



1062 Brandywine Crt
Manotick ON K4M 1J2
(613) 230-8500
Invest in Your Home's Future

Customer
John Smith
Mary Smith

Address of Inspection
659 Front St
Ottawa, ON



Report ID: SAMPLE
Inspected by: Garnett Hamilton

Inspection Date: 2005-04-12
Weather:
Temperature:
Start Time: 12:45 PM **Stop Time:** 3:45 PM

CONFIDENTIAL PROPERTY INSPECTION REPORT

The inspection report has not been written for the purpose of renegotiating the price of the property, nor should it be interpreted as an opinion of the market value thereof. The owner may decide to correct or not to correct any shortcomings listed in the report.

This report is confidential and is furnished solely for the use and benefit of the individual client or entity to which it is addressed. It is not intended to be for the benefit of any other party not named in the report and the inspection agreement. This report is the copyrighted work of Hamcrest Inspections Inc. Reproduction, dissemination, distribution, or copying of the Report without the permission of Hamcrest Inspections Inc. is strictly prohibited.

Important notice to all Third Party or other purchasers: the Inspector does not authorize receipt of this Report by any other purchasers of this property other than the party(s) identified in the invoice. The Inspector advises against any reliance on this report, and recommends that you retain a qualified professional inspector to provide you with your own inspection report on this property.

Date: 2005-04-12	Time: 12:45 PM	Report ID: SAMPLE
Property: 659 Front St Ottawa, ON	Customer: John Smith Mary Smith	Real Estate Professional: Private Sale

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector for further inspection should be considered urgent and should be completed PRIOR to purchase so that the condition of the property is fully understood. Any items marked as major defects imply that three quotes should be obtained from qualified contractors PRIOR to purchase so that upcoming maintenance costs are understood. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = Visual inspection of the item, component or unit was completed and, if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = Visual inspection of the item, component or unit was not completed and no representations are made of whether or not it was functioning as intended. The report will state a reason for the item, component or unit not being inspected.

Not Present (NP) = This item, component or unit is not in this home or building.

Further Investigation Req'd (FI) = The item, component or unit needs further inspection by a qualified specialist to determine the need for remedial action. A home inspection is performed to a generalist level and fully investigating the issue is beyond the scope of a home inspection. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Health and Safety (HS) = The item, component or unit needs immediate attention due to a health and safety concern. Repair or replacement should be undertaken as soon as possible to mitigate the risk to occupants and to visitors, as well as reducing liability risk.

Major Defect (MD) = The item, component or unit needs repair or replacement in the near term that is likely to cost more than \$1500. Three quotes for the necessary work should be obtained PRIOR to purchase of the home to ensure that the cost impact is understood.

Client Is Present:
Yes

Age Of Home:
1985-1989

Water Test:
No

Weather:
Clear

Temperature:
16 to 20 C

Rain in last 3 days:
Yes



INVOICE

1062 Brandywine Crt
 Manotick ON K4M 1J2
 (613) 230-8500
 GST# 86717 4708 RT001

Inspection Date:2005-04-12
 Report ID: SAMPLE
 Inspected By: Garnett Hamilton

Customer Info:	Inspection Property:
John Smith Mary Smith 123 Main St Ottawa ON Customer's Real Estate Professional: Private Sale	659 Front St Ottawa, ON

Inspection Fee:

Service	Price	Amount	Sub-Total
Single Family, Detached< 2500 sq. ft.	350.47	1	350.47

GST \$24.53
Total Price \$375.00

Payment Method:Cheque
Payment Status:Paid At Time Of Inspection
Note:

Signed on behalf of Hamcrest Inspections Inc. by

For your information, a digital signature is a mathematical operation performed on a document to accomplish two things. It proves that the document has not been tampered with and if you are on-line, the validity of the signature can be checked by clicking on the signature above.

HOME INSPECTION AGREEMENT

**These Limitations and Conditions explain the scope of your Home Inspection.
Please read them carefully before signing this Agreement.**

The goal is to identify major defects requiring a potential expense of approximately \$1,500 or more over the short term and to provide you with a better understanding of the existing conditions of the house within the scope of the inspection. While some less important deficiencies are addressed, an all inclusive list of minor building issues is not provided. In order to remain in good condition, houses have to be maintained. A general rule of thumb is that an average figure of **one percent of the value of the house should be set aside** for annual maintenance and repairs.

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 Home Inspection provides you with a basic overview of the condition of the property.** Because Hamcrest Inspections Inc. (hereinafter known as the Company) 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 Engineering Specialist. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost.

Each house has many identical components, such as electrical outlets and windows. A representative sample of these items is checked. The inspection may be limited where areas are not readily accessible, not available for inspection, or pose an unreasonable safety risk to the inspector. Each inspection is different in these regards, as each house is different, and therefore some deficiencies that could be detectable may go un-noted. Without dismantling the house or its systems, inferences are often drawn which cannot be confirmed by direct observation. It should be understood that the risk of purchasing can be reduced; however, we cannot eliminate it, nor assume it.

2. **A Home Inspection does not include identifying defects in any building components that are hidden behind walls, floors or ceilings.**

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, during your inspection it may not be discovered that leaks occur only during certain weather conditions.

Exterior Insulation Finishing System (EIFS), also known as "synthetic stucco", is not inspected for moisture entrapment behind the finish and we do not inspect for proper installation. Nor do we comment on the past, present, or future performance of EIFS cladding.

A home inspection will not find conditions that may only be visible when storage or furniture is moved. We do not remove wallpaper, look behind pictures or lift flooring to look underneath. We do not relocate the personal property of the vendor.

3. **The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property.**

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, 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 radon or the past or present use of insecticides, fungicides, herbicides or pesticides. The Inspection does not include looking for, or commenting on, the past or present use of chemical termite treatments in or around the property.

4. **We are not responsible for, and 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, mould or mildew, including that which may be present behind walls or under floors. You should note that whenever there is water damage noted in the report, there is a possibility that mould 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 Indoor Air Quality Consultant who can test for toxic materials, mould and allergens at additional cost.

5. **The Home Inspection does not include looking for and we are not responsible for fuel oil, septic or gasoline tanks that may be buried on the property.**

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether or not this is a potential problem.

6. **The inspection is not meant to address conformity or compliance to the Ontario Building Code, Ontario Electrical Safety Code, gas code, other applicable codes, regulations, or zoning of any kind.** If there are doubts about the building's conformance to applicable codes, the appropriate authorized inspector should be contacted.
7. **Statute of Limitations:** The Client agrees that no action may be brought to recover damages against the Hamcrest Inspections Inc. more than one (1) year after the delivery of the report to the client. We will have no liability to the Client for any claim or complaint if conditions have been disturbed, altered, repaired or replaced or otherwise changed before we have had a reasonable period of time to investigate.
8. **Scope of the work:** This inspection is done to a generalist level. The intent of this visual inspection is to look for "**exposed to view**" things which need major repair or further evaluation by a specialist. It is limited to the readily accessible and visible major system (electrical, plumbing, etc.), components and equipment within the bounds of the primary home and attached garage on the property. Weather limitations affecting the extent of the work are accepted without additional burden to Hamcrest Inspections Inc. Septic systems are excluded from this inspection.
9. **Agreement in writing:** If there is any conflict between any provision written or typed in this Agreement and any provision in the printed portion thereof, the written or typed provision shall supercede the printed provision to the extent of the conflict. This Agreement shall constitute the entire Agreement between Hamcrest Inspections Inc. and the Client. There is no representation, warranty, collateral agreement or condition, which affects the Agreement other than as expressed herein. The Agreement shall be read with all changes of gender or number as required by the context.
10. **Disclosure:** This report is the copyrighted work of the Company. One copy is prepared for the sole, confidential, and exclusive use and possession of the Client. Distribution, dissemination, or disclosure of this report to real estate agents, sellers, lenders, or other parties intimate to this particular transaction for any purpose without the express permission of the Company is strictly prohibited. The Client agrees to indemnify and save the Company from any damages arising out of claims against the Company by third parties to whom the Client has released the Home Inspection Report in contravention of this agreement.
11. **Severability:** If any tribunal determines that any portion of this contract is unenforceable, that tribunal shall enforce the remainder of the contract as if the unenforceable portion did not exist.

THIS CLAUSE LIMITS THE LIABILITY OF HAMCREST INSPECTIONS INC.:

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the **Limitations and Conditions** set out in this Agreement. The report 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 the **Ontario Association of Home Inspectors**. A copy of these Standards is provided for your reference.

The Report produced by Hamcrest Inspections Inc. is an opinion of the **present condition** of the property. I understand that this work cannot accurately and completely assess risk, detect all flaws, predict all occurrences, or make all assurances. I accept that this will not eliminate my risk and I will not burden Hamcrest Inspections Inc. with such a risk. I understand that this is no warranty, guarantee, or insurance policy though some jurisdictions may imply such. I will purchase such instruments from others if I desire. I understand that the purchase decision remains 100% mine(ours).

The liability of Hamcrest Inspections Inc. (the Company) arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection except as otherwise provided by law.

I warrant that I, or my agent, have made all the necessary arrangements with the selling parts for the Company to enter and inspect the property described in this agreement.

I have read, understood and accepted the terms of this Agreement **including the Limitations and Conditions on the proceeding two pages.**

Date: _____ Time: _____

Client Signature: _____ *SIGNED COPY OF AGREEMENT ON FILE* _____

Client Signature: _____ *SIGNED COPY OF AGREEMENT ON FILE* _____

Reviewed with Client: Date: _____ Time: _____ Hamcrest Inspections: *on file* Client: *on file* _____

Note: The inspection report is for the **exclusive use of the client named above**. No use of the information by any other party is permitted without the express written consent of Hamcrest Inspections Inc.

Clarification of Home Inspection Expectations

Things cosmetic in nature and/or which are visually obvious may not generally be reported. Example: soiled carpet, etc. Unless you can accept this service on a value added basis, (adding to your understanding not eliminating or even accurately quantifying your risks) please do not commission this work. There are literally thousands of variables to consider and we are relatively certain that some things will escape our attention. If your expectations go beyond a much more experienced set of eyes than yours, or if you are looking for assurances about the future, please stop now. This inspection is built on the premise that all houses have problems but they are not always detectable. All houses require maintenance and repairs. If problems are left unattended they will grow larger and more expensive. If you cannot accept these premises you should seriously question whether home ownership is the right housing option for you.

*We **cannot** assure you with complete certainty ...*

1. That your house is free of major problems, structural or otherwise.
2. That the air or water of the house is clean or even safe.
3. That water will not seep into your basement after prolonged or heavy rains or thawing ground conditions.
4. That water or snow will not get through your roofing or siding.
5. That your house is safe and secure and cannot be readily broken into.
6. That mechanical equipment will continue to operate even for 10 minutes after our inspection.
7. That thermostats or timers will function properly, or across a range.
8. That your house conforms to current or past codes, or government regulations.
9. That heat exchangers in furnaces are intact or safe.
10. That your heating and air conditioning equipment will keep you comfortable in all rooms under all weather conditions.
11. That your foundation that is hidden behind finished walls is structurally sound.
12. That insects are not actively infesting the house.
13. That you won't experience ice damming when cold weather and snows occur.
14. That fireplaces won't smoke, especially during windy weather.
15. That rainwater won't migrate through masonry, stone, or other sidings.
16. That moisture won't form around refrigerator gaskets in humid weather.
17. That sealed refrigerant systems won't leak refrigerant, even this very day.
18. That your water heater will supply all the hot water you would like.
19. That repairs thought to be capable of being made, are economically feasible or readily available at a fair price.
20. That repair people can be readily found or will be willing to guarantee their work, or will even provide fixed estimates.

*You **can** be certain ...*

1. That you will experience problems and headaches. Expect the unexpected.
2. That you will find opinions that differ from ours.
3. That you will have to spend money on problems or repairs not noted in our inspection.
4. That if you do not act on the warnings given during the inspection you are probably accepting larger unseen risks.
5. That if you don't inspect and maintain your roof you will probably get some leakage.
6. That if you don't keep your gutters clean, downspouts extended, and maintain drainage away from your home you have a high chance of experiencing seepage into a crawl space or basement.
7. That if you don't maintain grouting and caulking all around tubs and showers and their hardware and edges you will probably experience some leakage beneath bathrooms.
8. That not removing hoses or draining hose bibs in cold weather areas may result in a freeze.
9. If you do not routinely maintain your drains you will probably experience some backing up of sink and tub drains.
10. That if you don't clean your humidifier routinely it won't work.
11. Mechanical items will sometimes operate intermittently.
12. That we cannot possibly approximate the utility usage of the house.
13. No matter what the weather, some less than perfect condition for inspecting or reporting will exist.
14. That weather changes are to be expected and that severe or unusual weather may cause damages or problems.
15. That both major and minor problems can readily escape detection.
16. That problems will generally not be found or suspected in the absence of symptoms, clues, or telltales.
17. That symptoms, clues, or telltales can and often are effectively covered up.
18. That not acting on repair recommendations to retaining walls may quickly see more extensive repairs needed.
19. That smoke and CO alarms will not save lives if the batteries are dead.
20. That failure to maintain and service well or septic systems will almost certainly result in a failure and increased expense.

I recognize the need to educate myself and to act on the recommendations given before taking ownership of the property. I recognize that a visual inspection is typically limited to about 2/3 of the risks I may face and that it can not inform me of the remaining 1/3 and will follow-up with technical specialists. I know to visit the house after rains, snows, windstorms, etc. to check for leakage and other damage. I will execute a thorough pre-settlement inspection, checking all window and door operations, operating all appliances fully, and asking questions of the owner/occupant in writing.

Signature SIGNED COPY ON FILE Date _____

General Summary



**1062 Brandywine Crt
Manotick ON K4M 1J2
(613) 230-8500**

Customer
John Smith
Mary Smith

Property Address
659 Front St
Ottawa, ON

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. **Any and all repairs decided upon should be performed by qualified specialists and warranties obtained for the completed work.** Hamcrest Inspections Inc. does not offer "reinspection" services, as to do so would imply a warranty on repairs that have been made.

This summary is not the entire report. The complete report may include additional information of concern to the customer. It is strongly recommended that the complete report be read.

INSULATION AND VENTILATION:

5.6 DUCTS IN UNHEATED SPACES

Inspected

The south bedroom on the home is located over the garage and one heating duct passes over the garage. While builder's normally put extra insulation between a garage and living space, rooms located over a garage are always cooler than other rooms in the home. You should be aware that there may be a need for supplemental heating in this bedroom.

This summary does not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To Hamcrest Inspections Inc.

Health and Safety Summary



**1062 Brandywine Crt
Manotick ON K4M 1J2
(613) 230-8500**

Customer
John Smith
Mary Smith

Property Address
659 Front St
Ottawa, ON

This summary lists items, components or units that need immediate attention due to a health and safety concern. Repair or replacement should be undertaken as soon as possible to mitigate the risk to occupants and to visitors, as well as reducing liability risk.

This summary is not the entire report. The complete report may include additional information of concern to the customer. It is strongly recommended that the complete report be read.

EXTERIOR:

3.5 GARAGE DOOR OPERATORS

Inspected, Health/Safety

Automatic opener for the garage door on the front of the home will not reverse when met with resistance. Recommend adjusting the reverse threshold every six months in accordance with the manufacturer's instructions.

ELECTRICAL SYSTEMS:

6.9 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected, Health/Safety

GFCI outlet defective (grounded, but won't trip with test-plug) on the master bathroom. Recommend that this outlet be replaced by a qualified electrician.

PLUMBING SYSTEM:

9.1 PUMP/PRESSURE TANK

Inspected, Health/Safety

The property has a drilled well and the casing is not visible above ground. This makes it very likely that groundwater is entering the well through the top of the casing. Groundwater can carry pesticides and fertilizer into your drinking water. Recommend that the casing be extended by a qualified plumber and that a vermin proof cap be installed open taking possession of the property. Please read the provided CMHC literature on wells and septic systems.

This summary does not contain recommendations for routine upkeep of a system or component to keep it in

proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To Hamcrest Inspections Inc.

Further Investigation Summary



**1062 Brandywine Crt
Manotick ON K4M 1J2
(613) 230-8500**

Customer
John Smith
Mary Smith

Property Address
659 Front St
Ottawa, ON

This summary lists items, components or units that need further inspection by a qualified specialist to determine the need for remedial action. A home inspection is performed to a generalist level and fully investigating the issue is beyond the scope of a home inspection. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This summary is not the entire report. The complete report may include additional information of concern to the customer. It is strongly recommended that the complete report be read.

ROOFING:

2.5 CHIMNEY

Inspected, Further Inspection Req'd

The cap on the chimney flue for the wood burning fireplace does not look adequate. Recommend further inspection by a WETT certified technician prior to using this wood burning fireplace.

STRUCTURAL COMPONENTS:

4.7 ROOF STRUCTURE AND ATTIC

Inspected, Further Inspection Req'd

One of the roof trusses has been modified on-site during construction. While this repair appears solid it does not conform to a typical repair as prescribed by structural engineer. Roof trusses are an engineered product and no changes are permitted without an stamped engineer's drawing. Recommend that the vendor be required to provide proof that this repair was done in accordance with the requirements of a structural engineer.

This summary does not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To Hamcrest Inspections Inc.

Major Defect Summary



**1062 Brandywine Crt
Manotick ON K4M 1J2
(613) 230-8500**

Customer
John Smith
Mary Smith

Property Address
659 Front St
Ottawa, ON

This summary lists items, components or units that need repair or replacement in the near term that is likely to cost more than \$1500. Three quotes for the necessary work should be obtained PRIOR to purchase of the home to ensure that the cost impact is understood.

This summary is not the entire report. The complete report may include additional information of concern to the customer. It is strongly recommended that the complete report be read.

STRUCTURAL COMPONENTS:

4.2 BEAMS

Inspected, Major Defect, Further Inspection Req'd

One steel beam in the basement has twisted on the inside end. The outside end is sitting square in the poured concrete foundation. It appears that this beam has twisted due to non-eccentric loading, i.e., the supported load is not located over the center of the beam. Recommend further review by a qualified structural engineer to determine the remedial action necessary.

4.3 COLUMNS OR PIERS

Inspected, Major Defect

One steel column is not plumb under the twisted beam in the basement. The top of the column is out of place by approximately two inches. Recommend that this beam and column be securely immediately to prevent movement and possible failure of this building support.

This summary does not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To Hamcrest Inspections Inc.

GENERAL DESCRIPTION:

Styles & Materials

TYPE:
TOWNHOUSE

STYLE:
2-STOREY

ESTIMATED AGE:
2004

		I	NI	NP	MD	HS	FI
1.0	ORIENTATION	X					
1.1	OVERVIEW	X					

I=Inspected, NI=Not Inspected, NP=Not Present, MD=Major Defect, HS=Health/Safety, FI=Further Inspection Req'd

Comments:

1.0 For the purposes of this report, the home faces (front door) east.

1.1 This home has been reasonably well maintained, but some repairs and regular maintenance are necessary at this time. There is some further investigation required, as detailed below. Continued investment in this home will help to ensure it's future value.

ROOFING:

This report is an opinion of the general quality and condition of the roofing. As such the inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or is subject to future leakage.

Gutters and subsurface drains are not water tested for leakage or blockage. These components require regular maintenance to avoid water problems at the roof and foundation.

Styles & Materials

ROOF COVERING:

ASPHALT
SHINGLES

VIEWED ROOF COVERING FROM:

WALKED LOWER ROOF ONLY

SKYLIGHT(S):

ONE

CHIMNEY (exterior):

BRICK

		I	NI	NP	MD	HS	FI
2.0	ROOF COVERING	X					
2.1	FLAT ROOF/DRAINAGE			X			
2.2	FLASHINGS	X					
2.3	ROOF PENETRATIONS	X					
2.4	SKYLIGHTS	X					
2.5	CHIMNEY	X					X
2.6	GUTTERS AND DOWNSPOUTS	X					
2.7	EVIDENCE OF WATER PENETRATION	X					

I NI NP MD HS FI

I=Inspected, NI=Not Inspected, NP=Not Present, MD=Major Defect, HS=Health/Safety, FI=Further Inspection Req'd

Comments:

2.5 The cap on the chimney flue for the wood burning fireplace does not look adequate. Recommend further inspection by a WETT certified technician prior to using this wood burning fireplace.



2.5 Picture 1

2.6 Downspout too short on the south east corner. Recommend extending downspout(s) 6 feet (2 m) away from foundation to reduce risk of water penetration into the basement. The grade beyond the downspout should carry the water at least four feet further away from the foundation wall. Please remember that there is a City of Ottawa by-law prohibiting the discharge of rainwater onto adjacent property.



2.6 Picture 1

EXTERIOR:

This inspection does not include geological or soil conditions. For this information a geotechnical engineer should be consulted. Outbuildings such as storage sheds etc. not related to the house are not included in the inspection.

Styles & Materials

SIDING MATERIAL:
BRICK VENEER
VINYL

EXTERIOR ENTRY DOORS:
WOOD
STEEL
INSULATED GLASS

WINDOW TYPES:
CASEMENT
SLIDERS

APPURTENANCE:
DECK WITH STEPS
PORCH

GARAGE DOOR TYPE:
ONE AUTOMATIC

GARAGE DOOR OPENER:
TESTED: ADJUSTMENT NEEDED

DRIVEWAY:
ASPHALT

		I	NI	NP	MD	HS	FI
3.0	WALL SURFACES	X					
3.1	EXTERIOR FOUNDATION WALL CRACKAGE	X					
3.2	EAVES, SOFFITS AND FASCIAS	X					
3.3	EXTERIOR DOORS, FLASHING& TRIM	X					
3.4	WINDOWS, FLASHING& TRIM	X					
3.5	GARAGE DOOR OPERATORS	X				X	
3.6	CARPORTS			X			
3.7	PORCHES, STAIRS, AND APPLICABLE GUARDS& RAILINGS	X					
3.8	DECKS, STAIRS, AND APPLICABLE GUARDS& RAILINGS	X					
3.9	BALCONIES, STAIRS, AND APPLICABLE GUARDS& RAILINGS	X					
3.10	STAIRS, OTHER THAN ON DECKS AND PORCHES	X					
3.11	GRADING	X					
3.12	VEGETATION	X					
3.13	RETAINING WALLS (With respect to their effect on the condition of the building)			X			
3.14	PATIOS/WALKWAYS	X					
3.15	DRIVEWAYS	X					

I NI NP MD HS FI

I=Inspected, NI=Not Inspected, NP=Not Present, MD=Major Defect, HS=Health/Safety, FI=Further Inspection Req'd

Comments:

3.3 Main entry door on the front of the home is weathered and needs prep and paint on the exterior. Recommend performing routine maintenance to maintain the value of of your home.

3.5 Automatic opener for the garage door on the front of the home will not reverse when met with resistance. Recommend adjusting the reverse threshold every six months in accordance with the manufacturer's instructions.

3.11 Ground slopes towards the foundation on the north west corner. This area does not appear to drain water away from home and needs landscaping corrected to reduce the risk of water penetration to the basement. A slope of 6" over the first 10 ft. is recommended.

3.15 Recommend sealing driveway to maximize its useful life.

STRUCTURAL COMPONENTS:

Concealed and/or obstructed structural components are not inspected. No engineering or structural analysis is performed during this inspection. A structural engineer should be consulted if necessary.

Styles & Materials

CONDITIONS AND LIMITATIONS:

APPROX 80% OF FOUNDATION WALL NOT VISIBLE

RESTRICTED/NO ACCESS TO:

UNFINISHED BUT INSULATED BASEMENT WALLS

FOUNDATION:

POURED CONCRETE

METHOD USED TO OBSERVE CRAWLSPACE:

NO CRAWLSPACE

ELEMENTS NOT VISIBLE:

PARTIAL VISIBILITY OF BEAMS
COLUMNS
JOISTS

EVIDENCE OF ABNORMAL BASEMENT CONDENSATION:

NONE

EVIDENCE OF PRIOR MOISTURE SEEPAGE IN BASEMENT:

NONE

ANTICIPATED MOISTURE SEEPAGE IN BASEMENT:

LOW

FLOOR STRUCTURE:

ENGINEERED FLOOR TRUSS
STEEL BEAM

WALL STRUCTURE:

WOOD

COLUMNS OR PIERS:

STEEL SCREW JACKS

CEILING STRUCTURE:

NOT VISIBLE

ROOF STRUCTURE:

ENGINEERED WOOD TRUSS
ORIENTED STRAND BOARD (OSB)
SHEATHING

ROOF-TYPE:

GABLE

		I	NI	NP	MD	HS	FI
4.0	FOUNDATIONS	X					
4.1	FLOORS (Structural)	X					
4.2	BEAMS	X			X		X
4.3	COLUMNS OR PIERS	X			X		
4.4	JOISTS	X					
4.5	WALLS (Structural)	X					
4.6	CEILINGS (structural)	X					
4.7	ROOF STRUCTURE AND ATTIC	X					X
4.8	CHIMNEYS	X					
4.9	EVIDENCE OF DETERIORATION (from fire and/or insects)	X					
4.10	BASEMENT	X					

I NI NP MD HS FI

I=Inspected, NI=Not Inspected, NP=Not Present, MD=Major Defect, HS=Health/Safety, FI=Further Inspection Req'd

Comments:

4.2 One steel beam in the basement has twisted on the inside end. The outside end is sitting square in the poured concrete foundation. It appears that this beam has twisted due to non-eccentric loading, i.e., the supported load is not located over the center of the beam. Recommend further review by a qualified structural engineer to determine the remedial action necessary.



4.2 Picture 1

4.3 One steel column is not plumb under the twisted beam in the basement. The top of the column is out of place by approximately two inches. Recommend that this beam and column be securely immediately to prevent movement and possible failure of this building support.



4.3 Picture 1

4.7 One of the roof trusses has been modified on-site during construction. While this repair appears solid it does not conform to a typical repair as prescribed by structural engineer. Roof trusses are an engineered product and no changes are permitted without an stamped engineer's drawing. Recommend that the vendor be required to provide proof that this repair was done in accordance with the requirements of a structural engineer.



4.7 Picture 1



4.7 Picture 2

INSULATION AND VENTILATION:

Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. Concealed insulation is not inspected. Air/Vapour barrier continuity is not inspected.

Styles & Materials

CONDITIONS AND LIMITATIONS:
ATTIC SPACE PARTIALLY ENTERED

R- VALUE:
R-30 OR BETTER

EXHAUST FAN TYPES:
FAN ONLY

DRYER VENT:
FLEXIBLE METAL

RESTRICTED/NO ACCESS TO::
FINISHED BASEMENT
INSULATED BASEMENT WALLS

ATTIC VENTILATION:
ROOF VENTS
SOFFIT VENTS

BASEMENT MOISTURE BARRIER:
PARTIALLY VISIBLE

KITCHEN RANGE HOOD:
EXHAUST

ATTIC INSULATION:
BLOWN
FIBERGLASS

WALL INSULATION - UPPER FLOORS:
NOT VISIBLE

DRYER POWER SOURCE:
220 ELECTRIC

		I	NI	NP	MD	HS	FI
5.0	ATTIC INSULATION AND VAPOUR BARRIER	X					
5.1	ATTIC VENTILATION	X					
5.2	VENTILATION FANS AND THERMOSTATIC CONTROLS			X			
5.3	BASEMENT INSULATION AND VAPOUR BARRIERS	X					
5.4	BASEMENT VENTILATION	X					
5.5	PIPES IN UNHEATED SPACES			X			
5.6	DUCTS IN UNHEATED SPACES	X					
5.7	VENTING SYSTEMS (Kitchens, baths and laundry)	X					

I NI NP MD HS FI

I=Inspected, NI=Not Inspected, NP=Not Present, MD=Major Defect, HS=Health/Safety, FI=Further Inspection Req'd

Comments:

5.0 Fiberglass (loose-fill) insulation is about twelve inches thick or just under R-38.



5.0 Picture 1

5.3 Vapour barrier is not sealed to the sub-floor and joists. Recommend sealing vapour barrier to wood with acoustical sealant..

5.6 The south bedroom on the home is located over the garage and one heating duct passes over the garage. While builder's normally put extra insulation between a garage and living space, rooms located over a garage are always cooler than other rooms in the home. You should be aware that there may be a need for supplemental heating in this bedroom.

5.7 Clean the dryer vent every 6 months for energy efficient operation and to minimize the risk of fires due to overheating of the dryer heating elements. Please read the provided literature on Clothes Dryer Safety.

ELECTRICAL SYSTEMS:

Concealed and/or obstructed electrical components not inspected. Aluminium wiring connections (if present) should be checked by a qualified electrician familiar with aluminium wire. Services less than 100 Amps may need upgrading for operation of larger electrical appliances. Also some insurance companies will require an upgrade before issuing a home insurance policy. Newer homes have ground fault circuit interrupter (GFCI) protection for safety in wet areas. An upgrade is recommended for older homes not equipped with these devices. Smoke alarms are not tested as part of the inspection. All smoke alarms should be tested upon moving in and on a monthly basis to ensure your family's safety.

Styles & Materials

RESTRICTED/NO ACCESS TO::

COVER OVER MAINS NOT REMOVED FOR SAFETY REASONS

SERVICE CONDUCTORS:

BELOW GROUND
220 VOLTS
No. 000 AWG

SERVICE OVERCURRENT TYPE:

CIRCUIT BREAKERS

SERVICE CAPACITY:

200 AMP

PANEL CAPACITY:

200 AMP

PANEL TYPE:

CIRCUIT BREAKERS

ELEC. PANEL MANUFACTURER:

AMALGAMATED ELECTRIC

BRANCH WIRE - 15 and 20 AMP:

COPPER

WIRING METHODS:

ROMEX

GROUNDING:

GROUND RODS

		I	NI	NP	MD	HS	FI
6.0	SERVICE ENTRANCE CONDUCTORS	X					
6.1	SERVICE BOX	X					
6.2	DISTRIBUTION PANEL(S)	X					
6.3	LOCATION OF MAIN AND DISTRIBUTION PANELS	X					
6.4	GROUNDING	X					
6.5	DEDICATED CIRCUITS (furnace, water heater, range, dryer, air conditioner, water pump)	X					
6.6	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X					
6.7	JUNCTION BOXES	X					
6.8	RECEPTACLES	X					
6.9	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X				X	
6.10	SWITCHES	X					
6.11	LIGHTS	X					
6.12	COVER PLATES	X					
6.13	SMOKE AND CARBON MONOXIDE DETECTORS	X					

I NI NP MD HS FI

I=Inspected, NI=Not Inspected, NP=Not Present, MD=Major Defect, HS=Health/Safety, FI=Further Inspection Req'd

Comments:

6.3 The main panel box is located in the south east corner of the basement. It has space for 40 circuit breakers and 29 circuit breakers are in installed.

6.4 The grounding on this electrical system appears to be adequate and connected to ground rods. As this is a rural property, this is to be expected. However, the connection to the ground rods could not be verified.

6.9 GFCI outlet defective (grounded, but won't trip with test-plug) on the master bathroom. Recommend that this outlet be replaced by a qualified electrician.

6.13 Smoke alarms should be tested upon moving in to home and on a monthly basis to ensure your family's safety. The Ontario Fire Marshall's Office recommends that all smoke alarms be replaced every 10 (ten) years to ensure your family's safety.

Please read provided literature on Smoke Alarms.

HEATING:

Automatic safety controls not tested. Zone valves (if present) are not tested or adjusted. Thermostats are not checked for calibration or timed functions. Inspection of the furnace heat exchanger for evidence of cracks or holes can only be done by dismantling the unit, which is beyond the scope of this inspection. Underground fuel storage tanks are not part of this inspection.

Styles & Materials

HEAT TYPE:
FORCED AIR
MID
EFFICIENCY

FAILURE PROBABILITY (based on typ. life cycle):
LOW

ENERGY SOURCE:
NATURAL GAS

NUMBER OF HEAT SYSTEMS (excluding wood):
ONE

HEAT SYSTEM BRAND:
LENNOX

DUCTWORK:
NON-INSULATED

FILTER TYPE:
DISPOSABLE

FILTER SIZE:
16x25

THERMOSTAT:
PROGRAMMABLE

TYPES OF FIREPLACES:
SOLID FUEL

OPERABLE FIREPLACES:
ONE

NUMBER OF WOODSTOVES:
NONE

		I	NI	NP	MD	HS	FI
7.0	HEATING EQUIPMENT	X					
7.1	CHIMNEYS, FLUES AND VENTS	X					
7.2	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X					
7.3	AUTOMATIC SAFETY CONTROLS	X					
7.4	PRESENCE OF PERMANENT HEAT SOURCE IN EACH ROOM	X					
7.5	NORMAL OPERATING CONTROLS	X					
7.6	SOLID FUEL HEATING DEVICES	X					
7.7	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X					
7.8	GAS/LP FIRELOGS AND FIREPLACES			X			
7.9	HEAT RECOVERY VENTILATOR	X					
7.10	ELECTRONIC AIR CLEANER			X			

I NI NP MD HS FI

I=Inspected, NI=Not Inspected, NP=Not Present, MD=Major Defect, HS=Health/Safety, FI=Further Inspection Req'd

Comments:

7.0 Furnace input capacity 88,000 BTU/hr. Furnace output capacity 83,000 BTU/hr. It's age is estimated at 2001. There is some air leakage at the top of the furnace, where the main plenum attaches to the furnace. This air leakage is diverting warm air from the home into the utility space around the furnace. Recommend that this joint be sealed with ALUMINUM tape to improve the heating efficiency.

7.6 Wood burning fireplace in the family room appears to be functional. Recommend an inspection by a WETT certified technician PRIOR to using this wood burning fireplace.

7.9 Inlet vent cover (on the west side) is clogged. Recommend regular clearing of the inlet grill to ensure proper fresh air intake by the HRV. If the HRV cannot obtain enough fresh air through the inlet, the home will come under negative pressure and may result in carbon monoxide exposure. Please read the provided literature on the use and maintenance of heat recovery ventilators.

CENTRAL AIR CONDITIONING:

No pressure tests are performed on coolant systems and no representation is made regarding coolant charge or line integrity.

Styles & Materials

COOLING EQUIPMENT TYPE:
AIR CONDITIONER UNIT

FAILURE PROBABILITY (based on typ. life cycle):
LOW

COOLING EQUIPMENT ENERGY SOURCE:
ELECTRICITY

CENTRAL AIR MANUFACTURER:
GOODMAN

AGE OF AIR CONDITIONER:
1998

NUMBER OF A/C UNITS:
ONE

SIZE OF A/C UNIT:
2 TONS

		I	NI	NP	MD	HS	FI
8.0	COOLING AND AIR HANDLER EQUIPMENT	X					
8.1	NORMAL OPERATING CONTROLS	X					
8.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X					

I NI NP MD HS FI

I=Inspected, NI=Not Inspected, NP=Not Present, MD=Major Defect, HS=Health/Safety, FI=Further Inspection Req'd

Comments:

8.0 Recommend installation of a manufacturer approved cover during the winter months.

PLUMBING SYSTEM:

To ensure safe operation of the Temperate and Pressure Relief (TPR) valve, annual maintenance is required as per the manufacturer's instructions. For safety and water quality, your hot water temperature should be between 50 and 52 C, measured at the closest hot water tap to the hot water tank. Concealed/underground plumbing not inspected or judged for leaks or deterioration. Water treatment systems are not inspected. Isolating, relief and main shutoff valves are not tested. Solar systems are not part of this inspection. Testing for water quality, lead and other hazardous materials is not part of this inspection. Integrity of septic tanks and leaching beds is not part of this inspection. A licensed installer should be consulted. Integrity and capacity of well water supply installations is not part of this inspection. A licensed well driller should be consulted.

Styles & Materials**RESTRICTED/NO ACCESS TO:**

FINISHED BASEMENT
INSULATED BASEMENT WALLS

WATER FILTERS:

WHOLE HOUSE CONDITIONER
(We do not inspect filtration systems)

WASTE PIPING:

ABS

HWT MANUFACTURER:

RHEEM

FIXTURES NOT TESTED::

DISHWASHER
WHIRLPOOL BATHTUB NOT FILLED OR TESTED

SUPPLY PIPING:

BLACK POLY
1 1/4 INCH

HWT POWER SOURCE:

GAS (QUICK RECOVERY)

HOT WATER TEMP:

52 C

WATER SOURCE:

WELL

DISTRIBUTION PIPING:

COPPER

HWT CAPACITY:

189 LITRE

WATER FLOW/PRESSURE:

AVERAGE

		I	NI	NP	MD	HS	FI
9.0	SUPPLY PIPING	X					
9.1	PUMP/PRESSURE TANK	X				X	
9.2	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X					
9.3	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	X					
9.4	PRIVATE SEPTIC SYSTEM (odour, back up, breakout, unsealed openings)	X					
9.5	FLOOR DRAIN			X			
9.6	SUMP PUMP	X					
9.7	MAIN WATER SHUT-OFF DEVICE (Describe location)	X					
9.8	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X					
9.9	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X					
9.10	LAUNDRY TUB	X					
9.11	VALVES	X					
9.12	FAUCETS	X					
9.13	SINKS	X					
9.14	BATHTUB AND ENCLOSURE	X					
9.15	SHOWER STALL	X					
9.16	TOILET	X					
9.17	BIDET			X			

I NI NP MD HS FI

I=Inspected, NI=Not Inspected, NP=Not Present, MD=Major Defect, HS=Health/Safety, FI=Further Inspection Req'd

Comments:

9.1 Pressure tank is likely to "sweat" in the summer time due to condensation on the cold tank. This leads to rust on the lowest portion of the tank and other metal surfaces that also get wet, as well as water on the basement floor. Recommend insulating the pressure tank to prevent condensation.

The pressure gauge is not working, there is no pressure relief valve and the pressure switch does not have "loss of prime" feature to protect the motor from burning out in the event of low water level. Recommend that a qualified plumber be hired to make the necessary repairs.



9.1 Picture 1

The property has a drilled well and the casing is not visible above ground. This makes it very likely that groundwater is entering the well through the top of the casing. Groundwater can carry pesticides and fertilizer into your drinking water. Recommend that the casing be extended by a qualified plumber and that a vermin proof cap be installed upon taking possession of the property. Please read the provided CMHC literature on wells and septic systems.

9.4 Fully inspecting a septic system is beyond the scope of a home inspection. Please read the literature provided on the CD-ROM to ensure that you have a solid understanding of how a septic system works and how to maintain it. At a minimum, please read the document entitled "Do's and Don'ts of System System Ownership".

9.7 The main shut-off is the blue valve located in the south west corner of the basement (For your info).

INTERIOR:

Cosmetic finishes not commented on. Chimney efficiency is not commented on or judged. Condition of walls behind wall paper, paneling and furnishings cannot be judged. Determining odours or stains is not included. The condition of flooring hidden by furniture, carpet, or other covering is not inspected. Determining the rating of fire walls is beyond the scope of this inspection. The inspection does not address compliance of basement apartments and accessory units. Consult you location town/city for registration requirements.

Styles & Materials

CONDITIONS AND LIMITATIONS:

LACK OF HISTORICAL CLUES DUE TO NEW FINISHES AND/OR RECENT CONSTRUCTION

CEILING MATERIALS:

DRYWALL

WALL MATERIAL:

DRYWALL

EVIDENCE OF WATER PENETRATION:

NONE

EVIDENCE OF ABNORMAL

CONDENSATION:

SLIGHT
WET AREAS

FLOOR COVERING

(S):

CARPET
HARDWOOD
CERAMIC

INTERIOR DOORS:

HOLLOW CORE

		I	NI	NP	MD	HS	FI
10.0	FLOORS	X					
10.1	WALLS	X					
10.2	CEILINGS	X					
10.3	TRIM	X					
10.4	STAIRWAYS	X					
10.5	GUARDS	X					
10.6	HANDRAILS	X					
10.7	DOORS (representative number)	X					
10.8	WINDOWS (representative number)	X					
10.9	COUNTERS	X					
10.10	CABINETS (representative number)	X					
10.11	SEPARATION WALL BETWEEN GARAGE AND DWELLING	X					
10.12	PARTY WALLS			X			
10.13	EVIDENCE OF WATER PENETRATION	X					
10.14	EVIDENCE OF ABNORMAL CONDENSATION	X					
10.15	EVIDENCE OF ANIMAL PRESENCE	X					
10.16	MEANS OF EGRESS	X					

I NI NP MD HS FI

I=Inspected, NI=Not Inspected, NP=Not Present, MD=Major Defect, HS=Health/Safety, FI=Further Inspection Req'd

Comments:

10.6 Handrail for stairs to the basement is loose and needs repair. Recommend that a qualified contractor be hired to make the necessary repairs.

10.16 Please note that the windows in the basement are more than 1 m from the floor, which will make them difficult to use in the event of an emergency. Recommend that a fixed piece of furniture be located under at least one of the basement window to facility emergency egress.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To Hamcrest Inspections Inc.



Hamcrest Inspections Inc.

Garnett Hamilton
1062 Brandywine Crt
Manotick ON K4M 1J2
(613) 230-8500

