

Fred Lammers Home Inspector

Date Of Inspection: April 10, 2019

Inspection Address: 123 Any St., London, Ontario ,

Report Summary

This Report Summary will describe area(s) of concern that were observed at time of inspection by this inspector that may need some type of repair, replacement, service or further review. Keep in mind that all homes need some type of repair, even if only minor and generally older homes well need more repairs. All safety concerns mentioned within this report should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. This Report Summary is provided as a courtesy and cannot be considered a substitute for reading the entire report.

Utility Systems and Components

Electrical Service Connection and Components: Inspected

- Electrical panel is old but still usable.

Recommend upgrade and possible relocation to stay away from plumbing and possible water leakage into hydro panel.

Electrical: Interior / Bedroom Areas: Inspected

- Smoke detectors are old and updated.

Recommend replacing smoke detectors with new.

A CO detector is also required for the gas supply in house.

Electrical: Kitchen / Bathroom / Garage / Exterior Areas: Inspected

- Recommend installation of GFCI receptacles in kitchen and laundry.

GFCI receptacles are now required in Kitchen, Bathrooms, Laundry, Garage, and outside receptacles.

Grounds

Front yard: Inspected

- Evergreens are becoming over grown which could cause root problems with foundation. Bushes should either be removed or made smaller.

Trees and shrubbery are growing to close to foundation

Driveway / Sidewalks: Inspected

- Asphalt is getting old but still in reasonable condition.

Side walk is in need of repair. Tripping hazards are present.

Grading / Slope: Inspected

- Flower garden at front house can be a problem as far as drainage is concerned. Soft soil will allow water to enter foundation. recommend removing gardens next to house and have ground properly sloped away from house with compactable soil.

Structural Systems

Foundation: Inspected

- Black plastic around perimeter of basement shows the a weeping tile has been installed and directed to sump pump for water removal.

There are two valves on the sump pump system but the water should only be directed outside not down the city water drainage system.

Walls (Exterior): Inspected

- Brick work on chimney requires repointing with the collar cap repair.

Water can enter house at these points which can cause rotting issues.

Window(s): Inspected

- Edge of exterior window flashing should be sealed to help protected the house from water penetration.

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Detached Structure

Electrical / Lighting / Outlets: Inspected

- Switch is missing a cover plate.

Outlet should upgraded to GFCI

Exposed wires need to be protected to prevent wires from getting damaged.

Walls (Interior and Exterior): Inspected

- Brick work around garage door is separating. Recommend repair to prevent further damage.

Flooring: Inspected

- Floor has cracks which are a combination of normal cracks and cracks caused from weight of vehicles.

Roof and Attic

Roof Covering: Inspected

- Hole observed. Hole is over soffit area, but still should be patched to prevent water infiltration.

Shingles were applied without a ice barrier shield applied.

The photo below shows how the seal is applied.

Gutters and Down Spouts: Inspected

- Down spouts must be able to flow away from foundation to at least 6 ft. This will help water from entering house.

Attic Vents: Inspected

- Soffits have some perforated sections but there are no vented sleeves entering the attic to equalize the temperature in both the soffit and attic.

As it stands right now ice dams can be formed which will cause water to leak through shingles and into attic.

Insulation: Inspected

- The blown in portion of insulation is old and compressed which would give the insulation a R-20 factor. The R stands for resistance to allow heat to escape, The standard for today is R-50 to R-60.

Bathroom(s)

Toilet(s): Inspected

- Toilet Base is loose, No leaks are present but suggest having floor bolts tightened.

Bathroom Plumbing: Inspected

- Flex seal appears to have been used on these pipes as well. Recommend having drains properly repaired.

Kitchen

Kitchen Plumbing: Inspected

- It appears Flex Seal has been applied to kitchen drain as a means to prevent water leakage. Recommend proper repair.

Shut-off valves are missing. Recommend installing shut-offs.

Kitchen Appliance(s)

Exhaust fan / light: Not Present

- No Range hood present, recommend have exhaust fan installed.

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Heating and Cooling System(s)

Heating System: Inspected

- Age of furnace at 24 years would suggest furnace is at end of life span. Inspection by qualified furnace repairman is recommended.

Cooling System: Inspected

- Age of Air Conditioner of 26 years would suggest end of A/C life span. Inspection by qualified A/C repairman is recommended.

Laundry and Service Areas

Exhaust Venting: Inspected

- Metal Flex. although fire resistant, is not recommended because lint can be trapped in the ridges which will then allow a fire to happen.

Smooth Galv piping is recommended to prevent lint from collecting.

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