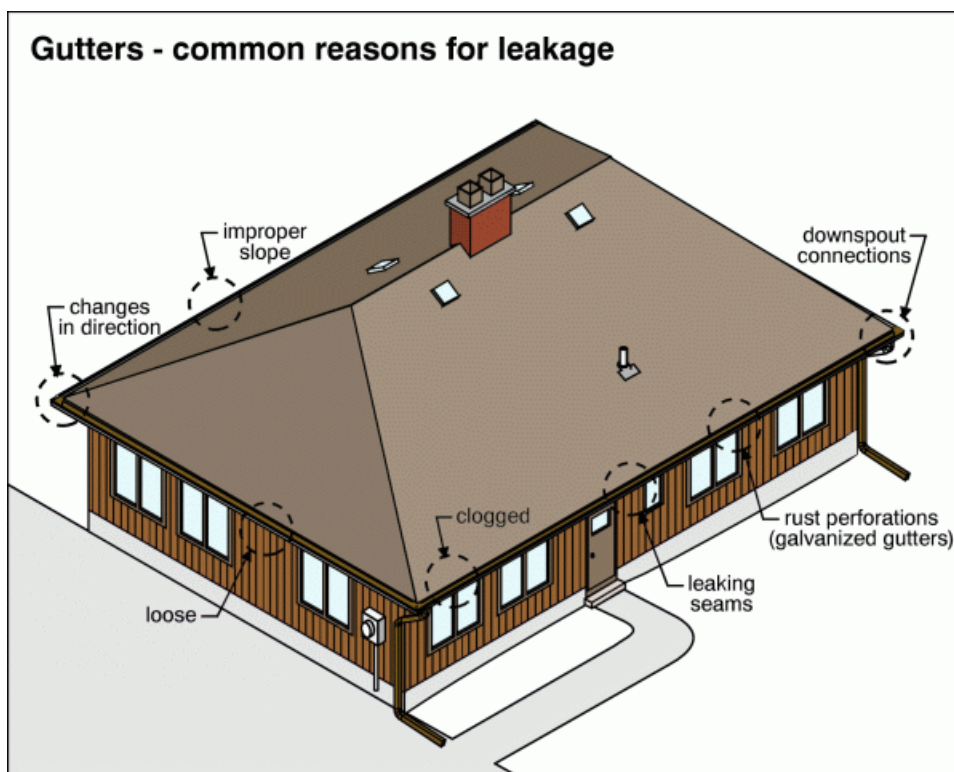
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior Roof

Task: Clean

Time: Regular maintenance

Cost: Minor



EXTERIOR

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

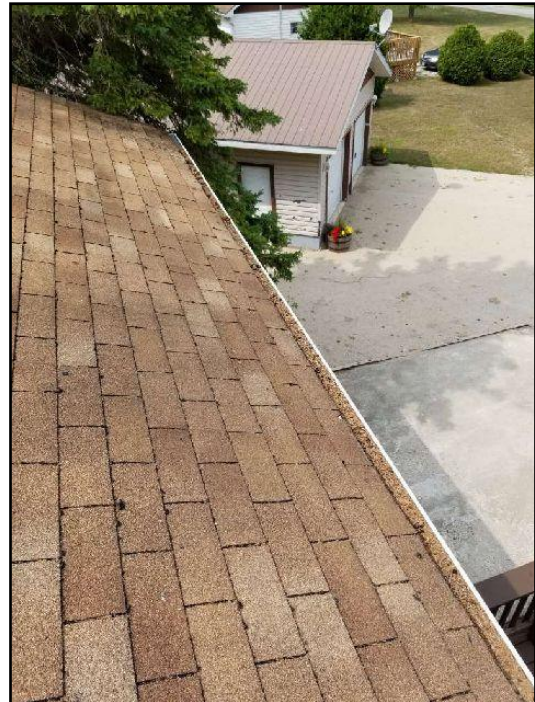
INSULATION

PLUMBING

INTERIOR



23. Clogged



24. Clogged

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

9. Condition: • [Damage](#)

Damage soffit, chance of pest entry.

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

Location: Rear Exterior

Task: Repair

Time: Discretionary

Cost: Minor

EXTERIOR

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



25. Damage

WALLS \ Flashings and caulking

10. Condition: • [Flashings incomplete or ineffective](#)

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

Location: Rear Exterior Wall

Task: Replace

Time: Discretionary

Cost: Minor



26. Flashings incomplete or ineffective

WINDOWS AND DOORS \ General

11. **Condition:** • Paint and Caulking - deteriorated / missing

Exterior caulking on windows requires ongoing maintenance. Monitor regularly and repair/maintain as required.

Location: Throughout Exterior Wall

Task: Repair

Time: Regular Maintenance

Cost: Minor



27. Paint and Caulking - deteriorated / missing

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General

12. **Condition:** • Poorly built

EXTERIOR

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Deck is of generally amateur construction. No footing for posts (built on grade), insufficient beams and non-standard framing.

Implication(s): Weakened structure

Location: Front Yard Deck

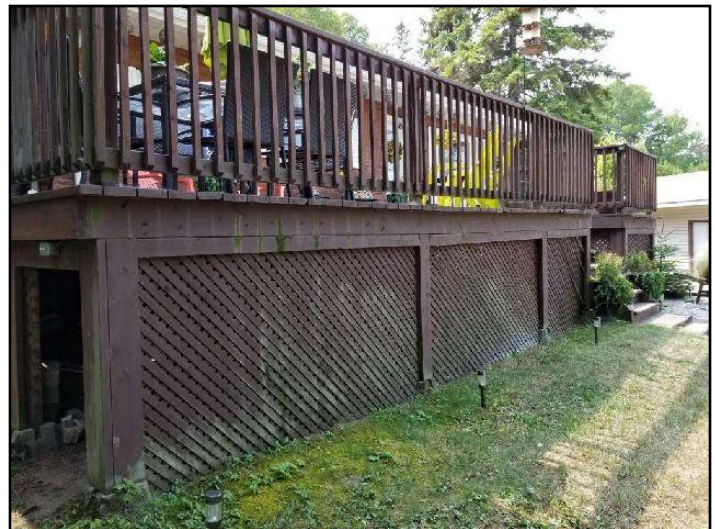
Task: Improve

Time: Discretionary

Cost: Depends on work needed



28. Poorly built



29. Poorly built

EXTERIOR

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

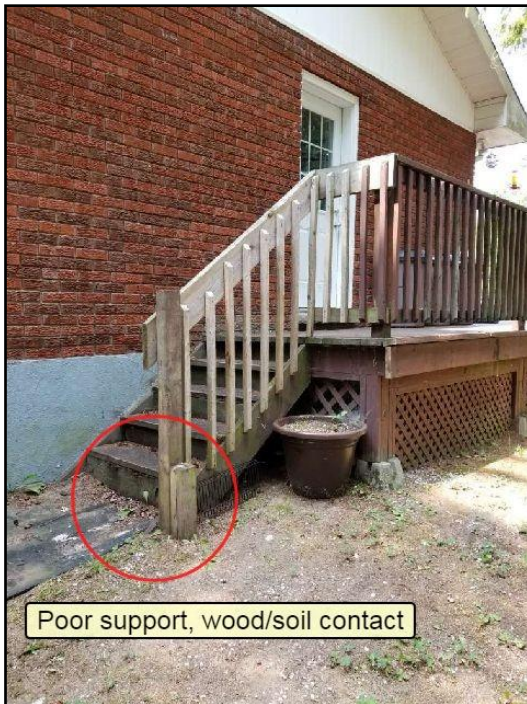
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



30. Poorly built



31. Poorly built



32. Poorly built



33. Poorly built



34. Poorly built

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Roof structure

13. Condition: • Ensure porch roof stays clean to avoid premature deterioration. Monitor and maintain the roof/wall flashing intersection.

Implication(s): Water damage to structure and interior finishes

Location: Right Side Exterior

Task: Clean Maintain

Time: Regular Maintenance

Cost: Minor



35.

BASEMENT WALKOUTS \ General

14. Condition: • [Drains missing, clogged or undersized](#)

Drain in walkout for basement entrance should be cleaned/serviced and ensure is draining properly. Increased risk of water penetration.

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

EXTERIOR

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

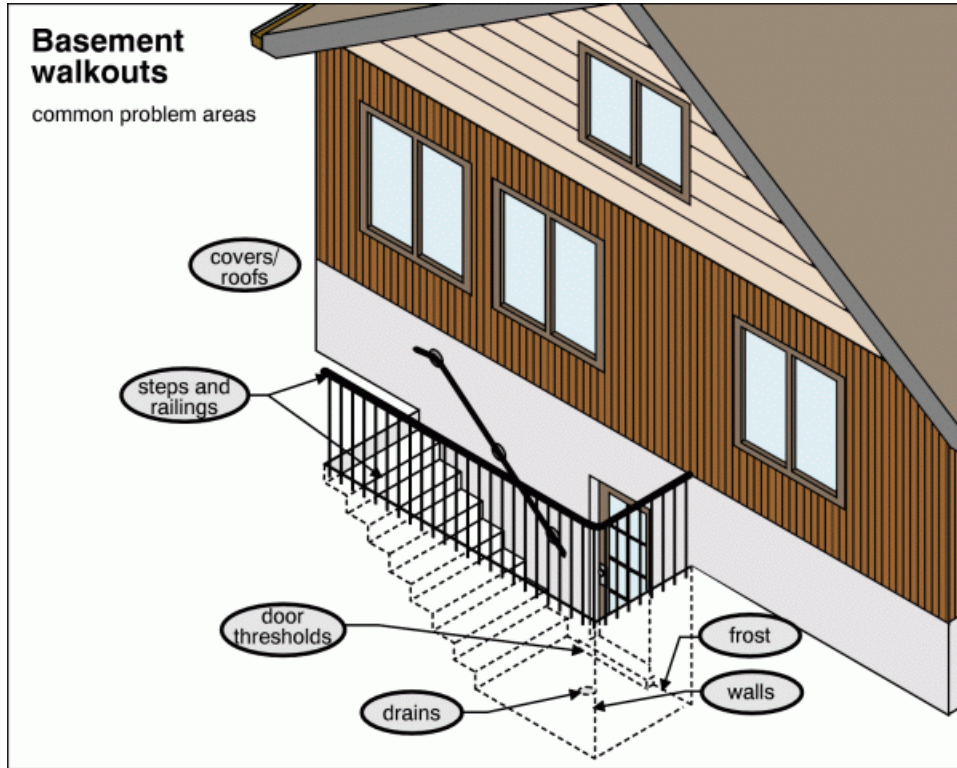
INTERIOR

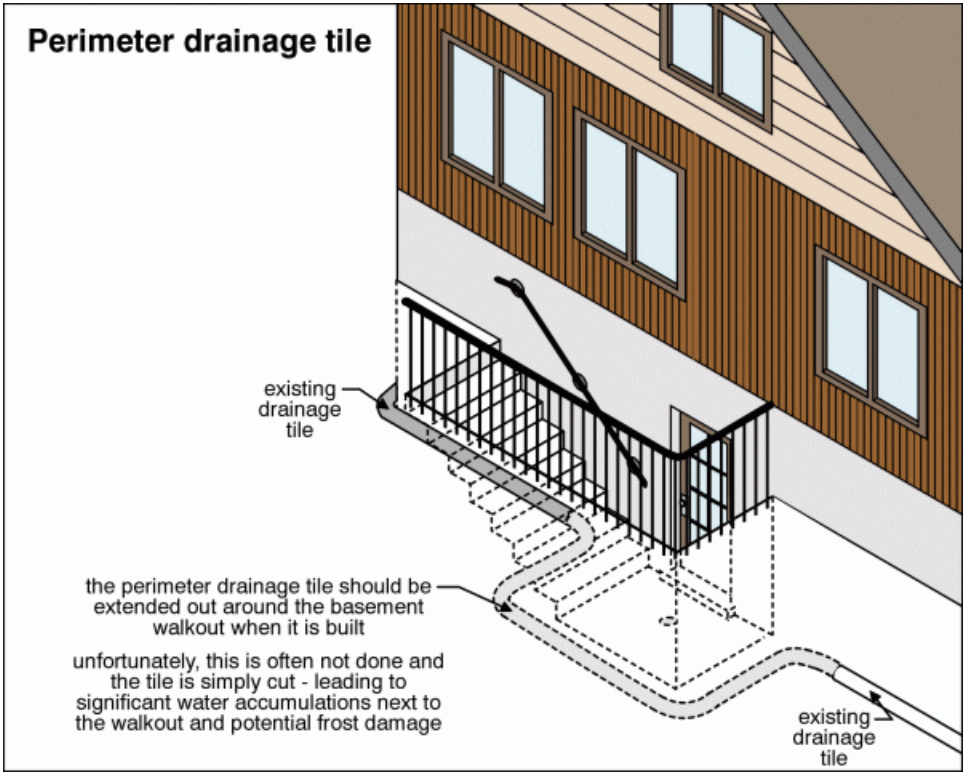
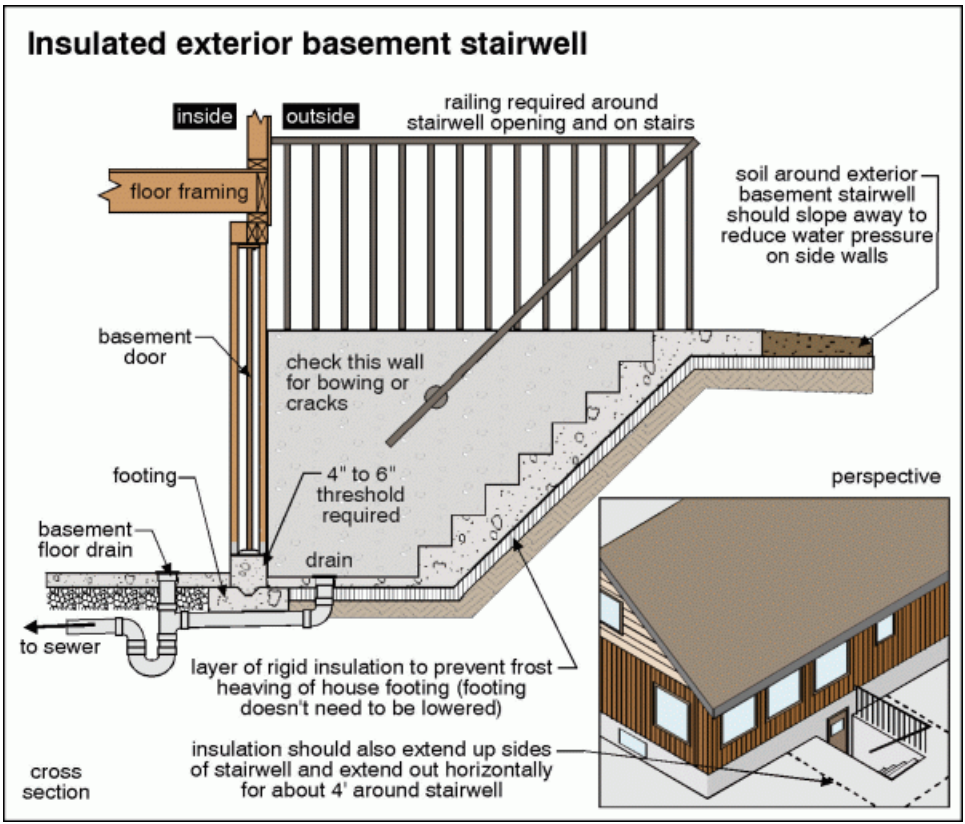
Location: Right Side Exterior

Task: Improve

Time: Regular maintenance

Cost: Minor





EXTERIOR

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



36. Drains missing, clogged or undersized



37. Drains missing, clogged or undersized

15. Condition: • [Door threshold missing, too low, not watertight](#)

Walkout patio door lower than surrounding concrete grade and no drain location in area. Increased risk of pooling and water penetration.

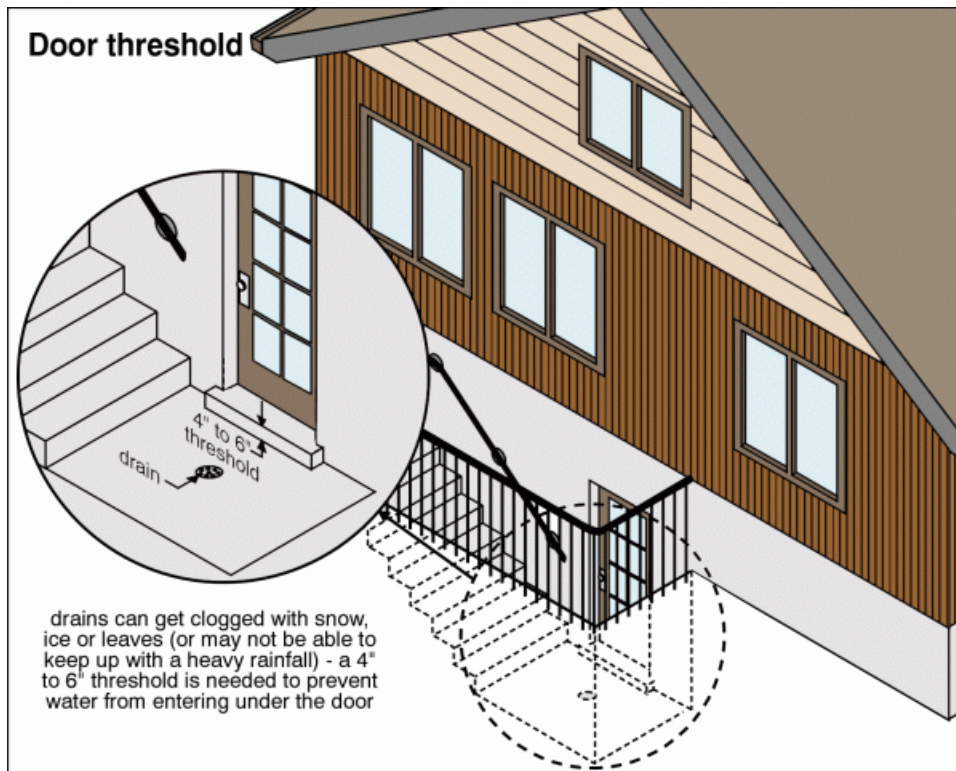
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Exterior

Task: Improve

Time: Discretionary

Cost: Depends on approach



38. Door threshold missing, too low, not...

LANDSCAPING \ Driveway

16. Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

EXTERIOR

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Location: Front Yard

Task: Repair or replace

Time: Discretionary

Cost: Depends on approach



39. Cracked or damaged surfaces

LANDSCAPING \ Retaining wall

17. **Condition:** • [Cracked](#)

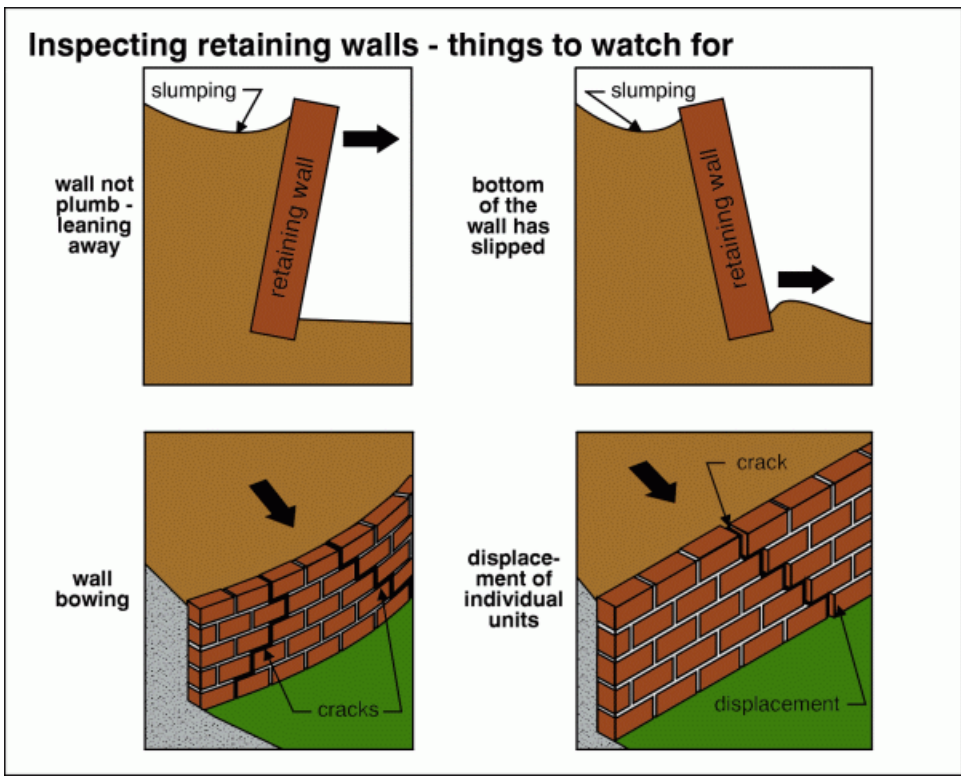
Implication(s): Weakened structure | Chance of movement

Location: Front Yard

Task: Repair or replace

Time: Discretionary

Cost: Depends on approach



40. Cracked



41. Cracked

EXTERIOR

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



42. Cracked

GARAGE \ General

18. Condition: • Disrepair

Garage is generally in poor state of repair and shows lack of maintenance. Siding is damaged, interior insulation is in poor condition, right garage door upper panel is damaged and shows notable flex when actuated by opener, roof has a number of loose fasteners. See pictures for further details.

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

Location: Throughout Exterior Garage

Task: Repair

Time: Discretionary

Cost: Depends on work needed

EXTERIOR

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



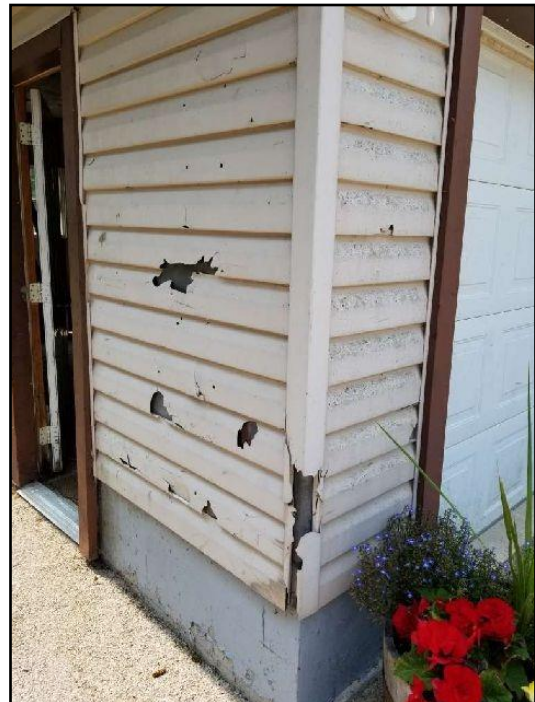
43. Disrepair



44. Disrepair



45. Disrepair



46. Disrepair

EXTERIOR

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

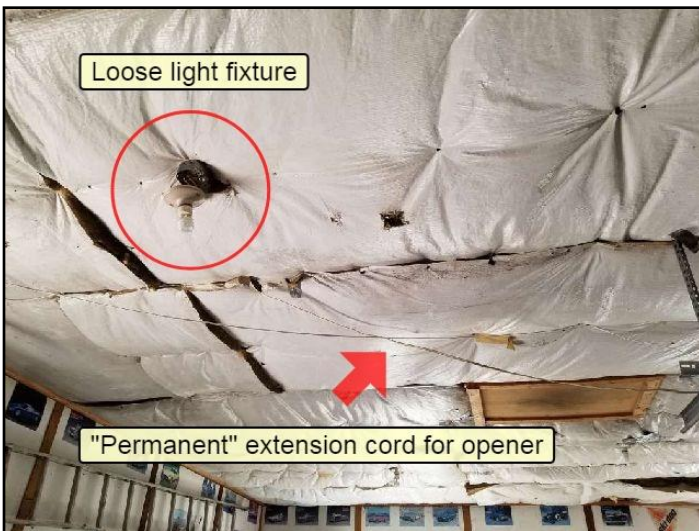
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



47. Disrepair



48. Disrepair



49. Disrepair



50. Disrepair

EXTERIOR

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

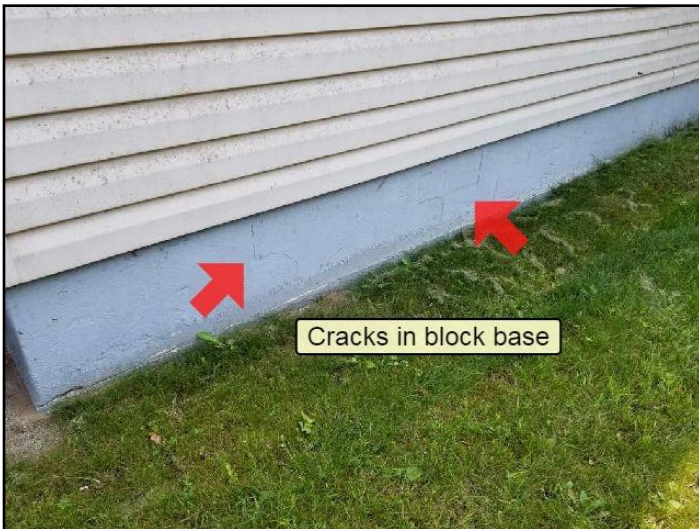
HEATING

COOLING

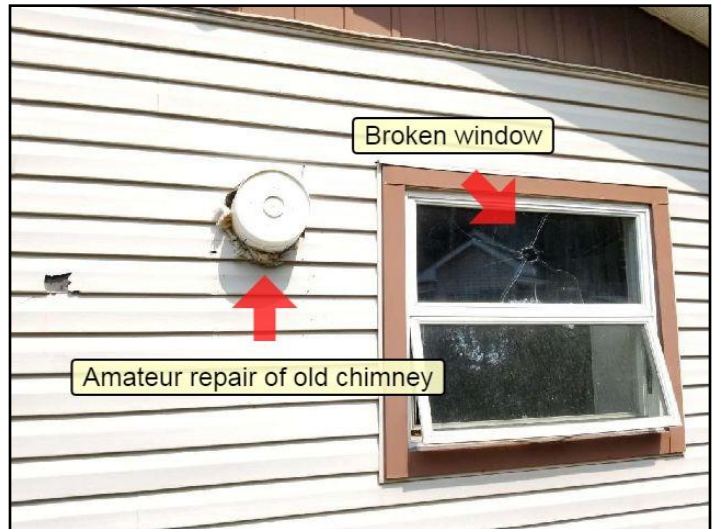
INSULATION

PLUMBING

INTERIOR



51. Disrepair



52. Disrepair



53. Disrepair



54. Disrepair

EXTERIOR

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



55. Disrepair



56. Disrepair

Description

Configuration: • [Basement](#)

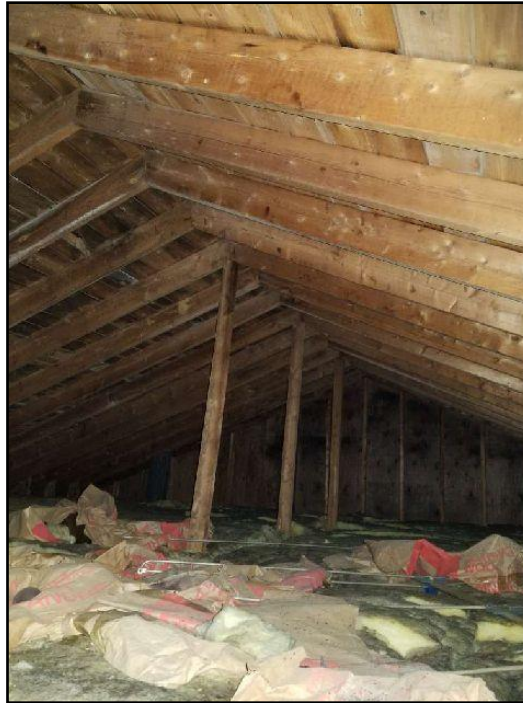
Foundation material: • [Masonry block](#)

Floor construction: • Not visible

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

Roof and ceiling framing:

• Rafters/ceiling joists



57. Rafters/ceiling joists

• [Plank sheathing](#)

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Storage

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 100 %

Recommendations

FOUNDATIONS \ General

19. Condition: • Typical minor cracks

Typical minor cracking, monitor for change and repair as necessary.

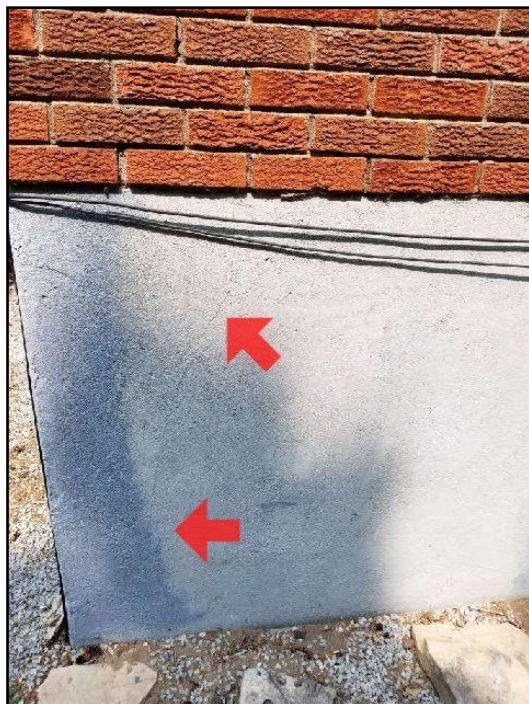
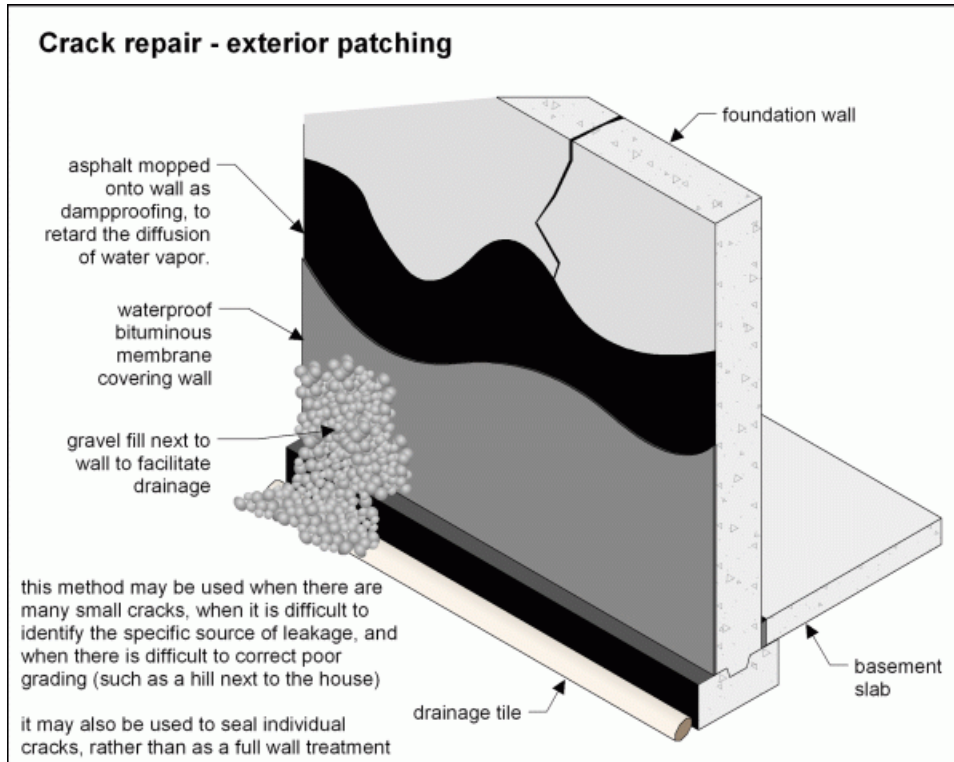
Implication(s): Chance of water entering building

Location: Various Exterior Wall

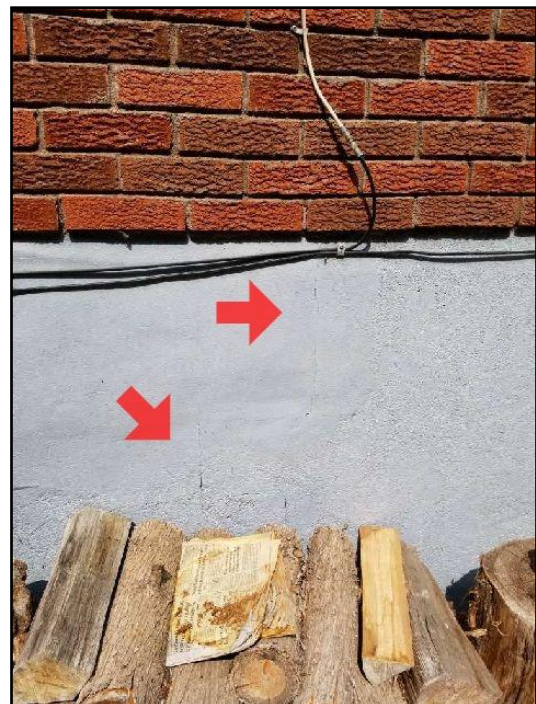
Task: Monitor

Time: Ongoing

Cost: Minor



58. Typical minor cracks



59. Typical minor cracks



60. Typical minor cracks

20. Condition: • [Large trees close to building](#)

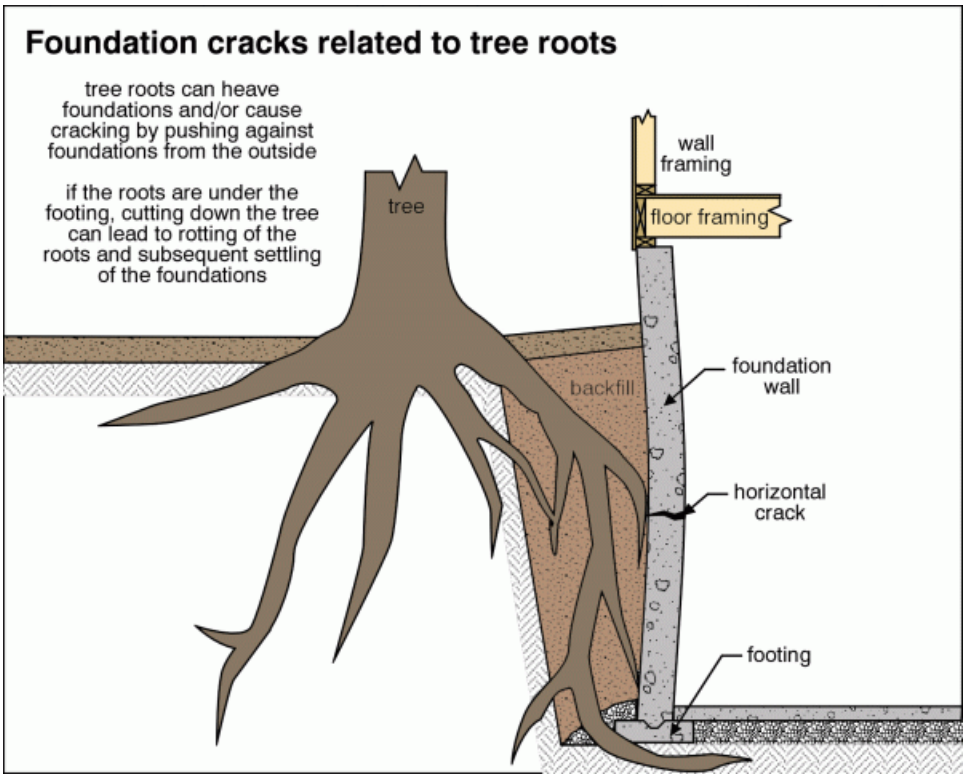
Implication(s): Weakened structure | Chance of structural movement

Location: Rear Yard

Task: Remove

Time: Discretionary

Cost: Minor



61. Large trees close to building

ROOF FRAMING \ Rafter/trusses

21. Condition: • [Sagging](#)

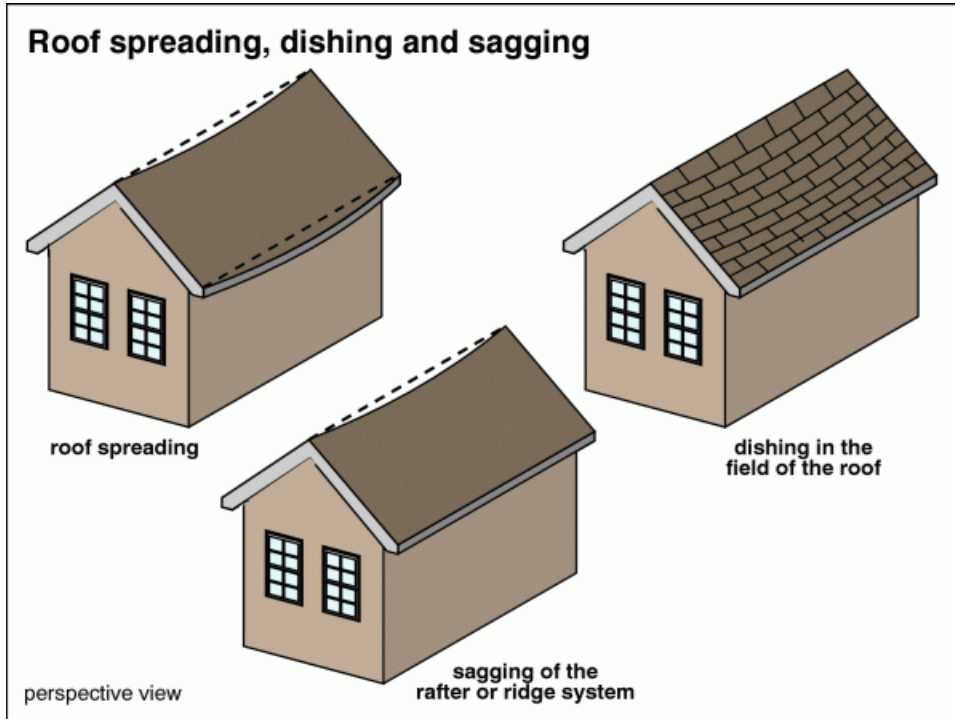
Implication(s): Weakened structure | Chance of structural movement

Location: Various Exterior Roof

Task: Improve

Time: Discretionary

Cost: Depends on approach



62. Sagging



63. Sagging

ROOF FRAMING \ Sheathing

22. Condition: • [Mold](#)

Various signs of mold on underside of roof sheathing and some insulation. Consult a specialist for further evaluation and remediation. Likely cause is lack of ventilation in attic space resulting in excess condensation on roof structure. See related "venting" observation.

Implication(s): Weakened structure | Chance of structural movement

Location: Throughout Attic

Task: Further evaluation

Time: Less than 1 year

Cost: Depends on approach



64. Mold



65. Mold



66. *Mold*

Description

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

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

Main disconnect/service box rating:

• [200 Amps](#)



67. 200 Amps



68. 200 Amps

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

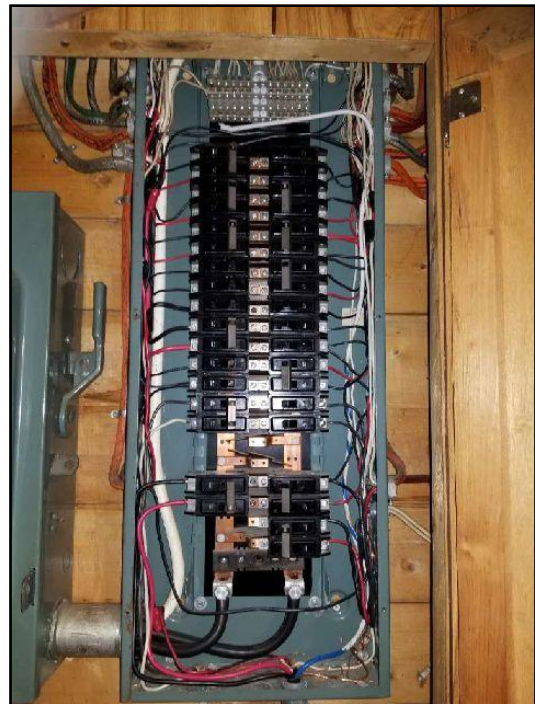
System grounding material and type: • [Copper - ground rods](#)

Distribution panel type and location:

• [Breakers - basement](#)



69. Breakers



70. Breakers

Distribution panel rating: • 225 Amps

Electrical panel manufacturers: • Taylor Electric

Auxiliary panel (subpanel) type and location:

- [Breakers - garage](#)

8 AWG feeder.



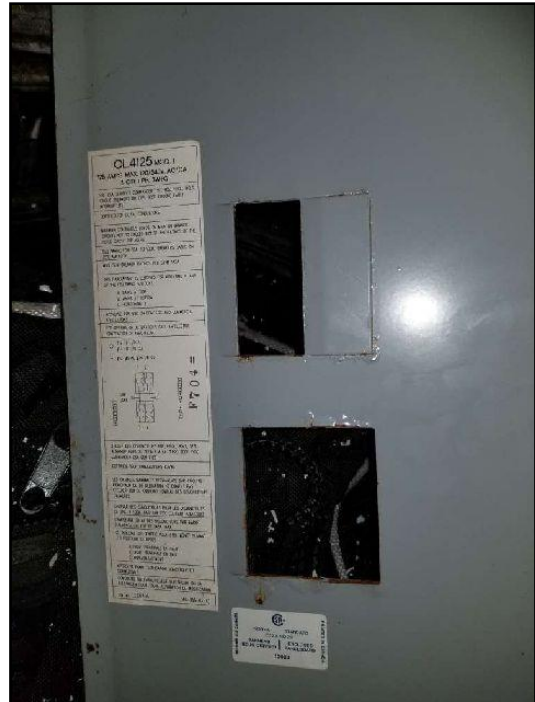
71. Breakers - garage



72. Breakers - garage



73. Breakers - garage



74. Breakers - garage

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

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](#)

Smoke detectors: • [Present](#)

Limitations

System ground: • Quality of ground not determined

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

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box

23. Condition: • [Box location poor](#)

Unable to open service box as it is too close to enclosure side.

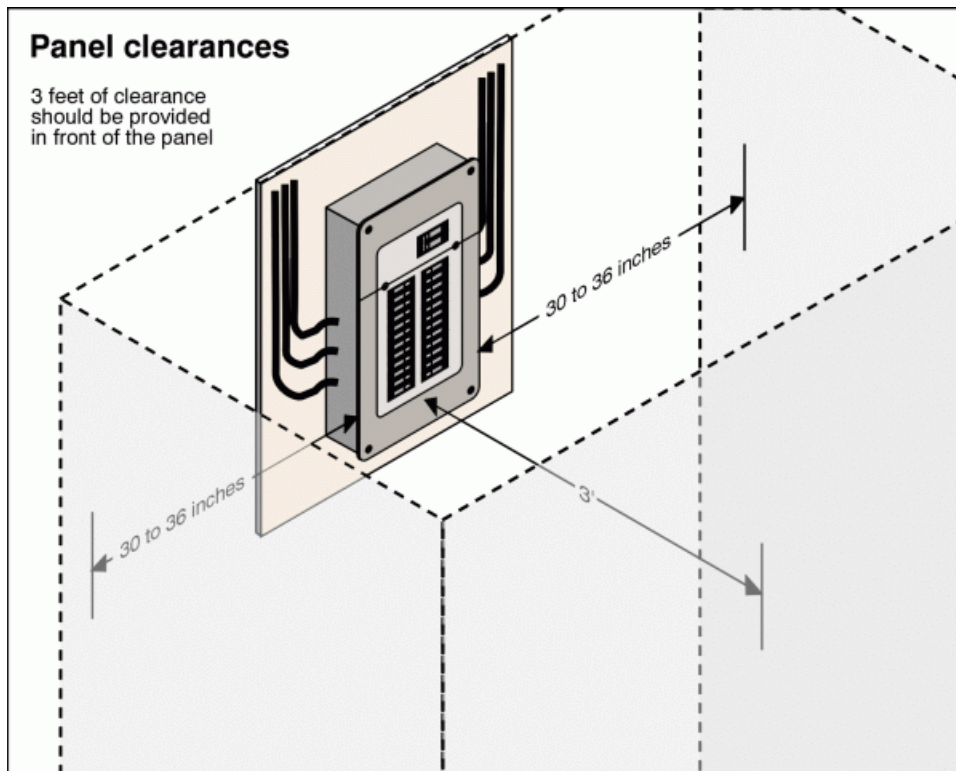
Implication(s): Difficult access | Difficult to service

Location: Basement Bedroom

Task: Improve

Time: Discretionary

Cost: Minor



75. Box location poor

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

24. Condition: • [Double taps](#)

Note triple tap!

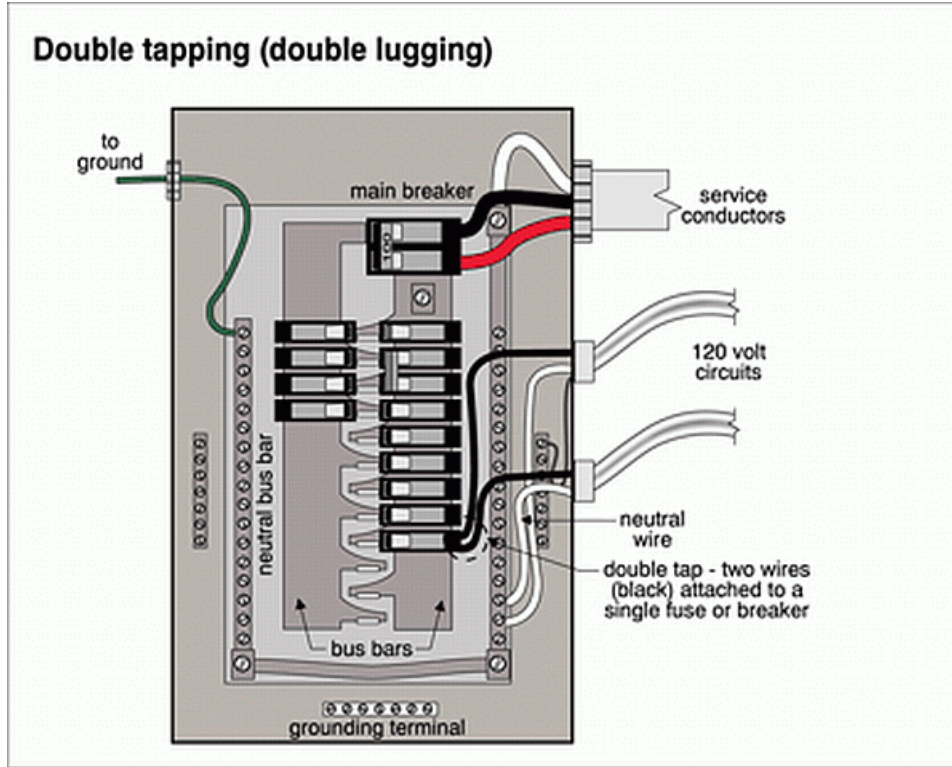
Implication(s): Fire hazard

Location: Basement Bedroom

Task: Improve

Time: Discretionary

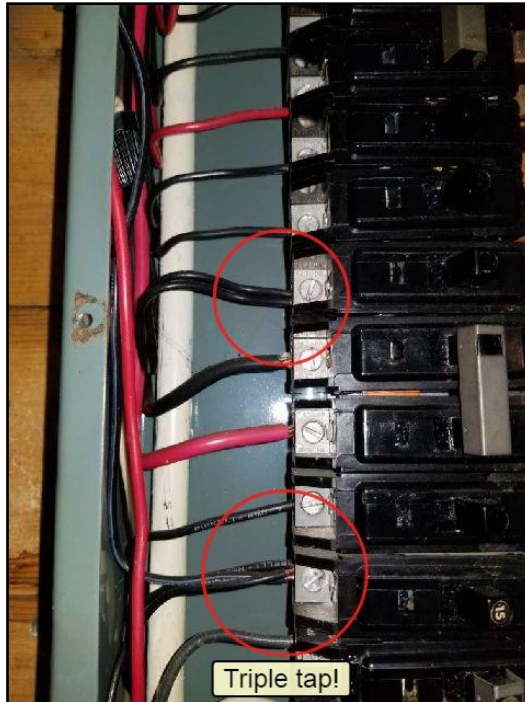
Cost: Minor



76. Double taps



77. Double taps



78. Double taps

DISTRIBUTION SYSTEM \ Outdoor wiring

25. Condition: • [Extension cords for exterior outlets \(receptacles\)](#)

Implication(s): Electric shock | Fire hazard

Location: Front Yard Deck

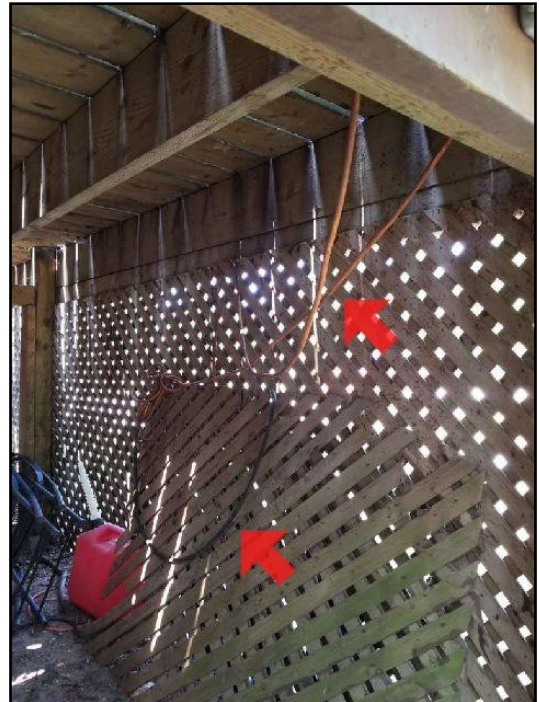
Task: Remove

Time: Immediate

Cost: Minor



79. Extension cords for exterior outlets...



80. Extension cords for exterior outlets...



81. Extension cords for exterior outlets...

DISTRIBUTION SYSTEM \ Outlets (receptacles)

26. Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Location: First Floor Staircase

Task: Replace
Time: Immediate
Cost: Minor



82. *Damage*

27. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Recommend installing GFCI (current best practice) for exterior receptacles. Also ensure exterior receptacles are weather tight.

Implication(s): Electric shock

Location: Exterior

Task: Replace

Time: Discretionary

Cost: Minor

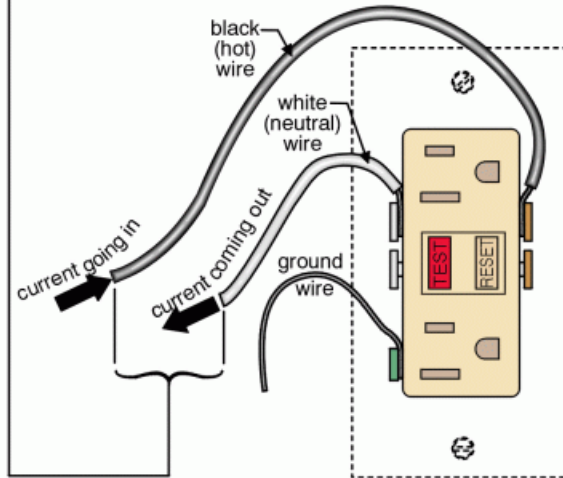
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

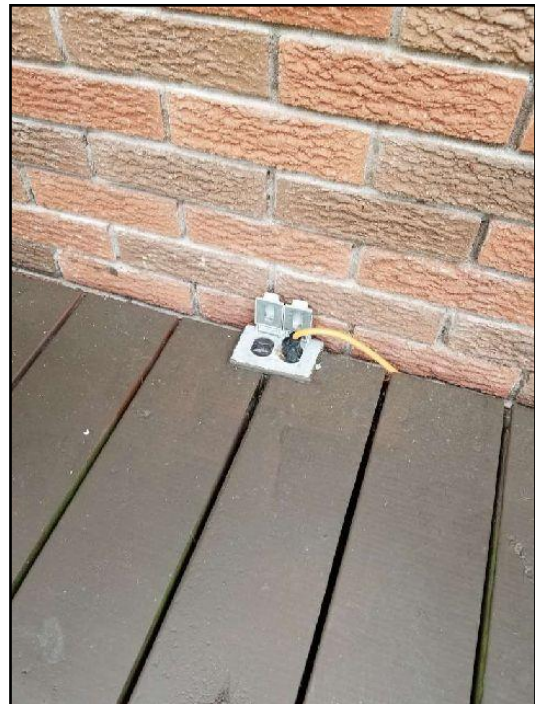
if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



83. No GFCI/GFI (Ground Fault Circuitit...



84. No GFCI/GFI (Ground Fault Circuitit...



85. No GFCI/GFI (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

28. Condition: • [In floors or countertops](#)

Implication(s): Electric shock

Location: Exterior Deck

Task: Remove

Time: Immediate

Cost: Minor





86. In floors or countertops

DISTRIBUTION SYSTEM \ Switches

29. Condition: • [Inoperative](#)

Could not determine what some switches controlled at time of inspection.

Implication(s): Inadequate lighting

Location: Various Basement First Floor

Task: Further evaluation

Time: Discretionary

Cost: Minor

ELECTRICAL

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



87. Inoperative



88. Inoperative

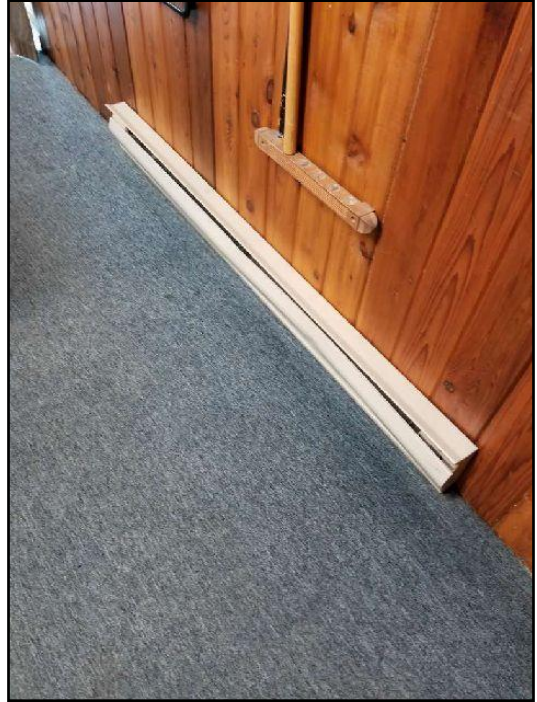
Description

System type:

- Electric baseboard heaters



89. Electric baseboard heaters



90. Electric baseboard heaters



91. Electric baseboard heaters

HEATING

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Heat distribution: • [Baseboards](#)

Efficiency: • [Conventional](#)

Exhaust venting method: • [Direct vent](#)

Approximate age:

• [40 years](#)

Most baseboards appear to be original to house with a few replacements.

Failure probability: • [Medium](#)

Oil tank type/age:

• Double bottom steel



92. Double bottom steel

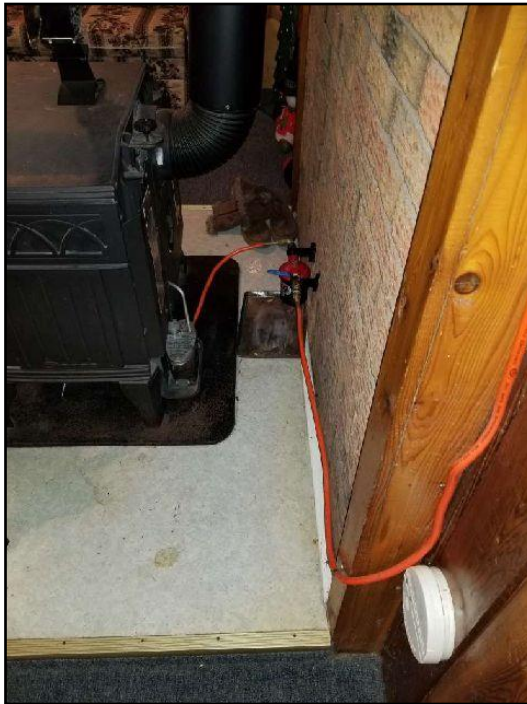


93. Double bottom steel

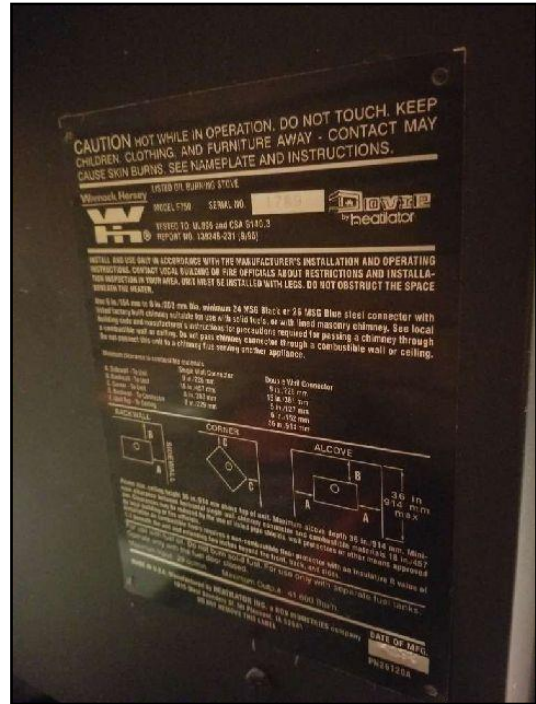


94. Double bottom steel

Fireplace/stove: • Oil Fireplace



95.



96.

HEATING

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

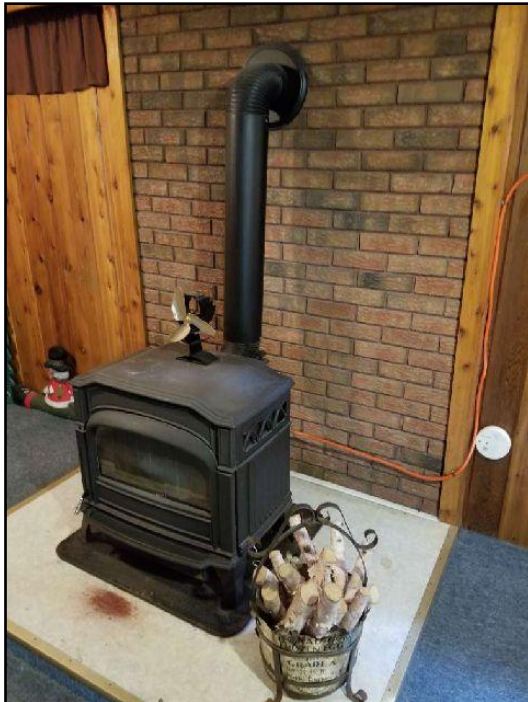
HEATING

COOLING

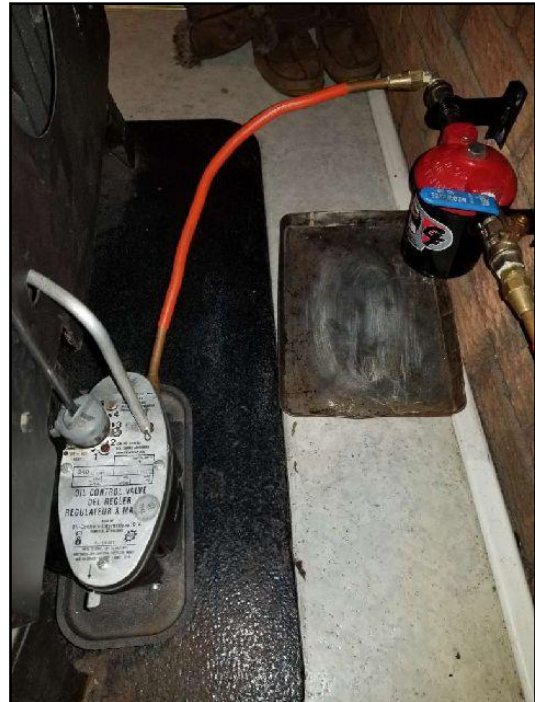
INSULATION

PLUMBING

INTERIOR



97.



98.

Chimney liner: • [Metal](#)

Combustion air source: • Interior of building

Mechanical ventilation system for home: • Bathroom exhaust fan

Limitations

Warm weather: • Prevents testing heating effectiveness

Fireplace/wood stove: • Turned off

Recommendations

OIL FURNACE \ Oil tank

30. Condition: • Oil feed line exposed to possible damage.

Implication(s): Equipment damage, fuel leak.

Location: Rear Exterior

Task: Improve

Time: Discretionary

Cost: Minor



99.



100.

SPACE HEATER \ Electric baseboard heater/space heater

31. Condition: • [Obstructed heaters](#)

Various heaters are very close to curtains, some placed in storage areas. Check post sale that all debris or risk items have been removed.

Implication(s): Fire hazard | Reduced comfort

Location: Various Basement First Floor

Task: Improve

Time: Discretionary

Cost: Minor



101. *Obstructed heaters*

CHIMNEY AND VENT \ Masonry chimney

32. Condition: • [Spalling](#)

Some initial spalling/cracking of brick at base of chimney.

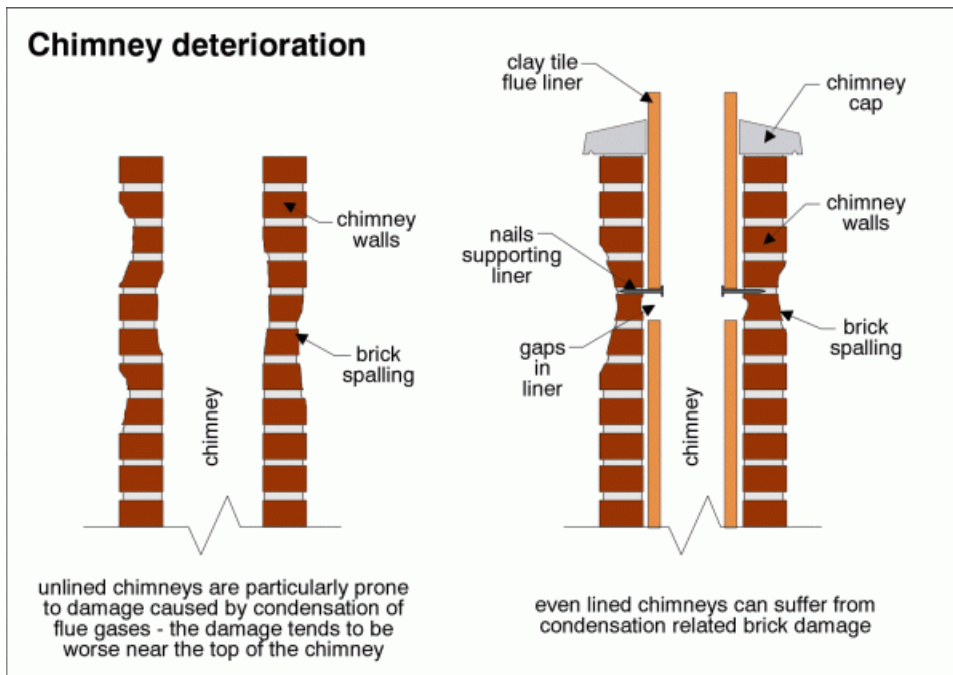
Implication(s): Material deterioration

Location: Rear Exterior Wall

Task: Repair

Time: Discretionary

Cost: Minor



102. Spalling

CHIMNEY AND VENT \ Masonry chimney cap

33. Condition: • [Missing](#)

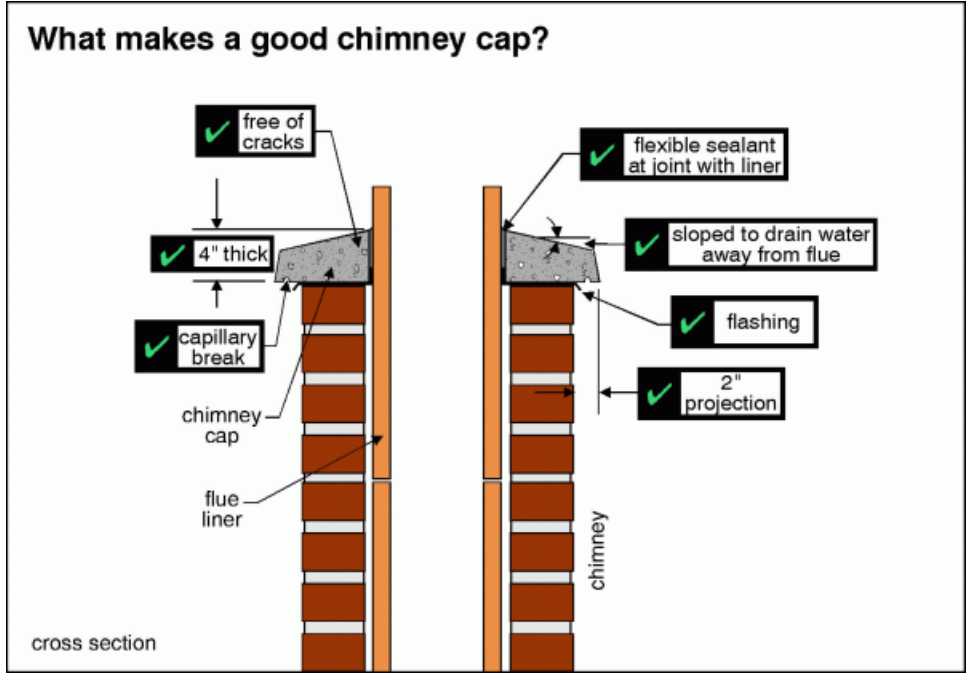
Implication(s): Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: Exterior Roof

Task: Improve

Time: Discretionary

Cost: Depends on approach



103. Missing

COOLING & HEAT PUMP

Someplace, Northern, ON August 18, 2018

Report No. 1061

www.soundandsoundsudbury.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Air conditioning type: • None present

Description

Attic/roof insulation material:

- [Glass fiber](#)



104. Glass fiber

Attic/roof insulation amount/value: • 10 inches

Attic/roof air/vapor barrier: • [None found](#)

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

Wall insulation material: • Not visible

Wall insulation amount/value: • Not visible

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • Not visible

Foundation wall insulation amount/value: • Not visible

Foundation wall air/vapor barrier: • Not determined

Mechanical ventilation system for home: • Bathroom exhaust fan

Limitations

Inspection prevented by no access to: • Wall space

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Recommendations

ATTIC/ROOF \ Roof vents

34. Condition: • [Missing](#)

There were no roof vents observed and no airflow detected while in attic. This will cause premature deterioration of roof and may have been contributing factor to observed mold in attic due to condensation. Gable vents could also be added for additional air flow.

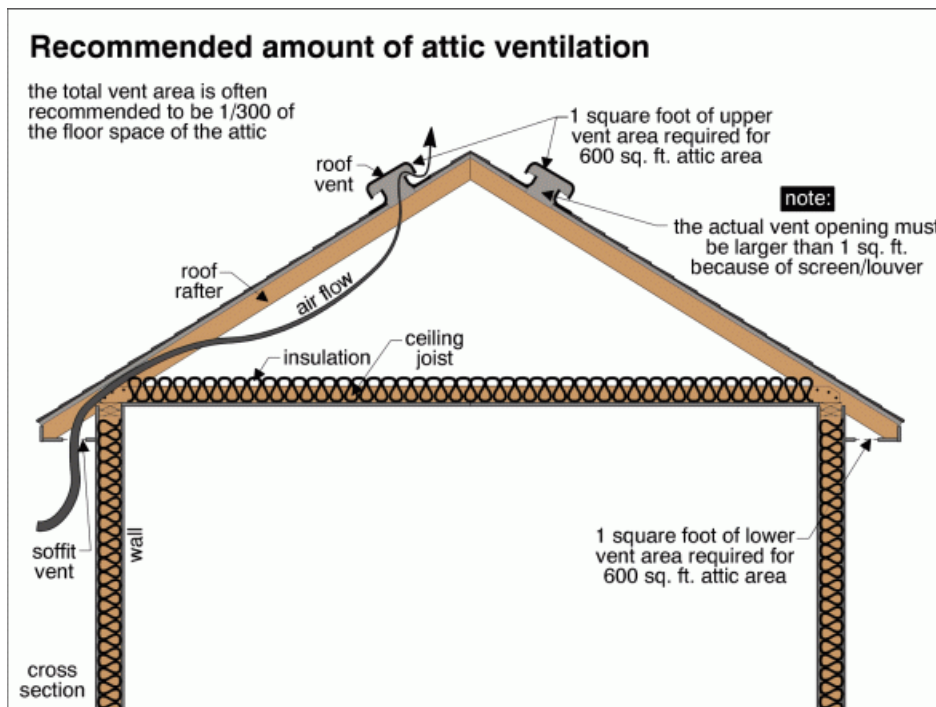
Implication(s): Chance of condensation damage to finishes and/or structure

Location: Exterior Roof

Task: Provide

Time: Immediate

Cost: Depends on work needed



Description

Water supply source:

- Private



105. Private



106. Private

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

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

Main water shut off valve at the: • Basement

Water flow and pressure: • [Functional](#)

Water heater type:

- [Conventional](#)



107. Conventional



108. Conventional

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

Water heater manufacturer: • Giant

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 16 years

Water heater location: • Laundry area

Typical life expectancy: • 8 to 12 years

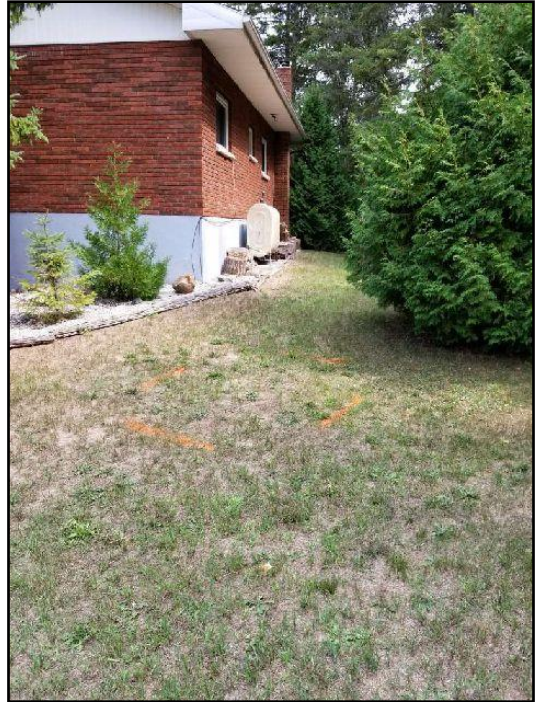
Water heater failure probability: • [Medium](#)

Waste disposal system:

• [Septic system](#)



109. Septic system



110. Septic system

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

Pumps:

- [Sump pump](#)



111. Sump pump

Floor drain location: • None found

Limitations

Items excluded from a building inspection:

- Well
Could not locate well head.
- Water quality
- Septic system
- Concealed plumbing
- Water treatment equipment

Recommendations

WASTE PLUMBING \ Traps - installation

35. Condition: • [Nonstandard shape or material](#)

'S' trap configuration (or near 'S' trap) which may allow siphoning of trap.

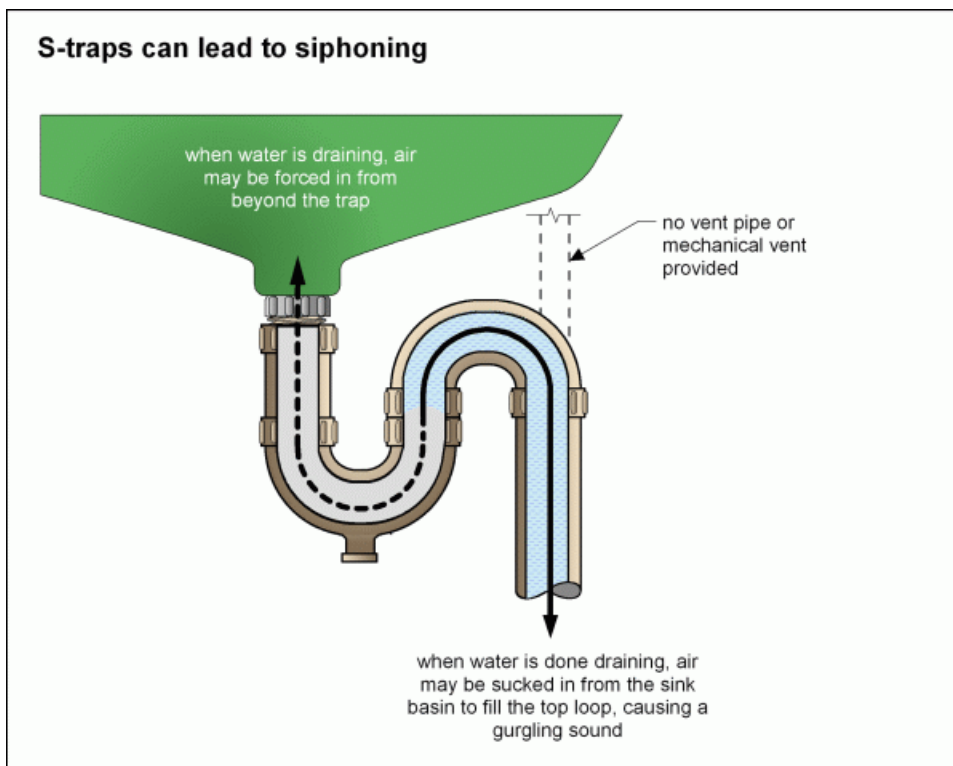
Implication(s): Reduced operability | Fixtures slow to drain

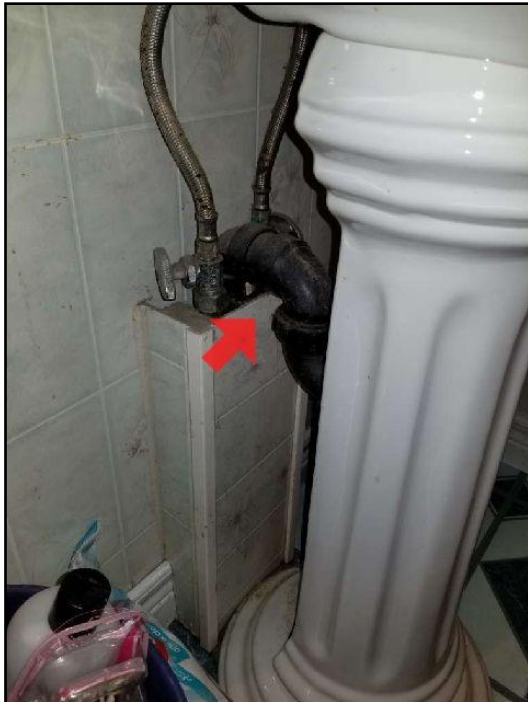
Location: First Floor Kitchen Bathroom

Task: Improve

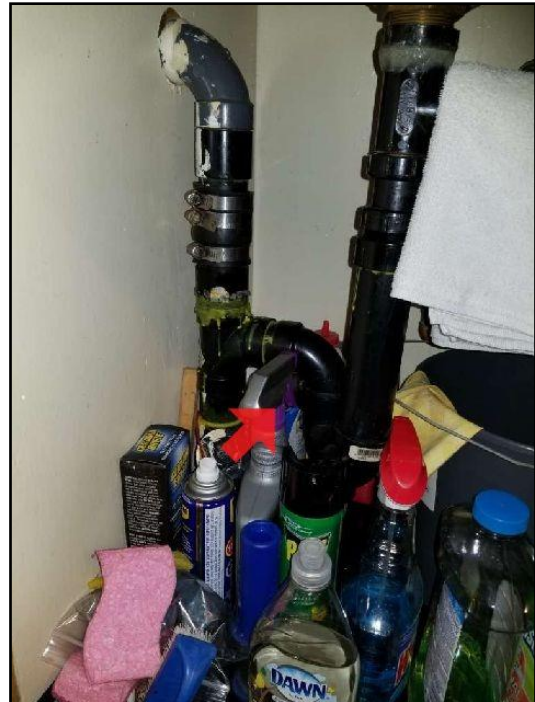
Time: Discretionary

Cost: Minor





112. Nonstandard shape or material



113. Nonstandard shape or material

WASTE PLUMBING \ Sump pump

36. Condition: • [Inoperative](#)

Unplugged, no water in sump.

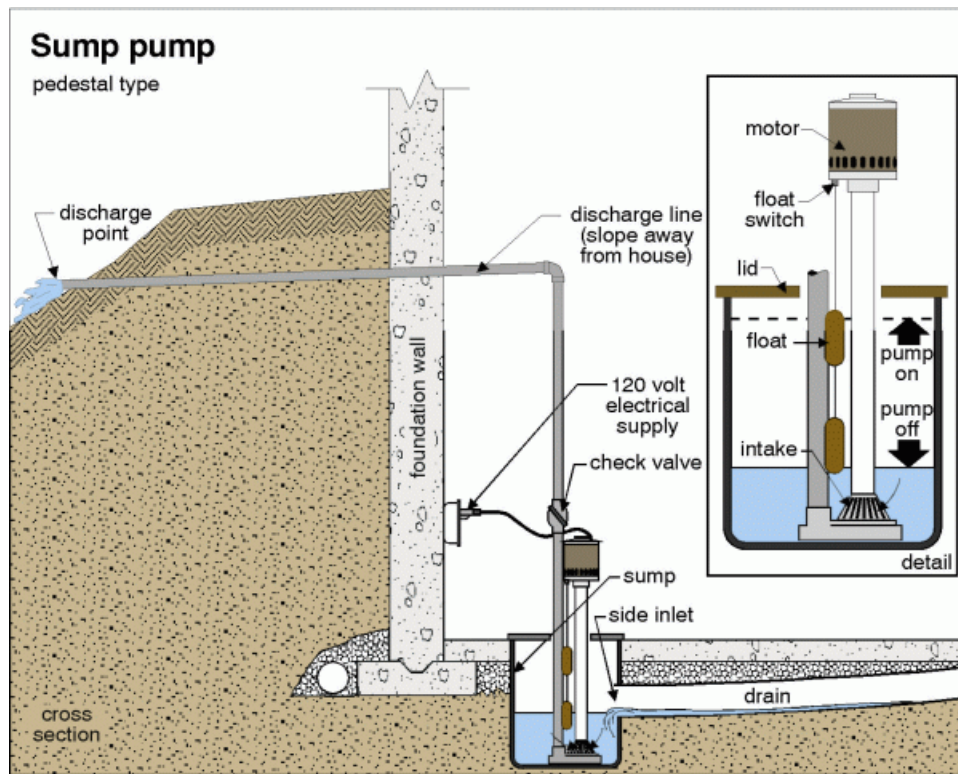
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement Family Room

Task: Further evaluation

Time: Immediate

Cost: Minor



FIXTURES AND FAUCETS \ Bathtub enclosure

37. Condition: • [Not smooth, impervious or water resistant](#)

Severe water damage of lower trim in bathtub area, exposed wood. Likely water damage into wall area.

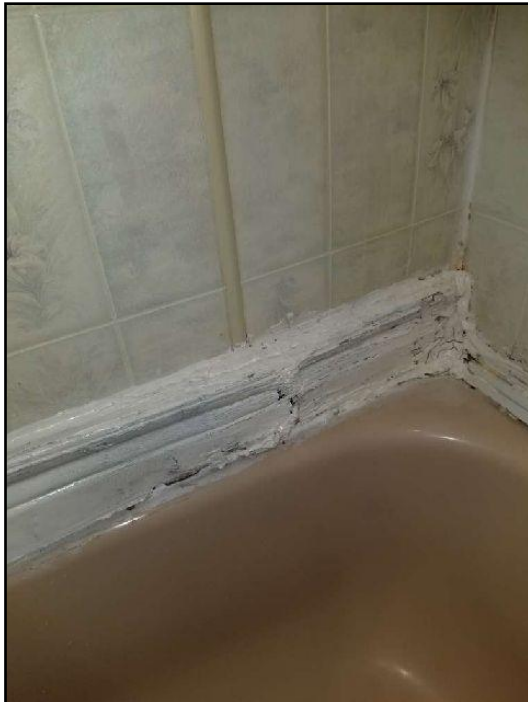
Implication(s): Hygiene issue

Location: First Floor Bathroom

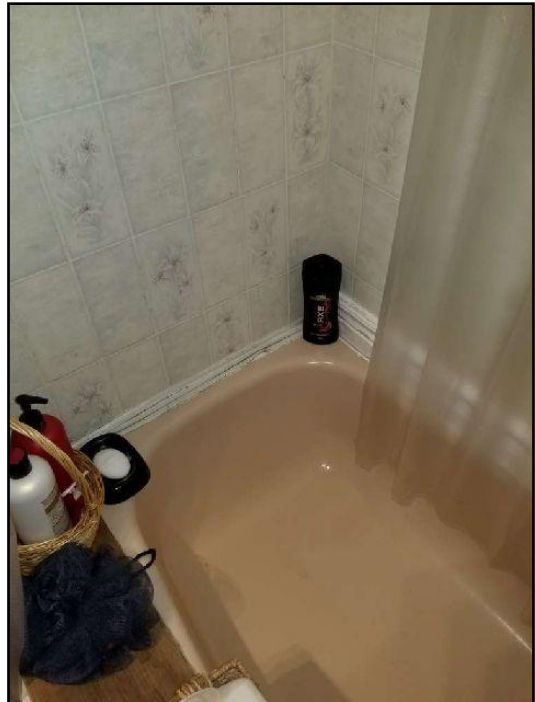
Task: Repair

Time: Immediate

Cost: Depends on work needed



114. Not smooth, impervious or water resistant



115. Not smooth, impervious or water resistant



116. Not smooth, impervious or water resistant

38. Condition: • [Unprotected window](#)

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

Location: First Floor Bathroom

Task: Improve

Time: Discretionary

Cost: Depends on approach



117. Unprotected window

FIXTURES AND FAUCETS \ Toilet

39. Condition: • Poor location of toilet, likely installed on top of waste plumbing clean-out.

Implication(s): Improper plumbing practice.

Location: Basement Laundry Area

Task: Remove

Time: Discretionary

Cost: Minor



118.

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

Weak flush, flush mechanism difficult to actuate.

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

Location: First Floor Bathroom

Task: Repair

Time: Discretionary

Cost: Minor



119. *Obstructed or weak flush*

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Major floor finishes: • [Carpet](#) • [Laminate](#) • Vinyl

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

Major ceiling finishes: • [Acoustic tile](#)

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

Glazing: • [Double](#)

Exterior doors - type/material: • Metal-clad

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Kitchen ventilation:

• Recirculating type

NOTE: Exterior vent is available, range hood configured to recirculate.

Bathroom ventilation: • Exhaust fan

Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Cosmetic issues • Appliances • Aesthetics or quality of finishes

Percent of foundation not visible: • 100 %

Recommendations

CEILINGS \ General

41. Condition: • Damage

Implication(s): Damage or physical injury due to falling materials

Location: Various Basement Bedroom Family Room

Task: Repair

Time: Discretionary

Cost: Minor



120. Damage

42. Condition: • Water stains

Bedroom closet, area runs beside plumbing vent stack, likely due to leakage from vent stack/vent stack flashing.

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

Location: First Floor Master Bedroom

Task: Repair

Time: Discretionary

Cost: Minor



121. Water stains

WALLS \ General

43. Condition: • Water stains

Minor staining of lower paneling and baseboards near rear entrance.

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

Location: Basement Family Room Utility Room

Task: Further evaluation

Time: Discretionary

Cost: Minor



122. Water stains



123. Water stains

FLOORS \ General

44. Condition: • Damage

Implication(s): Physical injury

Location: Basement Utility Room

Task: Further evaluation

Time: Discretionary

Cost: Depends on work needed



124. Damage

FLOORS \ Subflooring

45. Condition: • [Swollen waferboard](#)

Subfloor near rear entrance.

Implication(s): Weakened structure | Chance of structural movement

Location: Basement Family Room

Task: Further evaluation

Time: Discretionary

Cost: Depends on work needed



125. Swollen waferboard



126. Swollen waferboard

WINDOWS \ General

46. Condition: • [Original lower quality units](#)

Implication(s): Increased heating costs | Increased maintenance costs

Location: Basement Bedroom

Task: Replace

Time: Discretionary

Cost: Depends on approach



127. Original lower quality units



128. Original lower quality units

STAIRS \ Handrails and guards

47. Condition: • [Missing](#)

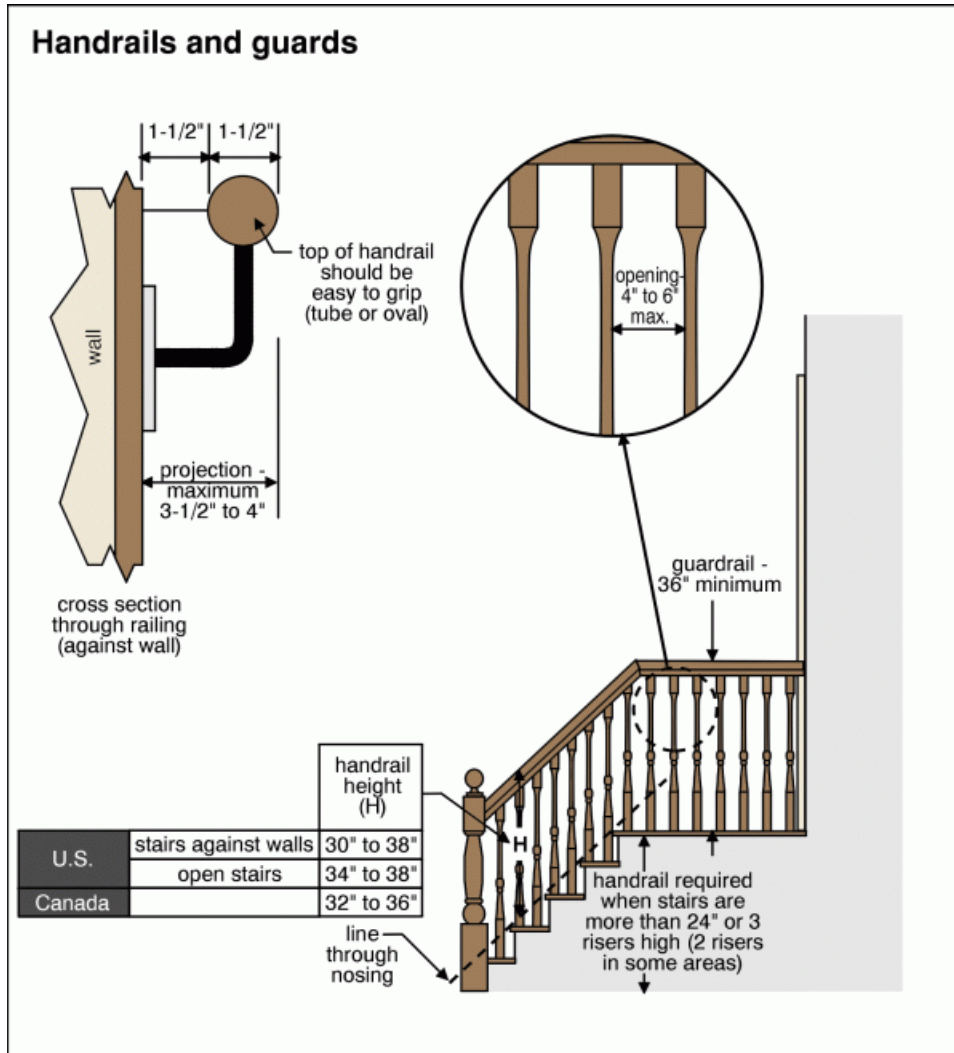
Implication(s): Fall hazard

Location: Basement Staircase

Task: Provide

Time: Discretionary

Cost: Minor





129. Missing

EXHAUST FANS \ Duct

48. Condition: • [Termination point not found](#)

Could not locate termination point for bathroom exhaust. Could not see ducting in attic space. Depending on termination point, may be contributing factor to condensation/mold issue in attic.

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

Location: First Floor Bathroom

Task: Further evaluation

Time: Discretionary

Cost: Minor

END OF REPORT