

Your Inspection Report

123 No Road St-
Albert, ON K0B 3Z0

PREPARED FOR:

John Doe

INSPECTION DATE:

Thursday, June 11, 2024

PREPARED BY:

Daniel Ducheneaux



DMD Residential & Commercial Inspections
18350 Concession Rd 5
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dan@dmdhomeinspections.com



Residential & Commercial Inspections done right!



June 29, 2024

Dear John,

RE: Report No. 1144, v.2
123 No Road
St-Albert, ON
K0B 3Z0

Thank you very much for choosing DMD to perform your inspection. The inspection itself and the attached report comply with the requirements of OAH (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 Inspections to perform your home inspection.

Sincerely,

Daniel Ducheneaux
on behalf of
DMD Residential & Commercial Inspections

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Inspections
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SUMMARY

123 No Road , St-Albert, ON June 27, 2024

Report No. 1144, v.2

www.dmdhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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](#)

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Inappropriate mounting surface](#)

Implication(s): Fire hazard

Location: Triple garage-at East

Task: Verify/Correct

Time: Immediate/if required

Condition: • [Inappropriate mounting surface](#)

Implication(s): Fire hazard

Location: Triple garage-at Northwest

Task: Verify/Correct

Time: Immediate/if required

Condition: • [Inappropriate mounting surface](#)

in house

Implication(s): Fire hazard

Location: Northeast basement

Task: Verify/Correct

Time: Immediate/if required

Condition: • [Inappropriate mounting surface](#)

Implication(s): Fire hazard

Location: Detached double garage at East of property-Northwest wall

Task: Verify/Correct

Time: Immediate/if required

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Implication(s): Electric shock

Location: Triple garage-East main floor bathroom

Task: Replace

Time: Immediate

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Insulation and Ventilation

FOUNDATION \ Interior insulation

Condition: • [Exposed combustible insulation](#)

Implication(s): Fire hazard

Location: Basement-Throughout perimeter storage area

Task: Protect or remove

Time: Immediate

Plumbing

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

Implication(s): Chance of water damage to structure, finishes and contents | No hot water

Location: Triple garage-at Southeast

Task: Monitor/Replace

Time: Ongoing/when required

Interior

WINDOWS \ Means of egress/escape

Condition: • Window sill too high

Implication(s): Restricted emergency exits

Location: Southeast basement

Task: Correct/Maintain

Time: As soon as possible/Ongoing

POTENTIALLY HAZARDOUS MATERIALS \ General notes

Condition: • Mold

Present owner should be advised

Implication(s): Health hazard

Location: Northwest second floor-Attic access hatch

Task: Verify/Correct

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](#)

ROOFING

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Observations & Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Vulnerable areas](#)

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

Location: Triple garage-at South

Task: Monitor

Time: Ongoing



1. Vulnerable areas



2. Vulnerable areas

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

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

Location: House-at North

Task: Monitor

Time: Ongoing



3. Vulnerable to ice damming



4. Vulnerable to ice damming

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Descriptions & General information

The home is considered to face: • North

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

Sloped roof flashing material: • Metal

Approximate age: • 15 years

Typical life expectancy: • 15-20 years

Inspection methods & Limitations

Inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • With binoculars • From the ground

Age determined by: • Report by agent

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys • Dish • Antennas

EXTERIOR

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Observations & Recommendations

ROOF DRAINAGE \ Downspouts

3. Condition: • [Damage](#)

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

Location: Southeast corner-Triple garage

Task: Repair or Replace

Time: As soon as possible



5. Damage



6. Damage

4. Condition: • [Damage](#)

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

Location: East-Triple garage

Task: Repair or Replace

Time: As soon as possible



7. Damage



8. Damage

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

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

Location: Detached double garage at East of property-Throughout

Task: Correct

Time: As soon as possible



9. Discharge too close to building



10. Discharge too close to building

6. Condition: • [Discharge onto roofs](#)

Minor improvement required

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

Location: House-at North side

Task: Correct/Improve

Time: As soon as possible



11. Discharge onto roofs



12. Discharge onto roofs

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WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

7. Condition: • [Loose or missing pieces](#)

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building

Location: Triple Garage-at Southeast

Task: Repair

Time: As soon as possible



13. Loose



14. Loose

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

8. Condition: • [Masonry or concrete cracking](#)

Implication(s): Weakened structure

Location: Northwest porch

Task: Repair/Monitor

Time: As soon as possible/Ongoing



15. Cracked



16. Cracked

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LANDSCAPING \ Driveway

9. Condition: • Cracked or damaged surfaces

Implication(s): Trip or fall hazard - Material deterioration

Location: Triple garage- side throughout

Task: Repair/Monitor

Time: As soon as possible/Ongoing



17. Cracked



18. Cracked

LANDSCAPING \ Retaining wall

10. Condition: • [Cracked](#)

Implication(s): Weakened structure | Chance of movement

Location: House-at South

Task: Repair/Monitor

Time: As soon as possible/Ongoing



19. Cracked



20. Cracked

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11. Condition: • [Cracked](#)

Implication(s): Weakened structure | Chance of movement

Location: House-at Southwest

Task: Repair/Monitor

Time: As soon as possible/Ongoing



21. Cracked



22. Cracked

12. Condition: • Damage

on surface

Implication(s): Weakened structure, Chance of movement

Location: House-at South

Task: Repair/Monitor

Time: As soon as possible/Ongoing



23. Damage



24. Damage

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COMMENTS \ Additional

13. Condition: • The exterior foundation parging has typical minor cracks that will need minor repairs, and ongoing maintenance. Some minor floor cracks were noted on the wrap around porch, which will need to be monitored and repaired as required.

OTHER \ Observations

14. Condition: • Signs of water dampness

Implication(s): Material deterioration

Location: North porch-Under steps

Task: Correct condition/Monitor

Time: As soon as possible/Ongoing



25. Water dampness-possible green algae



26. Water dampness-possible green algae

Descriptions & General information

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

Downspout discharge: • [Above grade](#) • [Below grade](#)

Lot slope: • Sloped lot • [Flat](#)

Wall surfaces and trim: • Composite siding

Driveway: • Asphalt

Walkway: • Asphalt • Flagstone

Garage:

• Attached

Double

• Detached

Triple and double

Garage vehicle doors: • Present

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Garage vehicle door operator (opener): • Present

Inspection methods & Limitations

Inspection limited/prevented by: • Car/storage in garage • Poor access under steps, deck, porch • Vines/shrubs/trees against wall

No or limited access to:

- Area below steps, deck, porches
 - Attic space
- in attached garage. Hatch is sealed.

Exterior inspected from: • Ground level

Observations & Recommendations

FOUNDATIONS \ General notes

15. Condition: • [Prior repairs](#)

Implication(s): Weakened structure

Location: House-at Southeast corner

Task: Monitor

Time: Ongoing



27. Prior repairs



28. Prior repairs

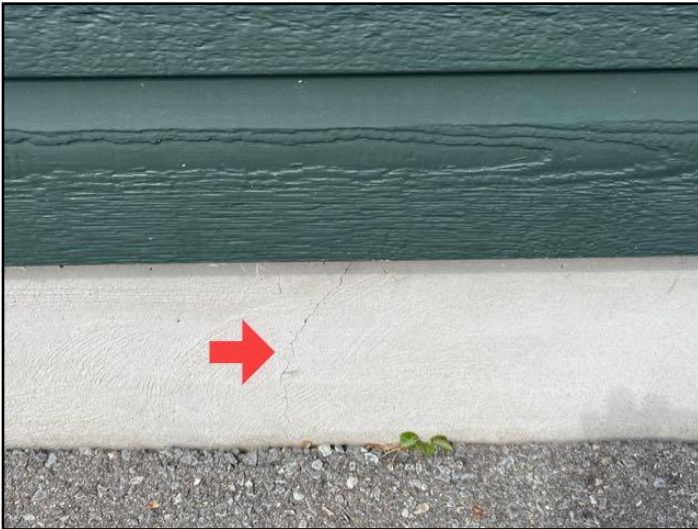
16. Condition: • Parging cracked

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

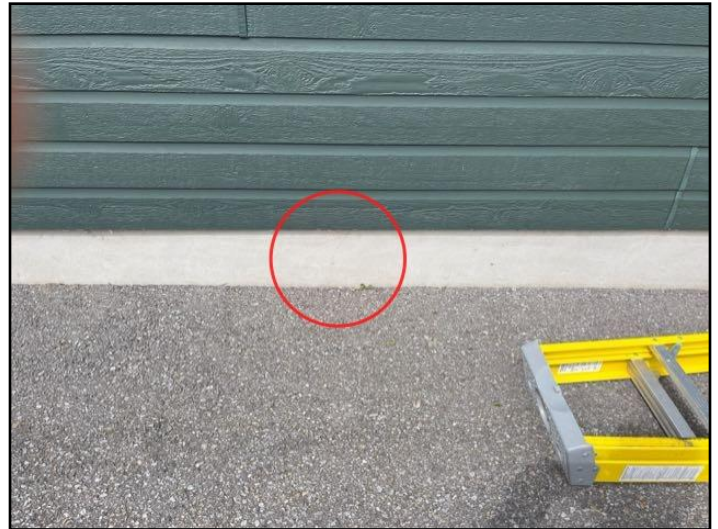
Location: Northeast-at attached garage

Task: Repair/Monitor

Time: As soon as possible/Ongoing



29. Parging cracked



30. Parging cracked

STRUCTURE

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17. Condition: • Parging cracked

*

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

Location: House- at Southeast

Task: Repair/Monitor

Time: As soon as possible/Ongoing



31. Parging cracked



32. Parging cracked

18. Condition: • Parging cracked

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

Location: House-at South

Task: Repair/Monitor

Time: As soon as possible/Ongoing



33. Parging cracked



34. Parging cracked

19. Condition: • Parging cracked

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

Location: House-at South

Task: Repair/Monitor

Time: As soon as possible/Ongoing



35. Parging cracked



36. Parging cracked

Descriptions & General information

Configuration: • [Basement](#) • Fully finished

Foundation material: • [Poured concrete](#)

Floor construction:

• [Trusses](#)

in visible areas

• Steel columns

in visible areas

• Steel beams (girders)

in visible areas

• Subfloor - OSB (Oriented Strand Board)

Exterior wall construction: • Not visible

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

Inspection methods & Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Storage • New finishes/paint • Insulation

• Furnishings

Attic/roof space:

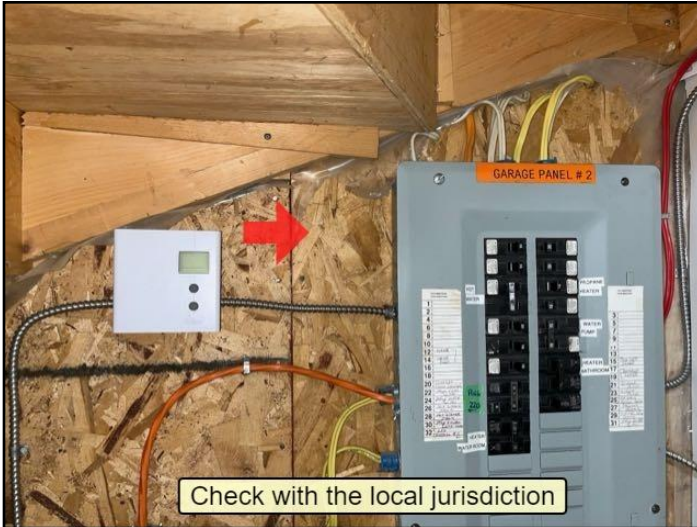
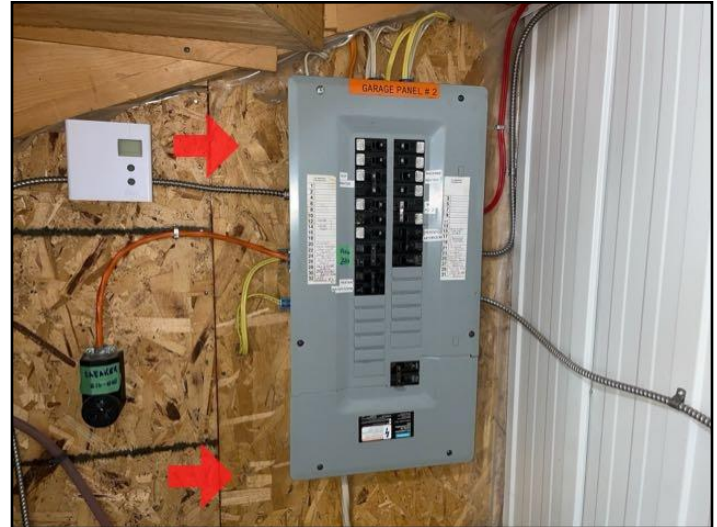
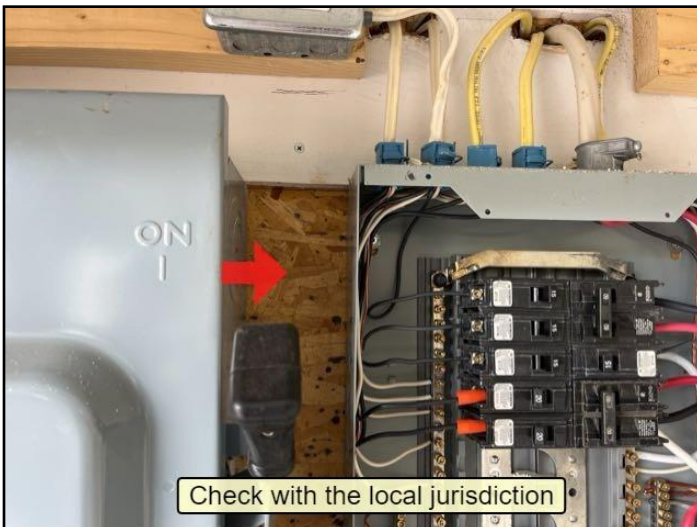
• Inspected from access hatch
house and triple garage

• Access restricted
attached garage

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report •
Attic load bearing components concealed by insulation cannot be traversed

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Observations & Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**20. Condition:** • [Inappropriate mounting surface](#)**Implication(s):** Fire hazard**Location:** Triple garage-at East**Task:** Verify/Correct**Time:** Immediate/if required**37. Inappropriate mounting surface****38. Inappropriate mounting surface****21. Condition:** • [Inappropriate mounting surface](#)**Implication(s):** Fire hazard**Location:** Triple garage-at Northwest**Task:** Verify/Correct**Time:** Immediate/if required**39. Inappropriate mounting surface****40. Inappropriate mounting surface**

22. Condition: • [Inappropriate mounting surface](#)

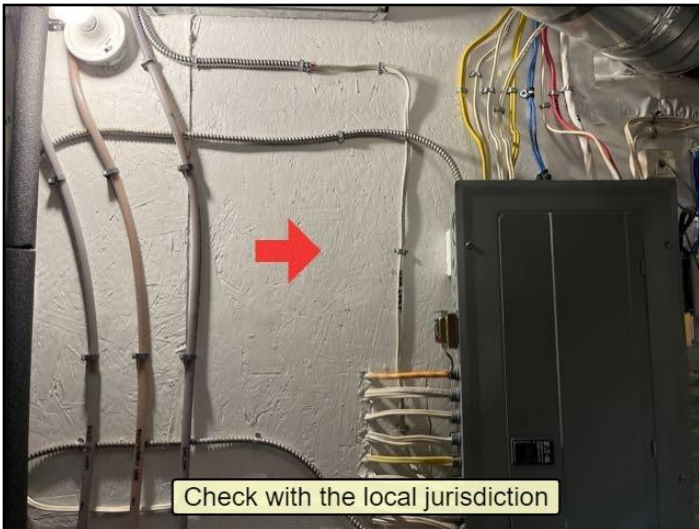
in house

Implication(s): Fire hazard

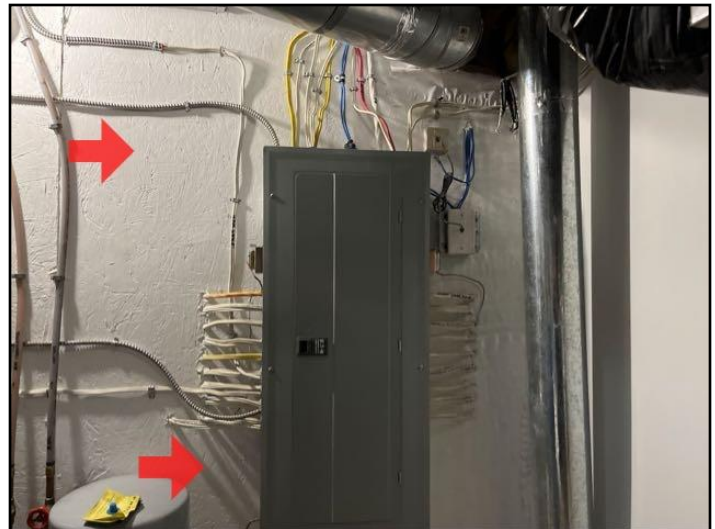
Location: Northeast basement

Task: Verify/Correct

Time: Immediate/if required



41. Inappropriate mounting surface



42. Inappropriate mounting surface

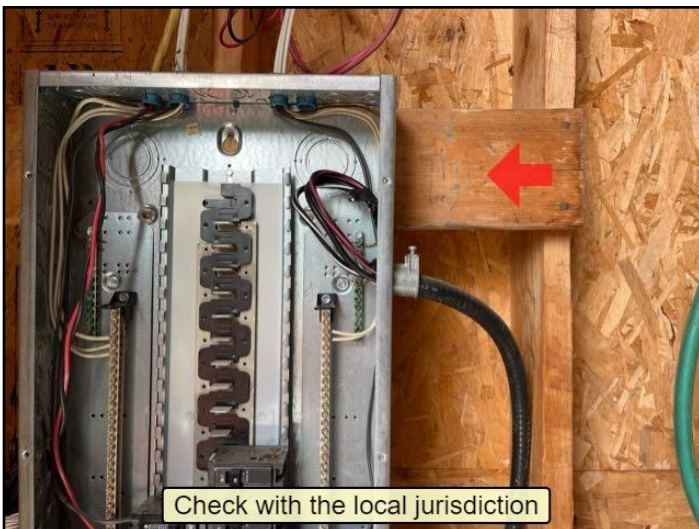
23. Condition: • [Inappropriate mounting surface](#)

Implication(s): Fire hazard

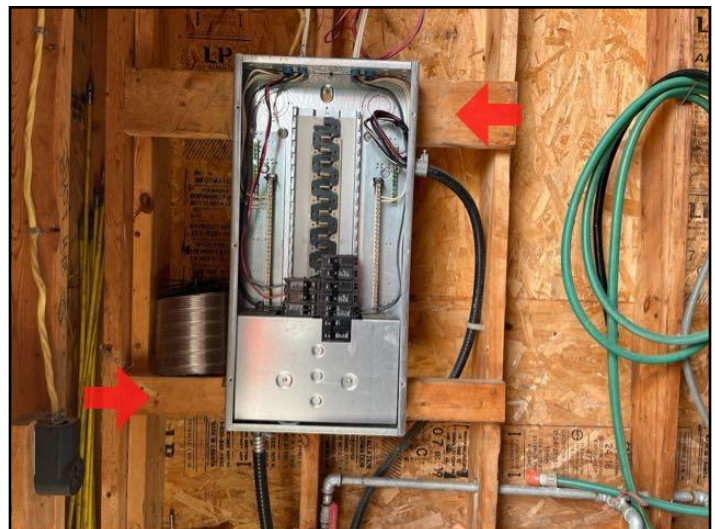
Location: Detached double garage at East of property-Northwest wall

Task: Verify/Correct

Time: Immediate/if required



43. Inappropriate mounting surface



44. Inappropriate mounting surface

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Implication(s): Electric shock

Location: Triple garage-East main floor bathroom

Task: Replace

Time: Immediate



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



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

Descriptions & General information**Service size:**

- 200 Amps (240 Volts)
in house
- 225 Amps (600 Volts) 3 Pole
Main-in triple garage

Main disconnect/service box type and location:

- [Breakers - garage](#)
Triple garage

Distribution panel type and location:

- [Breakers - basement](#)
in house-East basement

Auxiliary panel (subpanel) type and location:

- [Breakers - garage](#)
All

Auxiliary panel (subpanel) rating: • [60 Amps](#) • [100 Amps](#)

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

ELECTRICAL

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Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Inspection methods & Limitations

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

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Not included as part of a building inspection: • Remote control devices • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Solar, wind, and other renewable energy systems • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

Observations & Recommendations

RECOMMENDATIONS \ Overview

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

COMMENTS \ Additional

26. Condition: • Ensure that the wood furnace is W.E.T.T. certified. Obtain a copy from owner if certification has been done.

Descriptions & General information

Heating system type: • [Furnace](#) • [Boiler](#) • [Hot water radiant heat](#)

Fuel/energy source: • Wood • Propane

Furnace manufacturer:

• SBI

wood

Model number: PSG4500 *Serial number:* 12543

Boiler manufacturer:

• NTI

propane

Model number: TX151 *Serial number:* 94056

Heat distribution: • [Ducts and registers](#) • [Hot water radiant piping](#)

Approximate capacity:

• 139 [40.7] MBH [Kw]

Boiler

• Max output-221 degrees F

Wood furnace

Efficiency: • [High-efficiency](#)

Exhaust venting method:

• [Direct vent](#)

Wood furnace

• [Direct vent](#)

NTI boiler

Approximate age:

• [7 years](#)

NTI Trinity water boiler-As per manufacturer

• [16 years](#)

Wood furnace

Typical life expectancy: • Integrated (Combination) system using boiler - 10 to 20 years • Integrated (Combination) system using wood - 10 to 20 years

HEATING

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Main fuel shut off at:

- Basement
at furnace

Location of the thermostat for the heating system:

- First Floor
near living room

Inspection methods & Limitations

Inspection prevented/limited by: • System was inoperative

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

COOLING & HEAT PUMP

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Observations & Recommendations

RECOMMENDATIONS \ Overview

27. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

Descriptions & General information

Air conditioning type: • Central

Manufacturer:

• Direct air

Model number: MOVD-48CN1-M13L *Serial number:* C703910430617702400001

Cooling capacity: • 48,000 BTU/hr • [4 Tons](#)

Compressor approximate age:

• 4 years

According to manufacturer-Verify with owner

Typical life expectancy: • 12 to15 years

Location of the thermostat for the cooling system:

• First Floor

near living room

Inspection methods & Limitations

Inspection limited/prevented by: • Low outdoor temperature

Not included as part of a building inspection: • Electronic air cleaners • Cooling system adequacy • Cooling system distribution balance • Window cooling system • Ground source, water source, solar, and renewable energy technology • Heat gain or heat loss calculations

Observations & Recommendations

FOUNDATION \ Interior insulation

28. Condition: • [Exposed combustible insulation](#)

Implication(s): Fire hazard

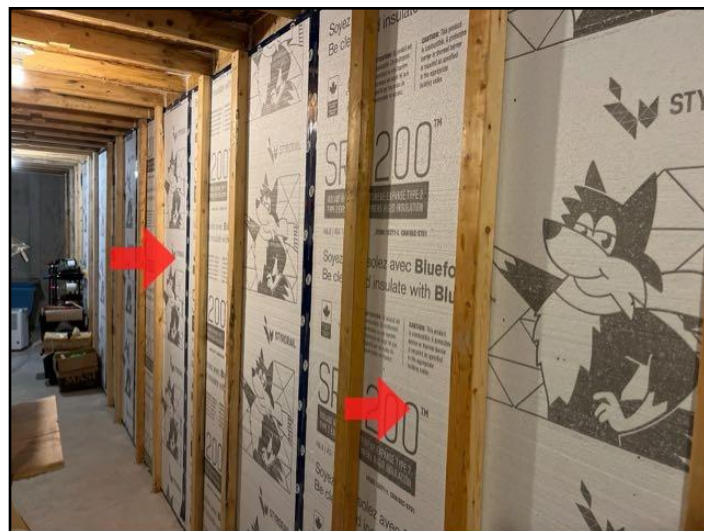
Location: Basement-Throughout perimeter storage area

Task: Protect or remove

Time: Immediate



47. Exposed combustible insulation



48. Exposed combustible insulation

Descriptions & General information

Attic/roof insulation material:

- [Glass fiber](#)

House

- [Cellulose](#)

Triple garage

- Not determined

attached garage

- Loose insulation

Throughout

Attic/roof insulation amount/value: • 10 inches

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

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

Wall insulation amount/value: • Not visible

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Inspection methods & Limitations

Inspection limited/prevented by lack of access to:

- Attic
in attached garage
- Roof space
in attached garage

Attic inspection performed:

- From access hatch
House and triple garage

Roof space inspection performed:

- From access hatch
House and triple garage

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Insulation cannot be disturbed

Observations & Recommendations

WATER HEATER \ Life expectancy

29. Condition: • Past life expectancy

Implication(s): Chance of water damage to structure, finishes and contents | No hot water

Location: Triple garage-at Southeast

Task: Monitor/Replace

Time: Ongoing/when required



49. 16 years



50. 16 years

Descriptions & General information

Water supply source (based on observed evidence):

- Private
- Drilled well

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- North
- East
- Basement
- utility room

Water heater type:

- [Conventional](#)

In triple car garage

Model number: 130E-3R7N Serial number: A 5159013

- Tank
- in house-Baxi double coil 300L

<https://cozycomfortplus.com/product/dual-coil-indirect-storage-tank/>

Model number: D300L Serial number: 09010202090800048

- Water boiler
in house-NTI
Model number: TX-151 Serial number: 94056

Water heater fuel/energy source:

- [Electric](#)
in triple garage
- Propane
in house via boiler

Water heater exhaust venting method: • Direct vent

Water heater manufacturer:

- Giant
in triple garage
Model number: 130E-3R7N Serial number: A 5159013
- Baxi
in house
Model number: D300L Serial number: 09010202090800048
- NTI Trinity
in house
Model number: TX151 Serial number: 94056

Water heater tank capacity:

- 83 liters
Triple garage
- 300 liters
Baxi storage tank

Water heater approximate age:

- 7 years
NTI Trinity water boiler
- 16 years
Baxi storage tank in house
- 17 years
in triple garage

Water heater typical life expectancy: • 10 to 15 years

Waste disposal system: • [Private](#) • [Septic system](#)

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

Floor drain location:

- Sump pump
- Near water heater
floor drain at Northeast basement

Inspection methods & Limitations

Inspection limited/prevented by:

- Storage
- Furnishings
- Hot water tank turned off in triple garage

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool • Spa • Water features • Landscape irrigation system • Whirlpool bath • Hot tubs

Observations & Recommendations

RECOMMENDATIONS \ General

30. Condition: • Evidence of animal/vermin activity

Implication(s): Nuisance - Health hazard

Location: House-Northeast basement

Task: Monitor

Time: Ongoing



51. Evidence of animal/vermin activity



52. Evidence of animal/vermin activity

FLOORS \ Concrete floors

31. Condition: • Cracked

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

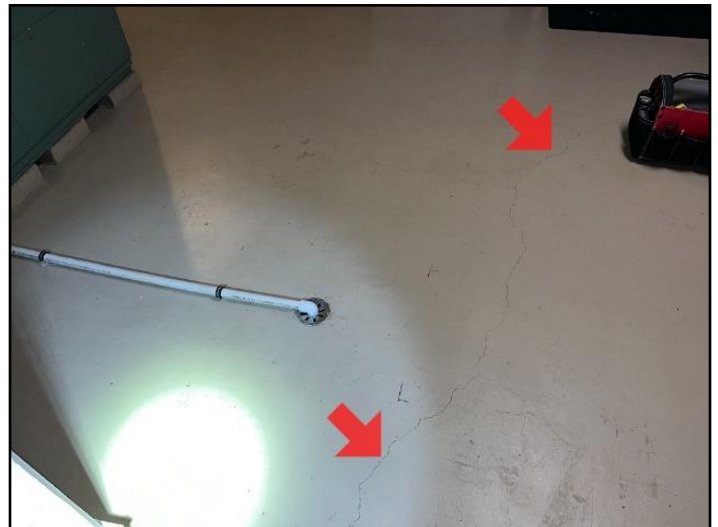
Location: North basement

Task: Monitor

Time: Ongoing



53. Cracked



54. Cracked

INTERIOR

123 No Road , St-Albert, ON June 27, 2024

Report No. 1144, v.2

www.dmdhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

WINDOWS \ Means of egress/escape

32. Condition: • Window sill too high

Implication(s): Restricted emergency exits

Location: Southeast basement

Task: Correct/Maintain

Time: As soon as possible/Ongoing



55. Window sill too high



56. Window sill too high

GARAGE \ Floor

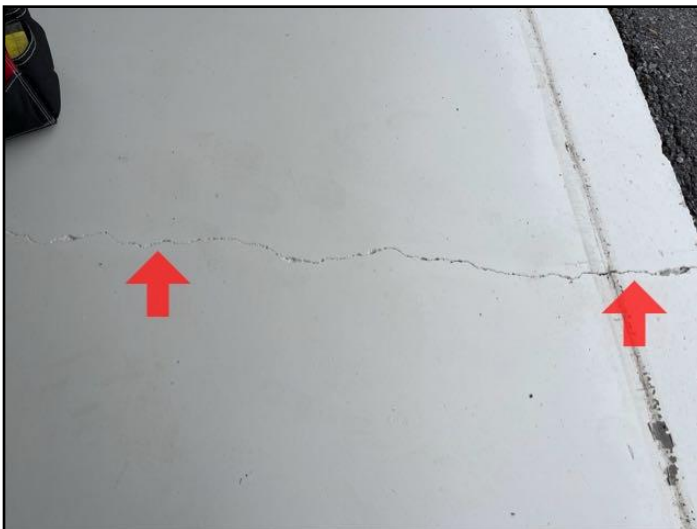
33. Condition: • [Cracked](#)

Implication(s): Uneven floors

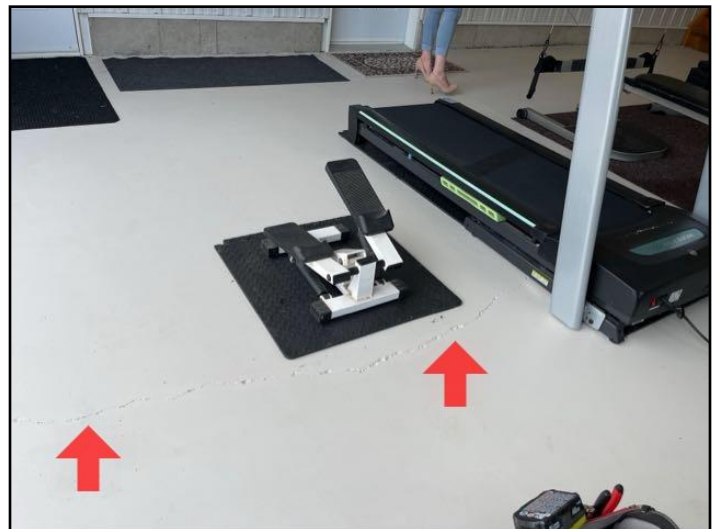
Location: Triple garage-at Southwest

Task: Repair/Monitor

Time: As soon as possible/Ongoing



57. Cracked



58. Cracked

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34. Condition: • [Cracked](#)

Implication(s): Uneven floors

Location: Attached garage-East

Task: Repair/Monitor

Time: As soon as possible/Ongoing



59. Cracked



60. Cracked

POTENTIALLY HAZARDOUS MATERIALS \ General notes

35. Condition: • Mold

Present owner should be advised

Implication(s): Health hazard

Location: Northwest second floor-Attic access hatch

Task: Verify/Correct

Time: Immediate



61. Possible mold



62. Possible mold

COMMENTS \ Additional

36. Condition: • Ensure that the basement means of egress are accessible at all time, especially in bedrooms. Typical minor cracks were noted on all garage floors which should be repaired and monitored.

Descriptions & General information

Major floor finishes: • [Ceramic](#) • Tile

Major wall finishes: • Drywall

Major ceiling finishes:

• [Suspended tile](#)

in basement

• Drywall

Windows: • [Fixed](#) • [Casement](#)

Exterior doors - type/material: • Vinyl-clad with glass

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

Kitchen ventilation: • Range hood • Discharges to exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Inspection methods & Limitations

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards

Garage door:

• Not tested

in double garage at East of property

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