

Your Inspection Report

148 Dream Home Street
Guelph, ON N1G4B2

PREPARED FOR:

JOHN SMITH

INSPECTION DATE:

Thursday, December 12, 2013

PREPARED BY:

Mike Heeley



Heeley Home Inspections Inc.
138 McArthur Crescent
Guelph, ON N1L1S3

519-835-0622

<http://www.heeleyinspections.com/>

mike@heeleyinspections.com





November 19, 2013

Dear John Smith,

RE: Report No. 1006, v.10
148 Dream Home Street
Guelph, ON
N1G4B2

Thanks again for choosing Heeley Home Inspections. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the Ontario Association of Home Inspectors. This document defines the scope and limitations of a home inspection:

<http://www.oahi.com/webdocs/StandardsofPractice-OAHI-Rev.pdf>

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 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.

Our consulting service via telephone is available at no cost to you for as long as you own the home. If you have any questions or concerns do not hesitate to contact us.

Thanks,

Sincerely,

Mike Heeley
on behalf of
Heeley Home Inspections Inc.

Heeley Home Inspections Inc.
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INVOICE

November 19, 2013

Client: John Smith

Report No. 1006, v.10

For inspection at:

148 Dream Home Street

Guelph, ON

N1G4B2

on: Thursday, December 12, 2013

Home inspection (up to 2500 sq ft)

\$400.00

Total

\$400.00

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138 McArthur Crescent
Guelph, ON N1L1S3
519-835-0622
<http://www.heeleyinspections.com/>
mike@heeleyinspections.com

SUMMARY

148 Dream Home Street, Guelph, ON December 12, 2013

Report No. 1006, v.10

<http://www.heeleyinspections.com/>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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REFERENCE

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: • [Old, worn out](#)

The asphalt shingles are worn out and should be replaced immediately.

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

Location: Roof

Task: Replace

Time: Immediate

Exterior

EXTERIOR GLASS \ Exterior trim

Condition: • [Rot](#)

The front right window trim is significantly rotted.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Front Exterior

Task: Repair

Time: Immediate

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Patios

Condition: • [Slope toward building](#)

Rear patio slopes towards the building. Correct to move water away from house.

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

Location: Rear Exterior

Task: Repair

Time: Immediate

Structure

FOUNDATIONS \ Foundation

Condition: • [Cracked](#)

Typical foundation cracks were noted throughout the foundation. At the time of the inspection we were unable to determine the specific cause of the cracking or if additional cracking will occur. Based on the conditioned observed we recommend closely monitoring the cracks for water infiltration or movement and having a qualified contractor repair them if detected.

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

Location: Throughout Exterior

Task: Monitor & repair if necessary

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Time: If necessary

FLOORS \ Columns or piers

Condition: • [Leaning](#)

Steel structural column in the basement is leaning outside acceptable tolerances.

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

Location: Basement

Task: Repair

Time: As soon as possible

FLOORS \ Joists

Condition: • [Notches or holes](#)

Floor joist cut to provide space for plumbing in mechanical room.

Implication(s): Weakened structure

Location: Utility Room

Task: Repair

Time: As soon as possible

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Double taps](#)

In the electrical distribution panel, two wires are attached to a single breaker. Most terminals are not designed to accommodate two wires. The risk of a poor connection is greater with double taps.

Implication(s): Fire hazard

Location: Utility room

Task: Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Cover loose or missing](#)

Cover plate missing off electrical junction box in utility room.

Implication(s): Electric shock | Fire hazard

Location: Utility Room

Task: Provide

Time: Immediate

Heating

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GAS FURNACE \ Venting system

Condition: • As of 2007, ABS piping is no longer an acceptable material for the purpose of venting Gas fired Furnaces & Water Heaters. Installations that pre-date Aug. 01 2007 are considered acceptable until the appliance is replaced. When you replace the appliance, or repair the venting, you will be required to upgrade the venting system with an approved material. In finished basements this may require removing and repairing portions of the ceiling finish.

Task: Replace

Time: When necessary

CHIMNEY AND VENT \ Masonry chimney

Condition: • [Spalling](#)

The masonry chimney is spalling.

Implication(s): Material deterioration

Location: Roof

Task: Repair

Time: Less than 1 year

CHIMNEY AND VENT \ Masonry chimney cap

Condition: • [Spalling](#)

The chimney cap is spalling and mortar deteriorated.

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

Location: Roof

Task: Repair

Time: Immediate

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • [Near end of life expectancy](#)

The air conditioner is 13 years old. Typical lifespan is 15 to 20 years.

Implication(s): Equipment failure | Reduced comfort

Task: Replace

Time: When necessary

AIR CONDITIONING \ Capacity

Condition: • [Possibly oversized](#)

The air conditioner maybe oversized for the size of the home.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Exterior

Task: Further evaluation

Time: Less than 1 year

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Insulation and Ventilation

ATTIC/ROOF \ Insulation

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

Attic insulation is less than current standards (R-50). For reduced heating and cooling costs add more insulation.

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve

Time: Discretionary

ATTIC/ROOF \ Hatch

Condition: • [Not insulated and not weatherstripped](#)

The attic hatch is not insulated or adequately weatherstripped.

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

Location: Attic

Task: Correct

Time: As soon as possible

Plumbing

WATER HEATER \ Life expectancy

Condition: • [Near end of life expectancy](#)

The water heater is approximately 8 years old. Typical lifespan is 8 to 12 years. Monitor closely for water or rust at the bottom of the tank replace when necessary.

Implication(s): No domestic hot water

Location: Utility Room

Task: Replace

Time: When necessary

WATER HEATER \ Temperature/pressure relief valve

Condition: • [Discharge tube missing](#)

Discharge tube for pressure release valve missing from hot water heater.

Implication(s): Scalding

Location: Utility Room

Task: Repair

Time: Immediate

WASTE PLUMBING \ Traps - installation

Condition: • [Wrong type](#)

Waste plumbing for laundry basin has an S-trap. The implication of an S-trap is siphoning of the water in the trap and possible sewer gases entering the living environment.

Implication(s): Sewer gases entering the house

Location: Laundry Area

Task: Repair

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Time: Immediately

WASTE PLUMBING \ Venting system

Condition: • [Automatic air vents](#)

Improper automatic vents installed in waste plumbing system under kitchen sink.

Implication(s): Sewer gases entering the house

Location: Kitchen

Task: Correct

Time: As soon as possible

Interior

STAIRS \ Handrails

Condition: • [Missing](#)

Stairs from garage to mudroom have no handrail.

Implication(s): Fall hazard

Location: First Floor Garage

Task: Provide

Time: Immediate

Cost: Minor

BASEMENT \ Wet basement - evidence

Condition: • [Dampness on floor or walls](#)

Elevated levels of moisture detected in the rear basement wall. Further evaluation required by a qualified contractor to confirm the moisture and provide a repair solution.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Basement

Task: Further evaluation and repair

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

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

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Old, worn out](#)

The asphalt shingles are worn out and should be replaced immediately.

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

Location: Roof

Task: Replace

Time: Immediate



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Description

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

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

Lot slope: • [Away from building](#)

Wall surfaces : • Brick

Wall surfaces : • [Metal siding](#)

Driveway: • Concrete

Limitations

Inspection limited/prevented by: • Car in garage • Poor access under steps, deck, porch

Recommendations

ROOF DRAINAGE \ Downspouts

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

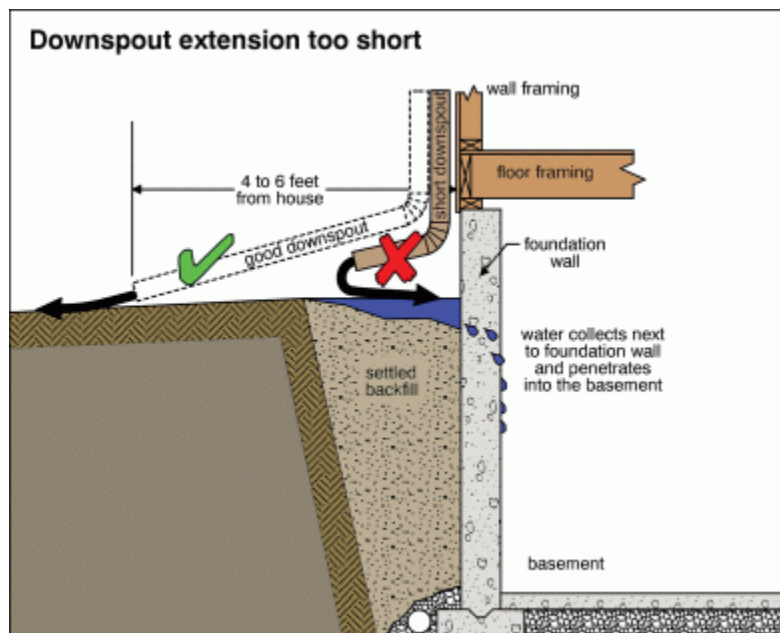
Downspout discharging too close to building. Extend 4 to 6 feet from foundation to mitigate the chances of water infiltration into the basement.

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

Location: West Exterior

Task: Correct

Time: As soon as possible



[Click on image to enlarge.](#)

EXTERIOR

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WALLS \ Flashings and caulking

3. Condition: • [Caulking missing or ineffective](#)

Exterior wall penetrations for air conditioner refrigerant lines need to be caulked to reduce the likelihood of moisture infiltration.

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

Location: South Exterior Wall

Task: Repair

Time: As soon as possible



EXTERIOR

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EXTERIOR GLASS \ Exterior trim

4. Condition: • [Rot](#)

The front right window trim is significantly rotted.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Front Exterior

Task: Repair

Time: Immediate



PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Patios

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

Rear patio slopes towards the building. Correct to move water away from house.

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

Location: Rear Exterior

Task: Repair

Time: Immediate



EXTERIOR

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LANDSCAPING \ General

6. Condition: • [Vines](#)

Vines growing on east side of home can damage finishes and shorten the life of exterior wall cladding.

Implication(s): Chance of damage to finishes

Location: East Exterior

Task: Remove

Time: Less than one year



Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Steel beams

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

Roof and ceiling framing: • [Rafters/roof joists](#)

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings

Percent of foundation not visible: • 90 %

Recommendations

FOUNDATIONS \ Foundation

7. Condition: • [Cracked](#)

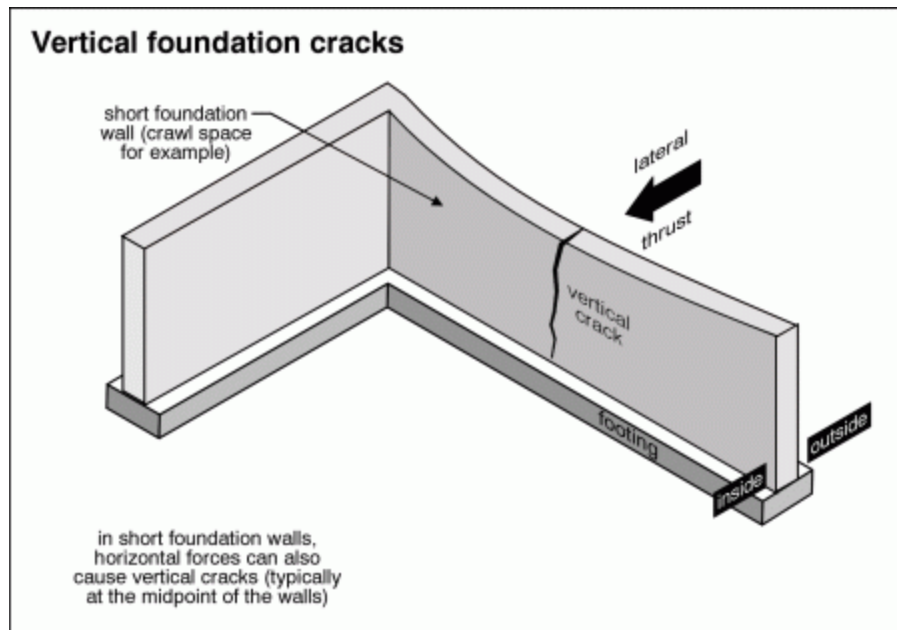
Typical foundation cracks were noted throughout the foundation. At the time of the inspection we were unable to determine the specific cause of the cracking or if additional cracking will occur. Based on the conditioned observed we recommend closely monitoring the cracks for water infiltration or movement and having a qualified contractor repair them if detected.

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

Location: Throughout Exterior

Task: Monitor & repair if necessary

Time: If necessary



[Click on image to enlarge.](#)

FLOORS \ Columns or piers

8. Condition: • [Leaning](#)

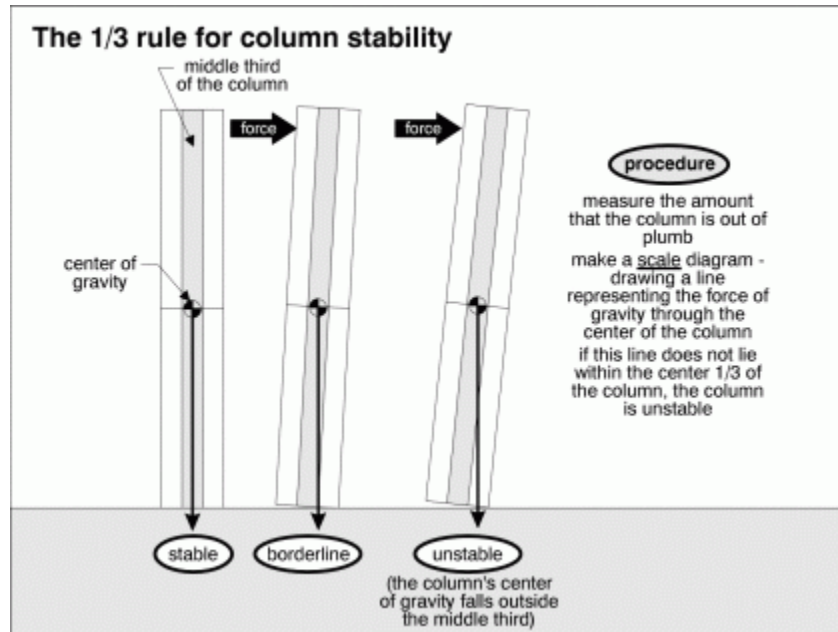
Steel structural column in the basement is leaning outside acceptable tolerances.

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

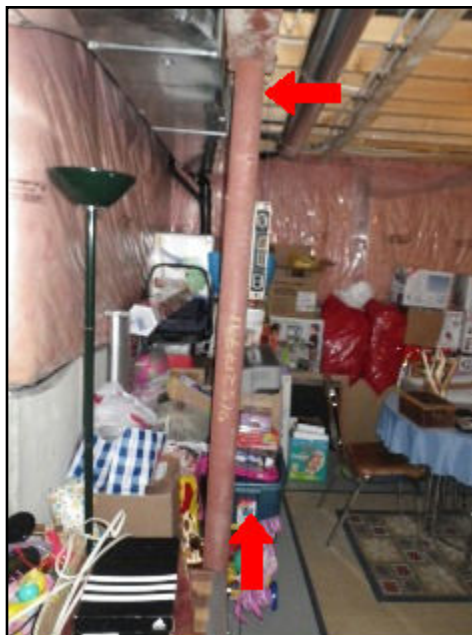
Location: Basement

Task: Repair

Time: As soon as possible



[Click on image to enlarge.](#)



FLOORS \ Joists

9. Condition: • [Notches or holes](#)

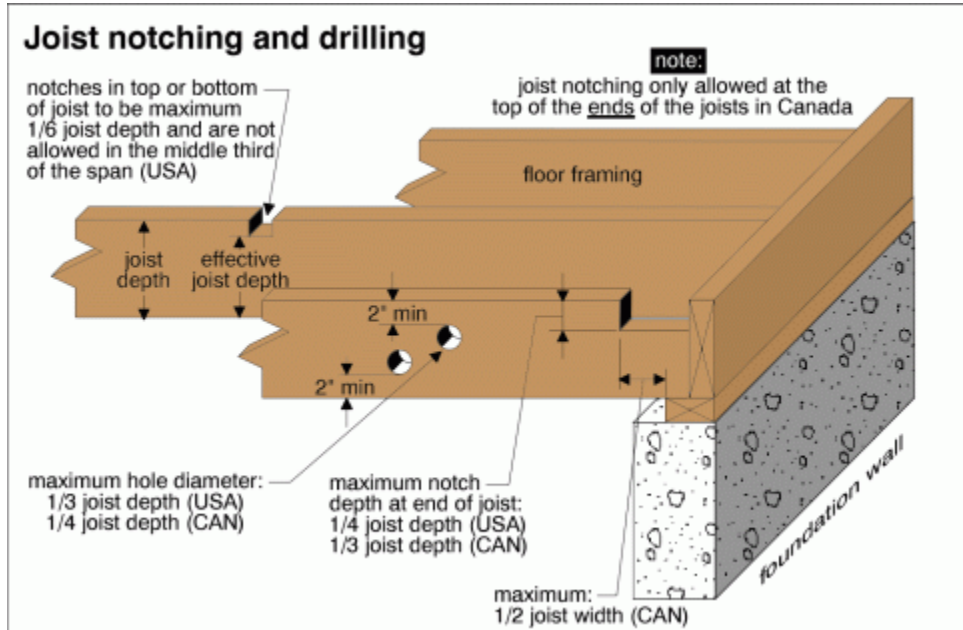
Floor joist cut to provide space for plumbing in mechanical room.

Implication(s): Weakened structure

Location: Utility Room

Task: Repair

Time: As soon as possible



[Click on image to enlarge.](#)



Description

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

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

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

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

System grounding material and type: • [Copper - water pipe](#)

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

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

10. Condition: • [Openings in panel](#)

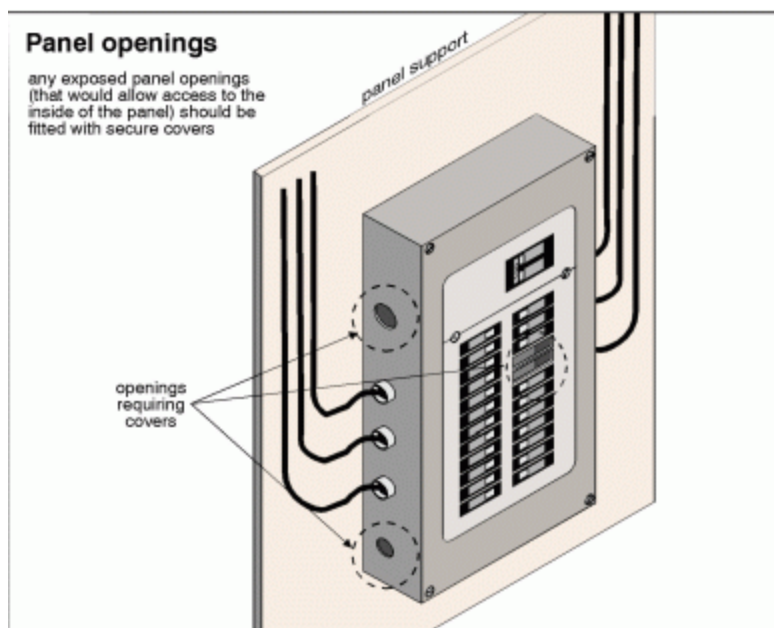
Opening in electrical distribution panel cover.

Implication(s): Electric shock | Fire hazard

Location: Utility room

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)



11. Condition: • [Double taps](#)

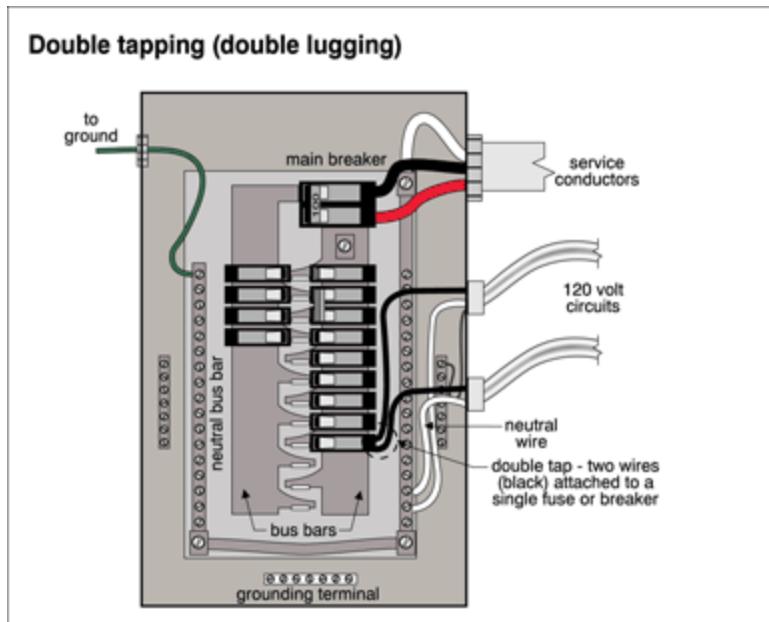
In the electrical distribution panel, two wires are attached to a single breaker. Most terminals are not designed to accommodate two wires. The risk of a poor connection is greater with double taps.

Implication(s): Fire hazard

Location: Utility room

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

ELECTRICAL

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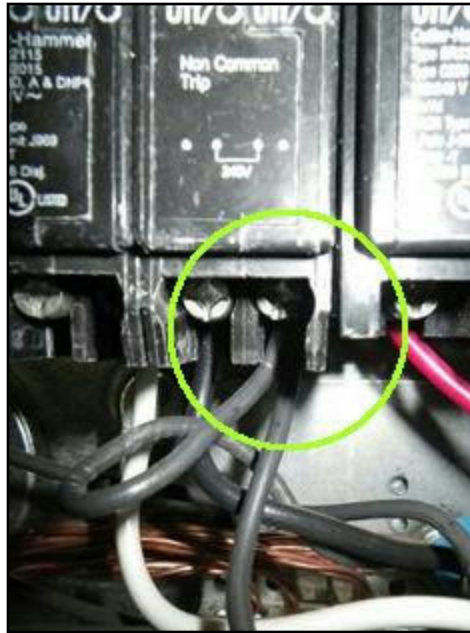
COOLING

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DISTRIBUTION SYSTEM \ Junction boxes

12. Condition: • [Cover loose or missing](#)

Cover plate missing off electrical junction box in utility room.

Implication(s): Electric shock | Fire hazard

Location: Utility Room

Task: Provide

Time: Immediate



HEATING

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

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

Approximate capacity: • 120,000 BTU/hr

Efficiency: • [High-efficiency](#)

Approximate age: • [7 years](#)

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

Main fuel shut off at: • Meter

Chimney/vent: • ABS plastic

Chimney liner: • [Clay](#)

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

Recommendations

GAS FURNACE \ Venting system

13. Condition: • As of 2007, ABS piping is no longer an acceptable material for the purpose of venting Gas fired Furnaces & Water Heaters. Installations that pre-date Aug. 01 2007 are considered acceptable until the appliance is replaced. When you replace the appliance, or repair the venting, you will be required to upgrade the venting system with an approved material. In finished basements this may require removing and repairing portions of the ceiling finish.

Task: Replace

Time: When necessary

CHIMNEY AND VENT \ Masonry chimney

14. Condition: • [Spalling](#)

The masonry chimney is spalling.

Implication(s): Material deterioration

Location: Roof

Task: Repair

Time: Less than 1 year

HEATING

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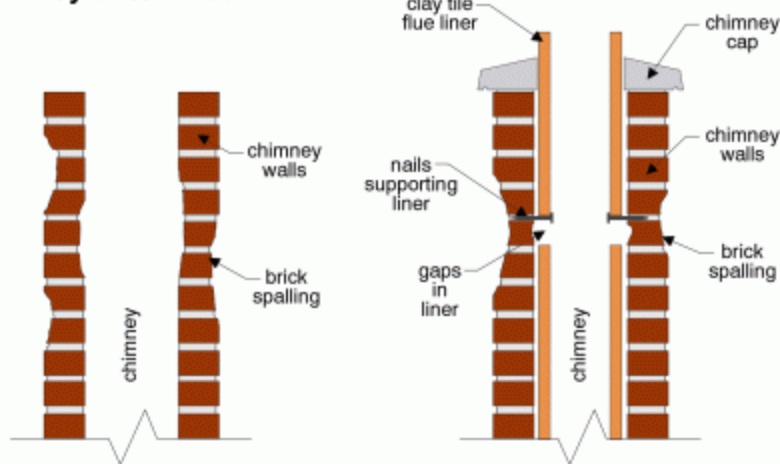
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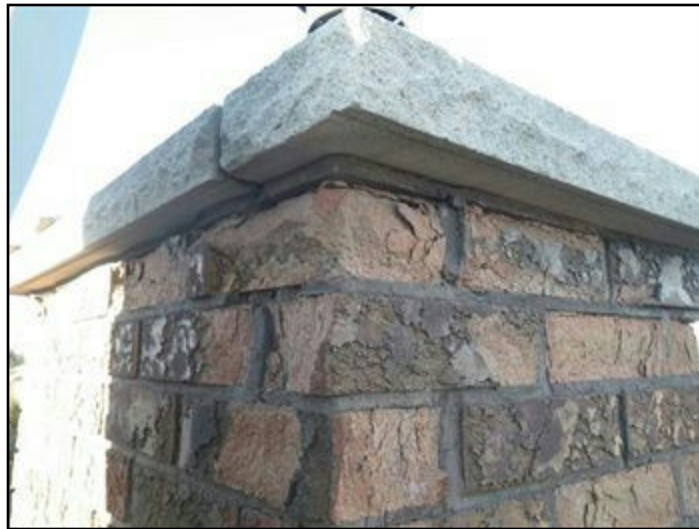
Chimney deterioration



unlined chimneys are particularly prone to damage caused by condensation of flue gases - the damage tends to be worse near the top of the chimney

even lined chimneys can suffer from condensation related brick damage

[Click on image to enlarge.](#)



CHIMNEY AND VENT \ Masonry chimney cap

15. Condition: • [Spalling](#)

The chimney cap is spalling and mortar deteriorated.

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

Location: Roof

Task: Repair

Time: Immediate

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COOLING & HEAT PUMP

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Description

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

Cooling capacity: • [36,000 BTU/hr](#)

Compressor approximate age: • 13 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [High](#)

Limitations

Heat gain calculations: • Not done as part of a building inspection

Recommendations

AIR CONDITIONING \ Life expectancy

16. Condition: • [Near end of life expectancy](#)

The air conditioner is 13 years old. Typical lifespan is 15 to 20 years.

Implication(s): Equipment failure | Reduced comfort

Task: Replace

Time: When necessary

AIR CONDITIONING \ Capacity

17. Condition: • [Possibly oversized](#)

The air conditioner maybe oversized for the size of the home.

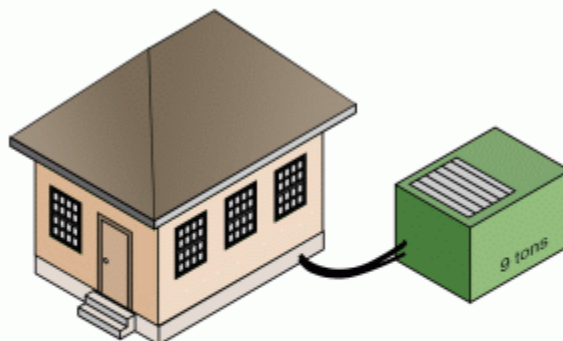
Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Exterior

Task: Further evaluation

Time: Less than 1 year

Bigger is not better



an air conditioner that is **too large** will:
cycle on and off more frequently - potentially causing
premature compressor failure
cool the house too quickly - (satisfying the thermostat and
shutting down) before the house can be sufficiently
dehumidified

[Click on image to enlarge.](#)

INSULATION AND VENTILATION

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

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

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

Attic/roof air/vapor barrier: • [Plastic](#)

Limitations

Attic inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

ATTIC/ROOF \ Insulation

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

Attic insulation is less than current standards (R-50). For reduced heating and cooling costs add more insulation.

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve

Time: Discretionary

ATTIC/ROOF \ Hatch

19. Condition: • [Not insulated and not weatherstripped](#)

The attic hatch is not insulated or adequately weatherstripped.

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

Location: Attic

Task: Correct

Time: As soon as possible

INSULATION AND VENTILATION

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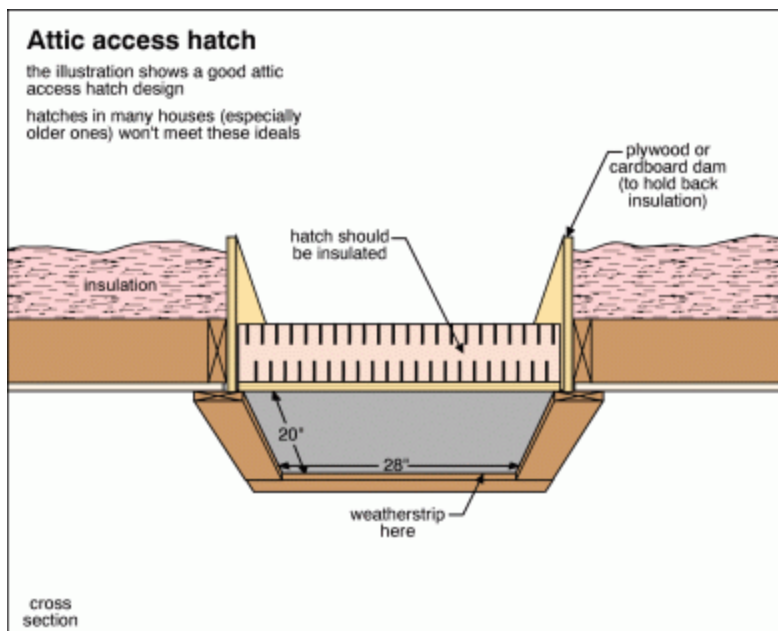
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[Click on image to enlarge.](#)

Description

Water supply source: • Public

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

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

Main water shut off valve at the: • South • Basement

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

Water heater type: • [Induced draft](#) • Owned

Tank capacity: • 189 liters

Water heater approximate age: • 8 years

Typical life expectancy: • 8 to 12 years

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

Limitations

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

Recommendations

WATER HEATER \ Life expectancy

20. Condition: • [Near end of life expectancy](#)

The water heater is approximately 8 years old. Typical lifespan is 8 to 12 years. Monitor closely for water or rust at the bottom of the tank replace when necessary.

Implication(s): No domestic hot water

Location: Utility Room

Task: Replace

Time: When necessary

WATER HEATER \ Temperature/pressure relief valve

21. Condition: • [Discharge tube missing](#)

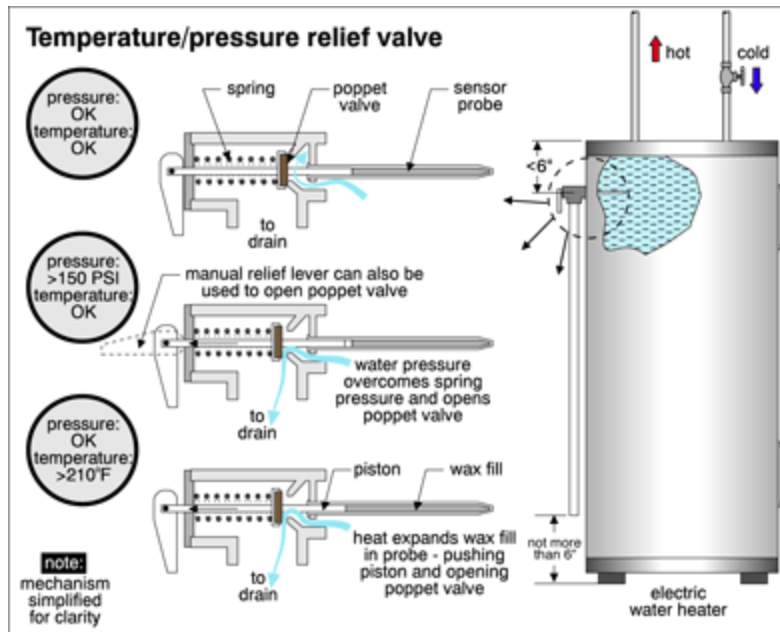
Discharge tube for pressure release valve missing from hot water heater.

Implication(s): Scalding

Location: Utility Room

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)



WASTE PLUMBING \ Traps - installation

22. Condition: • [Wrong type](#)

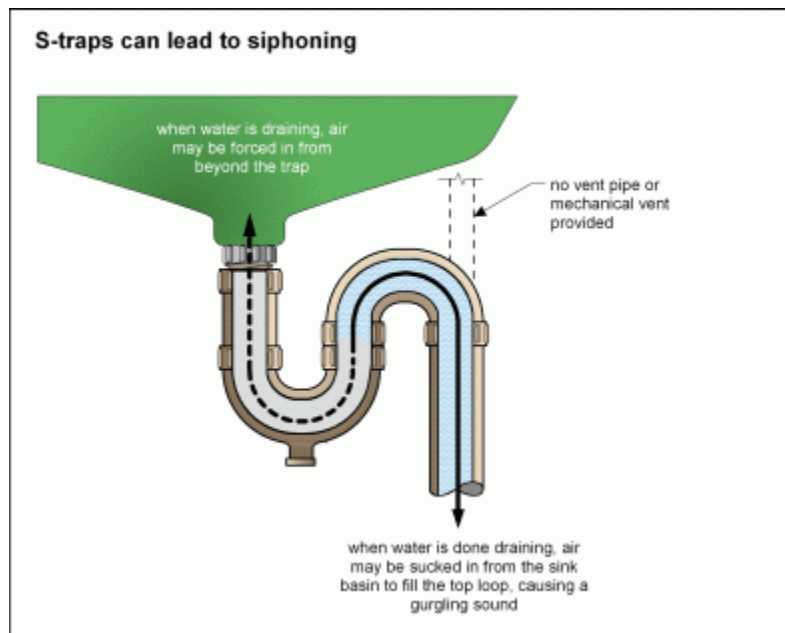
Waste plumbing for laundry basin has an S-trap. The implication of an S-trap is siphoning of the water in the trap and possible sewer gases entering the living environment.

Implication(s): Sewer gases entering the house

Location: Laundry Area

Task: Repair

Time: Immediately



[Click on image to enlarge.](#)



WASTE PLUMBING \ Venting system

23. Condition: • [Automatic air vents](#)

Improper automatic vents installed in waste plumbing system under kitchen sink.

Implication(s): Sewer gases entering the house

Location: Kitchen

Task: Correct

PLUMBING

148 Dream Home Street, Guelph, ON December 12, 2013

Report No. 1006, v.10

<http://www.heeleyinspections.com/>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Time: As soon as possible



Description

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

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

Glazing: • [Double](#)

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

Limitations

Inspection limited/prevented by: • Almost every basement leaks given the right conditions. Based on a one-time visit it is difficult to know how often or how badly this basement may leak. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspout's, and poor lot grading, are common causes of basement leakage problems.

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Basement leakage: • Storage in basement limited inspection

Recommendations

RECOMMENDATIONS \ Overview

24. Condition: • This inspection does not identify environmental concerns. For more information please see the supplementary section at the end of the report.

25. Condition: • Always hire a qualified licensed contractor to perform any estimations or work on the property. Make sure that Permits are obtained prior to beginning work and that the work is inspected.

STAIRS \ Handrails

26. Condition: • [Missing](#)

Stairs from garage to mudroom have no handrail.

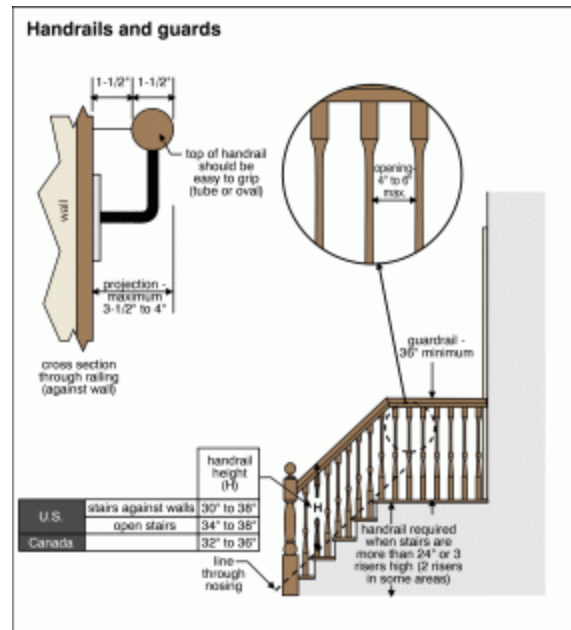
Implication(s): Fall hazard

Location: First Floor Garage

Task: Provide

Time: Immediate

Cost: Minor



Click on image to enlarge.



BASEMENT \ Leakage

27. Condition: • [Leakage - Read these articles before undertaking any action](#)

BASEMENT \ Wet basement - evidence

28. Condition: • [Dampness on floor or walls](#)

Elevated levels of moisture detected in the rear basement wall. Further evaluation required by a qualified contractor to confirm the moisture and provide a repair solution.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Basement

Task: Further evaluation and repair

INTERIOR

148 Dream Home Street, Guelph, ON December 12, 2013

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SUMMARY

ROOFING

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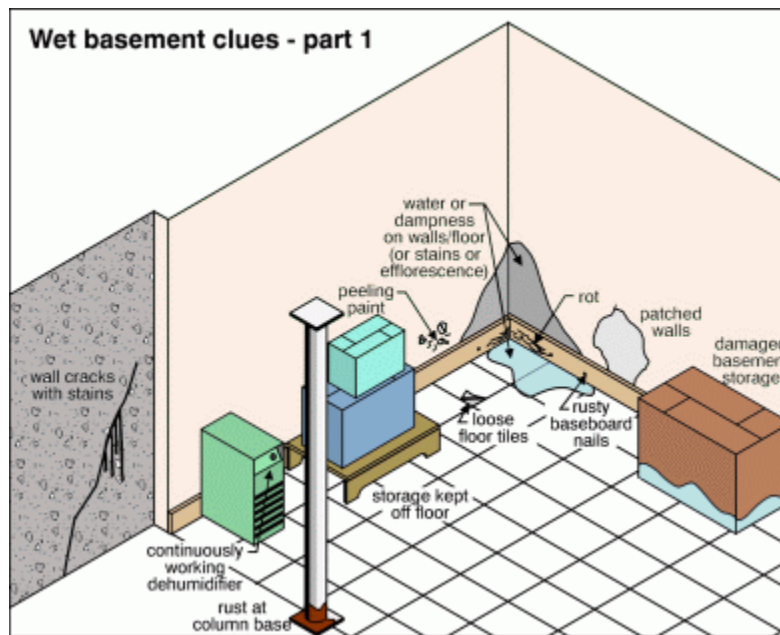
INSULATION

PLUMBING

INTERIOR

REFERENCE

Time: Immediate



[Click on image to enlarge.](#)

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