

Home Inspection Report

Address	6819 Edenwood Drive, Mississauga
Date	February 26, 2016
Style	Detached House
Appx. Age (Years)	30
Weather (Exterior)	-4C, Sunny
Client(s)	

Please remember that there is no such thing as a perfect home. Houses at different ages may present different problems. Home Inspection is restricted to visual observation of readily accessible components on the day of inspection. This inspection is not intended to determine compliance with building code, electrical code, fire code, local bylaws, insurance requirements, or any other regulations. This inspection does not replace the need for an accurate, complete and current property condition disclosure statement by the vendor. Home inspector is not required to test household appliances and swimming pools. It is strongly recommended to schedule a pre-closing visit to conduct your own final inspection. Please read all sections.

SUMMARY

	1	2	3	4	5	6	7	8	9	10
Overall condition of the property:	Poor			Average				Good		



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POINTS OF CONCERN

1.

The basement window on left side of the house is very close to ground level. Window well is recommended to prevent moisture entering the basement.



2.

Concrete foundation shows some surface failure. This not a serious structural problem. Wall parging (*cement coating applied to the visible surface*) is recommended to help reduce further deterioration.



3.

Smoke alarms do not detect carbon monoxide. To ensure safety, all floors must have working carbon monoxide and smoke alarms.



4.

There are three or more vertical shrinkage cracks on concrete foundation. Vertical / Hairline cracking is common in concrete structures. There is no leak evidence on the day of inspection. Cracks should be monitored for expansion or leaks and sealed as needed by a licensed crack specialist.



5.

The base plate at the bottom of water meter is corroded. Timely replacement can help avoid water drips/leaks in the basement.



1. Roofing

Restrictions: Snow Rain Slippery Slope Common Elements Method of inspection: Binoculars Walked on roof Roof Edge

Roof Cover	<u>Asphalt Shingles</u>	<u>Built Up Tar & Gravel</u>	<u>ERM</u>	Appx. Roof Age +/- <u>5 Yrs.</u>
Chimney(s)	<u>Masonry</u>	<u>Metal</u>	<u>Stone</u>	
Roof Vents:	<u>Box</u> <u>Wind Turbine</u> <u>Ridge</u> <u>Power / Mechanical</u>			
Sky Lights:	<u>Plastic</u>	<u>Solar Tube(s)</u>	<u>Glass</u>	

Overall condition of the roof cover TODAY: Good Average Poor

Home inspector can not predict roofing leaks The statistical life expectation of asphalt roof cover is from 15-20 years, depending on slope and quality of shingles To prevent leaks, it would be wise to contact a roofing professional for a more detailed inspection.

2. Exterior

Restrictions: Snow Slippery Rain Obstructions Vegetation / Greenery Frozen Ground Deck

Grading Slope	<u>Positive</u> <u>Negative</u> <u>Flat</u>	<u>Review grading when clear of snow.</u>		
Border Fence	<u>Wood</u>	<u>Metal</u>	<u>Other</u>	<u>Improve</u>
Driveway	<u>Asphalt</u>	<u>Interlock</u>	<u>Concrete</u>	<u>Snow covered</u>
Wall Cladding	<u>Brick</u>	<u>Vinyl Sidings</u>	<u>Aluminum Sidings</u>	<u>Stucco</u>
	<u>Insulbrick (Expect Insurance Issues)</u>			
Weeping Holes	<u>Blocked</u>	<u>Ground Proximity</u>		
Windows	<u>Wood Rot</u>	<u>Improve Caulking</u>	<u>Damaged</u>	
Retaining Walls	<u>Wood</u>	<u>Stone</u>	<u>Concrete</u>	<u>Brick</u>
Doors	<u>Garage To House</u> <u>Recommend Fire Separation Door</u> <u>Self Closer Missing-Unsafe.</u>			
Decks/Porches	<u>Back</u>	<u>Front</u>		
Railings	<u>Metal</u>	<u>Wood</u>	<u>Loose Railings - Tripping Hazard.</u> <u>Handrails recommended-Safety</u>	
Soffits/Facia	<u>Aluminum</u>	<u>Wood</u>	<u>Vinyl</u>	
Downspouts	<u>Aluminum</u>	<u>Vinyl</u>	<u>Galvanized Steel</u>	<u>Below Grade</u>
Eavestroughs	<u>Aluminum</u>	<u>Vinyl</u>	<u>Galvanized Steel</u>	<u>Blocked/Debris</u>

Overall condition of the roof cover TODAY: Good Average Poor

To ensure proper drainage, the ground around your home should slope away from the structure.

3. Interior

Restrictions: Obstructions Closet organizer Storage Locked door(s) Ongoing renovations Finished Basement

Insulation Value	<u>R-28</u>	<u>R-32</u>	<u>R-40</u>	<u>R-50</u>
Insulator	<u>Fibre-Glass</u> <u>Cellulose</u>	<u>Upgrade insulation to R-40 or R-50 (Energy Saver)</u>		
Roof Ventilation	<u>Roof Vents</u>	<u>Soffit</u>	<u>Roof Turbine Vent</u>	
Vapour Retarder	<u>Plastic</u>	<u>Kraft Paper</u>	<u>No access</u>	
Fireplace(s)	<u>Gas</u> <u>Electric</u> <u>Wood (Recommend Chimney Inspection/Cleaning Before Use)</u>			
Ceilings/Walls	<u>Drywall</u>	<u>Stucco</u>	<u>Drop Ceiling</u>	<u>Sheetrock</u>
Windows	<u>Casement</u>	<u>Sliding</u>	<u>Single/Double Hung</u>	<u>Double Glazed</u>
Doors	<u>Swinging</u>	<u>Sliding</u>	<u>Bifold</u>	<u>Other</u>
Floors	<u>Wood</u>	<u>Carpet</u>	<u>Ceramic</u>	<u>Other</u>
Exhaust Ventilation	<u>Washrooms</u>	<u>Kitchen</u>		
CO/Smoke Detectors	<u>2nd Floor</u>	<u>1st Floor</u>	<u>Basement</u>	<u>Not found-Unsafe</u>

All floors and garage must have working Carbon Monoxide and smoke alarms

Handrails	<u>Not Found</u> <u>Loose</u> <u>Removed</u> <u>Unsafe</u>
Dryer Vent	<u>Not Visible</u> <u>No Access</u> <u>Plastic Vent-Unsafe</u> <u>Lint Clogs-Unsafe</u>

To prevent house fires, clean the lint from inside dryer as well as lint trapped in the exhaust vent. The Inspector is not required to inspect household appliances, security alarm and fireplace/chimneys To ensure child safety, windows must have screens and child locks

Overall condition of the system TODAY: Good Average Poor

4. Structure

Restrictions: Obstructions Storage Crawl space Furniture Snow Frozen Ground Finished Walls Insulation

Foundation	Concrete	Block	Stone	Brick	Typical cracks	Repairs	Stains	Efflorescence	Active leaks
Walls	Brick Veneer		Brick Front		Stone				
Roof Support	Truss System		Rafters		Metal			Restricted Access	
Roof Sheathing	Plywood		Board		Planks			Restricted Access	
Beams	Steel I-Beam		Wood		Concrete			Restricted Access	
Joists	Wood		Pre-Engineered		Concrete			Restricted Access	
Columns	Steel		Wood		Steel-Telescopic			Restricted Access	

Vertical cracking in concrete structures is not necessarily a sign of serious structural damage. Cracks should however be monitored for expansion and/or leaks and sealed as necessary.

Overall condition of the system TODAY: <u>Good</u>	Average	Poor
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5. Heating & Cooling

Heating

Cooling

Brand	Lennox, 5898K05386	Brand	Carrier, 1212E15434
Age (Years)	16	Age (Years)	3
Appx. Capacity (BTU/HR)	75000	Appx. Capacity (Tonnes)	2.5
Efficiency (AFUE)	High Medium Conventional	Efficiency (SEER)	High
System	Gas Hot Water Central	System	Central Heat Pump
Restricted Access To Dataplate	Exterior Temp. below 15C		Not tested

Restrictions: Obstructions Storage Restricted access to data-plate

To prevent fires, do not store combustible items / paints near gas appliances

Overall condition of the system TODAY: <u>Good</u>	Average	Poor
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The statistical life expectancy of Furnace and A/C is 15-20 Years-Periodical maintenance and heating insurance plan recommended. To ensure safety, all floors must have working carbon monoxide and smoke alarms.

6. Plumbing

Restrictions: Obstructions Storage Finished basement

Main Water Shutoff	Basement	Storage Restrictions	Not Visible
Distribution Piping	Copper Plastic (Pex) Kitec Plumbing – <i>Expect Insurance Issues</i>		
Water Pressure	Typical	High	Low
Drainage	Plastic	Copper	Lead
	Cast Iron – <i>Expect Insurance Issues</i>		Galvanized Steel
	Floor Drain Recommend sewer backup valve	Sewage Pump	Sump Pump
Bib Shutoffs	Basement Kitchen Lawn bib shutoff not found Garage bib shutoff not found / no access		
<i>In winter, home owners need to turn off water to the outside taps using the inside bib shutoffs. Failure to do so could leave the pipes vulnerable to freeze damage.</i>			
Water Heater	Gas Age: 10 years	Electrical	Oil
	No Access/Storage	Prior Leak Evidence	ABS Plastic Vent

No water leaks detected TODAY. An inspector can not predict plumbing leaks

Some brands of PEX plumbing tubes/connectors are insurance issues(1997-2007). It is wise to verify the plumbing supply tubes by a licensed plumber.

Statistical life expectation of water heater tanks is 10 Years. Hot water tank must be replaced thereafter Certain areas in your city may require you to disconnect downspouts to prevent basement flooding. Check with our local city by laws

Overall condition of the system TODAY: <u>Good</u>	Average	Poor
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7. Electrical

Restrictions: Obstructions Poor or no access to main panel Finished Basement

Service	Overhead	Not Visible	Aluminum	Copper
Main Panel	Breakers	Fuses	60Amp 100Amp 200Amp	
	Grounded	Recommend 200Amp Panel for finished basements		Recommend ESA Inspection
Secondary Panel	Breakers	Fuses	40Amp 60 Amp	Grounded
	<i>Restricted Access-Not Inspected</i>			
Distribution Wiring	Copper	Aluminum	Knob & Tube	Romex
GFCI Receptacles	Recommended near kitchen sinks, bathroom sinks, garage and outsides as safety upgrades			
Receptacles	Three Hole	Two Hole	Hot Reverse	No Ground
Fixtures	Exterior	Interior		

To ensure child safety, missing switch / outlet plates need to be replaced. Child safety covers are recommended on lower level outlets.

Overall condition of the system TODAY: <u>Good</u>	Average	Poor
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Maintenance

Inspecting your home on a regular basis and following seasonal maintenance is the key to protect your investment in your home.

Monthly	Quarterly	Biannually
<p>Inspect and change out furnace air filters. For smaller families without pets or allergies, you'll likely be okay changing the filters every 2-3 months. Replace cheaper filters more often.</p> <p>Clean kitchen range hood filters or change them if necessary.</p> <p>Inspect your fire extinguisher(s). Ensure it has easy access (not being blocked by a garbage can or anything else), that the gauge shows adequate pressure, and that it has no visible signs of wear and tear.</p>	<p>Test smoke/carbon dioxide detectors. If it doesn't work, you'll likely need batteries or a new detector.</p> <p>Also test the photo-electric sensors of your garage door by placing something in front of them (not your body). If the door doesn't immediately go back up, you have a problem. For older garage openers, test garage door auto-reverse feature by placing a 2x4 on the ground where the door would close. If the door doesn't go back up, you have a problem</p> <p>Run water and flush toilets in unused spaces. This mostly applies to guest bathrooms, or any other sinks/water sources you don't use on a regular basis. The idea is to prevent grime or any other kind of build up. Regularly running a little bit of water through will prevent this.</p> <p>Check water softener, add salt if needed. You shouldn't need to add salt every month, but better to check anyway, as it only takes about 5 seconds.</p>	<p>Test your water heater's pressure relief valve. This will prevent mineral and corrosion buildup, which safeguards against leaks. It will also help your heater run more efficiently.</p> <p>Give your house a deep clean. Take one Saturday every six months with your whole family, and give the whole house a proper deep clean. Appliances, windows, dusting every nook and cranny (including the basement), etc. Keeping things clean and not letting dirt/grime/dust build up over years and years will help keep your home in tip-top shape.</p> <p>Replace batteries in smoke/carbon dioxide detectors. Change them out every six months.</p> <p>Vacuum your refrigerator coils. The fridge can use up to 15 percent of your home's total power, so you want it running as efficiently as possible. Over time, the coils get dirty and your fridge requires more juice. You can save up to \$100 a year by doing this, and it's not at all a difficult task.</p>

Annual Maintenance (Organized by Season)

Spring	Summer	Fall	Winter
<p>Check the exterior drainage. Will rain water flow away from the house? Puddles should not stand around your home for more than 24 hours. If water stays, or moves toward your foundation, you have a few options. First, check your gutters. It could be a bad spout or a loose connection there; they may also just need cleaning. Second, you can grade the area around your home yourself with some dirt. Make a slope to divert surface water away from the house. Third, for pavement, you can have professionals come out and raise it so it drains away from your home.</p> <p>Clean out gutters. They've likely accumulated leaves from the fall and grime/sediment from the winter snows and/or rains.</p> <p>Inspect the exterior of your home. Is any paint chipping? Is any siding damaged from winter? Are there any holes in your brick? Take a close look all around your house, and make any repairs as needed. Also be sure to check the foundation for any cracks. A good silicone/caulk can fix a lot of your problems.</p>	<p>Check grout in bathrooms, kitchen, etc.; repair as needed. This will prolong the life of your tiled surfaces and just looks better.</p> <p>Inspect plumbing for leaks, clean aerators on faucets. Go around to all your faucets and toilets and check for any small leaks. If you have poor water pressure out of a faucet, the aerator is the likely culprit and it's an extremely easy fix.</p> <p>Take care of any insect problems you may have. Summer is their playground. You probably won't have to look too hard to notice any insect problems. Ants, spiders, moths, etc. are all common, and fairly easy to take care of. Keep cobwebs clear, have ant poison handy, make sure all doors are tightly closed, etc. If termites are</p>	<p>Get heating system ready for winter. Check for any leaks in windows or doors; these can cost an arm and a leg. Make sure heating vents are open and not blocked by furniture. Get furnace serviced/inspected at least every other year, preferably annually. As with the AC, this shouldn't be a huge expense. Don't forget about fireplaces if you have them.</p> <p>Turn off and flush outdoor water faucets. Also flush hoses and store them. Winterize sprinkler systems as well, if you have one.</p> <p>Get chimney cleaned, if you have one. Some folks say to do this in the spring, some say fall. Either way, just make sure it's done once per year.</p>	<p>Regularly check for ice dams and icicles. De-icing cables that sit at the front of the roof work well. Don't let icicles grow, as much as the kids may want you to. They're not only a danger to people standing beneath them, but they're incredibly heavy and can cause damage to your home. They also can cause water damage to your foundation when they melt.</p> <p>Test your electricity to the extent that you can. Always, always be extra careful when working with electricity. Make sure all outlets and GFCI receptacles are working properly</p> <p>Go through the house and inspect anything that could have a loose screw</p>

common in your area, this handy article gives some tips on how you can do some inspection and prevention yourself.

Get your air conditioning system ready for summer; consider having it serviced. This one really depends on your individual home, and even which part of the province you live in. These are fairly basic machines where a quick internet search can help you fix any issues that come up. Also refer to the user guides for specific regular maintenance. Central air is obviously a more complex system. Getting it serviced by a professional should be around \$100 or less, and it will save money and headaches down the road.

Repair/replace damaged window screens. You don't want bugs making their way in because you missed a hole in a window screen. And no, duct tape doesn't count. It can be a quick fix, but don't leave it for long. It just looks bad.

Clear dead plants/shrubs from the house. This could double as a gardening tip, but if you didn't trim trees or shrubs in the fall, do so now. Plants can weasel their way into cracks and holes on the exterior of your home, causing damage and shortened longevity. Nip that in the bud before it's an issue. If you have decorative vines on the exterior, pay close attention.

Check trees for interference with electric lines. Have professionally trimmed if necessary.
-Inspect roofing for damage, leaks, etc. Repair as needed; you may need a professional.

Clean and repair deck/patio as needed. It generally just needs a good washing. A deck may also need re-staining. Also check for any loose boards or posts and repair as needed.

Clean out window wells of debris. If you have a basement, you also have window wells. All kinds of things can get down in there from leaves, to trash, to animals.

Check and clean dryer vent, other exhaust vents to exterior of home. While the dryer is running, check that the exhaust is coming out. It should smell nicely of fresh laundry. If there isn't much exhaust, check for blockages as well as you can. You may need a professional. Also vacuum the lint from the hose at the dryer.

Clean garage. Cleaning the garage should be a summer ritual for every man. Keeping it clean and tidy will extend its life, and it often gets neglected of regular care. With all the extra dust it gets from the manly projects you're working on, you should actually clean it even more. Once a year, however, give a thorough going-through.

Test sump pump. You don't want to wait until you need your sump pump to find out it's not working

Check driveway/pavement for cracks. Make sure to have re-sealed before winter; water can freeze and expand in the cracks, causing more damage.

Buy winter gear. Have sidewalk salt, good shovels, etc. ready for winter. You never know when that first snow will come!

Check all locks and deadbolts on your doors and windows. If anything doesn't work right, replace.

Check caulking around showers and bathtubs; repair as needed

Remove showerheads and clean sediment. This prolongs its life and helps with water pressure as well.

Deep clean and inspect the basement. Basements are notoriously overlooked, especially if they're primarily just storage areas. Dust 'em up, clean any windows, make sure there isn't mold anywhere, etc. Give your basement a good inspection at least once a year.