

Your Inspection Report

great home
Ontario, ON

PREPARED FOR:

MR. MIKE

INSPECTION DATE:

Monday, February 8, 2021

PREPARED BY:

Feng Chen



Feng Home Inspection



Feng Home Inspection
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Protect Your Investment with a Home Inspector You Can Trust



May 10, 2021

Dear Mr. Mike,

RE: Report No. 1227
great home
Ontario, ON

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of Ontario Association of Home Inspectors(OAHI). This document, which is included in the Report, defines the scope of a home inspection.

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, thanks very much for choosing us to perform your home inspection.

Sincerely,

Feng Chen
on behalf of
Feng Home Inspection

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

Observations and Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • The primary function of the roof system is to protect against and manage the weather elements, thereby protecting the interior and structural components of the building. Because of the important functions this system provides, its condition should be assessed regularly and maintenance provided where/as necessary. Failure to provide consistent professional style maintenance will reduce the life expectancy and may cause the roof to leak prematurely.

The component of roofs that is most vulnerable to early deterioration is the area around the flashings (chimneys, plumbing stacks, the intersection of two or more roof slopes and skylights.) It is not uncommon for these areas to develop a leak well before the rest of the roof material has aged significantly. Also, because these areas are frequently made of metal they can be more susceptible than the rest of the roof coverings to damage from wind and temperature differences resulting in expansion and contraction. So while the flashing may have appeared fine on the day of the inspection and the roof may be relatively young in age, the flashings should be monitored on a regular basis (at least semi-annually) to detect any changes in condition that may indicate that repair is necessary. Leaks left unattended can cause serious damage to other systems and components of the home.

Location: Throughout Exterior Roof

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

2. Condition: • Fasteners - exposed / missing

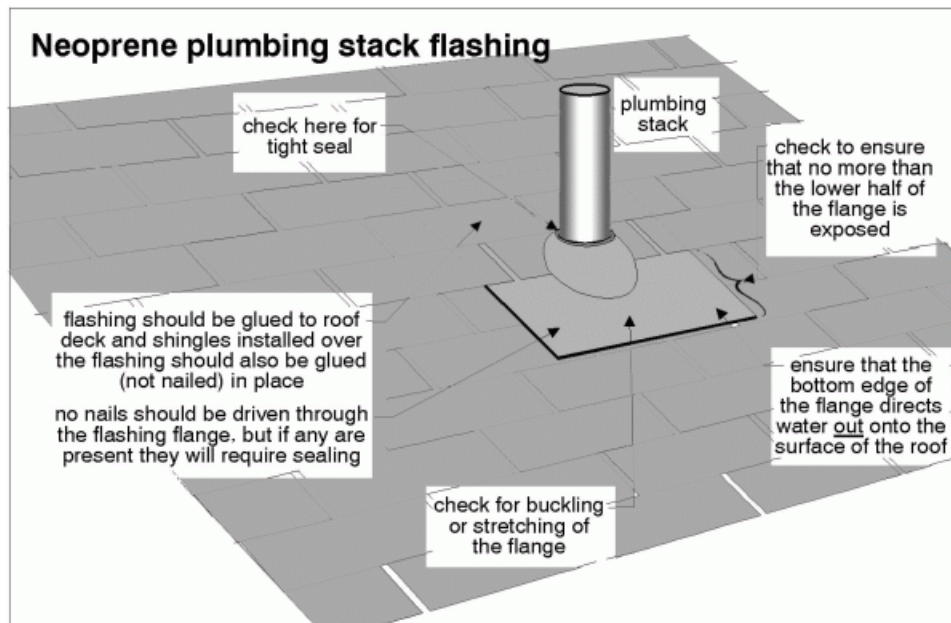
Implication(s): Chance of water damage to structure, finishes and contents

Location: Left Side Exterior Roof

Task: Repair

Time: Earliest Opportunity

Cost: Minor



ROOFING

great home, Ontario, ON February 8, 2021

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

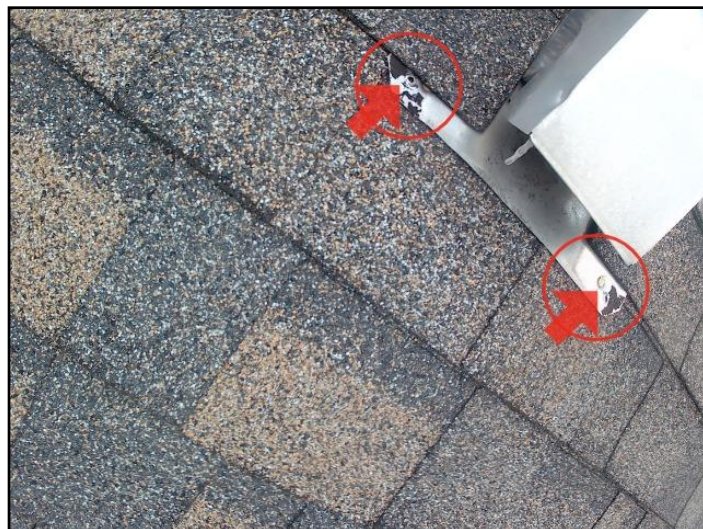
PLUMBING

INTERIOR

SITE INFO



1. Fasteners - exposed / missing



2. Fasteners - exposed / missing

Description

The home is considered to face: • North

Sloped roofing material: • Asphalt shingles

Sloped roof flashing material: • Metal

Probability of leakage: • Medium

Approximate age: • 0-5 years

Typical life expectancy: • 15-20 years

Roof Shape: • Gable

Limitations

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

Inspection performed: • From the ground • With a camera on pole

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

Age determined by: • Visual inspection from ground

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

EXTERIOR

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Observations and Recommendations

RECOMMENDATIONS \ Overview

3. Condition: • Ongoing maintenance is required for caulking on all doors, windows and wall penetrations such as furnace vents, hose bibs, air conditioning lines etc.

It is recommended that the caulking is inspected annually for deterioration and replaced as required.

Location: Exterior

ROOF DRAINAGE \ Gutters and Downspouts

4. Condition: • Missing

Gutters/downspouts are recommended for all sides of the house to decrease the risk of water in an adverse storm from entering the basement,

Location: Various Exterior

Task: Repair

Time: Earliest Opportunity

Cost: Major



3. Missing gutters/downspouts



4. Missing gutters/downspouts



5. Missing gutters/downspouts



6. Missing

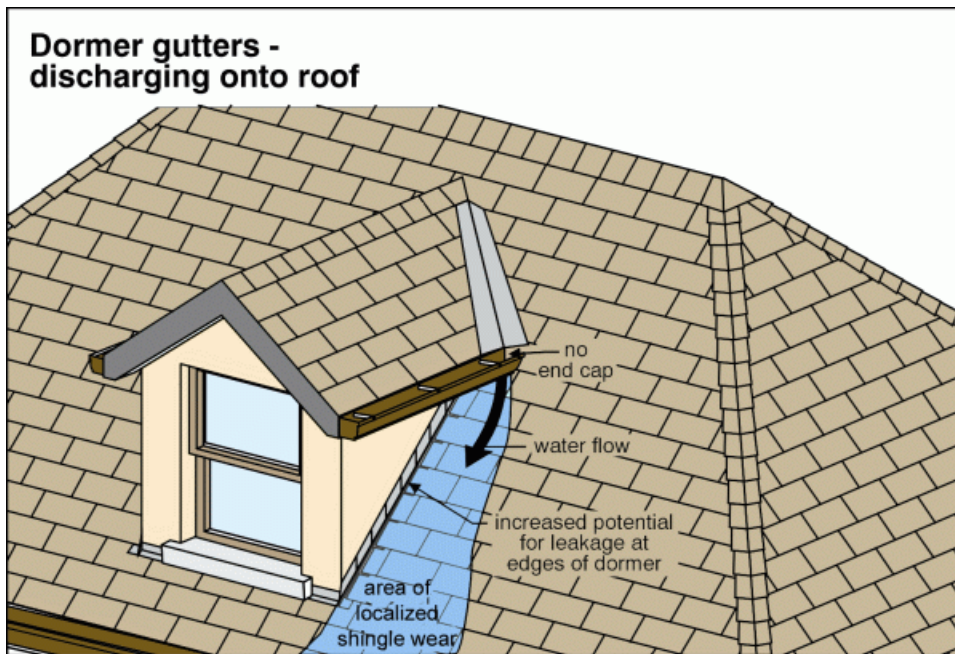
5. Condition: • Missing

It is a good practice to put dormer with gutters and downspouts to extend the lifespan of shingles

Location: Rear roof Dormer

Task: Repair

Time: Earliest opportunities



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7. Missing gutter/downspouts



8. Missing

ROOF DRAINAGE \ Downspouts

6. Condition: • Discharge too close to building

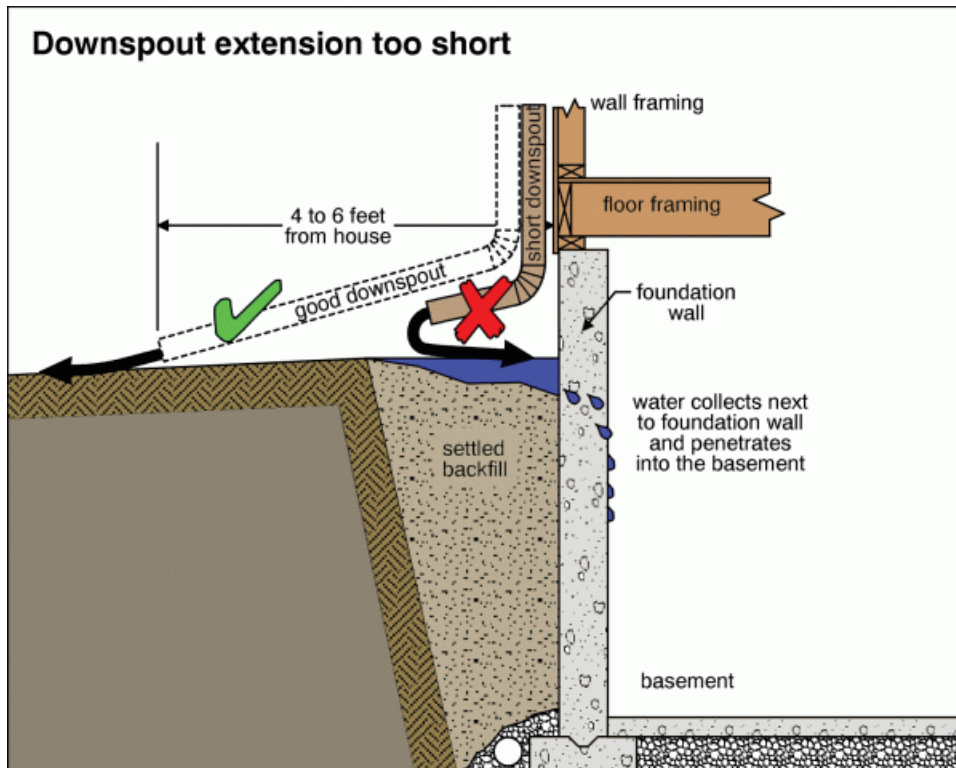
Implication(s): Chance of water damage to structure, finishes and contents

Location: Right Side Exterior

Task: Repair

Time: Immediate

Cost: Minor





9. Discharge too close to building

WALLS \ Wood siding

7. Condition: • Too close to grade

Siding materials are not meant to be in contact with the ground and will deteriorate if they are at or below grade. On virtually, every house, at least the top four or six inches of the foundation wall should be visible outside. We prefer to see at least six inches for wood siding. They are two reasons-the first is that siding may deteriorate from chronic dampness. The second is the risk of rot to the structure even brick homes have wood structural members inside.

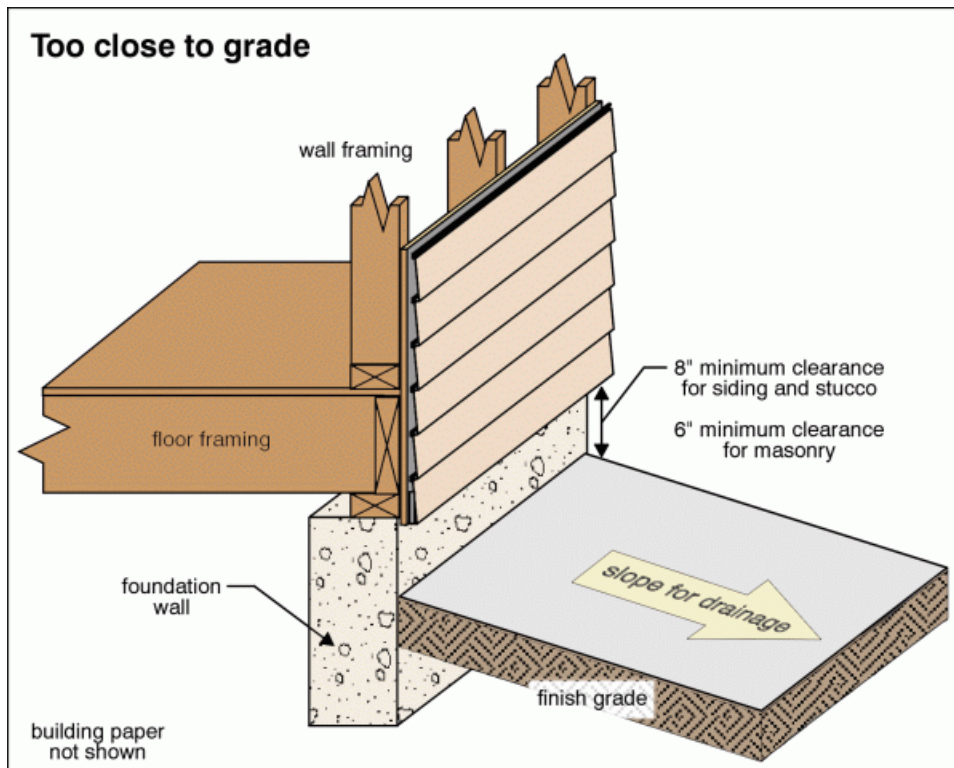
Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration | Rot | Insect damage

Location: Throughout Exterior

Task: Repair

Time: Earliest Opportunity

Cost: Major



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10. Too close to grade

WALLS \ Vinyl siding

8. Condition: • Mechanical damage

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

Location: Rear Right Side Exterior

Task: Repair or replace

Time: Immediate

Cost: Depends on work needed



11. Mechanical Damage



12. Mechanical Damage

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13. Mechanical damage



14. Mechanical damage

9. Condition: • Loose or missing pieces

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

Location: Rear Exterior

Task: Repair

Time: Earliest Opportunity

Cost: Minor



15. Loose pieces

Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Above grade

Lot slope: • Away from building

Soffit (underside of eaves) and fascia (front edge of eaves): • Aluminum

Wall surfaces and trim: • Vinyl siding • Hardboard

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Driveway: • Gravel

Porch: • Wood

Exterior steps: • Wood

Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch • Snow / ice / frost

No or limited access to: • Area below steps, deck, porches

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Fences and boundary walls • Geological and soil conditions • Outbuildings other than garages and carports

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

Observations and Recommendations

RECOMMENDATIONS \ General

10. Condition: • It is not surprised to find minor crack(s) which were either caused by shrinkage or settlement around the perimeter of the foundation wall. However, clients should monitor the cracks from year to year for any development of the cracks. In addition, cracks, no matter how small it is, are good entries for water penetration of the basement.

Task: Monitor

Description

Configuration: • Crawlspace

Foundation material: • Not visible

Floor construction: • Joists • Subfloor - plywood

Exterior wall construction: • Wood frame / Brick veneer

Roof and ceiling framing: • Rafters/ceiling joists • Plank sheathing • Plywood sheathing

Location of access to under-floor area: • Basement

Limitations

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

Attic/roof space: • Entered but access was limited

Crawlspace: • Inspected from access hatch

Percent of foundation not visible: • 100 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components

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

Observations and Recommendations

RECOMMENDATIONS \ General

11. Condition: • All electrical recommendations are safety issues and should be corrected immediately.

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

12. Condition: • Openings in panel unprotected openings should be closed.

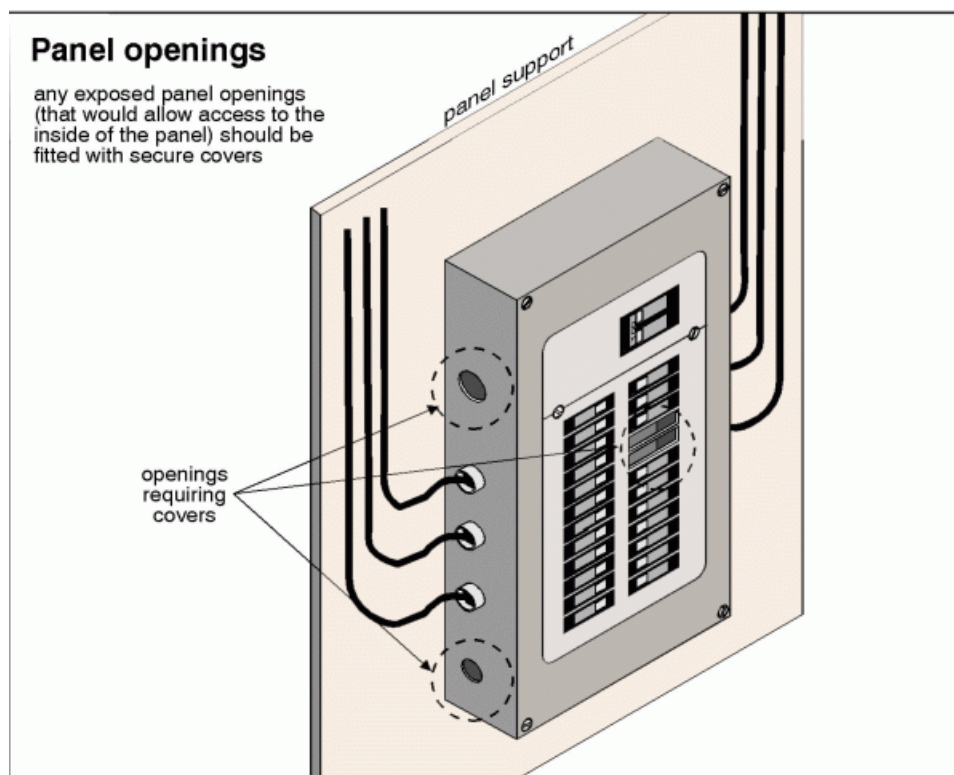
Implication(s): Electric shock | Fire hazard

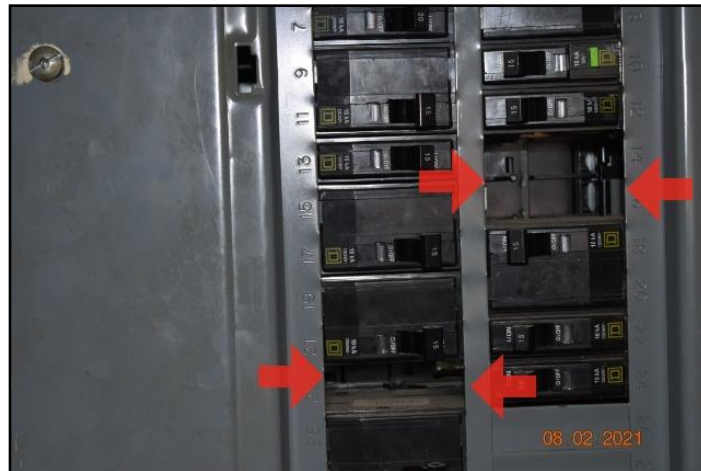
Location: First Floor(Rear Unit)

Task: Repair

Time: Immediate

Cost: Minor





16. Openings in panel(Rear Unit)

13. **Condition:** • Circuits not labeled

Implication(s): Nuisance

Location: Front Unit First Floor

Task: Repair

Time: Immediate



17. Circuits not labeled (Front Unit)

Description

Service entrance cable and location: • Overhead copper

Service size:

• 100 Amps (240 Volts)

Rear Unit

• 125 Amps (240 Volts)

Front Unit

Main disconnect/service box rating: • 125 Amps

Main disconnect/service box type and location:

• Breakers - first floor

Rear Unit

Main disconnect/service box type and location: • Breakers-front living room (Front unit)

System grounding material and type: • Not visible

Distribution panel type and location:

• Breakers - first floor

Rear Unit

Distribution panel rating: • 125 Amps

Electrical panel manufacturers:

• Square D

Rear Unit

• FPE Stab-Lok

Front Unit

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

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present

Smoke alarms (detectors): • Present

Fire Extinguishers: • None

Limitations

Inspection limited/prevented by: • Restricted access • Insulation

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

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

Panel or disconnect cover: • Not safe to remove

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

HEATING

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ROOFING

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Observations and Recommendations

FURNACE \ General notes

14. Condition: • Service Furnace

Annual servicing and cleaning is recommended for your furnace to achieve maximum efficiency and service life. The furnace filter should be changed every 3 months

Description

System type: • Electric baseboard heaters • Space heaters • Fireplace

Fuel/energy source: • Gas • Electricity

Heat distribution: • Radiators • Baseboards

Exhaust venting method:

• Direct vent

Rear Unit

Combustion air source: • Interior of building

Approximate age:

• 10 years

Rear unit space heater

Main fuel shut off at: • Meter

Failure probability: • Medium

Fireplace/stove:

• Gas fireplace

Front unit

Limitations

Heat exchanger: • Only a small portion visible

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

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

Observations and Recommendations

RECOMMENDATIONS \ General

15. Condition: • The purpose of insulation is to slow the rate of heat transfer. The thermal resistance of a material is usually measured per inch of thickness, and is referred by the R-Value. All materials have R-values, each retaining its own distinctive thermal properties. Thermal conductors have very low R-values as they are very poor thermal insulators. Good insulators will retain high R-values; as high as R-7 or R-8 per inch.

ATTIC/ROOF \ Insulation

16. Condition: • Gaps or voids

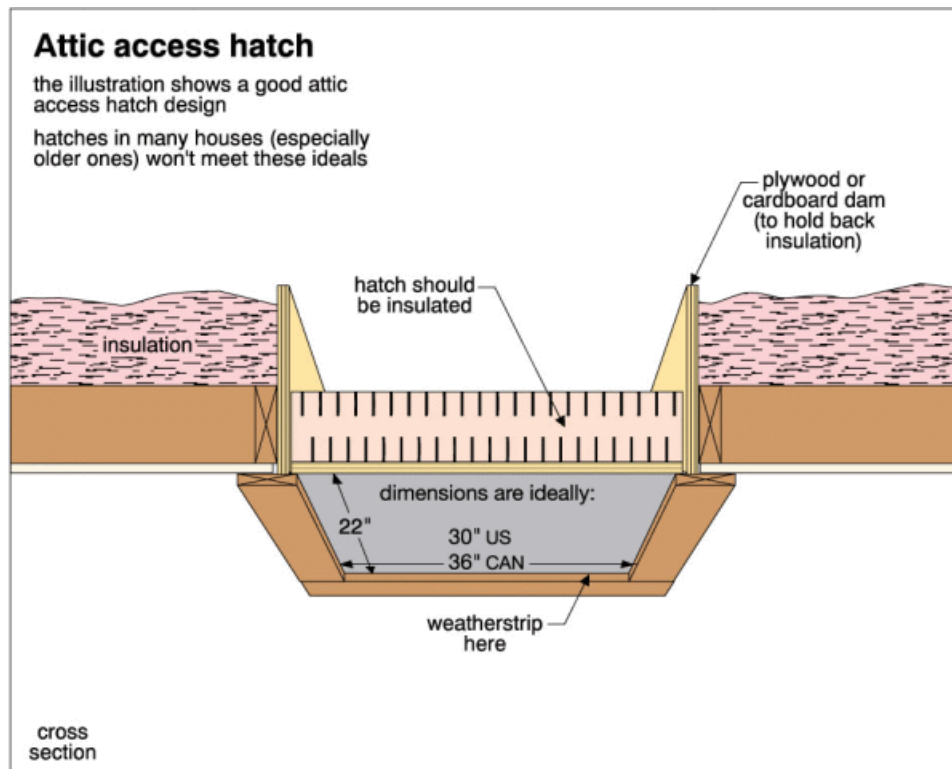
Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Repair

Time: Immediate

Cost: Minor





18. Gaps or voids



19. Gaps or voids



20. Gaps or voids

FOUNDATION \ Crawlspace floor

17. Condition: • No vapor barrier

If the floor is earth and not covered with concrete or some other impervious material, a vapor/moisture barrier layer, such as at least a polyethylene sheet, is recommended to cover the earth, in order to minimize the chance of moisture damage to structural members due to the elevated moisture level in the air in crawlspace.

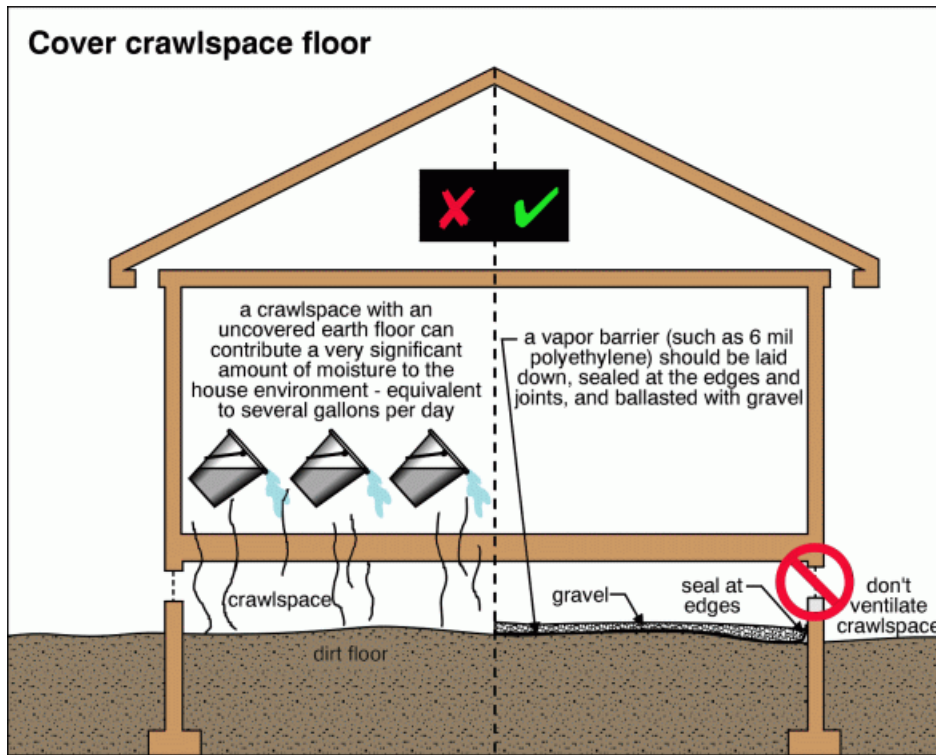
Implication(s): Chance of condensation damage to finishes and/or structure

Location: Crawl Space

Task: Provide

Time: When remodelling

Cost: Major



21. No vapor barrier



22. No vapor barrier

ROOFING

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Description

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • Plastic

Attic/roof ventilation: • Roof and soffit vents • Gable vent

Wall insulation amount/value: • Spot checked only

Floor above basement/crawlspace insulation material: • None found

Floor above basement/crawlspace insulation amount/value: • Not visible

Floor above basement/crawlspace air/vapor barrier: • None found

Limitations

Inspection limited/prevented by lack of access to: • Roof space • Wall space • Floor space • Walls, which were spot checked only

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Crawlspace inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

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 and Recommendations

FIXTURES AND FAUCETS \ Bathtub enclosure

18. Condition: • Not smooth, impervious or water resistant

Implication(s): Hygiene issue

Location: Rear Unit First Floor Bathroom

Task: Repair

Time: Discretionary



23. *Not smooth, impervious or water resistant*

COMMENTS \ Additional

19. Condition: • Note: Older homes are more prone to main sewer blockage or damage. It is not possible to determine the condition, function, or flow of water or waste in buried or concealed piping or other components of the water supply system, sanitary or storm sewers, or septic systems within the scope of a standard home inspection. Information may be available from the homeowner, local building department, and/or water or sewage departments/utilities regarding the history of the water and sewer systems in the area and/or associated with the subject property. Pipe evaluation services which utilize special video equipment or other means are generally available to determine the condition of buried or concealed sewer lines and whether they are clear of obstructions. Arranging for such an inspection is recommended for homes in older communities, especially in areas where soil conditions or tree roots have been reported to contribute to sewer line failures or blockage, when a house has been vacant for an extended period, or in drought conditions.

Location: Throughout

Description

Water supply source (based on observed evidence): • Public

Service piping into building: • Not visible

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

Main water shut off valve at the: • Water meter pit in front of the house (reported by the seller)

Water flow and pressure: • Typical for neighborhood

Water heater type: • Tank

Water heater fuel/energy source: • Electric

ROOFING

EXTERIOR

STRUCTURE

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INTERIOR

SITE INFO

Water heater manufacturer:

- Bradford White
Rear unit
- GSW
Front Unit

Water heater tank capacity:

- 40 gallons
Rear Unit

Water heater tank capacity: • 26.9 Gallons (front unit)

Water heater approximate age:

- 6 years
Front unit
- 11 years
Rear Unit

Water heater typical life expectancy: • 10 to 15 years

Water heater failure probability: • Medium

Waste disposal system: • Public

Waste and vent piping in building: • ABS plastic

Gas piping: • Steel

Main fuel shut off valve at the: • Gas meter

Exterior hose bibb (outdoor faucet): • Present

Limitations

Fixtures not tested/not in service: • Outdoor faucet (hose bibs/bibbs) shut off for winter

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water heater relief valves are not tested

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

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys • Water conditioning systems

Observations and Recommendations

RECOMMENDATIONS \ Overview

20. Condition: • Carbon Monoxide detectors are mandatory in houses and should be tested weekly by pushing the test /reset button which enables the unit to reset itself internally, an audible sound will be heard to indicate the unit is functioning properly. Each unit should be cleaned / vacuumed regularly to reduce internal dust accumulation which will prevent false alarms or improper readings. Always refer to the manufacturers instructions for additional information regarding proper installation, use and maintenance.

WINDOWS \ Glass (glazing)

21. Condition: • Lost seal on double or triple glazing

Lost seals are not particularly serious from an energy efficiency standpoint. The window will still perform reasonably well. However, visibility is often reduced and the glass may look cloudy, even if there is no condensation present at the moment. Once the seal is gone, condensation will appear and disappear between the panes. This, however, leaves the interior surfaces of the glazing dirty and the cloudy appearance develops.. The average cost for repair/replace will be \$180+/each sash.

Implication(s): Shortened life expectancy of material

Location: Front Unit Second Floor

Task: Repair

Time: Discretionary



24. Lost seal on double or triple glazing



25. Lost seal on double or triple glazing

WINDOWS \ Sashes

22. Condition: • Won't stay open

Implication(s): Nuisance | Glass breaking | Physical injury

Location: First Floor bedroom(rear unit)

Task: Repair

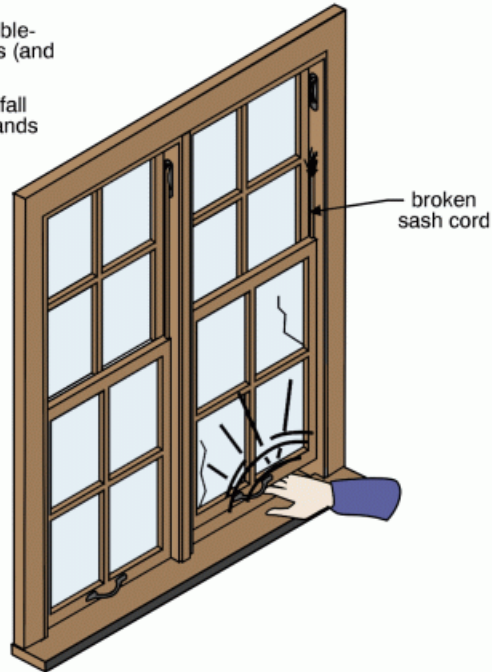
Time: Immediate

Cost: Minor

Watch for faulty windows

be careful when operating double-hung and single-hung windows (and also self-storing storms)

if they're defective, they could fall unexpectedly - injuring your hands and/or the window



26. *Won't stay open*

23. Condition: • Won't stay open

Implication(s): Nuisance | Glass breaking | Physical injury

Location: First Floor Kitchen(Front Unit)

Task: Repair

Time: Immediate

Cost: Minor



27. Won't stay open

24. Condition: • Won't stay open

Implication(s): Nuisance | Glass breaking | Physical injury

Location: Front Unit Second Floor Bedroom

Task: Repair

Time: Immediate

Cost: Minor



28. Won't stay open

STAIRS \ Handrails and guards

25. Condition: • Missing

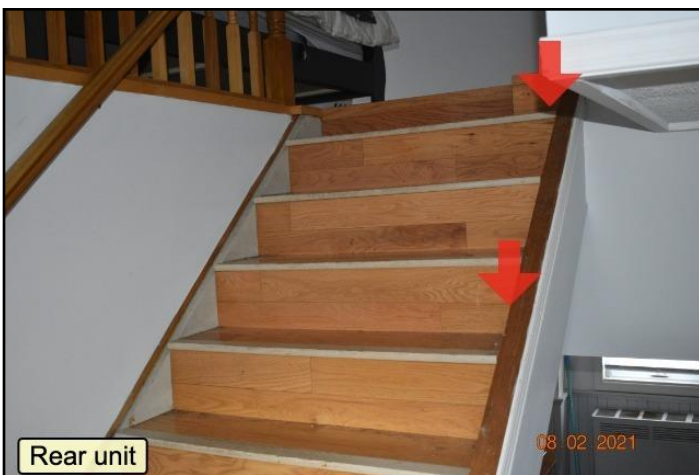
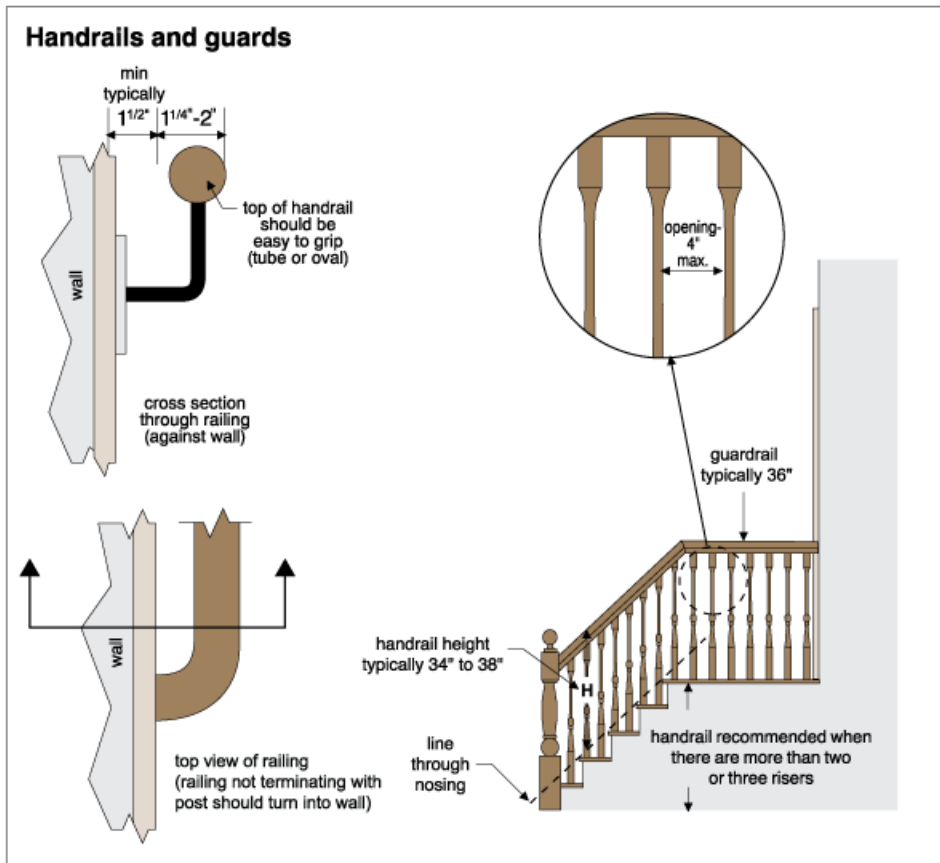
Implication(s): Fall hazard

Location: Second Floor

Task: Provide

Time: Immediate

Cost: Depends on approach



29. Missing guardrail



30. Missing guardrail



31. Missing guardrail

COMMENTS \ Additional

26. Condition: • Mouse/animal droppings

The Seller should be asked about the mouse droppings and the rodent traps noted in the rear unit and attic

Location: Various

Task: Request disclosure



32. Mouse/animal droppings



33. Mouse/animal droppings

Description

Major floor finishes: • Hardwood • Laminate • Ceramic/porcelain

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Fixed • Single/double hung • Sliders • Awning • Vinyl

Glazing: • Double

INTERIOR

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ROOFING

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Exterior doors - type/material: • Hinged

Doors: • Inspected

Bathroom ventilation: • Exhaust fan • Window

Stairs and railings: • Inspected

Limitations

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

No access to: • Crawlspace

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum
Cosmetic issues

Cosmetics: • No comment offered on cosmetic finishes

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

Percent of foundation not visible: • 100 %

Crawlspace leakage: • Cannot predict how often or how badly crawlspace will leak

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

SITE INFO

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Description

Weather: • Clear • There was snow on the ground. • There was snow on the roof.

Approximate temperature: • -6°

Attendees: • Buyer

Access to home provided by: • Seller's agent

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 1:00 p.m.

Approximate inspection End time: • The inspection ended at 4:00 p.m.

Approximate age of home: • More than 100 years

Approximate date of construction: • 1850 to 1900

Approximate size of home: • 1500 to 2000 ft.²

Building type: • Detached home

Number of dwelling units: • Duplex

Number of stories: • 1 ½

Number of bedrooms: • 2

Number of bathrooms: • 2

Number of kitchens: • 2

Below grade area: • Crawlspace

Area: • City

Street type: • Residential

Street surface: • Paved

END OF REPORT