

INSPECTION REPORT



For the Property at:
123 NO ROAD
NOWHERE, ON H2OH20

Prepared for: JOHN DOE
Inspection Date: Saturday, October 5, 2019
Prepared by: Daniel Ducheneaux



DMD Home Inspections
18350 Concession Rd 5
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October 21, 2019

Dear John Doe,

RE: Report No. 1015, v.4
123 No road
Nowhere, ON
H2OH20

Thank you very much for choosing DMD Home Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of OAHI (Ontario Association of Home Inspectors) standards of Practice. This document defines the scope of a home inspection:

<https://www.oahi.com/english/about/standards-of-practice.html>

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you for choosing DMD Home Inspections to perform your home inspection.

Sincerely,

Daniel Ducheneaux
on behalf of
DMD Home Inspections

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SUMMARY

123 No road, Nowhere, ON October 5, 2019

Report No. 1015, v.4

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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Note: For the purpose of this report the building is considered to be facing **North**.

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](#)

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Beams

Condition: • [Connections weak](#)

Weak connections to posts noted throughout

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

Location: Southwest Exterior Deck

Task: Improve

Time: Immediate

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • Connection weak at upper stair to deck

Implication(s): Fall hazard/Personal injury

Location: Northwest Exterior Deck

Task: Repair

Time: Immediate

LANDSCAPING \ Lot grading

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

Patio stones have settled causing water to drain towards foundation. Signs of efflorescence were visible on the interior foundation wall.

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

Location: Southwest exterior

Task: Repair/Improve

Time: as soon as possible

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • [Unprotected openings](#)

Further evaluation of electrical system by a specialist

Implication(s): Electric shock

Location: North Basement

Task: Correct

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Rust or water in panel](#)

Rust in panel may indicate present or previous moisture or water infiltration

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Implication(s): Electric shock | Fire hazard

Location: North Basement at panel

Task: Further evaluation

Time: Immediate

Condition: • [Inappropriate mounting surface](#)

Recommend further evaluation of electrical system by a specialist

Implication(s): Fire hazard

Location: North Basement

Task: Replace

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • Electrical wire coming through sub-floor is exposed to excessive moisture. This is likely the electrical supply to the bathroom baseboard. Further evaluation by a specialist

Implication(s): Electrical shock

Location: Southwest Basement

Task: Correct

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Loose](#)

Dryer and wall receptacles are not well secured. Wall receptacle is supported by plumbing supply pipe.

Implication(s): Electric shock | Fire hazard

Location: Southwest Basement

Task: Repair/correct

Time: immediate

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: First Floor Kitchen

Task: Replace

Time: Immediate

Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Missing GFCI at sump pump

Implication(s): Electric shock

Location: Northeast Basement

Task: Replace

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

Condition: • [Above electric baseboard heaters](#)

Implication(s): Increased fire hazard

Location: Throughout First Floor Bedrooms

Task: Correct

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Time: Immediate

Plumbing

WATER HEATER \ Temperature/pressure relief valve

Condition: • [Discharge tube missing](#)

Implication(s): Scalding

Location: Southwest Basement

Task: Provide

Time: Immediate

Interior

STAIRS \ Lighting

Condition: • [Missing](#)

Basement staircase has inadequate lighting and is missing a light switch at the bottom

Implication(s): Trip or fall hazard | Inadequate lighting

Location: Northwest Basement Staircase

Task: Improve

Time: Immediate

STAIRS \ Guardrails

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Basement Staircase

Task: Provide

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Observations & Recommendations

General

- Trees to close the roof

Implication(s): Wear of roofing material/clogging of gutters

Location: Southeast Exterior Roof

Task: Improve

Time: As soon as possible



1. Too close to roof



2. Too close to roof

SLOPED ROOF FLASHINGS \ General

Condition: • Vulnerable areas. Gaps and patching noted.

Implication(s): Leakage/damage to structure and contents

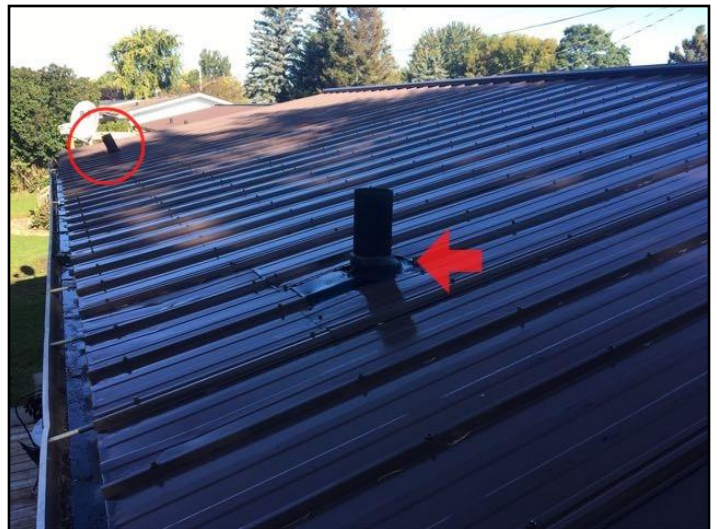
Location: Southwest Exterior Roof

Task: Monitor

Time: Ongoing



3. Vulnerable areas. Some patching noted.



4. Vulnerable areas. Open gaps

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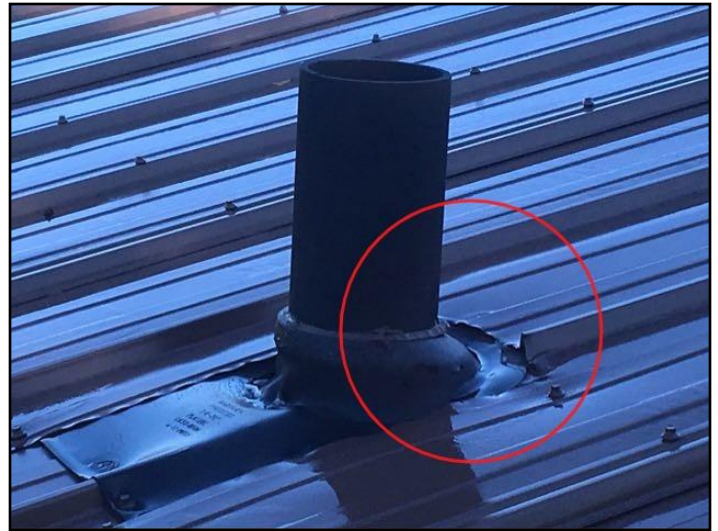
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5. Vulnerable areas. Some patching noted.



6. Vulnerable areas. Open gaps

Descriptions & General information

The home is considered to face : • North

Sloped roofing material:

- [Metal](#)



7. Metal



8. Metal

Sloped roof flashing material: • Metal

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Inspection methods & Limitations

Roof inspection limited/prevented by: • Lack of access (too slippery/fragile)

Inspection performed: • From roof edge • From the ground

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Observations & Recommendations

ROOF DRAINAGE \ Gutters

Condition: • [Clogged](#)

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

Location: Front (Northeast) and back (Southwest) Exterior

Task: Clean

Time: Immediate

Cost: Minor



9. Clogged



10. Clogged

Condition: • Loose

Location: Northwest Exterior

Task: Repair

Time: As soon as possible

Cost: Minor



11. Loose



12. Loose

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ROOF DRAINAGE \ Downspouts

Condition: • [Discharge too close to building](#)

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

Location: Southeast Exterior

Task: Improve

Time: As soon as practical

Cost: Minor



13. Discharge too close to building



14. Discharge too close to building

WALLS \ Trim

Condition: • [Caulking missing or deteriorated](#)

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

Location: Northwest Exterior/Side entrance-Lighting fixture

Task: Repair or replace

Time: as soon as possible



15. Caulking - deteriorated, loose or missing



16. Caulking - deteriorated, loose or missing

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Condition: • [Caulking missing or deteriorated](#)

Open gap at electrical mast penetration

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

Location: Northwest Exterior

Task: Provide

Time: as soon as possible



17. Caulking missing or deteriorated



18. Caulking missing or deteriorated

Condition: • [Caulking missing or deteriorated](#)

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

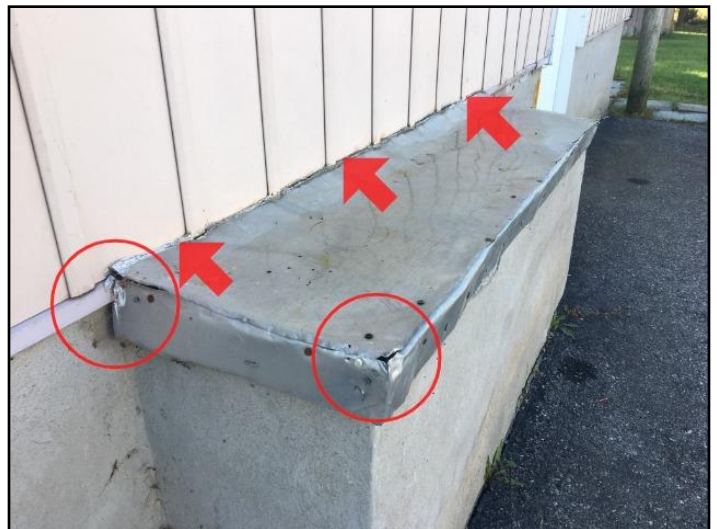
Location: Northwest Exterior

Task: Repair/provide

Time: As soon as possible



19. Caulking missing or deteriorated



20. Caulking missing or deteriorated

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Condition: • [Caulking missing or deteriorated](#)

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

Location: Northwest Exterior at side entrance

Task: Repair Provide

Time: As soon as possible



21. Caulking missing, deteriorated or loose



22. Caulking missing, deteriorated or loose

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Parging damaged or missing](#)

Implication(s): Chance of damage to structure | Shortened life expectancy of material

Location: Northeast Exterior

Task: Repair

Time: As soon as practical



23. Parging missing/deteriorated



24. Parging missing/deteriorated

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Condition: • [Parging damaged or missing](#)

Implication(s): Chance of damage to structure | Shortened life expectancy of material

Location: Throughout Exterior at grade level

Task: Repair

Time: As soon as possible



25. Parging damaged or missing



26. Parging damaged or missing

DOORS \ Exterior trim

Condition: • [Missing](#)

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

Location: Northwest Exterior entrance

Task: Provide

Time: As soon as practical



27. Trim missing



28. Trim missing

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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General

Condition: • Front porch shows sign of settlement

Implication(s): Structure movement

Location: Northeast Front Exterior Porch

Task: Monitor

Time: Ongoing



29. Settlement



30. Settlement

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Beams

Condition: • [Connections weak](#)

Weak connections to posts noted throughout

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

Location: Southwest Exterior Deck

Task: Improve

Time: Immediate



31. Connections weak



32. Connections weak

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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • Connection weak at upper stair to deck

Implication(s): Fall hazard/Personal injury

Location: Northwest Exterior Deck

Task: Repair

Time: Immediate



33.



34.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Handrail hard to hold

Implication(s): Fall hazard

Location: Southwest Exterior Deck

Task: Improve

Time: Immediate



35. Hard to hold



36. Hard to hold

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Condition: • [Loose](#)

Guardrail is loose and not secured to house

Implication(s): Fall hazard

Location: Northwest Exterior Deck

Task: Repair

Time: Immediate



37. Loose



38. Loose

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Patios

Condition: • [Trip hazards](#)

Implication(s): Physical injury

Location: Front exterior porch entrance

Task: improve

Time: Immediate



39. Trip hazards/Step not uniform



40. Trip hazards/Step not uniform

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LANDSCAPING \ Lot grading

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

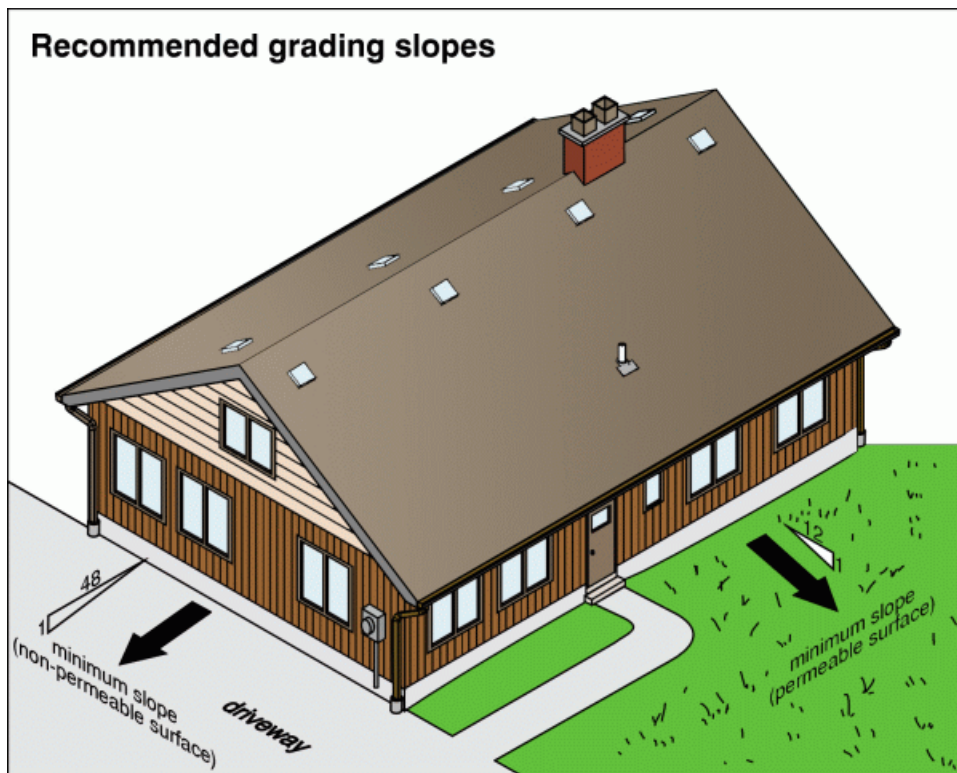
Patio stones have settled causing water to drain towards foundation. Signs of efflorescence were visible on the interior foundation wall.

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

Location: Southwest exterior

Task: Repair/Improve

Time: as soon as possible



41. Improper slope or drainage



42. Improper slope or drainage

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LANDSCAPING \ Walkway

Condition: • Settlement

Front walkway at porch has settled. Monitor for further movement.

Location: Northeast Front Walkway

Task: Monitor

Time: Ongoing



43. Settlement

LANDSCAPING \ Driveway

Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Location: Throughout Front Exterior Driveway

Task: Repair

Time: As soon as practical



44. Cracked or damaged surfaces



45. Cracked or damaged surfaces

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Descriptions & General information

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#) • [Flat](#)

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

Driveway: • Asphalt

Walkway: • Patio stones

Garage: • None

Inspection methods & Limitations

Inspection limited/prevented by: • No limitations

Observations & Recommendations

FLOORS \ Sheathing/Subflooring

Condition: • Rot

Severe moisture was noted at sub-floor under bathroom. moisture was at 66%.

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

Location: Southwest Basement sub-floor

Task: Repair

Time: As soon as possible



46. Rot/Water damage



47. Rot/Water damage

Descriptions & General information

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

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

Exterior wall construction: • Not visible

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

Location of access to under-floor area: • Basement

Inspection methods & Limitations

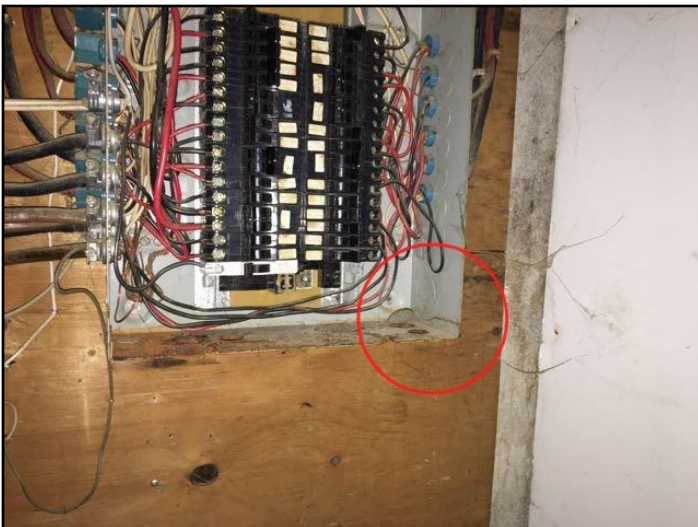
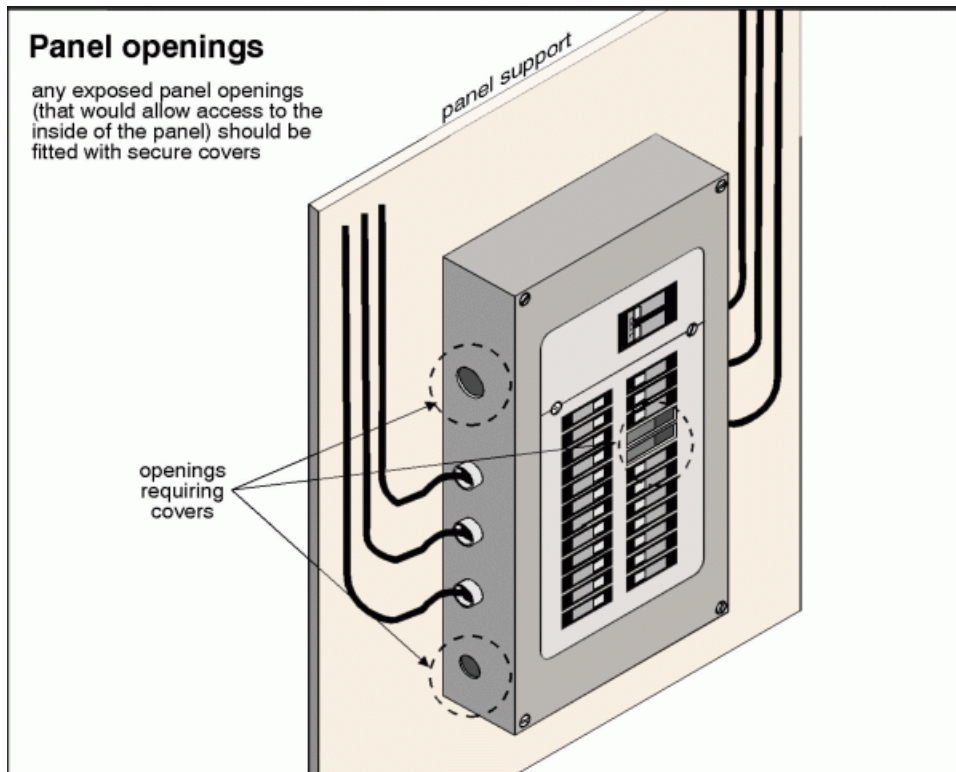
Inspection limited/prevented by: • Ceiling, wall and floor coverings • Insulation

Attic/roof space: • Inspected from access hatch

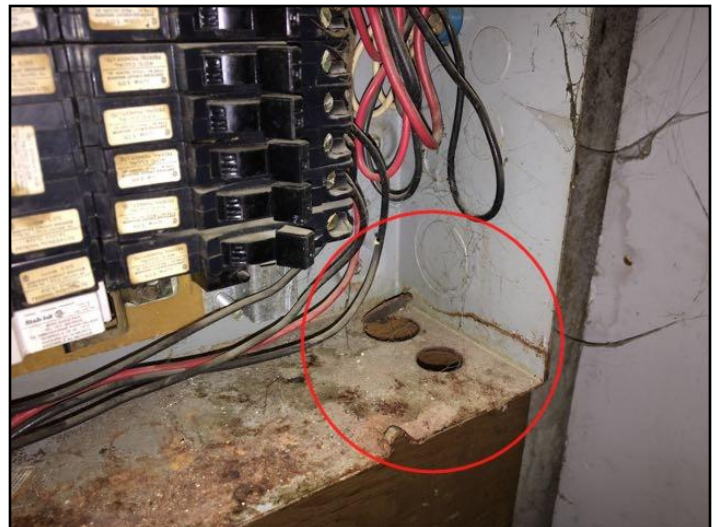
Observations & Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box**Condition:** • [Unprotected openings](#)

Further evaluation of electrical system by a specialist

Implication(s): Electric shock**Location:** North Basement**Task:** Correct**Time:** Immediate

48. Unprotected openings



49. Unprotected openings

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Rust or water in panel](#)

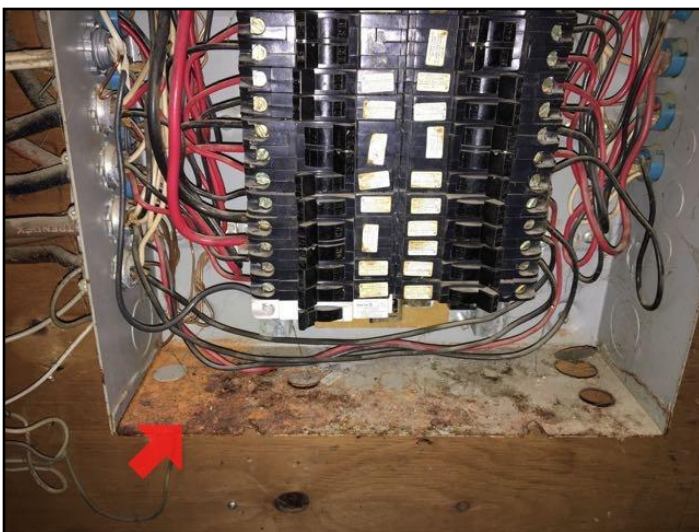
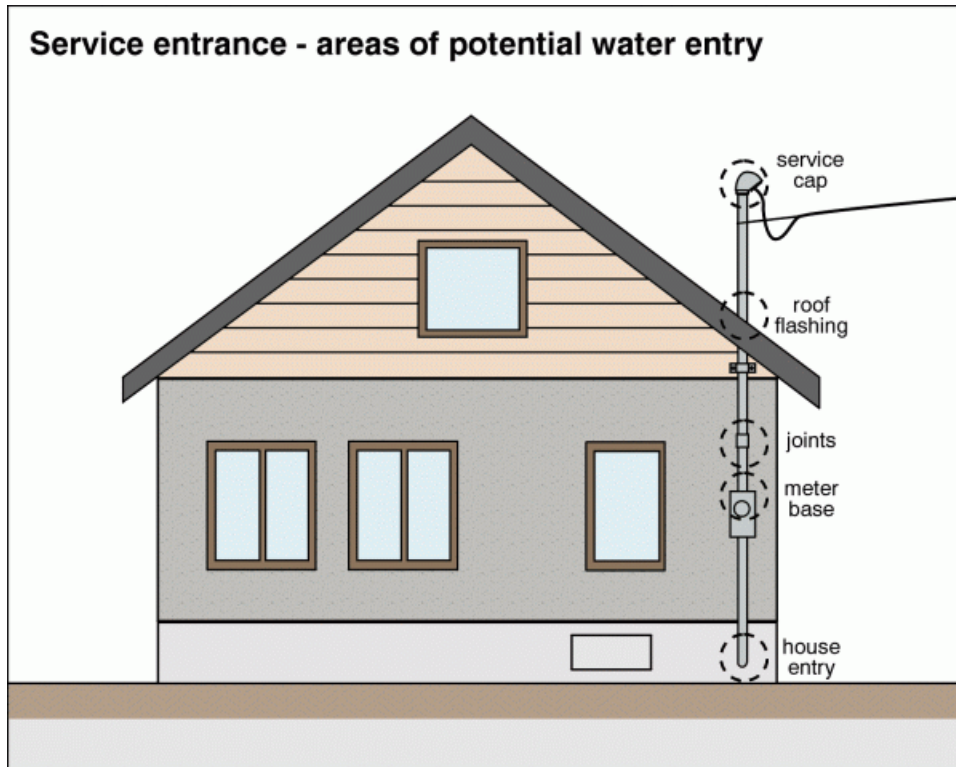
Rust in panel may indicate present or previous moisture or water infiltration

Implication(s): Electric shock | Fire hazard

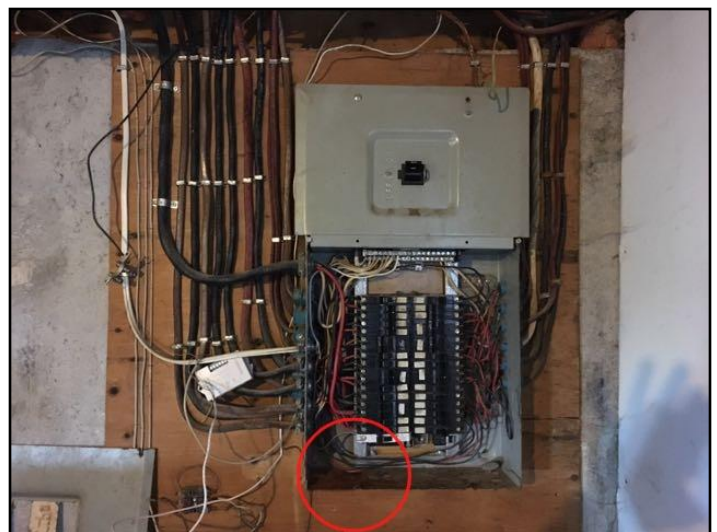
Location: North Basement at panel

Task: Further evaluation

Time: Immediate



50. Rust in panel



51. Rust in panel

Condition: • [Inappropriate mounting surface](#)

Recommend further evaluation of electrical system by a specialist

Implication(s): Fire hazard

Location: North Basement

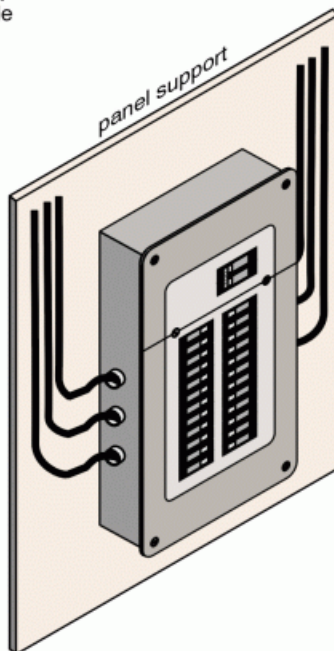
Task: Replace

Time: Immediate

Panel mounting

in many jurisdictions, the panel support (or back-up) must be a non-combustible material such as drywall

plywood or wood planking were commonly used for panel support in older installations



52. Inappropriate mounting surface

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • Electrical wire coming through sub-floor is exposed to excessive moisture. This is likely the electrical supply to the bathroom baseboard. Further evaluation by a specialist

Implication(s): Electrical shock

Location: Southwest Basement

Task: Correct

Time: Immediate



53. Electrical wiring in damp area



54. Electrical wiring in damp area

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Defective. GFCI recommended

Implication(s): Electrical shock/fire hazard

Location: Southwest Exterior

Task: Replace

Time: Immediate



55. Defective



56. Defective

ELECTRICAL

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Condition: • [Loose](#)

Dryer and wall receptacles are not well secured. Wall receptacle is supported by plumbing supply pipe.

Implication(s): Electric shock | Fire hazard

Location: Southwest Basement

Task: Repair/correct

Time: immediate



57. Loose/not secured



58. Loose/notsecured

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: First Floor Kitchen

Task: Replace

Time: Immediate



59. GFCI/GFI needed (Ground Fault Circuit...



60. GFCI/GFI needed (Ground Fault Circuit...

Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Missing GFCI at sump pump

Implication(s): Electric shock**Location:** Northeast Basement**Task:** Replace**Time:** Immediate

61. No GFCI/GFI (Ground Fault Circuit...

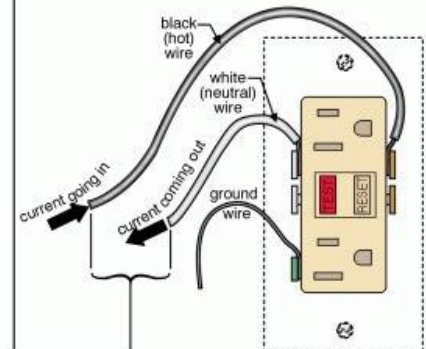
Ground fault interrupter

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:

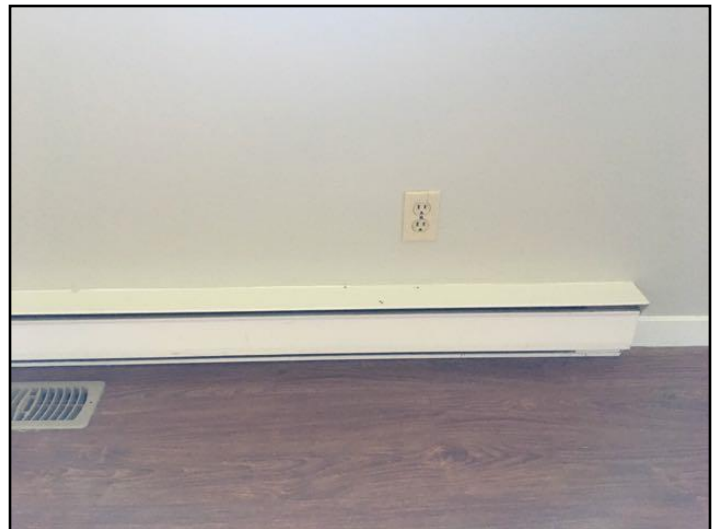
if the GFI is in the panel, the entire circuit will be shut down



62. GFCI/GFI (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location**Condition:** • [Above electric baseboard heaters](#)**Implication(s):** Increased fire hazard**Location:** Throughout First Floor Bedrooms**Task:** Correct**Time:** Immediate

63. Receptacle poor location



64. Receptacle poor location

COMMENTS \ Additional

Condition: • No receptacle was present in the main bathroom. This is not a defect but an inconvenience.

Implication(s): Inconvenience

Location: First Floor Bathroom

Task: Provide

Time: Discretionary

Descriptions & General information

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

Main disconnect/service box type and location:

• [Breakers - basement](#)

North East corner

Distribution panel type and location: • Basement

Note: North East corner

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Smoke alarms (detectors):

• [Present](#)

One smoke detector present in kitchen area. Recommend Combination smoke/carbon monoxide detectors in front of bedrooms and at basement staircase.

Inspection methods & Limitations

Inspection limited/prevented by: • Power was off in some areas

HEATING

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Observations & Recommendations

RECOMMENDATIONS \ Overview

Condition: • No heating recommendations are offered as a result of this inspection.

HEATING CONTROL \ Thermostat

Condition: • Inoperative. Heating system was shut off

Implication(s): No heat

Location: Main floor hall

Task: Further evaluation

Time: Immediate



65. Inoperative



66. Inoperative

Descriptions & General information

System type: • [Furnace](#)

Fuel/energy source:

• [Gas](#)

Natural

Furnace manufacturer: • Whirlpool

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

Approximate capacity: • [65,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

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

Combustion air source: • Outside

Approximate age: • [8 years](#)

Main fuel shut off at:

• Basement

HEATING

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at furnace

Location of the thermostat for the heating system: • Hallway • First Floor

Inspection methods & Limitations

Inspection prevented/limited by: • System was shut off • System was inoperative

Heat exchanger: • Not visible

COOLING & HEAT PUMP

123 No road, Nowhere, ON October 5, 2019

Report No. 1015, v.4

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ROOFING

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Descriptions & General information

General: • No cooling system in the home

INSULATION AND VENTILATION

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Observations & Recommendations

RECOMMENDATIONS \ Overview

Condition: • No insulation recommendations are offered as a result of this inspection.

Descriptions & General information

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

Attic/roof insulation amount/value: • [R-24](#) • 8 inches

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#)

Wall insulation amount/value: • Not visible

Floor above basement/crawlspace insulation amount/value: • [None found](#)

Inspection methods & Limitations

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Observations & Recommendations

WATER HEATER \ Temperature/pressure relief valve

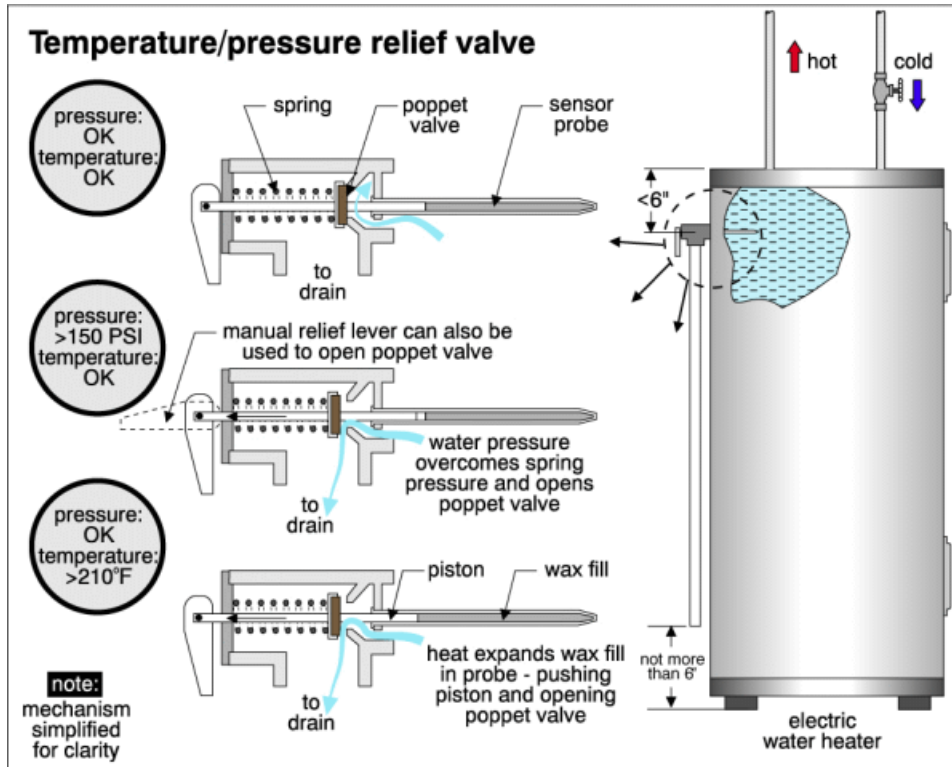
Condition: • [Discharge tube missing](#)

Implication(s): Scalding

Location: Southwest Basement

Task: Provide

Time: Immediate



67. Discharge tube missing



68. Discharge tube missing

Descriptions & General information

Water supply source:

- Public
- Municipal water

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

Main water shut off valve at the: • North • East • Basement

Water heater type: • [Conventional](#)

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

Water heater tank capacity: • 184 liters

Water heater approximate age: • 1 year

Water heater typical life expectancy: • 8 to 12 years

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

Inspection methods & Limitations

Inspection limited/prevented by: • Main water supply was shut off. Supply was turned on by buyer agent to enable inspection of fixtures and drainage.

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • The performance of floor drains or clothes washing machine drains

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FLOORS \ Wood/laminate floors

Condition: • Damaged/worn

Implication(s): Cosmetic

Location: Throughout First Floor Living Room

Task: Replace

Time: as soon as practical



69. Damage



70. Damage

Condition: • blank note

WINDOWS \ Hardware

Condition: • [Inoperative](#)

Implication(s): System inoperative or difficult to operate

Location: First Floor Living Room

Task: Repair/Replace

Time: Discretionary

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71. Inoperative

CARPENTRY \ Cabinets

Condition: • [Water damage](#)

Water damage/moisture noted under kitchen sink. Moisture levels were at 13 % at time of inspection.

Implication(s): Material deterioration

Location: First Floor Kitchen

Task: Monitor

Time: Ongoing



72. Water damage



73. Water damage



74. Water damage

STAIRS \ Lighting

Condition: • [Missing](#)

Basement staircase has inadequate lighting and is missing a light switch at the bottom

Implication(s): Trip or fall hazard | Inadequate lighting

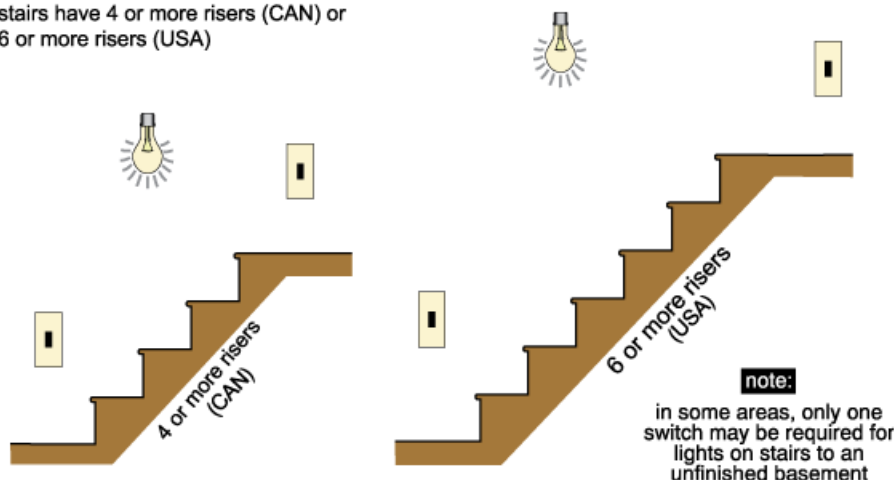
Location: Northwest Basement Staircase

Task: Improve

Time: Immediate

Stairway lighting

stairway lighting requires switches at both the top and bottom of the stairs when the stairs have 4 or more risers (CAN) or 6 or more risers (USA)



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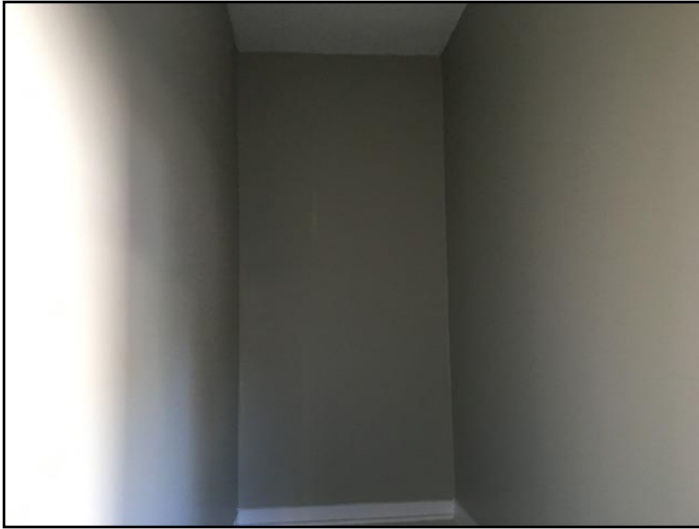
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75. Missing



76. Missing

STAIRS \ Guardrails

Condition: • [Missing](#)

Implication(s): Fall hazard

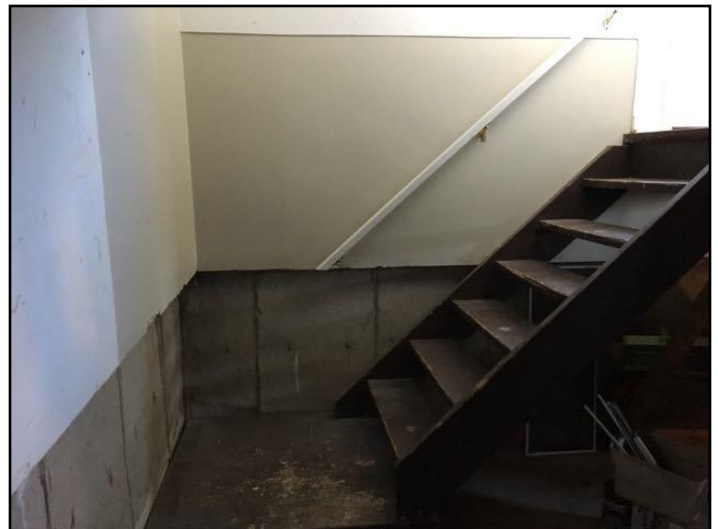
Location: Basement Staircase

Task: Provide

Time: Immediate



77. Missing guardrail



78. Missing guardrail

BASEMENT \ Wet basement - evidence

Condition: • [Efflorescence](#)

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

Location: Northwest Basement

Task: Monitor

Time: Ongoing

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79. Efflorescence



80. Efflorescence

BASEMENT \ Wet basements - corrective action noted

Condition: • [Prior repairs](#)

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

Location: Southwest Basement

Task: Monitor

Time: Ongoing



81. Prior repairs



82. Prior repairs

COMMENTS \ Additional

Condition: • Signs of animal entry present in the attic. Unsure of type but this should be monitored.

Implication(s): Insulation damage/inconvenience/nuisance

Location: Southeast Attic

Task: Monitor

Time: Ongoing

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83. Animal/pest entry



84. Animal/pest entry

Descriptions & General information

Major floor finishes: • [Laminate](#)

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

Windows: • [Sliders](#) • [Casement](#) • [Awning](#)

Exterior doors - type/material: • Hinged • Metal-clad

Laundry facilities: • Washer • Hot/cold water supply • Dryer • Vented to outside • Waste standpipe

Kitchen ventilation: • Exhaust fan • Discharges to exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

END OF REPORT

REFERENCE LIBRARY

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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