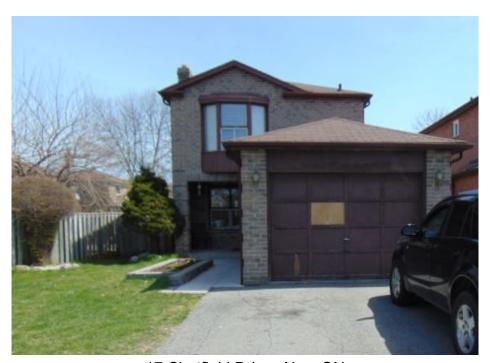
# **HOMESPECT**

# **Home Inspection Report**





17 Chatfield Drive, Ajax, ON

Inspection prepared for: Sharon Bunbury Real Estate Agent: Hala Kabboul - KellerWilliams

Date of Inspection: 4/30/2016 Time: 1:00 pm

Inspector: Robin Murray
CERTIFIED MASTER INSPECTOR License #rmurray1
Oshawa, Ontario

Phone: 905-449-2786 Email: homespect@rogers.com www.homespect.ca

# **General Information**

1. Inspector

**ROBIN MURRAY** 

2. Persons in Attendance

Listing Agent • Sellers

3. Occupancy

The property is occupied by the owner

4. Property Information

This is a single family home

5. Weather conditions

Clear

## **Exterior**

		_	
1	Driveway	$(``\cap \cap C$	1ition
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GOOD	FAIR	POOR	N/A	None
	l X l			
	<b> </b>			

Materials: Asphalt Observations:

Common cracks noted.

## 2. Exterior Wall Cladding Condition

GOOD	FAIR	POOR	N/A	None	
X					יו

Materials: Brick

#### 3. Trim Conditions

GOOD	FAIR	POOR	N/A	None
	X			

Materials: Wood Observations:

- Peeling paint observed, suggest scraping and painting as necessary.
- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.

#### 4. Window/Frame Conditions

GOOD	FAIR	POOR	N/A	None
	V			
	$\Box$			

Materials: Fixed • Sliding Frame

Observations:

- Damaged screens observed.
- Missing mortar observed on window ledge. Recommend repair to prevent water intrusion.



#### 5. Gutter Condition

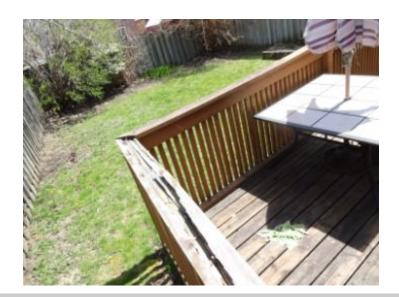
GOOD	FAIR	POOR	N/A	None
	<b>^</b>			

Materials: Aluminum Observations:

- Downspout(s) from upper roof discharges water onto roofing surface of lower roof. This will prematurely wear out shingles in this area. Recommend extending downspout to lower gutter to prolong single life.
- Loose at several areas, suggest securing as necessary.
- Nail pops noted. Recommend repair to secure to structure.
- Damaged/dented downspouts noted. Recommend replacement for better drainage flow.



6. Electric Meter Condition					
SOOD FAIR POOR N/A None Location: Left Side					
7. Gas Meter Condition					
X POOR N/A None Location: Right Side					
8. Electrical Conditions					
Observations:  No GFCI protection present, consider installing GFCI protected receptacles for safety.					
9. Exterior Faucet Conditions					
Location: Right Side Observations:  • Handle missing.					
10. Lot Grade and Drainage Conditions					
SOOD FAIR POOR N/A None Observations:  • Flat Lot					
11. Foundation Conditions					
X FAIR POOR N/A None Type: Basement					
12. Deck Condition					
Materials: Wood Observations:  • Wood deterioration observed. Suggest repairs/replacement as needed. • Suggest staining, painting or sealing deck as necessary to preserve the remaining life of the deck.					



# 13. Porch Condition

GOOD	FAIR	POOR	N/A	None	Matariala, Oanarata
×					Materials: Concrete
^ •					

# 14. General Exterior Comments

GOOD	FAIR	POOR	N/A	None
				X

## Roof

## 1. Methods Used to Inspect Roof

How Inspected: Roof inspected by walking on. • Roof inspected with remote camera.

#### 2. Roof Condition



Materials: Shingles.

## Observations:

• Recommend consultation with qualified contractor for replacement quotations in order to budget.

#### 3. Roof Flashing Condition



Materials: Metal • Rubber

Observations:

• Rubber plumbing stack boot is poorly secured. Recommend replacement when re-roofing.

## 4. Skylight Condition

GOOD	FAIR	POOR	N/A	None
ll			l x l	X

#### 5. Roof Surface Conditions

GOOD	FAIR	POOR	N/A	None
		X		

Observations:

• The roof shows extensive wear and is at or near the end of its useful life.



#### 6. Roof Comments

GOOD	FAIR	POOR	N/A	None
				X

# Garage

	1.	Garage	Floor	Condition
--	----	--------	-------	-----------

GOOD	FAIR	POOR	N/A	None	
					Ma
X					Ob

Materials: Concrete

Observations:

• Dry at the time of the inspection.

## 2. Garage Door Condition

GOOD	FAIR	POOR	N/A	None
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1 1		<b>ス</b>		

Materials: Wood Observations:

• Deterioration observed. Suggest repairs/replacement as needed.



## 3. Garage Door Opener Condition



## 4. Garage Window Conditions

GOOD	FAIR	POOR	N/A	None
			X	X

### 5. Exterior Door Condition

GOOD	FAIR	POOR	N/A	None
			X	X

# 6. Garage Electrical Condition



Observations:

• Electrical components of the garage were no tested due to personal storage/no access.

## 7. Garage Comments

GOOD	FAIR	POOR	N/A	None
				X

# Chimney

## 1. Chimney Comments

Type: Masonry Fireplace Chimney

#### 2. Chimney Condition



### 3. Flue Condition



Materials: Clay

## 4. Flashing Conditions



Materials: Metal

#### 5. Spark Arrester/Rain Cap Condition



Observations:

• No chimney rain cap observed, suggest installing a chimney rain cap to prevent the entrance of the elements and local wildlife and to preserve the life of the chimney as well as minimize maintenance.

## 6. Chimney Comments

GOOD	FAIR	POOR	N/A	None
l v l				
^				

Observations:

• My chimney review is limited to visible accessible components only.

## **Basement**

#### 1. Basement Access

Basement stairway.

#### 2. Foundation Comments



Type: Finished Basement

Observations:

• Inaccessible areas behind walls, ceiling and floor coverings are not within the scope of this report.

## 3. Basement Stairs Condition

GOOD	FAIR	POOR	N/A	None
l I				
l I	^			

Observations:

Missing guardrails observed. This is a "Safety Concern".

#### 4. Basement Floor Condition



Materials: Laminate

Observations:

Open seams observed.

#### 5. Basement Walls Condition



Materials: Paneled

Observations:

- Dry at the time of the inspection.
- No stains or evidence of moisture penetration observed.
- INFRARED scan of the perimeter walls show no signs of moisture at time of inspection.

#### 6. Basement Ceilings Condition



Materials: Drop Tile

Observations:

- Dry at the time of the inspection.
- Many tiles missing.

#### 7. Joist Condition



Materials: Conventional 2X 8 Framing

#### 8. Window Condition



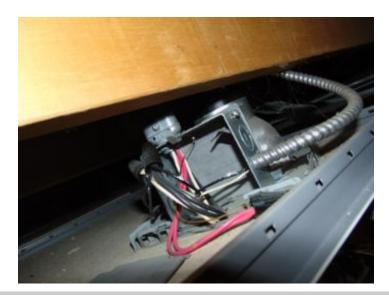
Style: Sliding Frame • Steel Frame

#### 9. Electrical Conditions

GOOD	FAIR	POOR	N/A	None
	X			

Observations:

- Loose hanging light fixture observed at laundry area, suggest repairing for safety.
- Receptacle covers missing, recommend replacing for safety.
- No 3-way lighting circuit for stairs.
- Recommend securing all loose wiring.
- Recommend removing flood light as it is poorly wired.



10. Visible Plumbing Condition
X Materials: ABS • Copper
11. Insulation Condition
GOOD FAIR POOR N/A None Observations:  • Inaccessible.
12. Distribution/Ducts
X Ducts/Registers
13. Basement Comments
GOOD FAIR POOR N/A None  X

# Plumbing

4		01 ( ((	
1	Main	Shutoff	i ocation

GOOD	FAIR	POOR	N/A	None	Matariala, Dulalia accepto
					Materials: Public supply
$\mid X \mid$					

## 2. Supply Line Condition

GOOD	FAIR	POOR	N/A	None
ll	ΙXΙ			

Materials: Copper Observations:

• Several areas of copper contacting a dissimilar metal noted. Recommend isolating these copper pipes.





## 3. Waste Line Conditions

GOOD	FAIR	POOR	N/A	None	Natariala. F
					Materials: F
$\mid X \mid$					

Materials: Public Waste

## 4. Waste Line Condition

GOOD	FAIR	POOR	N/A	None
X				

Materials: ABS

## 5. Plumbing Comments

GOOD	FAIR	POOR	N/A	None
				X

## **Electrical**

#### 1. Main Service Drop Condition

GOOD	FAIR	POUR	IN/A	None	
IXI					

Type: Main Service Drop is underground

## 2. Electrical panel Condition

GOOD	FAIR	POOR	N/A	None
X				

Type / Materials: Breakers

Observations:

- Overload protection provided by breakers.
- The main service is approximately 100 amps, 240 volts.

#### 3. Main Panel Comments



Observations:

• Dryer circuit is rated for 30 amp and has a 40 amp breaker. Recommend replacing breaker with a 30 amp.

#### 4. Smoke detector comments

GOOD	FAIR	POOR	N/A	None
X				

Location: Basement • Main Floor • Second Floor

#### 5. Electrical Comments



Observations:

• Several safety covers missing throughout the home. Recommend installing covers for safety.



# Heating

1. Heating

Type: Gas Forced Air

2. Exhaust Venting Conditions



3. Humidifier Comments

4. Air Filter Condition



Observations:

• No filter installed. Recommend installing a new filter.

5. Thermostat Condition

GOOD	FAIR	POOR	N/A	None
×				

6. Distribution Ducting Condition



Type: Ducts and Registers

7. Heating Comments

GOOD	FAIR	POOR	N/A	None
X				

Observations:

- MFG 2014
- High efficiency furnace.

## Air Conditioning

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. Air Conditioning Comments



Type: Electric • Split System

Observations:

• As most manufacturers warn against operating air conditioning units when the outside temperature is below 15\*C, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.

• MFG 2014

# Water Heater

1. Water Heater

2. Supply lines Condition

GOOD	FAIR	POOR	N/A	None	Matariala: Cannar
					Materials: Copper
X					

3. Temperature Pressure Release Valve Conditions

FAIR	POOR	N/A	None
	FAIR	FAIR POOR	FAIR POOR N/A

4. Flue Venting Conditions

GOOD	FAIR	POOR	N/A	None	. Natoriala, Matal
					Materials: Metal
^					

5. Water Heater Comments

GOOD	FAIR	POOR	N/A	None
				X

## Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1	Kitchon	Eloor	Condition	
Ι.	Nilchen		Condition	ı

GOOD	FAIR	POOR	N/A	None
X				

## 2. Kitchen Windows Condition

GOOD	FAIR	POOR	N/A	None
X				

#### 3. Kitchen Electrical Condition

GOOD	FAIR	POOR	N/A	None
×				

## 4. Traps/Drains/Supply Condition

GOOD	FAIR	POOR	N/A	None
×				

#### 5. Hood Fan Condition

GOOD	FAIR	POOR	N/A	None	Da alas datis s
					Re-circulating
X					

## 6. Kitchen Comments

GOOD	FAIR	POOR	N/A	None
1 1		II I		
1 1		II I		X
ldot				

Laundry Area					
1. Laundry Area Location					
Location: Basement					
2. Window Condition					
GOOD FAIR POOR N/A None  X X					
3. Laundry Tub/Sink Condition					
Materials: Plastic Observations: Sink is loose, suggest securing as necessary.					
4. Laundry Faucets					
GOOD FAIR POOR N/A None  X					
5. Electrical Conditions					
Observations:  • Damaged lighting fixture. Recommend replacement.					
6. Washer Hook-ups					
GOOD FAIR POOR N/A None  X					
7. Dryer Hook-ups					
SOOD FAIR POOR N/A None Observations:  • Electric					
8. Exhaust Fan Condition					
GOOD FAIR POOR N/A None  X X					
9. Laundry Comments					
GOOD FAIR POOR N/A None					

## **Attic**

## 1. Methods Used to Inspect

How Inspected: Accessible

## 2. Framing Condition

GOOD	FAIR	POOR	N/A	None	Ot T
X					Style: Truss

## 3. Sheathing Condition

GOOD	FAIR	POOR	N/A	None	Matariala, Dhawaad
					Materials: Plywood
X					

## 4. Insulation Condition

GOOD	FAIR	POOR	N/A	None	Matariala, Diagramia in acception. Eleganda a
					Materials: Blown in insulation • Fiberglass
X					Observations:
					<ul> <li>6-10" of insulation present.</li> </ul>

## 5. Ventilation Conditions

GOOD	FAIR	POOR	N/A	None	
X					,

Style: Hooded Roof Vents • Soffit Vents • Turbine Vent

## 6. Attic Comments

GOOD	FAIR	POOR	N/A	None
		l v l		
		^		

Observations:

• Bathroom fan vents into the attic space. Recommend proper vent pipe to the exterior.



# Fireplace

1. Fireplace Location

Location: The fireplace is located in the Living Room.

2. Fireplace Style

Style: Wood burning masonry fireplace.

3. Fireplace Comments

GOOD	FAIR	POOR	N/A	None
	l X l			

Observations:

A wood burning fireplace is noted in this home. This item may only be lawfully inspected by a WETT-certified contractor.
Damaged hearth.



# **Bedrooms**

## 1. Floor Condition

GOOD	FAIR	POOR	N/A	None
X				
/ <b>/                                  </b>		I I		

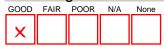
#### 2. Wall Condition



#### Observations:

- Dry at the time of the inspection.
- No stains or evidence of moisture penetration observed.

## 3. Ceiling Conditions



#### Observations:

- Dry at the time of the inspection.
- No stains or evidence of moisture penetration observed.

#### 4. Door Conditions

GOOD	FAIR	POOR	N/A	None
$\mid X \mid$				

## 5. Window Condition

GOOD	FAIR	POOR	N/A	None
X				ll

#### 6. Electrical Conditions

GOOD	FAIR	POOR	N/A	None
	X			

#### Observations:

• Unprotected closet light noted in master bedroom. Recommend installing a protective globe/cage.



#### 7. Other Interior Area Comments

GOOD	FAIR	POOR	N/A	None
				X

Bathroom (Main)
1. Bathroom Location
Location: Second Floor Common Bathroom
2. Bathroom Windows Condition
GOOD FAIR POOR N/A None  X X
3. Electrical Condition
Observations:  No GFCI protection present, suggest installing GFCI protected receptacles for safety.
4. Bathroom Exhaust Fan Condition
Observations:  Cover missing.  Fan vents into attic space. Recommend installing proper venting to the exterior.
5. Tub/Whirlpool Condition
Style: Tub
6. Tub Faucet Condition
GOOD FAIR POOR N/A None  X
7. Sink Condition
X Materials: Cultured.
8. Sink Faucet Condition
GOOD FAIR POOR N/A None  X
9. Traps/Drains/Supply Condition
GOOD FAIR POOR N/A None  X
10. Toilet Condition
GOOD FAIR POOR N/A None  X D D D D D D D D D D D D D D D D D D
11. Bathroom Comments
GOOD FAIR POOR N/A None  X

Bathroom (Powder)
1. Bathroom Location
Location: Main Floor
2. Bathroom Doors Condition  GOOD FAIR POOR N/A None  X
3. Bathroom Windows Condition  GOOD FAIR POOR N/A None  Style: Sliding Frame
4. Electrical Condition  GOOD FAIR POOR N/A None  Observations:  No GFCI protection present, suggest installing GFCI protected receptacles for safety.  Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item.
5. Bathroom Exhaust Fan Condition  GOOD FAIR POOR N/A None  X
6. Sink Condition  GOOD FAIR POOR N/A None  X
7. Sink Faucet Condition  GOOD FAIR POOR N/A None  X
8. Traps/Drains/Supply Condition  GOOD FAIR POOR N/A None  X
9. Toilet Condition  GOOD FAIR POOR N/A None  X
10. Bathroom Comments  GOOD FAIR POOR N/A None  X