

INSPECTION REPORT



For the Property at:

SAMPLE REPORT

NIAGARA ON THE LAKE, ON L0S 1J0

Prepared for: XXXXX XXXXXXXXX

Inspection Date: Sunday, December 4, 2016

Prepared by: Paul Andrusiw CHI, RHI.



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SUMMARY

Sample report, Niagara on the Lake, ON December 4, 2016

Report No. 1542

www.rhiniagara.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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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: • [Vulnerable to ice damming](#)

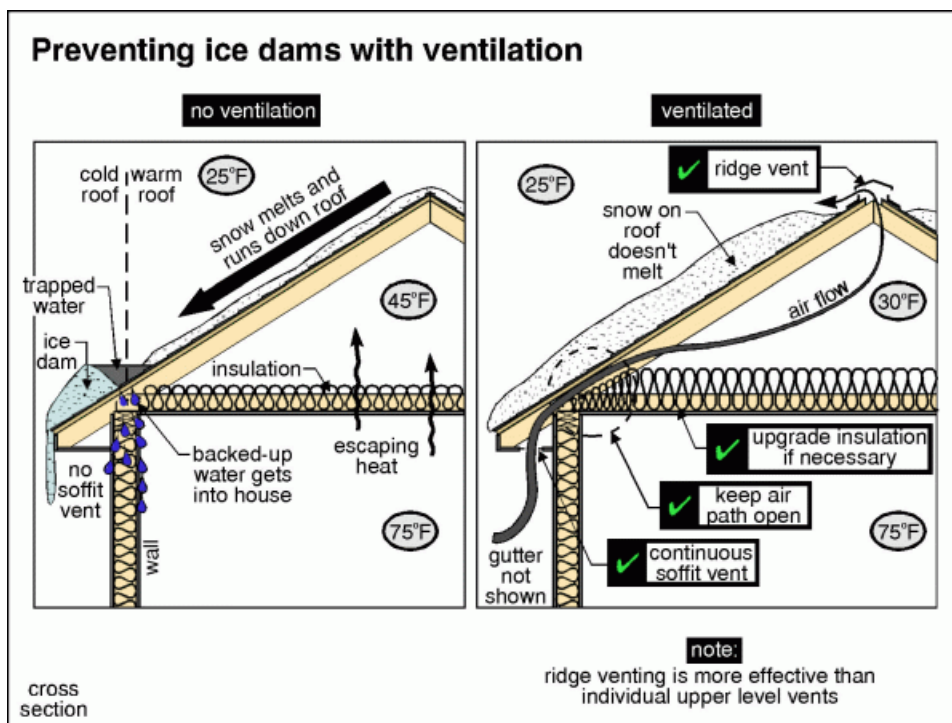
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front First Floor Foyer Attic space

Task: Provide proper ventilation and repair drywall

Time: Immediate

Cost: \$XXXX



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1. Leak



2. Leak

Structure

FOUNDATIONS \ Foundation

Condition: • [Cracked horizontally](#)

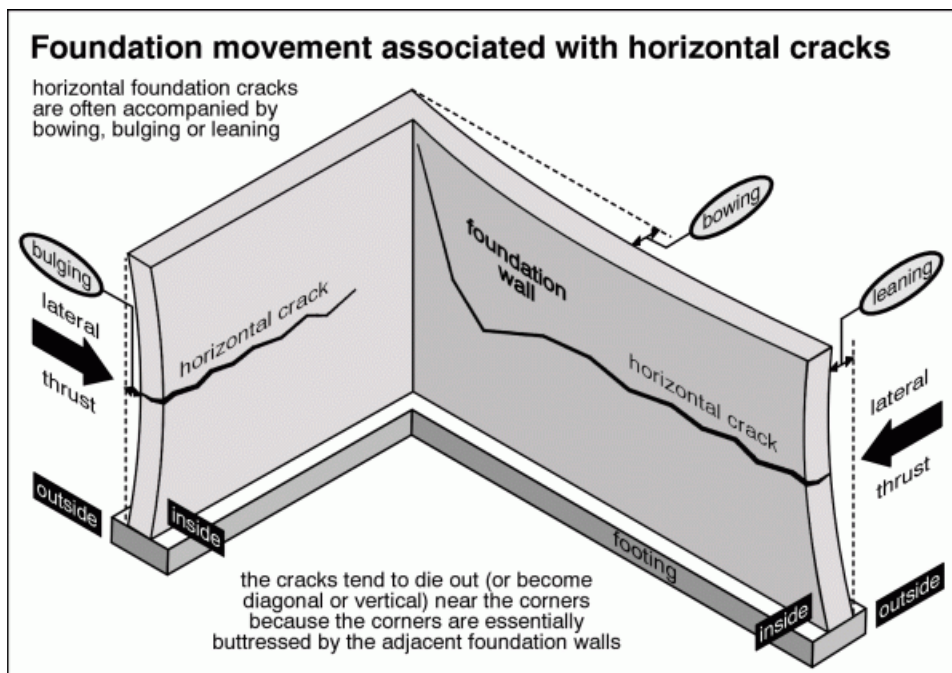
Implication(s): Chance of structural movement

Location: Right Side Crawl Space Exterior Wall

Task: Replace

Time: Immediate

Cost: \$XXXX



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3. Cracked horizontally

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [Possible Zonolite](#)

Have insulation material tested by an environmental testing lab.

Vermiculite is a mineral substance made from mica. This insulation is available as loose fill and can be identified by the small rectangular shape of the individual pieces. Vermiculite is non-combustible but is relatively expensive.

One brand of vermiculite insulation, Zonolite, came from ore that contained some asbestos.

Although the vermiculite is not typically in living areas of the house, some consider this to be a health issue. Identification of Zonolite or asbestos cannot be done visually and is outside the scope of a home inspection. For more information on asbestos, please refer to the Supplementary section.

Implication(s): Environmental contamination

Location: Left Side Attic

Task: Further evaluation and remove if necessary

Time: Immediate

Cost: \$XXXX

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4. Possible Zonolite

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](#)

Probability of leakage:

• High

Where shingles are missing

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Vulnerable to ice damming](#)

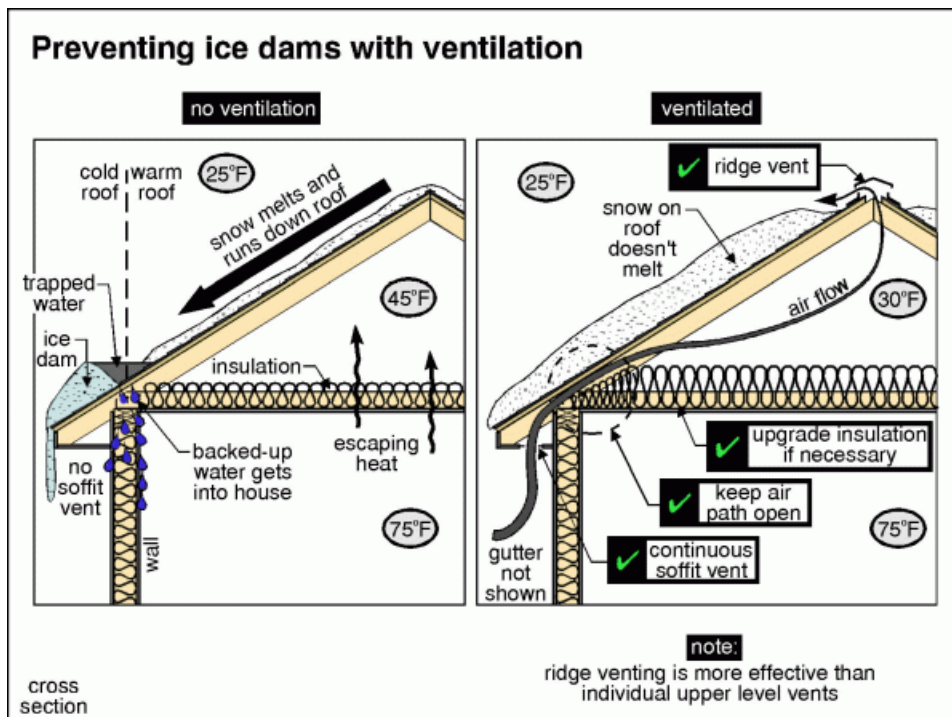
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5. Leak



6. Leak

SLOPED ROOF FLASHINGS \ Hip and ridge flashings

2. Condition: • [Loose, misaligned, missing](#)

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

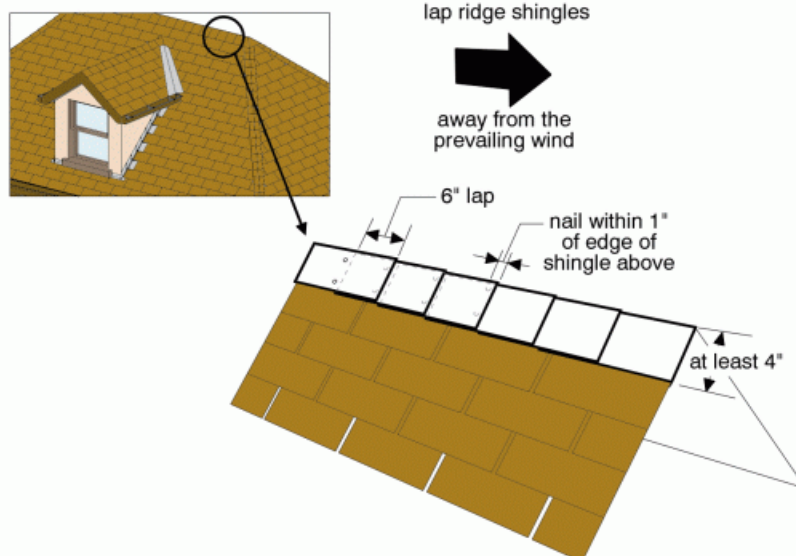
Location: Front Right Side Exterior

Task: Replace

Time: Immediate

Cost: \$XXXX

Ridge shingle application



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7. Loose, misaligned, missing

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

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces - masonry: • [Brick](#)

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

Soffit and fascia: • [Aluminum](#)

Driveway: • Interlocking brick

Walkway: • Concrete • Interlocking brick

Deck: • Raised • Wood

Porch: • Concrete

Exterior steps: • Concrete • Wood

Patio: • Flagstone

Fence: • Wood

Limitations

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

3. Condition: • [Clogged](#)

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

Location: Left Side Exterior

Task: Clean

Time: Immediate

Cost: \$XXXX

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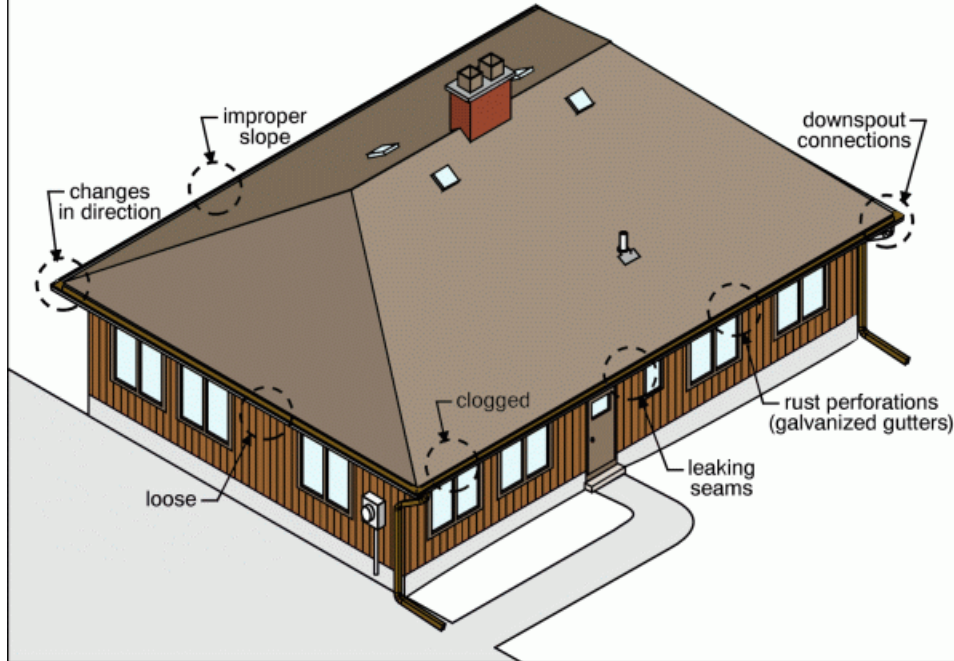
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Gutters - common reasons for leakage



LANDSCAPING \ Walkway

4. Condition: • [Improper slope or drainage](#)

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

Location: Right Side Exterior

Task: Correct

Time: Immediate

Cost: \$XXXX

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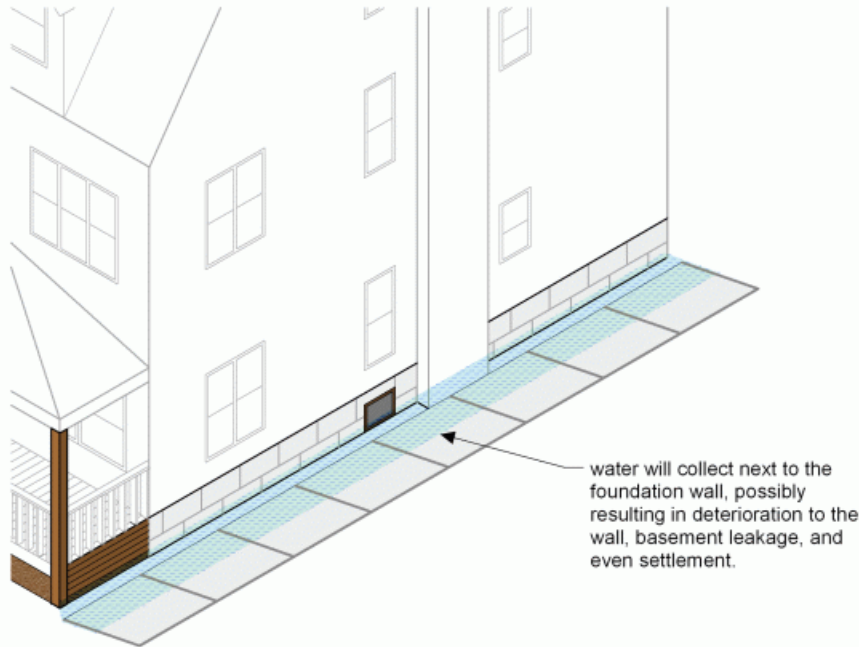
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Walk/patio sloping toward house



Description

Configuration: • [Basement](#) • [Crawl space](#) • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Steel columns • Steel beams • Subfloor - plywood

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

Roof and ceiling framing: • [Trusses](#) • [Plywood sheathing](#)

Limitations

Attic/roof space: • Entered but access was limited

Percent of foundation not visible: • 80 %

Recommendations

FOUNDATIONS \ Foundation

5. Condition: • [Cracked horizontally](#)

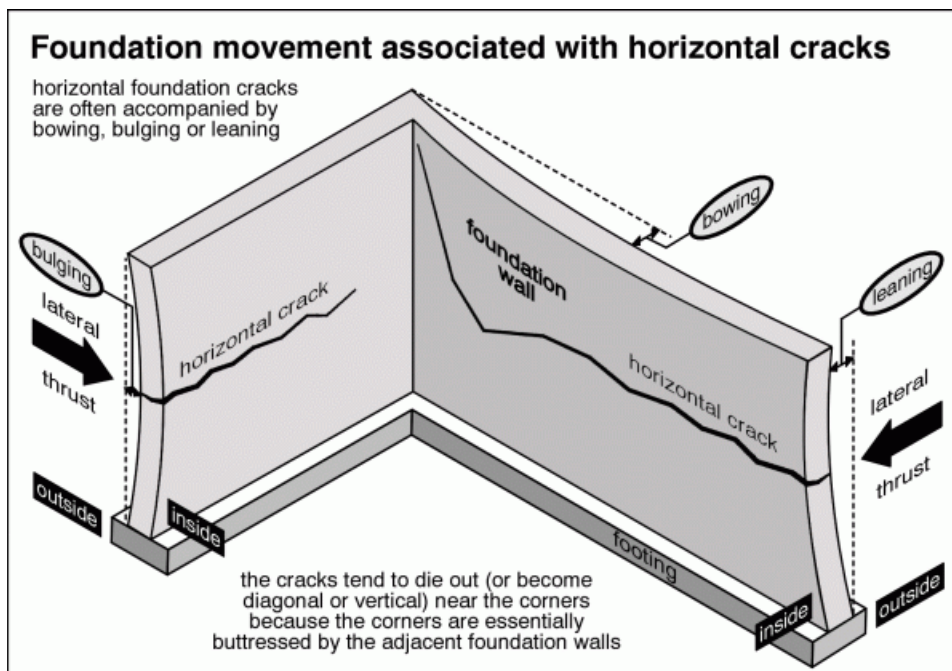
Implication(s): Chance of structural movement

Location: Right Side Crawl Space Exterior Wall

Task: Replace

Time: Immediate

Cost: \$XXXX





8. Cracked horizontally

FLOORS \ Beams

6. Condition: • [Rotated or twisted beams](#)

Main beam has rotated and split

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

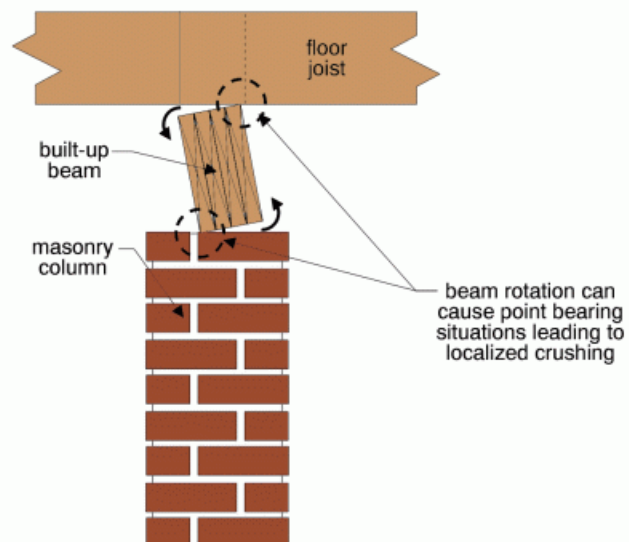
Location: Center Crawl Space

Task: Replace

Time: Less than 1 year

Cost: \$XXXX

Rotated or twisted beams





9. Rotated or twisted beams

FLOORS \ Sheathing

7. Condition: • Fire damage

Wood is still structurally sound with minor scorching and can be simply painted with FRT paint to prevent quick ignition point

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

Location: Attic

Task: Request Disclosure and Replace or protect with FRT paint

Time: Immediate

Cost: \$XXXX



10. Fire damage

ROOF FRAMING \ Rafters/trusses

8. Condition: • Split

Truss can be repaired by sistering another 2x4 alongside

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

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Location: Attic

Task: Repair

Time: Less than 1 year

Cost: \$XXXX



11. Split

ROOF FRAMING \ Sheathing

9. Condition: • [Rot, insect or fire damage](#)

Wood is still structurally sound with minor scorching and can be simply painted with FRT paint to prevent

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

Location: Attic

Task: Replace or protect with FRT paint

Time: Immediate

Cost: \$XXXX

10. Condition: • [Sagging](#)

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

Location: Attic

Task: Repair or replace

Time: Immediate

Cost: \$XXXX

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12. *Sagging*

11. Condition: • Rot

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

Location: Attic

Task: Replace

Time: When re-roofing

Cost: \$XXXX



13. *Rot*

Description

Service entrance cable and location: • [Overhead](#)

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

Distribution panel rating: • [200 Amps](#)

Distribution panel type and location: • [Breakers - basement](#)

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 and exterior](#)

Limitations

Panel covers: • Disconnect covers are not removed by the building inspector

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ System grounding

12. Condition: • [No jumper for meters and valves](#)

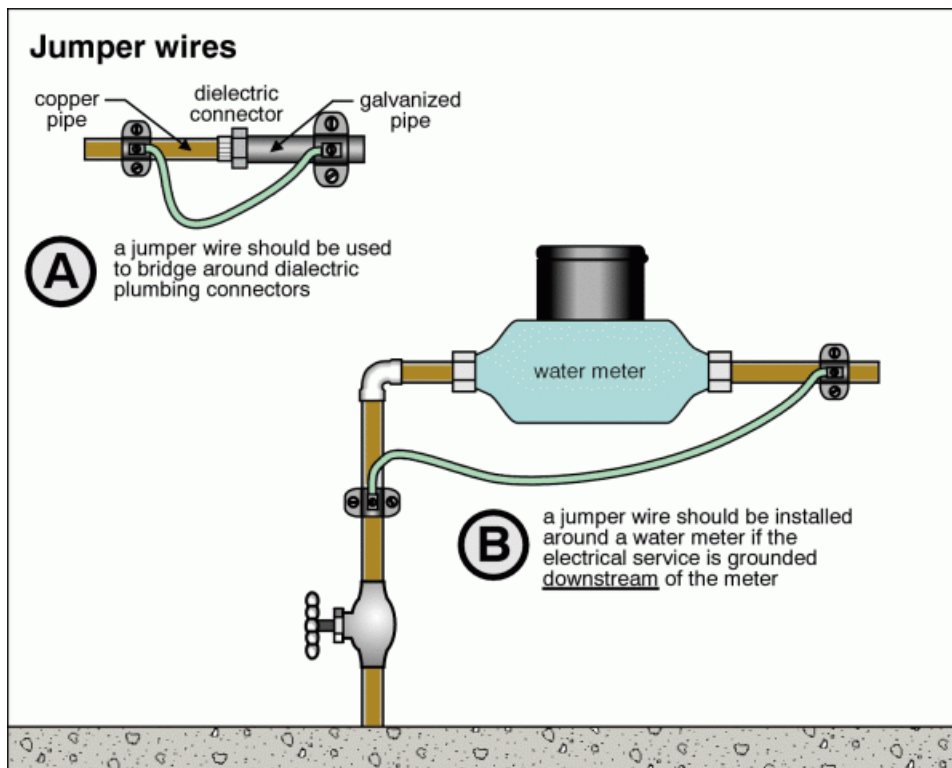
Implication(s): Electric shock

Location: Basement Utility Room

Task: Provide

Time: Immediate

Cost: \$XXXX



ELECTRICAL

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SERVICE BOX, GROUNDING AND PANEL \ Panel wires

13. Condition: • [Overheating](#)

Implication(s): Fire hazard

Location: Basement Utility Room

Task: Correct

Time: Immediate

Cost: \$XXXX



14. Overheating

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

14. Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Location: Right Side Crawl Space

Task: Repair or replace

Time: Immediate

Cost: \$XXXX



15. Damage

DISTRIBUTION SYSTEM \ Junction boxes

15. Condition: • [Missing, loose](#)

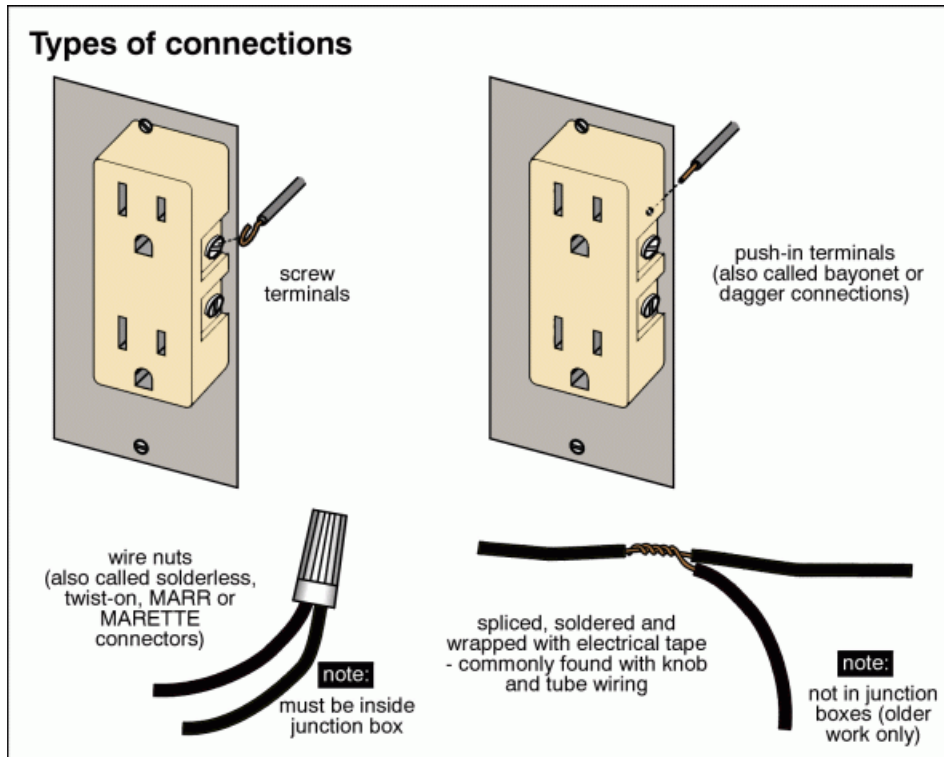
Implication(s): Electric shock | Fire hazard

Location: Left Side Crawl Space

Task: Provide

Time: Immediate

Cost: \$XXXX



16. Missing, loose

DISTRIBUTION SYSTEM \ Outlets (receptacles)

16. Condition: • [Ground Fault Circuit Interrupter \(GFCI\) needed](#)

Implication(s): Electric shock

Location: Rear Exterior Wall

Task: Upgrade

Time: Immediate

Cost: \$XXXX

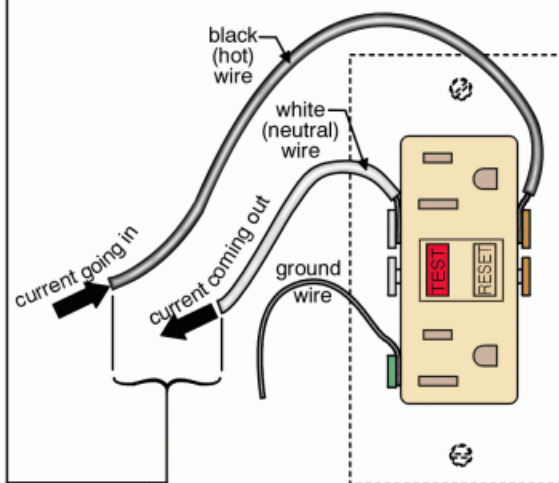
Ground fault interrupter

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

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

note:

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



HEATING

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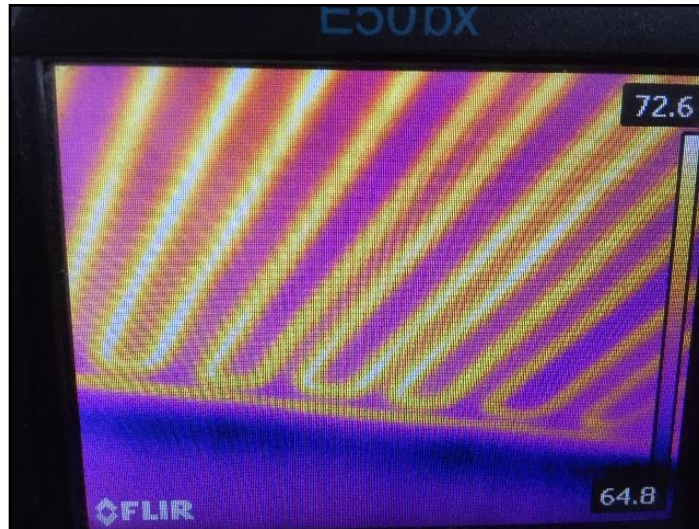
Description

Fuel/energy source: • [Gas](#)

System type:

- [Furnace](#)
- [Hot water radiant heat](#)

Hot water radiant heating in rear addition cieling is in good repair and no sign of leakage



17. Hot water radiant heat

Furnace manufacturer: • Trane

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

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

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

Approximate age: • [22 years](#)

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

Main fuel shut off at: • Meter

Failure probability: • [High](#)

Exhaust pipe (vent connector): • ABS plastic

Fireplace: • [Gas fireplace](#)

Chimney/vent: • [Masonry](#)

Chimney liner: • [Metal](#)

Combustion air source: • Outside

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Limitations

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

Heat exchanger: • Not visible

Recommendations

GAS FURNACE \ Life expectancy

17. Condition: • [Old](#)

Implication(s): Equipment failure | No heat for building

Location: Basement Utility Room

Task: Continue to use as long as possible and Replace When necessary

Cost: \$XXXX

GAS FURNACE \ Ducts, registers and grilles

18. Condition: • [Transite pipe](#)

Implication(s): Health hazard

Location: Throughout Basement

Task: Replace

Time: Immediate

Cost: \$XXXX



18. Transite Pipe

19. Condition: • [Disconnected ducts](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Basement Laundry Area

Task: Repair

Time: Immediate

Cost: \$XXXX

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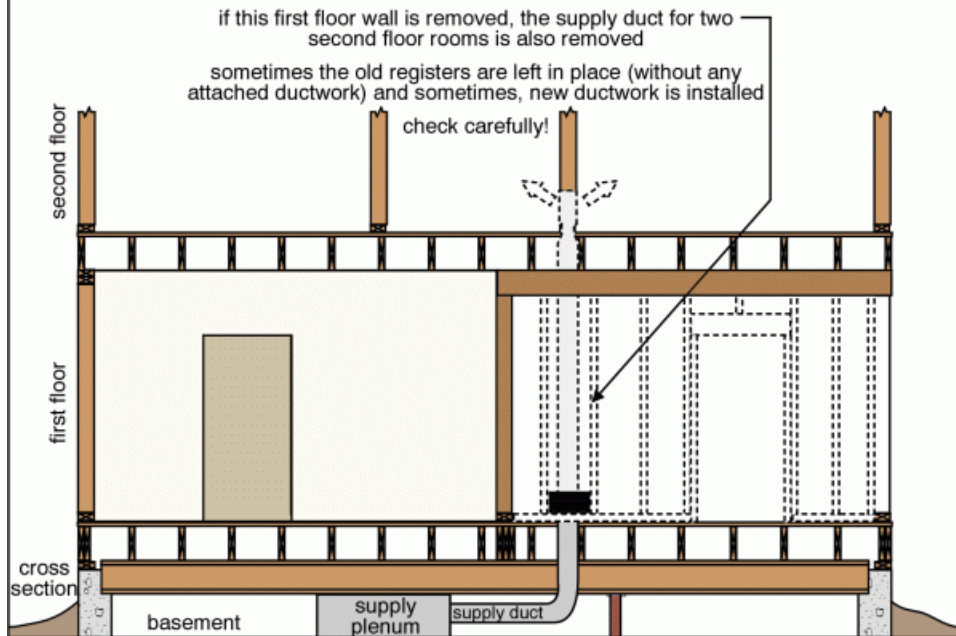
INSULATION

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Renovations remove ducts



19. Disconnected ducts

20. Condition: • [Rust \(in-slab ducts\)](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Throughout Basement

Task: Replace Upgrade

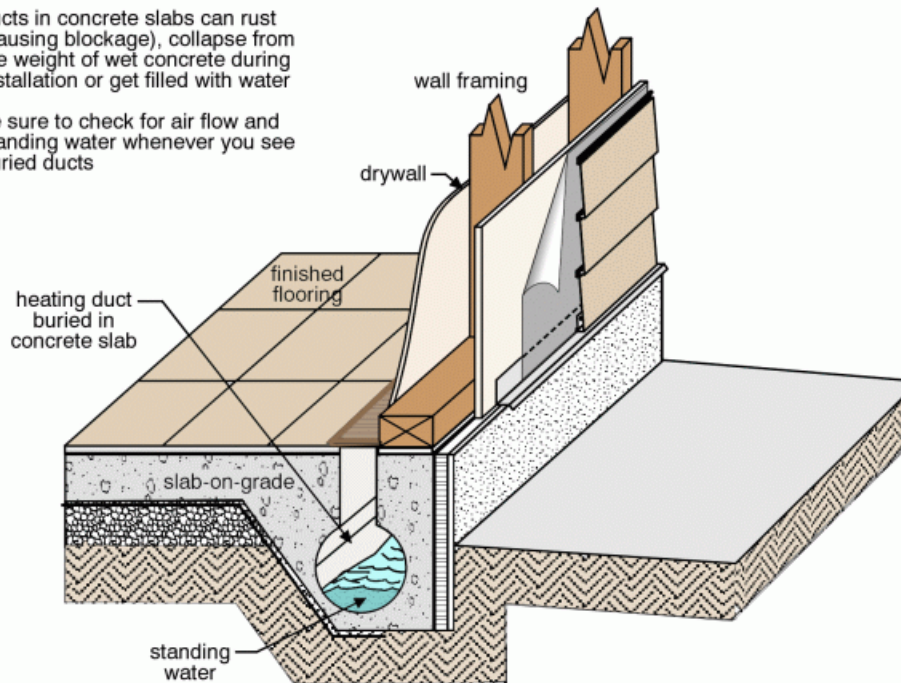
Time: Immediate

Cost: \$XXXX

Ducts in concrete floor slabs

ducts in concrete slabs can rust (causing blockage), collapse from the weight of wet concrete during installation or get filled with water

be sure to check for air flow and standing water whenever you see buried ducts



20. Rust (in-slab ducts)

COOLING & HEAT PUMP

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Description

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

Manufacturer: • Trane

Cooling capacity: • [30,000 BTU/hr](#)

Compressor type: • Electric

Compressor approximate age: • 4 years

Typical life expectancy: • 15 to 20 years

Failure probability: • [Low](#)

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Recommendations

AIR CONDITIONING \ Compressor

21. Condition: • [Wrong fuse or breaker size](#)

Implication(s): Equipment overheating | Damage to equipment | System inoperative or difficult to operate

Location: Left Side Exterior Wall

Task: Correct

Time: Immediate

Cost: \$XXXX

INSULATION AND VENTILATION

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

Attic/roof insulation amount/value: • [R-40](#)

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

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

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • [R-12](#)

Wall air/vapor barrier: • Plastic

Foundation wall insulation material: • [Glass fiber](#)

Foundation wall insulation amount/value: • [R-12](#)

Foundation wall air/vapor barrier: • Plastic

Limitations

Inspection prevented by no access to: • Walls, which were spot checked only

Attic inspection performed: • By entering attic, but access was limited

Recommendations

ATTIC/ROOF \ Insulation

22. Condition: • [Gaps or voids](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Replace

Time: Immediate

Cost: \$XXXX



21. Gaps or voids

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23. Condition: • [Possible Zonolite](#)

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Implication(s): Environmental contamination

Location: Left Side Attic

Task: Further evaluation and remove if necessary

Time: Immediate

Cost: \$XXXX



22. Possible Zonolite

WALLS \ Insulation

24. Condition: • [Sagging or voids](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

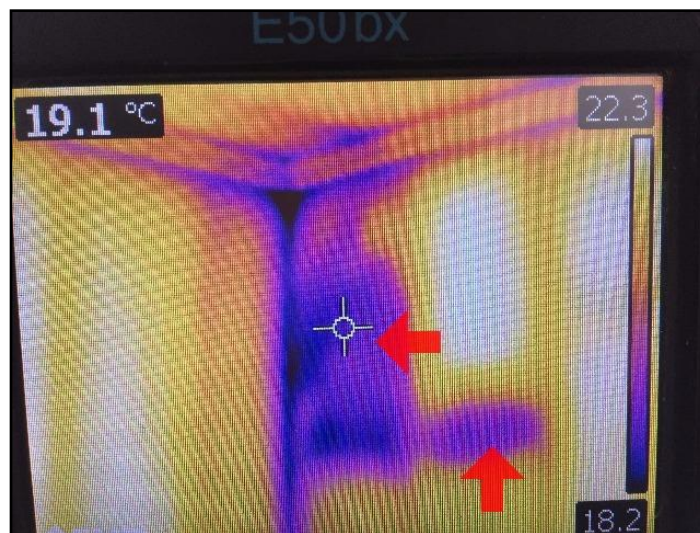
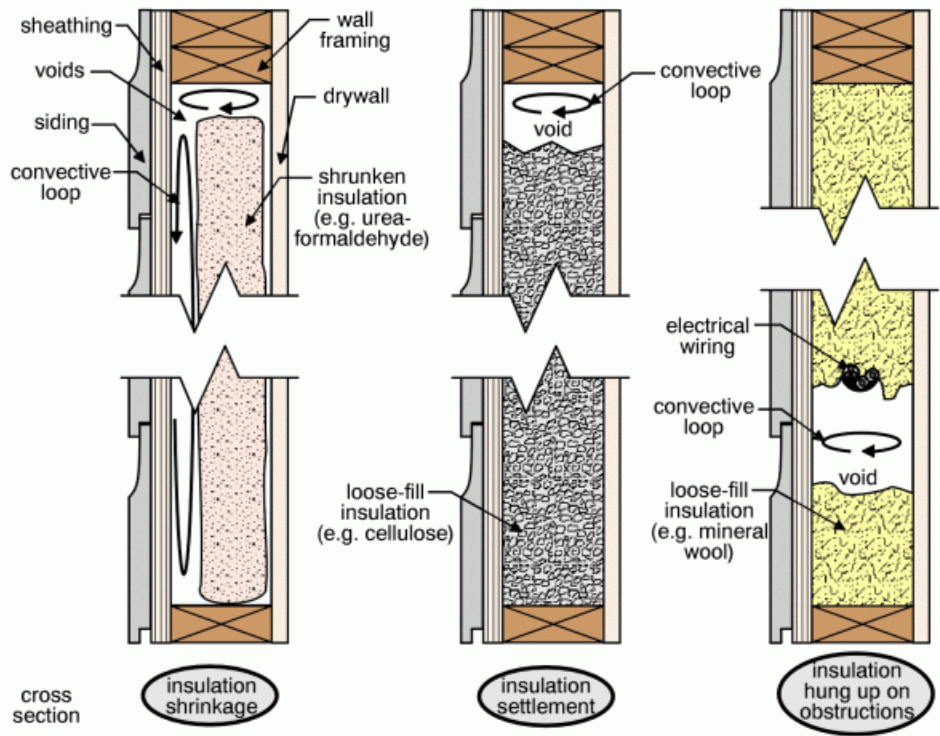
Location: Second Floor Master Bedroom

Task: Provide

Time: When remodelling

Cost: \$XXXX

Insulation voids and convective loops



23. Sagging or voids

FOUNDATION \ Crawlspace floor

25. Condition: • [No vapor barrier](#)

http://inspectapedia.com/interiors/Crawl_Spaces.php

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

Location: Throughout Crawl Space

Task: Provide

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Time: Immediate

Cost: \$XXXX

Description

Water supply source: • Public
Service piping into building: • [Copper](#)
Supply piping in building: • [Copper](#)
Main water shut off valve at the: • Utility room
Water flow and pressure: • [Typical for neighborhood](#)
Water heater fuel/energy source: • [Gas](#)
Water heater type: • [Conventional](#) • Rental
Water heater exhaust venting method: • Natural draft
Water heater manufacturer: • Rheem
Tank capacity: • 151 liters
Water heater approximate age: • 4 years
Typical life expectancy: • 8 to 12 years
Water heater failure probability: • [Low](#)
Waste disposal system: • [Public](#)
Waste and vent piping in building: • [ABS plastic](#)
Pumps: • [Sump pump](#)
Floor drain location: • Near heating system
Gas piping: • Steel • CSST (Corrugated Stainless Steel Tubing)
Exterior hose bibb: • Present

Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve

Recommendations

FIXTURES AND FAUCETS \ Toilet

26. Condition: • [Leak](#)

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

Location: Second Floor Bathroom

Task: Replace toilet gasket

Time: Immediate

Cost: \$XXXX

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

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

Major ceiling finishes: • [Plaster/drywall](#) • [Stucco/texture/stipple](#) • [Suspended tile](#)

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

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#) • Metal-clad • Garage door - wood

Kitchen ventilation: • Range hood • Discharges to exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Limitations

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum

Appliances: • Appliances are not inspected as part of a building inspection

Percent of foundation not visible: • 60 %

Recommendations

WALLS \ Plaster or drywall

27. Condition: • [Water damage](#)

Water damage from leaking supply pipe in the adjacent laundry area

Implication(s): Cosmetic defects

Location: Basement Bathroom

Task: Repair leaking pipe and replace drywall

Time: Immediate

Cost: \$XXXX

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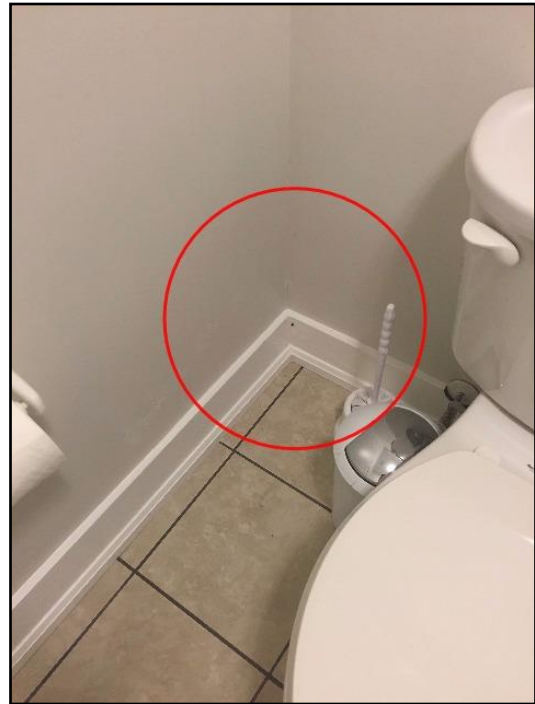
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24. Water damage



25. Water damage

28. Condition: • [Water damage](#)

Implication(s): Cosmetic defects

Location: Basement Bedroom

Task: Repair foundation and Replace drywall

Time: Immediate

Cost: \$XXXX

INTERIOR

Sample report, Niagara on the Lake, ON December 4, 2016

Report No. 1542

www.rhiniagara.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



26. Water damage

CEILINGS \ General

29. Condition: • [Water damage](#)

Water damage from leaking toilet above.

Implication(s): Cosmetic defects | Chance of movement

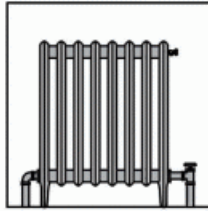
Location: First Floor Dining Room

Task: Repair

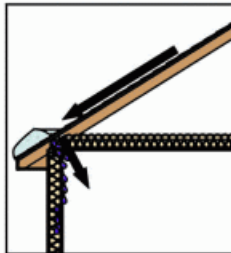
Time: Immediate

Cost: \$XXXX

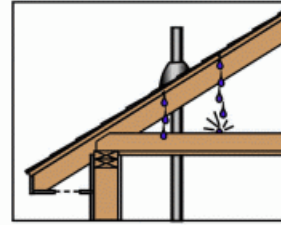
Sources of interior water damage



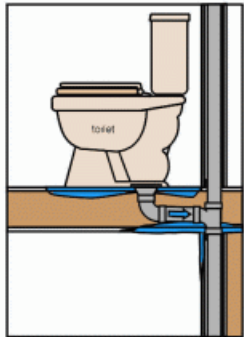
heating leaks



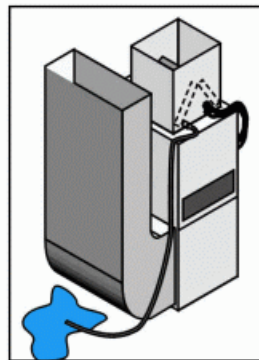
ice damming and condensation



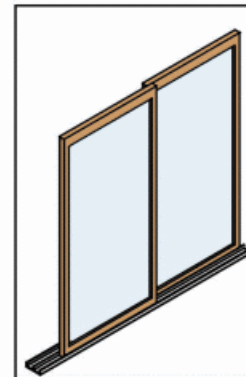
roof or flashing leaks



plumbing leaks



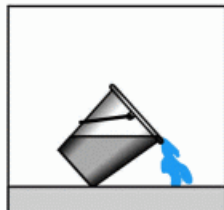
air conditioning leaks



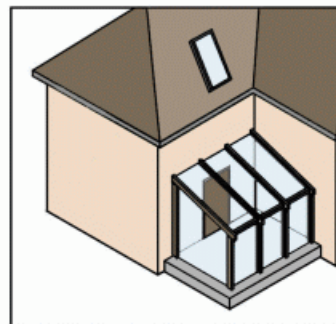
door leaks



melting snow



accidental spills



wall, window, solarium and skylight leaks

INTERIOR

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27. Water damage

BASEMENT \ Wet basements - vulnerability

30. Condition: • [Honeycombing in concrete](#)

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

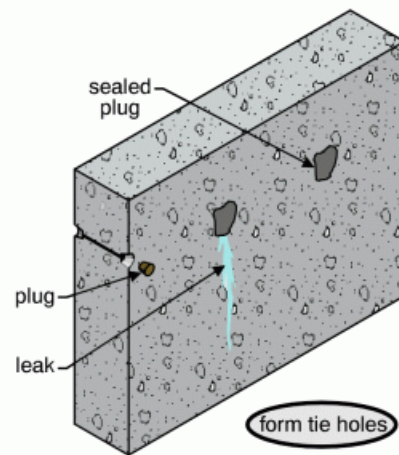
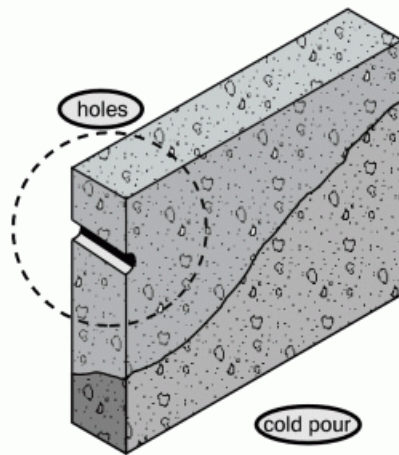
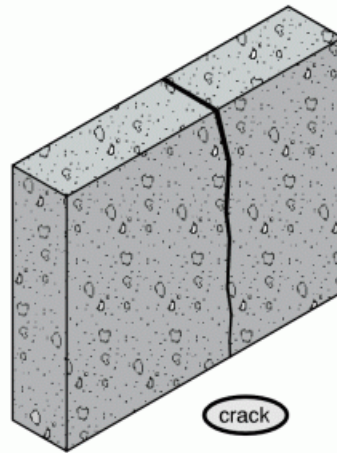
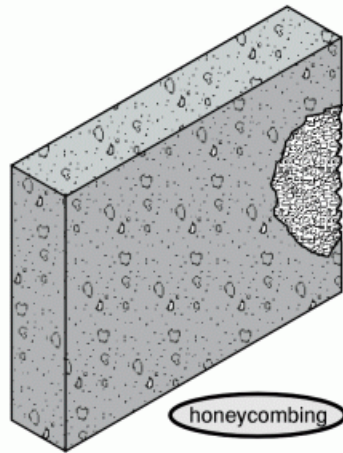
Location: Rear Basement Utility Room

Task: Repair

Time: Immediate

Cost: XXXX

Concrete flaws



INTERIOR

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SUMMARY

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28. Honeycombing

EXHAUST FANS \ Exhaust duct

31. Condition: • [Not vented to exterior](#)

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

Location: Attic

Task: Correct

Time: Immediate

Cost: XXXX



29. Not vented to exterior

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