Inspection report for the property at

Sample Report

This report is prepared exclusively for **Clients**
Inspected On: **04-04-2026**

Company Information

Outline Home Inspections
(705) 879-6142

Outlineinspections.ca
Published Report

Inspected By:

Dillon Koolhaas

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How to Read This Report

Getting the information to you

This report presents important technical findings in a clear, easy-to-navigate format. If you're short on time, use the **Summary Page** in the menu for a quick look at the most significant observations. I still recommend reviewing the full report, which includes photographs, captions, diagrams, descriptions, videos, and links to additional resources. The online version offers the best experience. Any blue, underlined word or phrase can be clicked for more detail. If needed, you can also save the report as a PDF or print a hard copy.

Chapters and sections

The report is organized into chapters that group the home into logical inspection areas. Each chapter contains sections focused on specific systems or components. Most sections include general descriptive information in black text. Narrative observations (displayed in colored boxes) appear when a system or component is notably deficient or when additional context is helpful. If a system or component is in serviceable condition, there may be no narrative comments, and the section may simply note that it was "tested" or "inspected."

Open 📸**The Complete Report** in the menu to expand the chapters.

Observation labels

All narrative observations are colored, numbered, and labeled to help you locate, reference, and understand the significance of each item. Observation colors and labels used in this report are:

⚠ **Major Concern:** A defect that poses a significant risk to the home's safety, structure, or essential function. These issues require prompt evaluation and repair by a qualified professional to prevent further damage or costly consequences.

🛠 **Repair:** A defect or condition that should be corrected to restore proper function or prevent further deterioration. These issues should be addressed in a timely manner by a qualified professional to maintain the home's overall condition.

🖌 **Recommended Maintenance:** Routine tasks or minor conditions that should be addressed periodically to preserve the home's performance and prevent future issues.

📈 **Improve or Upgrade:** Items that are functioning but could benefit from enhancements, modernization, or improved safety/efficiency. These are optional

improvements, not required repairs.

Due Diligence: Items that require further evaluation, clarification, or documentation from the seller, specialist, or municipality to fully understand the condition or history.

Recommended Disclosure Items: Conditions or observations that should be formally disclosed by the seller to ensure transparency and support informed decision-making.

Monitor: Conditions that are currently acceptable but show signs of wear, aging, or early-stage issues. These should be watched over time for changes or deterioration.

Inspection Notes: General observations or clarifications that provide context, explanation, or additional detail about the inspection findings. These do not require action.

Limitations: Factors that restricted visibility or access during the inspection, such as stored items, weather, or concealed components. These limit the ability to fully evaluate certain areas.

Summary Page

The Summary Page provides a bulleted overview of all observations noted during the inspection. This overview is not a substitute for reading the full report. The complete report includes photographs, captions, and context necessary for proper understanding.

The Complete Report

General Comments

Building Characteristics, Conditions and Limitations

Type of Building : Detached
Approximate Square Footage: 1000
Approximate Year of Original Construction: 1975
Attending the Inspection: Owner
Occupancy: Occupied

> *This building was occupied at the time of the inspection. Inspection of occupied buildings presents challenges as occupant belongings can obstruct visual inspection of and access to parts of the building. I do my best during inspection to work around belongings to discover as much as possible about the building without moving or damaging personal property; however, the presence of personal items does limit the inspection.*

Animals Present: Yes
Weather during the inspection: Light Rain
Approximate temperature during the inspection: 5°C
Ground/Soil surface conditions: Wet
For the Purposes of This Report, the Front Door Faces: East

> 🔍 **(GC-1) Due Diligence: OLD BUILDINGS AND LEAD AND ASBESTOS**
> In 1978, federal laws were passed to prohibit use of lead and asbestos in building materials. Manufacturers of building materials were allowed to sell existing stocks of materials that were manufactured with lead and asbestos, so even buildings constructed as late as the mid-1980's could possibly contain lead or asbestos. Identification and testing for lead and asbestos and other environmental testing is beyond the scope of this home inspection.

Grounds

Address Identification

Address Identification: Address Numbers Present and Well Displayed

Drainage and Site

Siding Clearance to Grade: Standard

Downspout Discharge: Above grade

Site Description: Building Near Stream, Flat (Low Lot - Inquire With Sellers)

🔍 **(G1-1) Due Diligence:** This building is located near a stream. This presents risks for seasonal flooding problems and should be further investigated to see if any history of flooding has occurred on the property. At the time of inspection I found no red flags to indicate regular flood damage in the home.

🔍 **(G1-2) Due Diligence:** The home is situated on a generally low lot. This could lead to seasonal drainage problems. I recommend inquiring with the sellers and or building department for any history of water problems on the site. Is this home in a flood plain?

Window Wells and Stairwells

None Noted

Driveways/Walkways/Flatwork

Driveway: Gravel

Patios: Pavers

Grounds, Trees and Vegetation

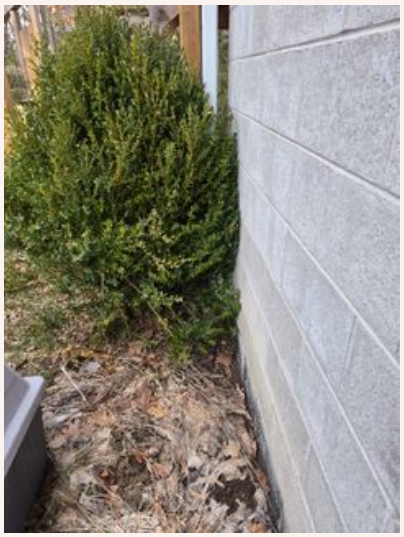
Trees/Vegetation too near building: Yes - Prune Vegetation off House

🖌 **(G1-3) Recommended Maintenance: TREE AND VEGETATION PRUNING**

Pruning trees, branches, and vegetation away from the building is recommended. Where trees, branches, and large shrubs can provide rodent access to the roof, a minimum 6-foot clearance is recommended as many rodents can jump 6 feet. All vegetation, including smaller landscaping such as grasses, flowers, and shrubs should be kept 1 foot off the house to eliminate contact which could trap moisture against the building.

🔪

- Some of these mature shrubs are too close to the building.



Exterior Stairs

Exterior Stairs: See decks section of this report

Exterior

Siding and Trim

Trim Material: Wood
Siding Material: Wood

(E-1) Repair: SIDING PAINT JOB NEEDED
The exterior siding needs to be cleaned, sanded and re-stained to preserve the siding. Localized wood decay should be repaired prior to refinishing. Regular staining on this type of wood siding is important to slow cupping and splitting of the siding.

- The south-facing siding is showing the greatest amount of weathering

Recommendation
Hire a siding contractor to further evaluate this condition and re-paint / stain the entire exterior. This is routine maintenance but this will be a more expensive upcoming maintenance item. Examples of specific observations noted during inspection include:

Exterior Vent and Exhaust Terminations

Exterior Siding and Vent Terminations: Present

Eaves

Soffit vents noted, Wood soffit

(E-2) Repair:
Openings were noted in the eaves of the house that need to be sealed up to exclude rodents from getting into the attic.

Exterior Doors

Exterior Door Styles: Solid core, Glass panel doors, Sliding glass

Exterior Window Frames

Window Frames: Wood

(E-3) Repair:
WOOD WINDOWS NOTE
Many of the wood windows in this building are exposed to the weather and will require regular painting and sealing maintenance to preserve the windows and prevent decay. I checked the windows for wood decay and damage during inspection.

- Localized wood decay

Exterior Hose Bibs

Operating, Update to Frost Free

Water Pressure: 25 PSI

(E-4) Repair:

LOW WATER PRESSURE NOTED

Low water pressure was noted. A bare minimum of 30 PSI is recommended to serve the home. Often, well systems require servicing and repair to recharge storage tanks and even update pump systems. I recommend having the well system further evaluated and repaired as recommended by a well specialist.

(E-5) Improve or Upgrade: OLDER HOSE BIBS NOTED

Older hose bibs were noted on this building. Updating the hose bibs is recommended. Modern hose bibs are typically "frost free," which are (arguably) more resistant to bursting in cold weather. They also have important vacuum breakers installed which can prevent water from your hoses backing into your water supply system. In the meantime, be sure to winterize your hose bibs during cold weather to prevent from freezing.

Exterior Electric Receptacles and Fixtures

Electric Receptacles: Three wire receptacles

(E-6) Repair:
The exterior receptacle has been installed at a height that prevents safe and convenient access from ground level. Additionally, non-metallic sheathed cable was observed running exposed along the exterior wall surface. This wiring method is not suitable for outdoor exposure and is vulnerable to physical and environmental damage. Recommend evaluation by an electrical contractor.

Decks, Porches and Balconies

Wood Decks Porches and Balconies

Present

> *To see a prescriptive guide for residential wood deck construction click this link:*

Structure: Pressure treated lumber
Ledger Board: Standard, Defects Noted (Flashings, Missing, Ledger Board, Bolts, Missing)
Guardrail: Non-standard, Large Openings, Horizontal Railing

> **Inspection Notes: HORIZONTAL GUARDRAIL**
> The deck guardrail has been run horizontally. While this is generally standard, it does have a safety risk as the railing creates a ladder effect. This can be a safety hazard for young children. Improve as desired for safety.

Decking Material: Softwood

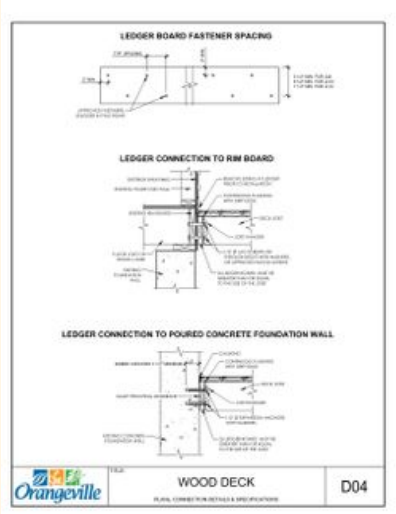
> *This house has yellow pine decking installed. This decking would benefit from regular maintenance to preserve its condition. Once the wood has adequately dried, a penetrating exterior stain or water-repellent finish should be applied. Ongoing cleaning and periodic re-staining will help reduce weathering and extend the service life of the deck.*

(DPB-1) Repair: DECK LEDGER BOLTS NEEDED

The deck ledger board has not been reliably connected to the house. This risks deck failure as the ledger attachment to the house can pull free. I recommend installing an attachment system that conforms to recommended minimum standards. The Town of Orangeville provides an excellent Deck Construction Guide for reference.

Recommendation

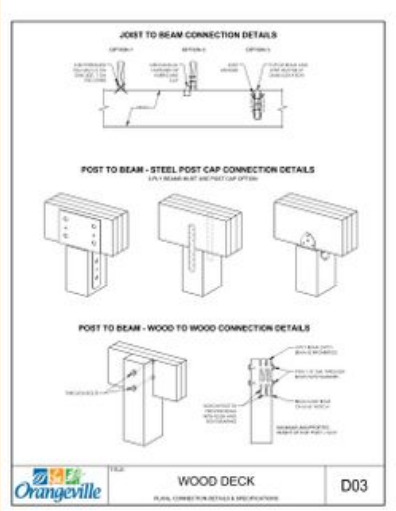
Hire a qualified deck contractor to further evaluate.

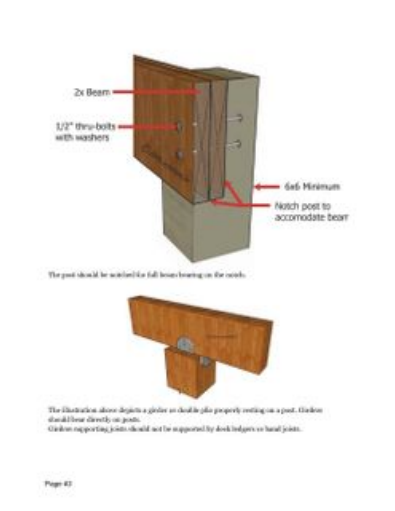


(DPB-2) Repair: The deck beams do no appear to be reliably connected to the posts. The beam is not bearing on the posts and nails were used for connection. When not done to normal standards it is difficult to predict how this connection will perform. The Town of Orangeville provides an excellent Deck Construction Guide for reference.

Recommendation

Hire a qualified deck contractor to further evaluate.





🛠 **(DPB-3) Repair:** Splices were observed in the deck girder spans. Girder members should be continuous or properly supported at posts; splices located between supports can weaken the span and reduce load-carrying capacity. This condition may compromise the structural performance of the deck.

Recommendation

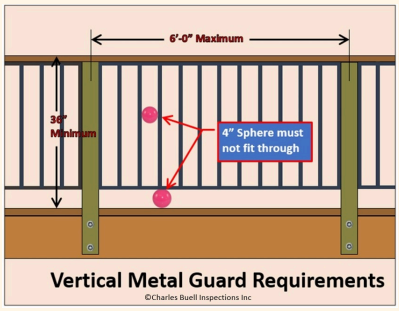
Hire a qualified deck contractor to further evaluate.

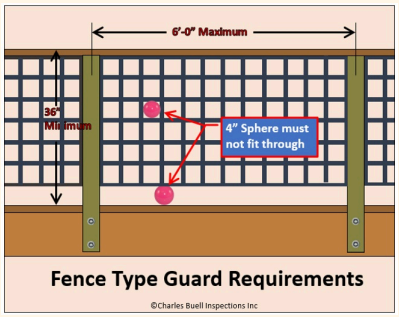
(DPB-4) Repair: LARGE OPENINGS FOR DECK GUARDRAIL

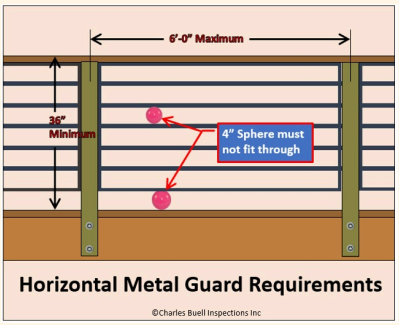
The openings for the deck guardrail are larger than the modern standard of 100mm. Caution should be used, especially around small children as they can often fit their head between this space of railing. The Town of Orangeville provides an excellent Deck Construction Guide for reference.

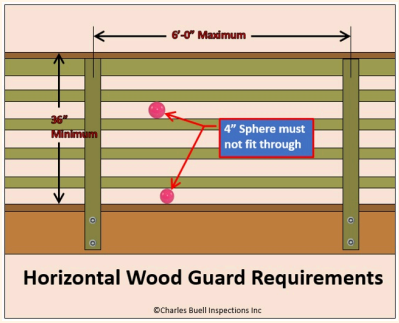
Recommendation

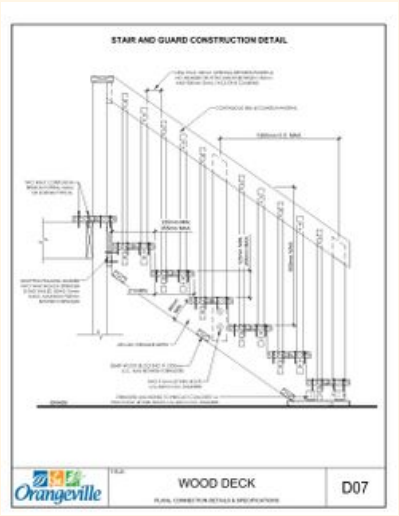
Hire a qualified deck contractor to further evaluate.



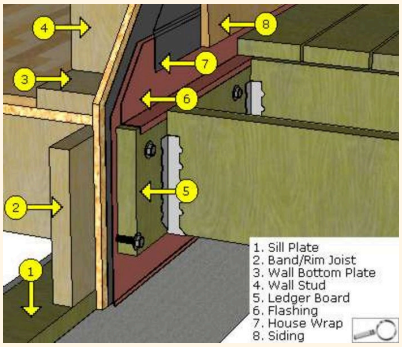








(DPB-5) Repair:
No flashings were noted between the deck ledger board and the home. This could allow water to get trapped between the deck and the house, causing rot and a conducive pest condition. This can be a difficult retrofit once the deck is constructed. No water damage was visible, but this could cause long term moisture control problems at the deck.



This diagram shows a proper deck ledger flashing and attachment.

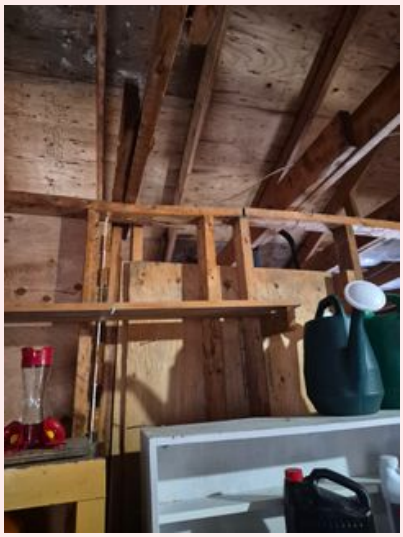
Garage

Garage General

Garage Type: One Car Garage, Detached

⚠ **(G-1) Major Concern:** Extensive repairs are needed to the detached garage. Hire a licensed general contractor to further evaluate and repair. Examples of observations noted during inspection include:

- roof joists bearing weight on non structural wall
- poor garage door support
- damaged light with live electrical
- Wrong screw type in subpanel, missing screws, missing breaker plates, unprotected cables in vulnerable area, poor mounting surface.
- Garage foundation deflecting
- Opening in siding, rotted siding
- large opening in damaged soffit



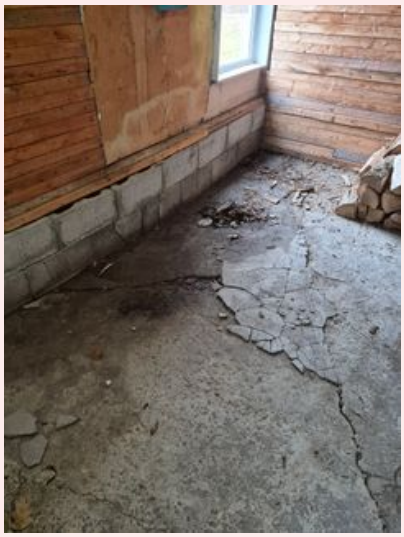
roof joists bearing weight on non structural wall

poor garage door support (2)

poor garage door support

damaged light with live electrical

Wrong screw type in subpanel, missing screws, missing breaker plates, unprotected cables in vulnerable area, poor mounting surface.



Garage foundation deflecting

Opening in siding, rotted siding

large opening in damaged soffit

Garage Doors and Automatic Openers

Overhead Garage Door Type: Vinyl
Garage Occupant Door: Solid Wood

Garage Floor

Garage Slab: Concrete

Roof, Chimney and Gutters

Roof Materials

Method of Roof Inspection: Walked on roof
Roof Style: Hip, Valley
Flashings, Valleys and Penetrations: Present and Visually Standard

> *Roof flashings are used to keep a roofing system waterproof where the roofing material starts, stops, changes direction, or is penetrated. During the inspection, we look for standard flashing techniques that could be considered normal or standard in our region. Damaged, incomplete or non-standard flashings can be a sign of an older or less reliable roofing system and may require repair. Any non-standard flashings noted during the inspection will be reported below if found.*

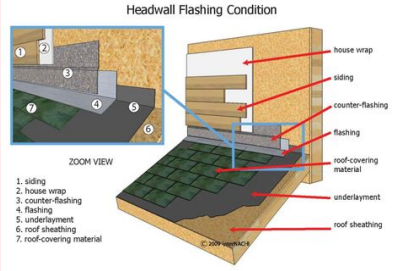
Roof Covering Materials: Architectural grade composition shingle

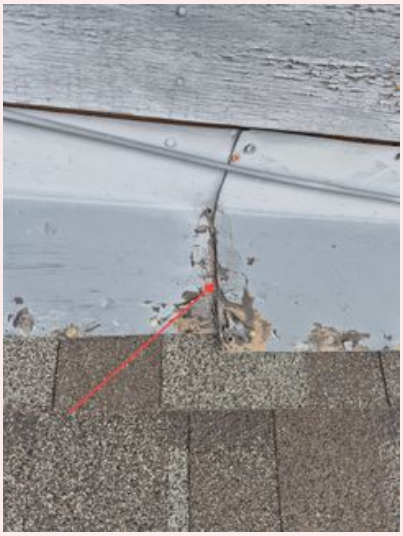
Approximate Age of Roof Covering: 2-5 Years

Overlay Roof: No

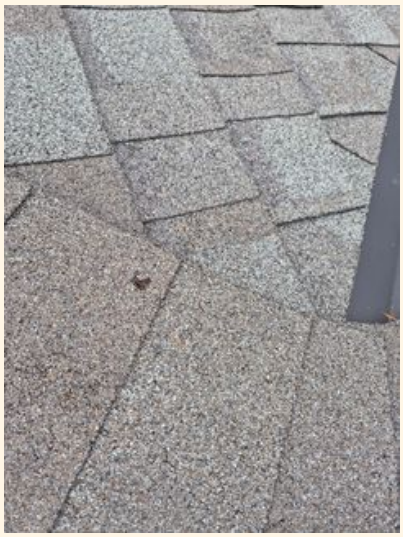
Shingle Fastening Accessible For Inspection : Yes - Fastening Looked Non-standard

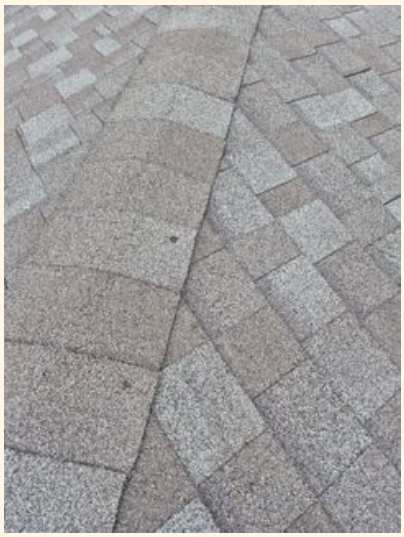
⚠ **(RCG-1) Major Concern:** The headwall flashing has separated from the wall, creating a pathway for moisture to enter the structure. Signs of moisture damage are noted on the interior beneath this section. A qualified roofing contractor should repair or replace the flashing to restore proper weather protection.





🛠 **(RCG-2) Repair:** All exposed fasteners on the roof should be sealed with mastic.





Chimneys

Present

Chimney Material: Masonry

Chimney Flue Liners: Present

(RCG-3) Repair:

The chimney needs cleaned and repaired. Creosote is building up and can quickly choke a metal chimney cap. The masonry cap is cracked and spalling. Have this further investigated and repaired by a qualified mason or chimney sweep as recommended.

(RCG-4) Recommended Maintenance: WOOD FIREPLACE CHIMNEY MAINTENANCE

Chimney's should be professionally inspected and cleaned on an annual basis, as well as before their first use in any new season or by a new occupant. Regular maintenance helps ensure the chimney and flue remain free of creosote buildup, blockages, and hidden defects, supporting safe operation and extending the life of the system.

Recommendation

A qualified chimney sweep should be hired to clean the chimney.

- A WETT certified chimney sweep can also perform visual and technical inspections of the fireplace.

Gutters and Downspouts

Gutter and Downspout Materials: Aluminum

Electric Service

Electric Service Voltage Tested

Service Voltage: 120/240

Electric Service

Service Entrance: Above Ground
Meter Base Amperage: 200

(ES-1) Improve or Upgrade:
The electrical meter base is installed higher than the acceptable mounting range typically required by the local supply authority. Meter bases must be positioned so the meter remains safely and readily accessible from finished grade. Adjustment is recommended to ensure proper accessibility for service personnel.

Electric Service Equipment

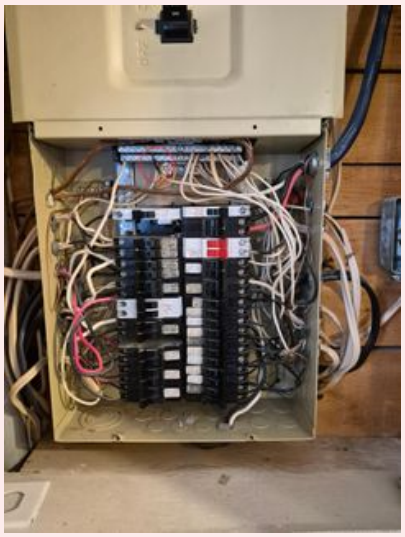
Main Panel Amperage: 200 amps
Electric Service Amperage: 200 amps
Main Electric Panel Location: Kitchen
Overcurrent Protection Devices: Breakers
Panel Manufacturer: Federal Pacific Electric

⚠ **(ES-2) Major Concern: ELECTRIC PANEL UPDATING IS RECOMMENDED**
A Federal Pioneer Electric Stab Lok brand electric panel was noted. This is an obsolete brand of

panel with a reputation for failing and malfunctioning breakers. Stab Lok electric panels are at greater risk of electrical fire and statistically less safe than any new electric panel. I recommend additional inspection of this electrical service by a licensed electrical contractor; updating this panel is recommended for improved reliability and safety. A number of observations were noted during the inspection:

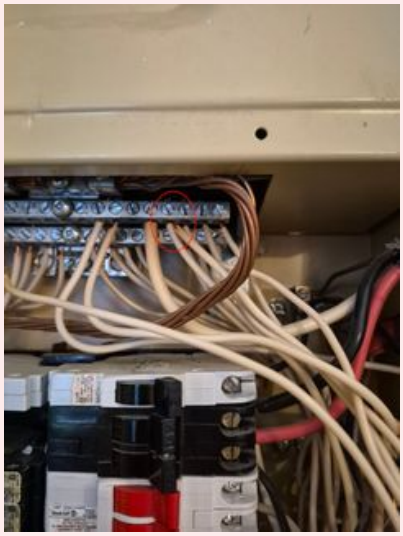
- Openings in dead front cover
- Burnt neutral wire
- Multiple double tapped hot wires
- Double tapped neutral wires
- Unlabeled "neutral" hot wires
- Poorly labelled panel

Openings in dead front cover



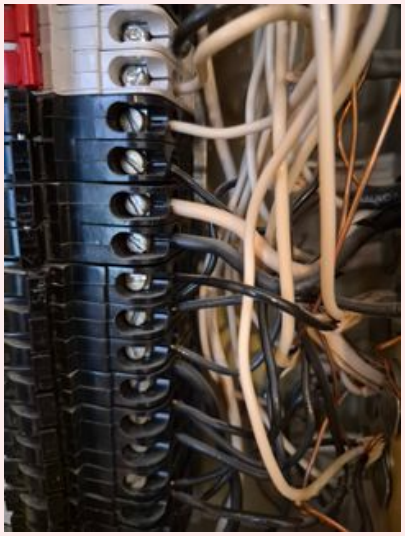
burnt neutral wire

multiple double tapped hot wires



double tapped neutral wires

double tapped hot wires



double taps and unlabeled "neutral" hot wires

Poorly labelled panel

Sub Panel

Sub Panel: Present
Sub Panel Voltage: 240 volt
Service Conductor Size: Copper, #8, 40 amps
Sub Panel Amperage: 40 amps
Sub Panel Location: Garage

Electrical Grounding System

Present - Could Not Confirm

During a home or property inspection, every effort is made to inspect the visible components of the electrical system grounding. The grounding system is critical for safely discharging electrical surges, especially in the case of lightning strikes. There is no way in the context of a home inspection to verify the "effectiveness" of the grounding system as much of the system is not visible.

Electrical Bonding System

Non-standard

(ES-3) Repair:
Have the electrical bonding system checked by a licensed electrician. Adequate bonding could not be verified at the main water pipe or the pipes by the water heater. This is an important safety feature to ensure safe control of stray voltage on metal systems in the house.

Electric Distribution and Finish

Branch Wiring

Wire Material: Copper
Wiring Method: Non-metallic sheathed cable

(EDF-1) Major Concern:
WIRING REPAIRS NEEDED
Several repairs are needed to the wiring system. Unconventional wiring and receptacles are noted in the attached image. Non-standard cables and splicing techniques are being used.
Recommendation
Hire a licensed electrical contractor to further evaluate and repair.

- The types of wiring repairs found today indicate work was likely done here by someone who was not a licensed electrician - it would be wise to check for any permit records of history
- The extent and types of repair items noted during inspection suggest there will be additional concealed repair work here.

(EDF-2) Repair: NM ELECTRIC CABLE IS SUBJECT TO PHYSICAL DAMAGE

Surface-run cable wiring was noted during the inspection. The exposed non-metallic sheathed cable needs to be properly protected inside a conduit or raceway so that the cable is not subject to physical damage. This cable appears to be the feeder for the detached garage, though not visible for the entire run.

Recommendation

Hire a licensed electrician to further evaluate and repair.

Receptacles and Fixtures

Inspection Method: Representative Testing

A representative number of receptacles and switches were tested during inspection. Any defects found during inspection are noted in this report. Only visible and accessible receptacles and switches were tested during inspection and personal items and furnishings are not moved to access any receptacles or fixtures. Inspection/testing of the electrical system can be challenging. It should be anticipated that not all defects will be discovered and that some issues found may actually not be defects at all. Tools used to verify proper wiring and function can vary wildly in reliability/consistency. The kinds of tools that could be used to confidently analyze the system and its function cannot typically be done in the context of a Standard Home Inspection. I look for indications of issues, based on the age of the home, types of wiring systems used etc, as well as personal experience and by testing with a variety of common tools. Issues identified, will be further discussed with recommendations in the electrical section below.

Electric Receptacles: Three wire receptacles, Reverse Polarity

GFCI Receptacles (Ground-Fault Circuit Interrupter): Absent in some locations

AFCI (Arc-Fault Circuit Interrupter) : Absent

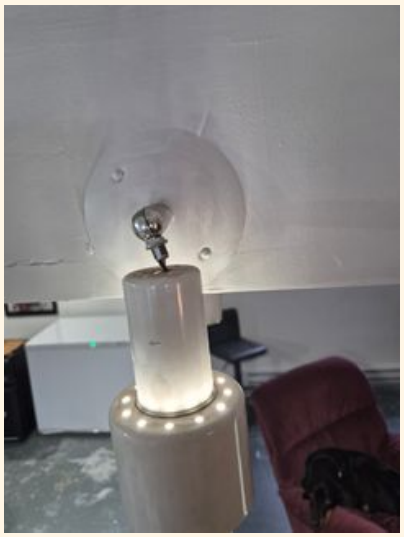
(EDF-3) Repair: REVERSE POLARITY

Reverse polarity was noted at one of the electric receptacles. This is when the hot and the neutral wires have been wired backwards. This is a potential safety issue that should be corrected by a licensed electrical contractor.

Receptacle next to electrical panel

(EDF-4) Repair: DAMAGED LIGHT FIXTURES

Damaged light fixtures were noted. Repair / replace as needed.



(EDF-5) Improve or Upgrade: ABSENT GFCI RECEPTACLES

Some areas in the home lack Ground Fault Circuit Interrupter (GFCI) protection. This is common in older homes and is generally grandfathered, meaning upgrades are not required unless electrical work or renovations take place. Although GFCIs may not have been required when the home was built, they are recommended today in areas with a higher risk of shock. Installing GFCI protection is

a simple safety improvement that can reduce the risk of electrical shock. Areas where GFCI protection is recommended include (noted absences **bold**):

- Bathrooms (All Receptacles to be GFCI Protected)
- Kitchens (Receptacles within 1.5m of a sink
- **Laundry Areas (Receptacles within 1.5m of a sink)**
- **Garages (All receptacles must be GFCI protected)**
- Unfinished Basements (All receptacles must be GFCI protected)
- Outdoor Areas (All exterior receptacles must be GFCI protected)
- Boathouses/docks (GFCI required for all receptacles)
- Sump Pump outlets (If within 1.5m of a basin or sink)

(EDF-6) Improve or Upgrade: ABSENT AFCI RECEPTACLES

All areas in the home lack Arc Fault Circuit Interrupter (AFCI) protection. This is common in older homes and is generally grandfathered, meaning upgrades are not required unless electrical work or renovations take place. Although AFCIs may not have been required when the home was built, they are recommended today because they provide added protection against electrical arcing and potential fire hazards. Installing AFCI protection is a simple safety improvement that can improve overall safety. Areas where AFCI protection is recommended include:

- Bedrooms
- Living Rooms
- Dining Rooms
- Family Rooms
- Hallways
- Dens/Offices
- Finished Basements
- Closets

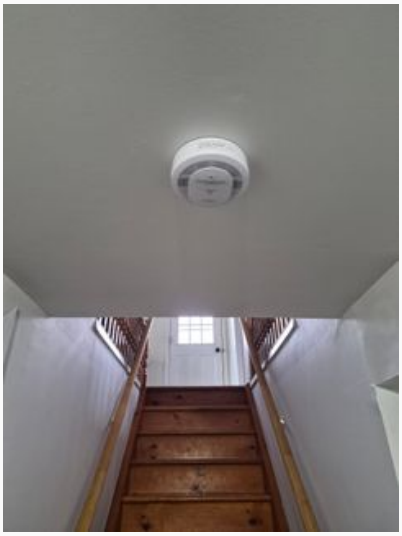
Smoke and Carbon Monoxide Alarm Systems

CO Alarms Noted: ☑ On Main Floor ☑ In Basement

CO Alarms: Present

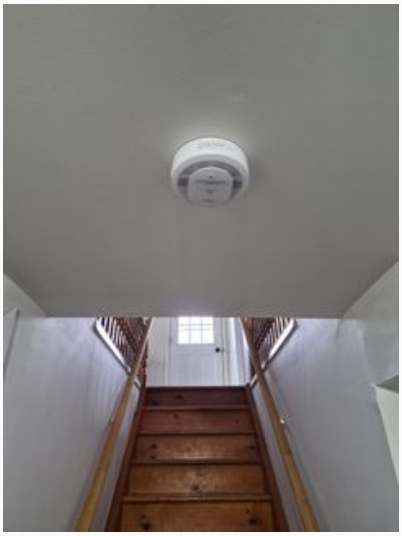
Ontario requires carbon monoxide (CO) alarms in any dwelling that contains a fuel-burning appliance, a fireplace, an attached garage, or—effective January 1, 2026—is heated by air supplied from a fuel-burning appliance located outside the dwelling.
Required Installation Locations
For houses, the Ontario Fire Code requires CO alarms in all of the following locations:
- *Adjacent to each sleeping area (the hallway or area immediately outside bedrooms).*
- *On every storey of the home, including storeys without bedrooms (effective January 1, 2026).*

For apartments or condo units, alarms are required:
- *Adjacent to each sleeping area.*
- *On every storey of the unit, including those without bedrooms (effective January 1, 2026).*
- *In public corridors if those corridors are heated by air from a fuel-burning appliance (effective January 1, 2026).*



Smoke Alarms: Present

Ontario's Fire Code makes smoke alarms mandatory in all residential occupancies. The provincial fire-safety guidance highlights that most fatal fires occur at night, and working alarms provide the critical early warning needed for escape.
Required Locations
- *Every storey of the home, including basements.*
- *Outside all sleeping areas, typically in the hallway leading to bedrooms.*
- *Cottages, cabins, and seasonal homes must follow the same rules.*



Ceiling Fans

Ceiling Fans: Present and Tested, Wobbling - Need Balancing

(EDF-7) Repair:
The ceiling fan in the bedroom is wobbling during operation at high speed. This can be a simple matter of balancing the fan blades, but it could also indicate an inadequately secured fan, which can present a safety hazard. Have this further evaluated and repaired as recommended by a qualified electrical contractor.

The ceiling fans were tested and operating during the inspection. I do not inspect the ceiling fan mounting as this is inaccessible to inspection. It is important the ceiling fans get well-mounted to the ceiling with proper fan fixture boxes.

Heating, Cooling, Fireplaces and Ventilation

Heating Systems

Energy Source: Electricity
Heating Method: Electric baseboard heaters

This building has electric baseboard heaters. These can get very hot during operation. ***Be sure to keep all drapes, curtains, furniture, electric cords and other flammable items away from these heaters when they are on****. Also be careful with small children as baseboard heaters can present a burn hazard if left accessible. If you are concerned about the safety or efficiency of these heaters, consider upgrading the system. A heat pump system is safer, more energy efficient and has the benefit of cooling. These are expensive to install but will save on heating costs over the long run and will likely provide superior comfort.*

Thermostat Location: Main floor
Manufacturer: Unknown, Multiple Types
Age: Could not determine, Multiple Types

(HCFV-1) Repair:
INOPERATIVE BASEBOARD HEATERS
Inoperative baseboard heaters were noted - they did not respond to testing. Hire a licensed electrician to repair or replace as needed. Locations noted during inspection include:

- Basement Bedroom (south wall)

Heating and Cooling Distribution Systems

Heat Source in Each Room: Present
Distribution Method: Electric Baseboard Heaters

Heat Pumps and Cooling Systems

No Heat Pump or Air Conditioning Present
Thermostat Location: Main Floor, Hallway

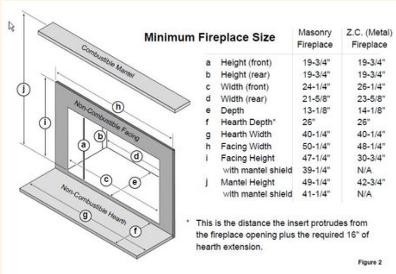
Mechanical Ventilation Systems

Bath Fan Ducting: None noted

Solid Fuel Fireplaces

Fireplace Types: Wood stove insert in masonry firebox

(HCFV-2) Repair: INADEQUATE NON-COMBUSTIBLE HEARTH
A wood stove has been inserted into a masonry firebox and the non-combustible hearth was not extended. This means the hearth is no longer an adequate size to protect the floor from hot embers. Have this further investigated and repaired by a qualified chimney sweep or mason. Provide an adequate non-combustible hearth for the front of the wood stove for operational safety.



Minimum Fireplace Size

		Masonry Fireplace	Z.C. (Metal) Fireplace
a	Height (front)	19-3/4"	19-3/4"
b	Height (rear)	19-3/4"	19-3/4"
c	Width (front)	24-1/4"	26-1/4"
d	Width (rear)	21-5/8"	23-5/8"
e	Depth	13-1/8"	14-1/8"
f	Hearth Depth*	26"	26"
g	Hearth Width	40-1/4"	40-1/4"
h	Facing Width	50-1/4"	48-1/4"
i	Facing Height	47-1/4"	30-3/4"
	with mantel shield	39-1/4"	N/A
j	Mantel Height	49-1/4"	42-3/4"
	with mantel shield	41-1/4"	N/A

* This is the distance the insert protrudes from the fireplace opening plus the required 16" of hearth extension.

Figure 2

(HCFV-3) Recommended Maintenance: WOOD FIREPLACE CHIMNEY MAINTENANCE

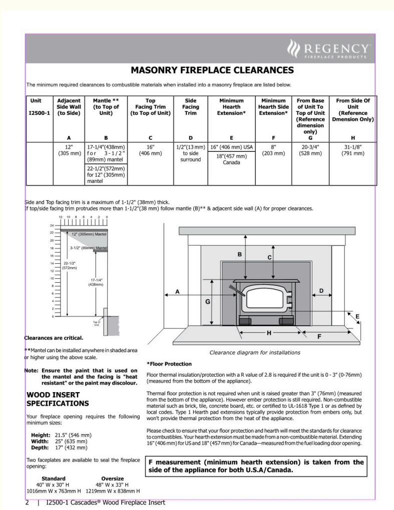
Chimney's should be professionally inspected and cleaned on an annual basis, as well as before their first use in any new season or by a new occupant. Regular maintenance helps ensure the chimney and flue remain free of creosote buildup, blockages, and hidden defects, supporting safe operation and extending the life of the system.

Recommendation

A qualified chimney sweep should be hired to clean the chimney.

- A WETT certified chimney sweep can also perform visual and technical inspections of the fireplace.

Inspection Notes: FIREPLACE CLEARANCES - MODEL SPECIFIC



REGENCY FIREPLACE PRODUCTS

MASONRY FIREPLACE CLEARANCES

The minimum required clearances to combustible materials when installed into a masonry fireplace are listed below.

Unit I2500-1	Adjacent Side Wall (to Side) A	Mantle ** (to Top of Unit) B	Top Facing Trim (to Top of Unit) C	Side Facing Trim D	Minimum Hearth Extension* E	Minimum Hearth Side Extension* F	From Base of Unit To Top of Unit (Reference dimension only) G	From Side Of Unit (Reference Dmension Only) H
	12" (305 mm)	17-1/4"(438mm) for 3-1/2" (89mm) mantel	16" (406 mm)	1/2"(13 mm) to side surround	16" (406 mm) USA	8" (203 mm)	20-3/4" (528 mm)	31-1/8" (791 mm)
		22-1/2"(572mm) for 12" (305mm) mantel			18"(457 mm) Canada			

Side and Top facing trim is a maximum of 1-1/2" (38mm) thick.
If top/side facing trim protrudes more than 1-1/2"(38 mm) follow mantle (B)** & adjacent side wall (A) for proper clearances.

Clearances are critical.

**Mantel can be installed anywhere in shaded area or higher using the above scale.

Note: Ensure the paint that is used on the mantel and the facing is "heat resistant" or the paint may discolour.

WOOD INSERT SPECIFICATIONS

Your fireplace opening requires the following minimum sizes:

Height: 21.5" (546 mm)
Width: 25" (635 mm)
Depth: 17" (432 mm)

Two faceplates are available to seal the fireplace opening:

Standard	Oversize
40" W x 30" H	48" W x 33" H
1016mm W x 763mm H	1219mm W x 838mm H

Clearance diagram for installations

***Floor Protection**

Floor thermal insulation/protection with a R value of 2.8 is required if the unit is 0 - 3" (0-76mm) (measured from the bottom of the appliance).

Thermal floor protection is not required when unit is raised greater than 3" (76mm) (measured from the bottom of the appliance). However ember protection is still required. Non-combustible material such as brick, tile, concrete board, etc. or certified to UL-1618 Type 1 or as defined by local codes. Type 1 Hearth pad extensions typically provide protection from embers only, but won't provide thermal protection from the heat of the appliance.

Please check to ensure that your floor protection and hearth will meet the standards for clearance to combustibles. Your hearth extension must be made from a non-combustible material. Extending 16" (406 mm) for US and 18" (457 mm) for Canada—measured from the fuel loading door opening.

F measurement (minimum hearth extension) is taken from the side of the appliance for both U.S.A/Canada.

2 | I2500-1 Cascades® Wood Fireplace Insert

Plumbing

Water Meter

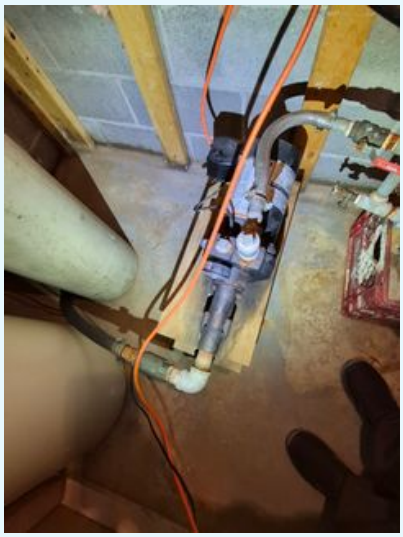
Not Found - Well

Water Service Supply

Pipe Material: Copper
Water Supply: Private well
Pressure Reducing Valve: None noted
Main Water Shut-off Location: Utility room, Below stairs

(P-1) Repair:
The well pressure tank is resting on an unstable makeshift support (milk crate) and shows visible rust.
Recommendation
Hire a qualified plumber to further evaluate.

(P-2) Recommended Disclosure Items: PRIVATE WELL
Well equipment was noted for the water supply. Inspection of the well, water supply, and water quality are beyond the scope of this inspection.
Recommendation
I recommend hiring a well specialist to inspect and evaluate the well and well water. Well equipment: the pump and captive storage tank have limited service lives and often require updating on a 20-year schedule. There are other elements of a well system that should be evaluated as well, such as the well production, often tested in a draw-down test, water quality, and well depth.



Well Head

Distribution Pipe

Supply Pipe Materials: Copper

Copper water supply pipes were installed. Copper pipes installed prior to the late 1980s may be joined with solder that contains lead, which is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained approximately 50% lead. Note that testing for toxic materials such as lead is beyond the scope of this inspection. Consider having a qualified lab test for lead, and if necessary, take steps to reduce or remove lead from the water supply. Various solutions include:

- *Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than 6 hours*
- *Install appropriate filters at points of use*
- *Use only cold water for cooking and drinking, as hot water dissolves lead more quickly than cold water*
- *Treat well water to make it less corrosive*
- *Have a qualified plumber replace supply pipes and/or plumbing components as necessary*

Note,
These are a bunch of different types of copper that can be used. The table below shows the different types of copper.

Type	Fitting Methods	Flexible form available	Common Use
Type K	•Soldered •Compression •Push-fit •Press-connect •Flare (flexible pipe)	Yes	Main water lines, underground lines
Type L	•Soldered •Compression •Push-fit •Press-connect •Flare (flexible pipe)	Yes	Branch water supply lines
Type M	•Soldered •Compression •Push-fit •Press-connect	No	Branch water supply lines
DWV	Soldered, Slip-joint	No	DWV plumbing lines

Functional Flow: Marginal, See Exterior Note E-5

Plumbing Testing Proceedures: All Plumbing was Tested

> ***MONITOR PIPES AND PLUMBING SYSTEMS AFTER MOVING IN***
> *I recommend monitoring waste and supply plumbing and plumbing fixtures for several months after moving in. I ran all plumbing fixtures during the inspection. Any leaks or signs of active or past leaks will be noted elsewhere in this report. Daily use of plumbing presents more stress and challenges to piping systems than simply testing them during inspection.*

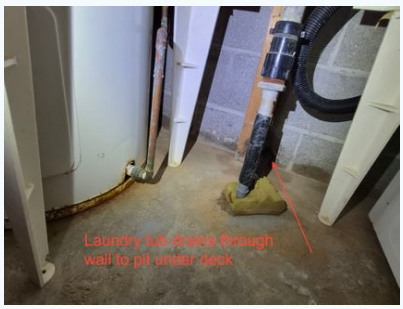
Waste Pipe and Discharge

Discharge Type: Septic System - Buyer

> *For more information about septic systems and how they work, please see this web site from the government of Ontario - Septic Smart*

Waste and Vent Pipe Materials: ABS plastic
Location of Sewer Cleanout: Not Found

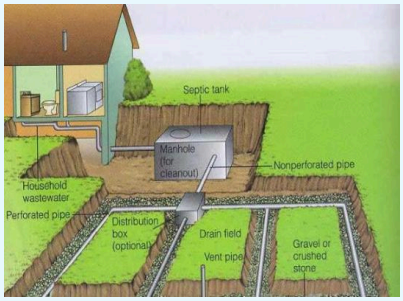
(P-3) Due Diligence:
A separate greywater discharge system is present, draining laundry to an underground pit not connected to the septic system. Confirm with seller if this is a permitted Class 2 leaching pit under the Ontario Building Code.
Recommendation
Evaluation and correction by a licensed septic contractor.



(P-4) Due Diligence: NO SEWER CLEANOUT WAS FOUND
No cleanout was noted for the sewer line. It is possible there is an accessible cleanout for the sewer line that is concealed behind finishes or belongings. Sewer line cleanouts are necessary for clearing drain obstructions and for inspecting the building sewer with a sewer camera.

(P-5) Recommended Disclosure Items: ONSITE SEPTIC SYSTEM
Based on visible components, this property appears to have a private on-site septic system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. I recommend:

- Investigating any information about this system's maintenance and repair history
- Reviewing any documentation available for this system
- Learning inspection and maintenance requirements for this system
- Hire a qualified specialist to evaluate, perform maintenance and make repairs as needed



Sump Pumps and Drains

Floor Drain: None noted

Sump Pumps: None noted

Sewage Ejector Pumps

Sewage Ejector Pump: Present

Location: Basement

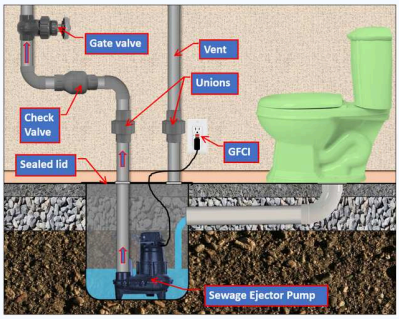
(P-6) Due Diligence: SERVICE THE SEWAGE EJECTOR SYSTEM

A sewage ejector system was noted serving the basement bathroom.

- Opening up the sewage ejector system is beyond the scope of a home inspection.
- I did not see a moisture alarm installed; these are recommended to alert you should the pump fail.

Recommendation

Have the sewage ejector system further evaluated and repaired / serviced as recommended by a qualified plumbing contractor.



Water Heaters

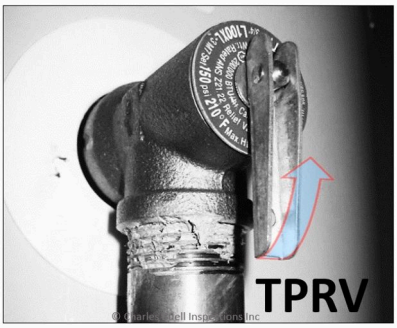
Water Heater

System Type: Tank
Manufacturer: Giant
Data Plate: Shown Here

This shows the data plate for this water heater.

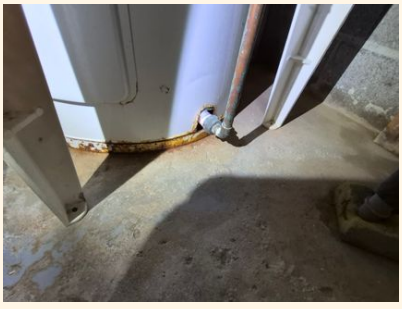
Size: 47 gal
Age: 2020
Energy Source: Electricity
Drain Pan: None Noted - Recommended
Expansion Tank: None Noted - Well
Relief Valve: Present - Not Tested

A temperature and pressure relief valve (TPRV) is required on all water heaters to discharge any excessive pressure within the tank. A discharge pipe should be attached to the valve and directed to a safe location away from body contact. Most manufacturers suggest that homeowners test these valves at least once a year by lifting the lever to ensure the valve discharges properly and also recommend inspection of these safety devices every three years. The picture here shows a typical TPRV. They may also be found on the side of the heater on some models. I do not test these valves due to the possibility that they may leak after testing. A leaking or inoperative TPRV should be replaced immediately by a licensed plumber.

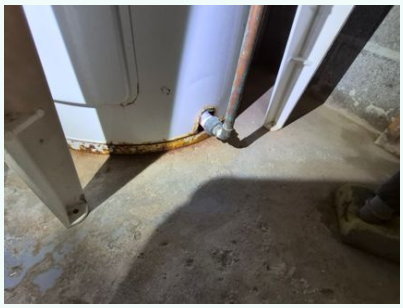


The arrow shows how a TPRV can be tested

(WH-1) Repair:
NO DRAIN PAN FOR WATER HEATER
No drain pan has been installed below the water heater here. A drain pan is recommended under water heaters that are located in finished spaces or where a leak could damage finishes. Where a pan does not already exist, the tricky part is providing a drain to the outside. A pan without a drain is often of limited benefit/ protection. For improved protection from accidental water heater leaks and where a drain is difficult to install, consider a pan with a moisture alarm and a flood-safe device.



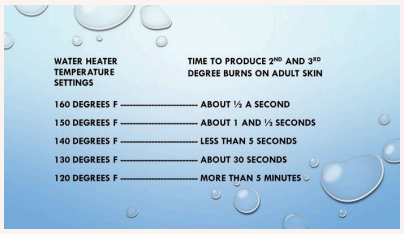
(WH-2) Monitor:
RUST FORMING
Rust is forming at the base of the water heater, suggesting a past leak or flooding. No active leakage was observed during the inspection. Monitor for any leaks or worsening of corrosion.

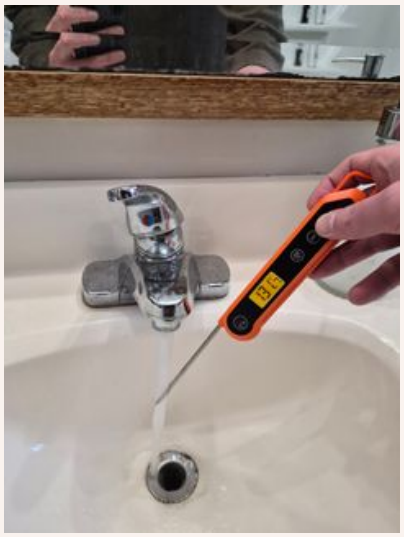


Water Temperature

Water Temperature Measured During Inspection: 132 Degrees F

(WH-3) Recommended Maintenance: WATER TESTED HOT
Testing of the plumbing system today, the water tested as too hot - 131 degrees F. This is a scald hazard. To prevent scalding, standards recommend indoor hot water temperatures do not exceed 120 degrees. There is some evidence that hot water temperatures should be greater than 130 degrees to prevent Legionnaires' disease from developing in the water heater. If this is a concern, you can heat the water in the tank to 140 degrees F and have a tempering valve installed at the hot water tank. Have this further evaluated and repaired by a licensed plumber, or simply turn down the temperature as desired to eliminate a scald hazard.





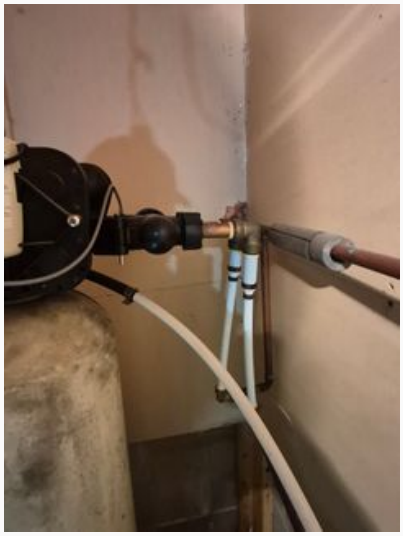
Additional Plumbing

Water Softener

Manufacturer: Culligan

A water softener system is installed. These systems reduce mineral content (hardness) in the water supply, helping protect plumbing fixtures and appliances. The unit was not tested for performance as part of a home inspection. Routine maintenance is required for proper operation. Recommend ongoing servicing and filter/salt management per manufacturer instructions. Confirm service history and settings with the current owner.

- *Salt Level: Should be maintained per manufacturer guidance; low salt reduces effectiveness.*
- *Bypass Valve: Ensure the system is not left in bypass unless intentionally isolated.*
- *Regeneration Cycle: Units require periodic regeneration; settings vary by model and household usage.*
- *Filters (if present): Pre-filters or carbon filters may require regular replacement*



Interior

Floors and Floor Materials

Floor Materials: Carpet, Concrete, Vinyl composite tiles

Walls, Ceilings, Trim, Hallways and Closets

Wall and Ceiling Materials: Drywall

Wall Insulation and Air Bypass

Wall Insulation: Not Visible

Interior Stairs and Railings

Standard

Interior Doors

Interior Doors: Hollow Core

Windows

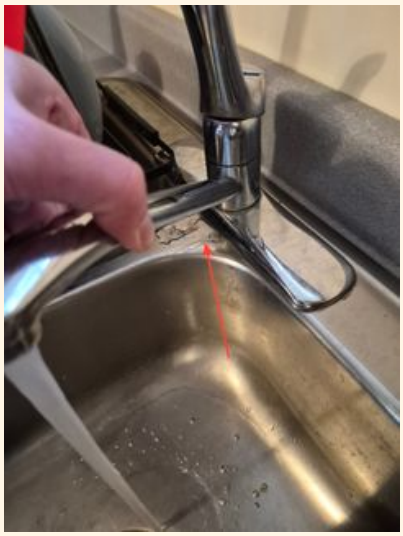
Window Glazing: Double pane
Interior Window Frame: Wood
Window Styles: Double hung, Sliding, Fixed pane

Kitchen

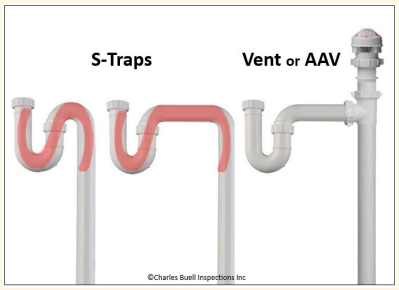
Sinks and Faucets

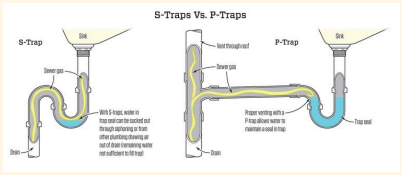
Kitchen Sinks: Tested, Leaking faucet

(K-1) Repair:
KITCHEN SINK FAUCET IS LEAKING
The kitchen sink faucet handle is leaking and needs to be repaired or replaced.



(K-2) Repair: S-TRAP CONFIGURATION NOTED
An S-trap was noted in the kitchen sink. This is an older style of waste piping that risks siphoning the trap and is no longer allowed. This should be further investigated and repaired by a licensed plumber to ensure reliable performance. Often an air admittance valve can be used to correct this configuration. Please note that trap siphoning could allow sewer gas to enter the house.



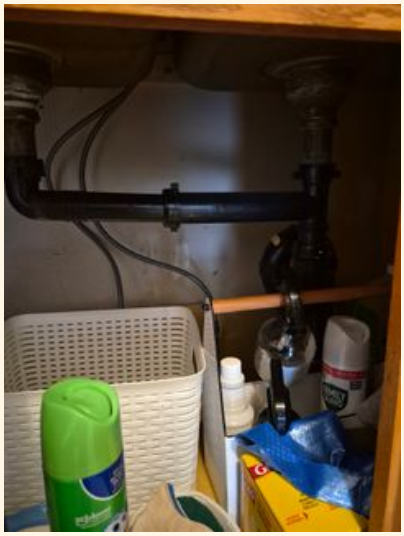


(K-3) Repair: MISSING ISOLATION VALVES

Isolation valves were not installed on the kitchen sink supply lines. Current plumbing standards require accessible shut-off valves at each fixture to allow localized servicing and to avoid shutting off water to the entire home during repairs.

Recommendation

Hire a qualified plumber to add proper isolation valves for future serviceability.



Laundry Facilities

Washer

Not tested

Dryer

Not tested

Power Source: Electric

Exhaust Duct: Ducted to Exterior

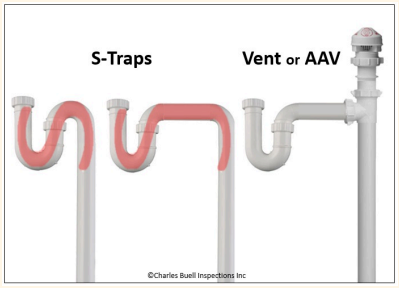
Basement Bathroom

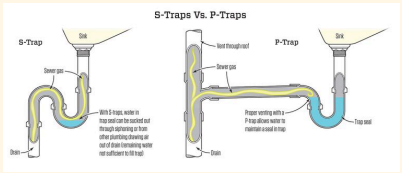
Sinks and Cabinets

Not tested

(BB-1) Repair: S-TRAP CONFIGURATION NOTED

An S-trap was noted in the basement bathroom sink. This is an older style of waste piping that risks siphoning the trap and is no longer allowed. This should be further investigated and repaired by a licensed plumber to ensure reliable performance. Often an air admittance valve can be used to correct this configuration. Please note that trap siphoning could allow sewer gas to enter the house.





(BB-2) Repair: MISSING ISOLATION VALVES

Isolation valves were not installed on the basement bathroom sink supply lines. Current plumbing standards require accessible shut-off valves at each fixture to allow localized servicing and to avoid shutting off water to the entire home during repairs.

Recommendation

Hire a qualified plumber to add proper isolation valves for future serviceability.

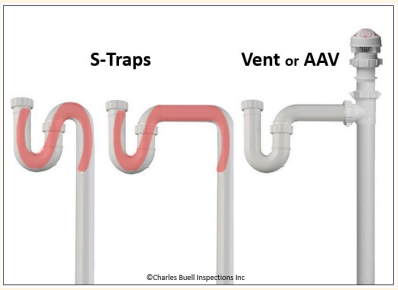
Main Floor Bathroom

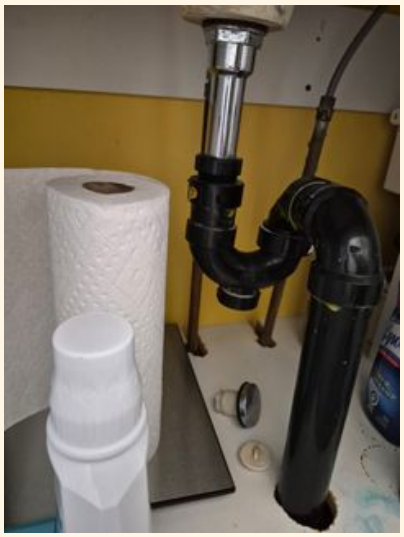
Sinks and Cabinets

Tested

(MFB-1) Repair: S-TRAP CONFIGURATION NOTED

An S-trap was noted in the main bathroom sink. This is an older style of waste piping that risks siphoning the trap and is no longer allowed. This should be further investigated and repaired by a licensed plumber to ensure reliable performance. Often an air admittance valve can be used to correct this configuration. Please note that trap siphoning could allow sewer gas to enter the house.



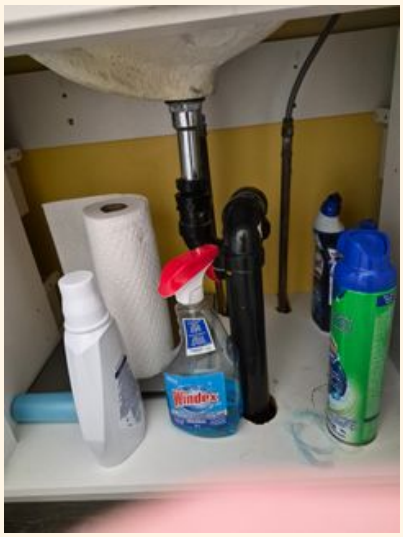


(MFB-2) Repair: MISSING ISOLATION VALVES

Isolation valves were not installed on the main bathroom sink supply lines. Current plumbing standards require accessible shut-off valves at each fixture to allow localized servicing and to avoid shutting off water to the entire home during repairs.

Recommendation

Hire a qualified plumber to add proper isolation valves for future serviceability.



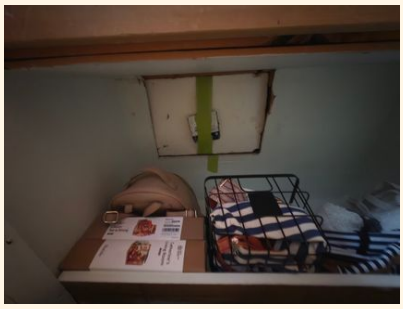
Attic

Attic Access

Viewed at access

(A-1) Repair:
SMALL ATTIC ACCESS POINT

The attic access hatch is too small and cannot be entered. Standards for attic access size is 30"/22" to provide access to this space to work and make repairs/improvements.



Limitations: HATCH INACCESSIBLE

The inspection was limited by the small attic hatch and further restricted by personal belongings stored in the closet.

Structure and Basement

Foundation

% of Foundation Not Visible: 50%
Building Configuration: Walkout
Foundation Description: Masonry block

(SB-1) Monitor:
TYPICAL FOUNDATION CRACKS NOTED
Small cracks were noted in the foundation. The purpose of the foundation is to connect the weight of the building to well-compacted soils below the house so that the house does not move or settle. Concrete cracking can indicate poorly compacted soils below the house which could require repair. ***It is not possible to determine or verify the cause of these cracks during a visual inspection***. The easiest way to prevent ongoing settlement in buildings is by controlling roof runoff and site drainage to promote dry soils around the foundation; wet soils do not bear weight well. This will also help to prevent moisture problems. In my experience, small cracks like these are common in concrete foundations of this age.

- Monitor these cracks. If continued movement is noted, seek additional opinions from a structural engineer or qualified contractor to determine an accurate scope and urgency for repair.

Floor, Wall and Ceiling Framing

Wall Framing: 2x4
Wall Sheathing: Not visible
Floor Framing: 2x8
Sub-Floor Material: Plywood
Ceiling Framing: Not visible

Basement

Partial

Basement Moisture

Signs of Basement Moisture Conditions: Water Stains Noted

(SB-2) Due Diligence:

WATER STAINS NOTED IN BASEMENT

Water stains were noted on some of the basement finishes, indicating the basement has experienced prior moisture control problems. Inquire with the seller for any history of moisture intrusion and make all repairs to exterior drainage as recommended in this report, as this will reduce the chances of basement moisture. Additional basement waterproofing may be needed. The scope and urgency of additional repairs have a great deal to do with your plans and expectations for this space. The space was dry at the time of inspection, but conditions can change seasonally.

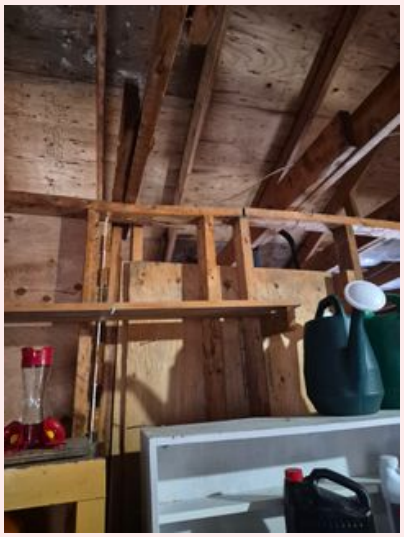
- This basement does not look well-suited to finishing without first waterproofing.

Summary

Major Concerns

⚠ **G-1 Garage General:** Extensive repairs are needed to the detached garage. Hire a licensed general contractor to further evaluate and repair. Examples of observations noted during inspection include:

- roof joists bearing weight on non structural wall
- poor garage door support
- damaged light with live electrical
- Wrong screw type in subpanel, missing screws, missing breaker plates, unprotected cables in vulnerable area, poor mounting surface.
- Garage foundation deflecting
- Opening in siding, rotted siding
- large opening in damaged soffit



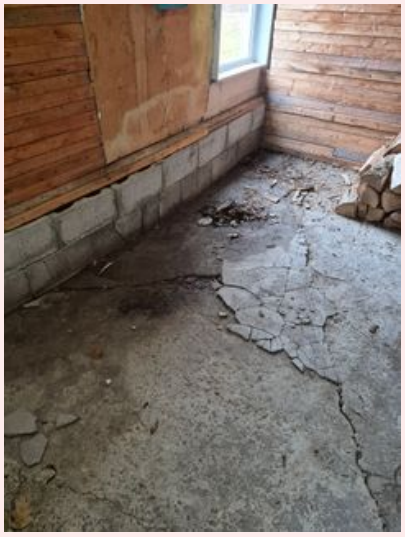
roof joists bearing weight on non structural wall

poor garage door support (2)

poor garage door support

damaged light with live electrical

Wrong screw type in subpanel, missing screws, missing breaker plates, unprotected cables in vulnerable area, poor mounting surface.

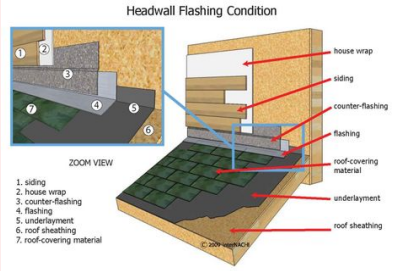


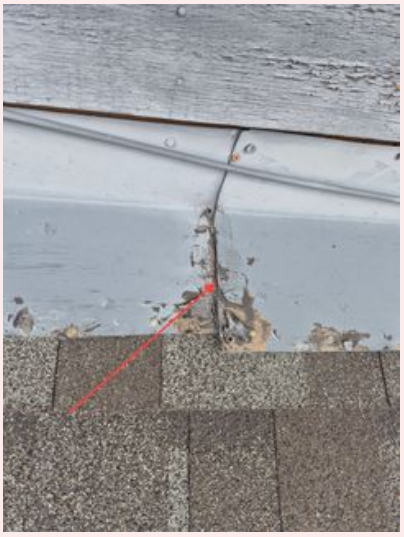
Garage foundation deflecting

Opening in siding, rotted siding

large opening in damaged soffit

⚠ **RCG-1 Roof Materials:** The headwall flashing has separated from the wall, creating a pathway for moisture to enter the structure. Signs of moisture damage are noted on the interior beneath this section. A qualified roofing contractor should repair or replace the flashing to restore proper weather protection.



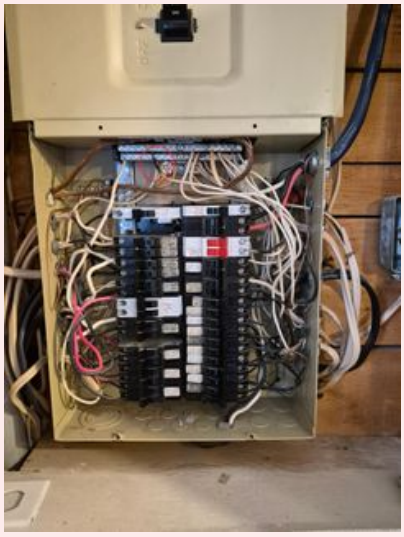


⚠ ES-2 Electric Service Equipment: ELECTRIC PANEL UPDATING IS RECOMMENDED

A Federal Pioneer Electric Stab Lok brand electric panel was noted. This is an obsolete brand of panel with a reputation for failing and malfunctioning breakers. Stab Lok electric panels are at greater risk of electrical fire and statistically less safe than any new electric panel. I recommend additional inspection of this electrical service by a licensed electrical contractor; updating this panel is recommended for improved reliability and safety. A number of observations were noted during the inspection:

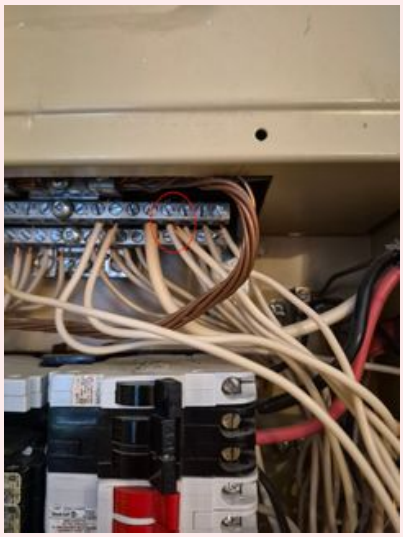
- Openings in dead front cover
- Burnt neutral wire
- Multiple double tapped hot wires
- Double tapped neutral wires
- Unlabeled "neutral" hot wires
- Poorly labelled panel

Openings in dead front cover



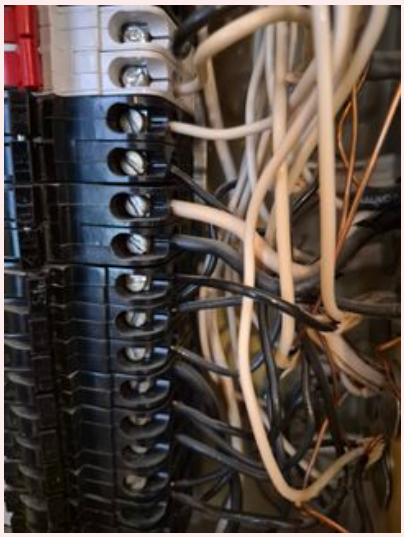
burnt neutral wire

multiple double tapped hot wires



double tapped neutral wires

double tapped hot wires



double taps and unlabeled "neutral" hot wires

Poorly labelled panel

⚠ **EDF-1 Branch Wiring:**

WIRING REPAIRS NEEDED

Several repairs are needed to the wiring system. Unconventional wiring and receptacles are noted in the attached image. Non-standard cables and splicing techniques are being used.

Recommendation

Hire a licensed electrical contractor to further evaluate and repair.

🔪

- The types of wiring repairs found today indicate work was likely done here by someone who was not a licensed electrician - it would be wise to check for any permit records of history
- The extent and types of repair items noted during inspection suggest there will be additional concealed repair work here.

Repairs

🛠 **E-1 Siding and Trim: SIDING PAINT JOB NEEDED**

The exterior siding needs to be cleaned, sanded and re-stained to preserve the siding. Localized wood decay should be repaired prior to refinishing. Regular staining on this type of wood siding is important to slow cupping and splitting of the siding.

- The south-facing siding is showing the greatest amount of weathering

Recommendation

Hire a siding contractor to further evaluate this condition and re-paint / stain the entire exterior. This is routine maintenance but this will be a more expensive upcoming maintenance item. Examples of specific observations noted during inspection include:

🛠 **E-2 Eaves:**

Openings were noted in the eaves of the house that need to be sealed up to exclude rodents from getting into the attic.

🛠️ E-3 Exterior Window Frames:

WOOD WINDOWS NOTE

Many of the wood windows in this building are exposed to the weather and will require regular painting and sealing maintenance to preserve the windows and prevent decay. I checked the windows for wood decay and damage during inspection.

🔪

- Localized wood decay

🛠️ E-4 Exterior Hose Bibs:

LOW WATER PRESSURE NOTED

Low water pressure was noted. A bare minimum of 30 PSI is recommended to serve the home. Often, well systems require servicing and repair to recharge storage tanks and even update pump systems. I recommend having the well system further evaluated and repaired as recommended by a well specialist.

🛠️ E-6 Exterior Electric Receptacles and Fixtures:

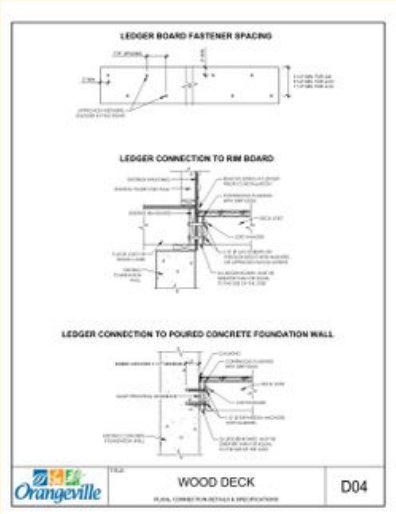
The exterior receptacle has been installed at a height that prevents safe and convenient access from ground level. Additionally, non-metallic sheathed cable was observed running exposed along the exterior wall surface. This wiring method is not suitable for outdoor exposure and is vulnerable to physical and environmental damage. Recommend evaluation by an electrical contractor.

🛠️ DPB-1 Wood Decks Porches and Balconies: DECK LEDGER BOLTS NEEDED

The deck ledger board has not been reliably connected to the house. This risks deck failure as the ledger attachment to the house can pull free. I recommend installing an attachment system that conforms to recommended minimum standards. The Town of Orangeville provides an excellent Deck Construction Guide for reference.

Recommendation

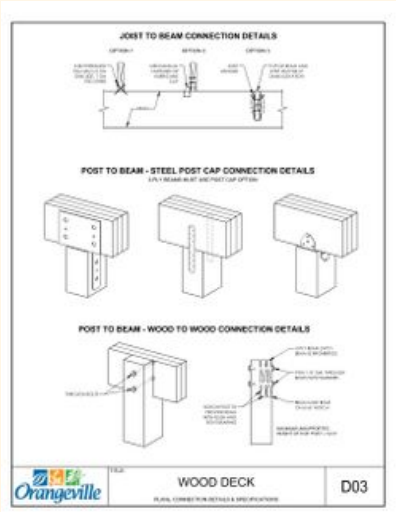
Hire a qualified deck contractor to further evaluate.

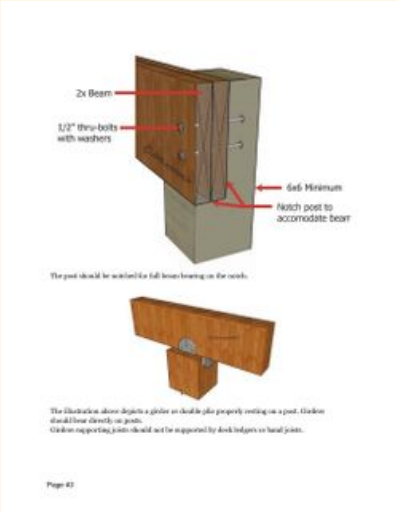


DPB-2 Wood Decks Porches and Balconies: The deck beams do no appear to be reliably connected to the posts. The beam is not bearing on the posts and nails were used for connection. When not done to normal standards it is difficult to predict how this connection will perform. The Town of Orangeville provides an excellent Deck Construction Guide for reference.

Recommendation

Hire a qualified deck contractor to further evaluate.

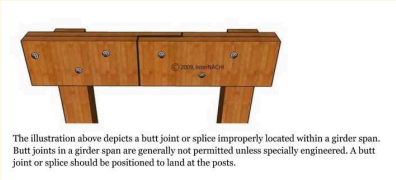




🛠️ **DPB-3 Wood Decks Porches and Balconies:** Splices were observed in the deck girder spans. Girder members should be continuous or properly supported at posts; splices located between supports can weaken the span and reduce load-carrying capacity. This condition may compromise the structural performance of the deck.

Recommendation

Hire a qualified deck contractor to further evaluate.



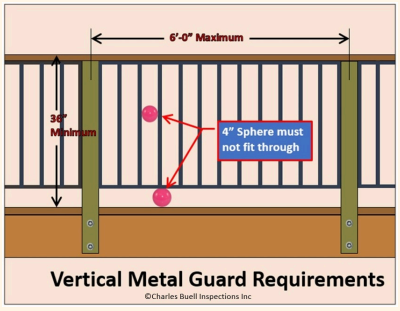
The illustration above depicts a butt joint or splice improperly located within a girder span. Butt joints in a girder span are generally not permitted unless specially engineered. A butt joint or splice should be positioned to land at the posts.

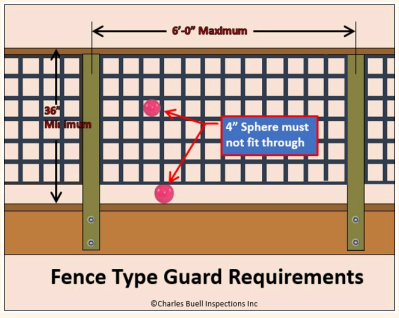
[DPB-4](#) Wood Decks Porches and Balconies: LARGE OPENINGS FOR DECK GUARDRAIL

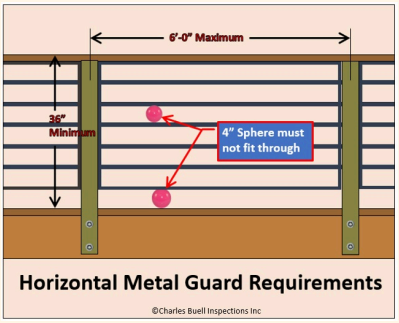
The openings for the deck guardrail are larger than the modern standard of 100mm. Caution should be used, especially around small children as they can often fit their head between this space of railing. The Town of Orangeville provides an excellent Deck Construction Guide for reference.

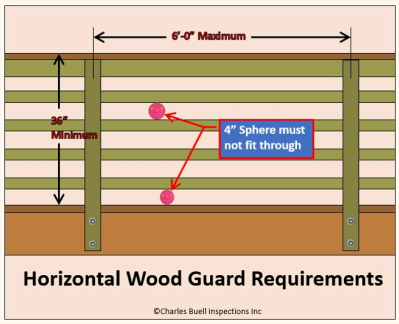
Recommendation

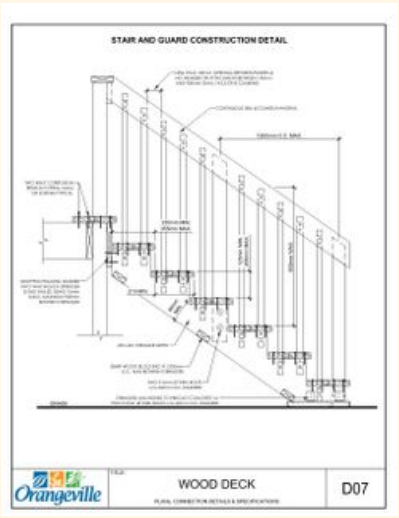
Hire a qualified deck contractor to further evaluate.



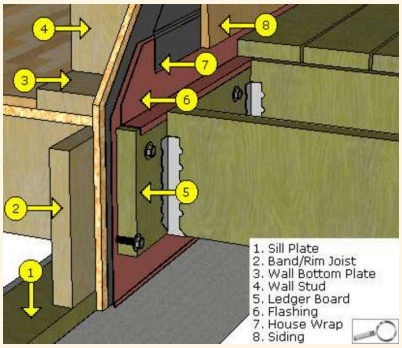






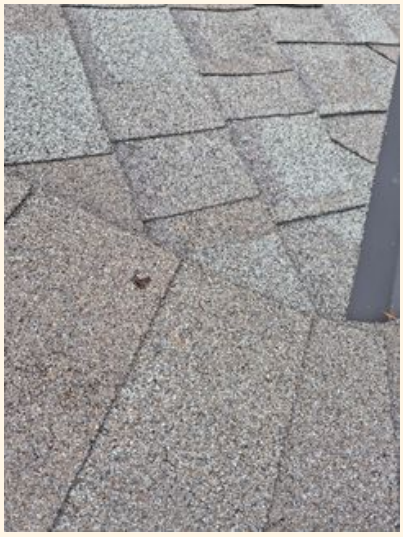


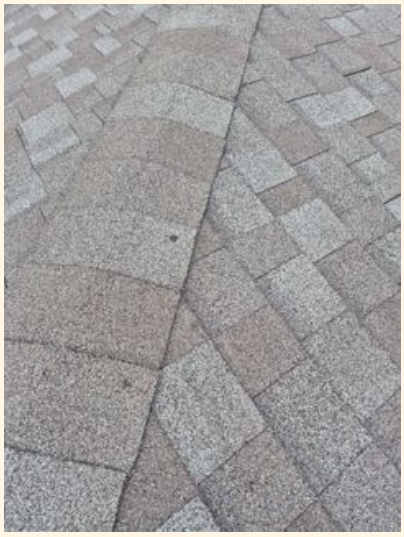
DPB-5 Wood Decks Porches and Balconies:
No flashings were noted between the deck ledger board and the home. This could allow water to get trapped between the deck and the house, causing rot and a conducive pest condition. This can be a difficult retrofit once the deck is constructed. No water damage was visible, but this could cause long term moisture control problems at the deck.



This diagram shows a proper deck ledger flashing and attachment.

RCG-2 Roof Materials: All exposed fasteners on the roof should be sealed with mastic.





RCG-3 Chimneys:
The chimney needs cleaned and repaired. Creosote is building up and can quickly choke a metal chimney cap. The masonry cap is cracked and spalling. Have this further investigated and repaired by a qualified mason or chimney sweep as recommended.

ES-3 Electrical Bonding System:
Have the electrical bonding system checked by a licensed electrician. Adequate bonding could not be verified at the main water pipe or the pipes by the water heater. This is an important safety feature to ensure safe control of stray voltage on metal systems in the house.

EDF-2 Branch Wiring: NM ELECTRIC CABLE IS SUBJECT TO PHYSICAL DAMAGE
Surface-run cable wiring was noted during the inspection. The exposed non-metallic sheathed cable needs to be properly protected inside a conduit or raceway so that the cable is not subject to physical damage. This cable appears to be the feeder for the detached garage, though not visible for the entire run.

Recommendation
Hire a licensed electrician to further evaluate and repair.

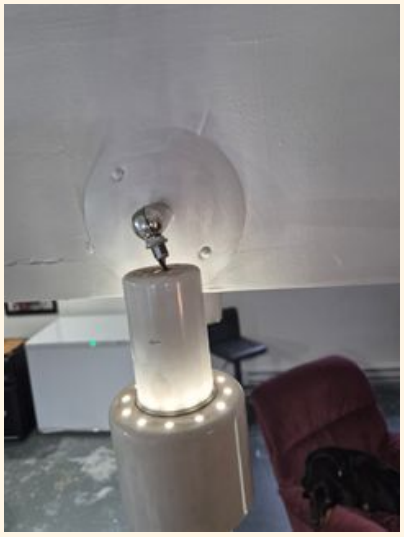
EDF-3 Receptacles and Fixtures: REVERSE POLARITY

Reverse polarity was noted at one of the electric receptacles. This is when the hot and the neutral wires have been wired backwards. This is a potential safety issue that should be corrected by a licensed electrical contractor.

Receptacle next to electrical panel

EDF-4 Receptacles and Fixtures: DAMAGED LIGHT FIXTURES

Damaged light fixtures were noted. Repair / replace as needed.



[EDF-7] Ceiling Fans:

The ceiling fan in the bedroom is wobbling during operation at high speed. This can be a simple matter of balancing the fan blades, but it could also indicate an inadequately secured fan, which can present a safety hazard. Have this further evaluated and repaired as recommended by a qualified electrical contractor.

[HCFV-1] Heating Systems:

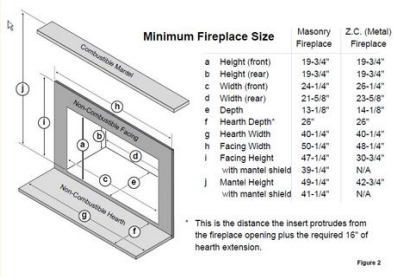
INOPERATIVE BASEBOARD HEATERS

Inoperative baseboard heaters were noted - they did not respond to testing. Hire a licensed electrician to repair or replace as needed. Locations noted during inspection include:

- Basement Bedroom (south wall)

[HCFV-2] Solid Fuel Fireplaces: INADEQUATE NON-COMBUSTIBLE HEARTH

A wood stove has been inserted into a masonry firebox and the non-combustible hearth was not extended. This means the hearth is no longer an adequate size to protect the floor from hot embers. Have this further investigated and repaired by a qualified chimney sweep or mason. Provide an adequate non-combustible hearth for the front of the wood stove for operational safety.



P-1 Water Service Supply:

The well pressure tank is resting on an unstable makeshift support (milk crate) and shows visible rust.

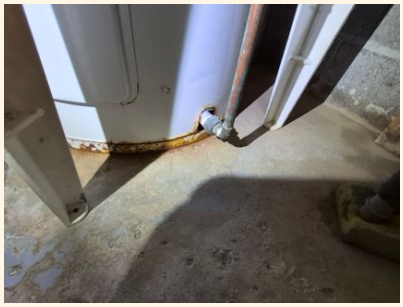
Recommendation

Hire a qualified plumber to further evaluate.

WH-1 Water Heater:

NO DRAIN PAN FOR WATER HEATER

No drain pan has been installed below the water heater here. A drain pan is recommended under water heaters that are located in finished spaces or where a leak could damage finishes. Where a pan does not already exist, the tricky part is providing a drain to the outside. A pan without a drain is often of limited benefit/ protection. For improved protection from accidental water heater leaks and where a drain is difficult to install, consider a pan with a moisture alarm and a flood-safe device.

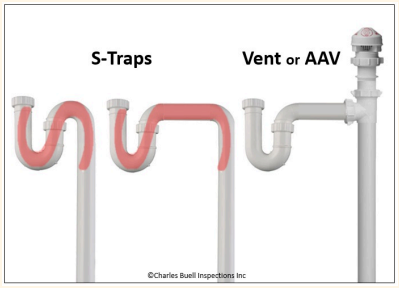


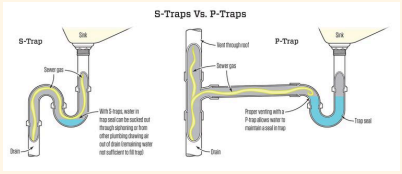
K-1 Sinks and Faucets:
KITCHEN SINK FAUCET IS LEAKING

The kitchen sink faucet handle is leaking and needs to be repaired or replaced.

K-2 Sinks and Faucets: S-TRAP CONFIGURATION NOTED

An S-trap was noted in the kitchen sink. This is an older style of waste piping that risks siphoning the trap and is no longer allowed. This should be further investigated and repaired by a licensed plumber to ensure reliable performance. Often an air admittance valve can be used to correct this configuration. Please note that trap siphoning could allow sewer gas to enter the house.



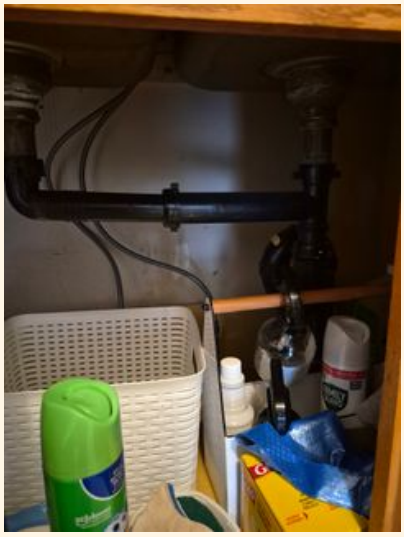


K-3 Sinks and Faucets: MISSING ISOLATION VALVES

Isolation valves were not installed on the kitchen sink supply lines. Current plumbing standards require accessible shut-off valves at each fixture to allow localized servicing and to avoid shutting off water to the entire home during repairs.

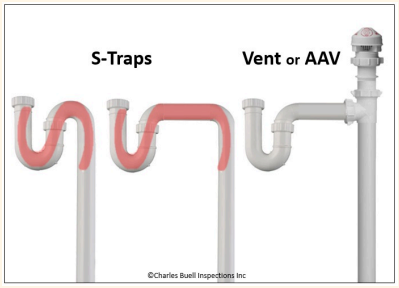
Recommendation

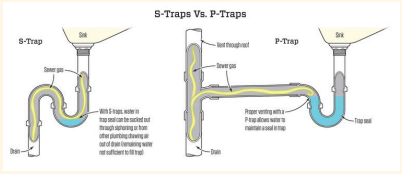
Hire a qualified plumber to add proper isolation valves for future serviceability.



BB-1 Sinks and Cabinets: S-TRAP CONFIGURATION NOTED

An S-trap was noted in the basement bathroom sink. This is an older style of waste piping that risks siphoning the trap and is no longer allowed. This should be further investinvestigated and repaired by a licensed plumber to ensure reliable performance. Often an air admittance valve can be used to correct this configuration. Please note that trap siphoning could allow sewer gas to enter the house.





BB-2 Sinks and Cabinets: MISSING ISOLATION VALVES

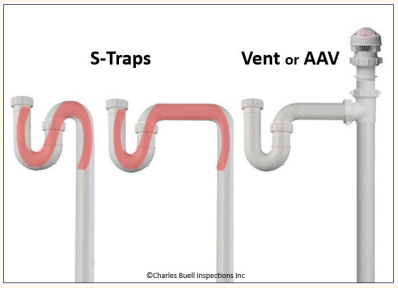
Isolation valves were not installed on the basement bathroom sink supply lines. Current plumbing standards require accessible shut-off valves at each fixture to allow localized servicing and to avoid shutting off water to the entire home during repairs.

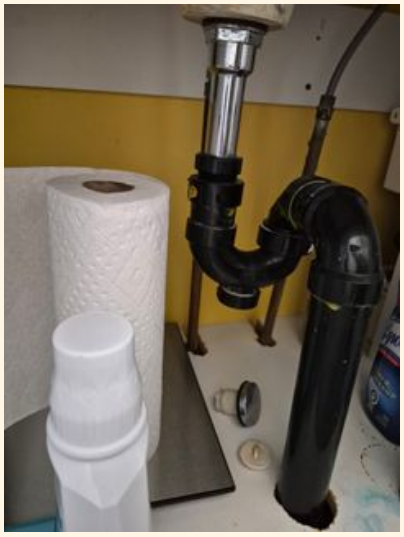
Recommendation

Hire a qualified plumber to add proper isolation valves for future serviceability.

MFB-1 Sinks and Cabinets: S-TRAP CONFIGURATION NOTED

An S-trap was noted in the main bathroom sink. This is an older style of waste piping that risks siphoning the trap and is no longer allowed. This should be further investigated and repaired by a licensed plumber to ensure reliable performance. Often an air admittance valve can be used to correct this configuration. Please note that trap siphoning could allow sewer gas to enter the house.



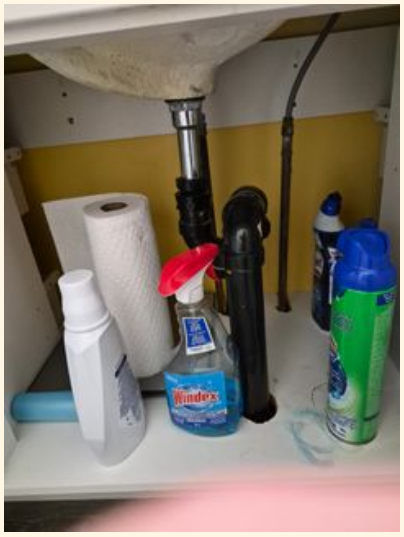


MFB-2 Sinks and Cabinets: MISSING ISOLATION VALVES

Isolation valves were not installed on the main bathroom sink supply lines. Current plumbing standards require accessible shut-off valves at each fixture to allow localized servicing and to avoid shutting off water to the entire home during repairs.

Recommendation

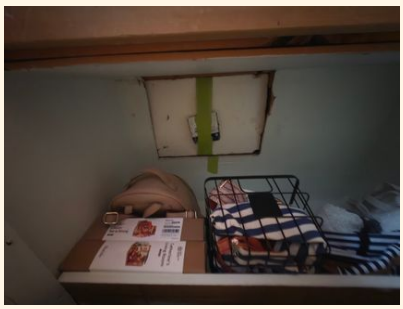
Hire a qualified plumber to add proper isolation valves for future serviceability.



A-1 Attic Access:

SMALL ATTIC ACCESS POINT

The attic access hatch is too small and cannot be entered. Standards for attic access size is 30"/22" to provide access to this space to work and make repairs/improvements.

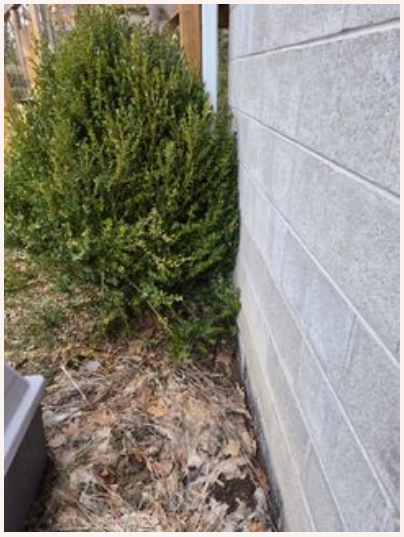


Recommended Maintenance

G1-3 Grounds, Trees and Vegetation: TREE AND VEGETATION PRUNING

Pruning trees, branches, and vegetation away from the building is recommended. Where trees, branches, and large shrubs can provide rodent access to the roof, a minimum 6-foot clearance is recommended as many rodents can jump 6 feet. All vegetation, including smaller landscaping such as grasses, flowers, and shrubs should be kept 1 foot off the house to eliminate contact which could trap moisture against the building.

- Some of these mature shrubs are too close to the building.



RCG-4 Chimneys: WOOD FIREPLACE CHIMNEY MAINTENANCE

Chimney's should be professionally inspected and cleaned on an annual basis, as well as before their first use in any new season or by a new occupant. Regular maintenance helps ensure the chimney and flue remain free of creosote buildup, blockages, and hidden defects, supporting safe operation and extending the life of the system.

Recommendation

A qualified chimney sweep should be hired to clean the chimney.

- A WETT certified chimney sweep can also perform visual and technical inspections of the fireplace.

HCFV-3 Solid Fuel Fireplaces: WOOD FIREPLACE CHIMNEY MAINTENANCE

Chimney's should be professionally inspected and cleaned on an annual basis, as well as before their first use in any new season or by a new occupant. Regular maintenance helps ensure the chimney and flue remain free of creosote buildup, blockages, and hidden defects, supporting safe operation and extending the life of the system.

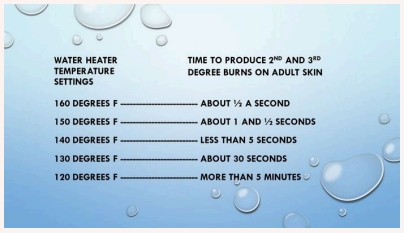
Recommendation

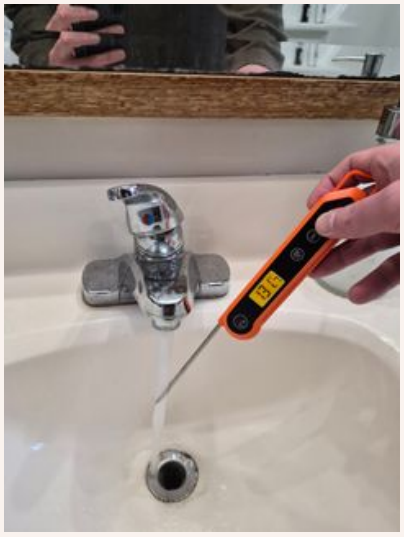
A qualified chimney sweep should be hired to clean the chimney.

- A WETT certified chimney sweep can also perform visual and technical inspections of the fireplace.

WH-3 Water Temperature: WATER TESTED HOT

Testing of the plumbing system today, the water tested as too hot - 131 degrees F. This is a scald hazard. To prevent scalding, standards recommend indoor hot water temperatures do not exceed 120 degrees. There is some evidence that hot water temperatures should be greater than 130 degrees to prevent Legionnaires' disease from developing in the water heater. If this is a concern, you can heat the water in the tank to 140 degrees F and have a tempering valve installed at the hot water tank. Have this further evaluated and repaired by a licensed plumber, or simply turn down the temperature as desired to eliminate a scald hazard.





Improve Or Upgrade Items

E-5 Exterior Hose Bibs: OLDER HOSE BIBS NOTED

Older hose bibs were noted on this building. Updating the hose bibs is recommended. Modern hose bibs are typically "frost free," which are (arguably) more resistant to bursting in cold weather. They also have important vacuum breakers installed which can prevent water from your hoses backing into your water supply system. In the meantime, be sure to winterize your hose bibs during cold weather to prevent from freezing.

ES-1 Electric Service:

The electrical meter base is installed higher than the acceptable mounting range typically required by the local supply authority. Meter bases must be positioned so the meter remains safely and readily accessible from finished grade. Adjustment is recommended to ensure proper accessibility for service personnel.

EDF-5 Receptacles and Fixtures: ABSENT GFCI RECEPTACLES

Some areas in the home lack Ground Fault Circuit Interrupter (GFCI) protection. This is common in older homes and is generally grandfathered, meaning upgrades are not required unless electrical work or renovations take place. Although GFCIs may not have been required when the home was built, they are recommended today in areas with a higher risk of shock. Installing GFCI protection is a simple safety improvement that can reduce the risk of electrical shock. Areas where GFCI protection is recommended include (noted absences **bold**):

- Bathrooms (All Receptacles to be GFCI Protected)
- Kitchens (Receptacles within 1.5m of a sink
- **Laundry Areas (Receptacles within 1.5m of a sink)**
- **Garages (All receptacles must be GFCI protected)**
- Unfinished Basements (All receptacles must be GFCI protected)
- Outdoor Areas (All exterior receptacles must be GFCI protected)
- Boathouses/docks (GFCI required for all receptacles)
- Sump Pump outlets (If within 1.5m of a basin or sink)

EDF-6 Receptacles and Fixtures: ABSENT AFCI RECEPTACLES

All areas in the home lack Arc Fault Circuit Interrupter (AFCI) protection. This is common in older homes and is generally grandfathered, meaning upgrades are not required unless electrical work or renovations take place. Although AFCIs may not have been required when the home was built, they are recommended today because they provide added protection against electrical arcing and potential fire hazards. Installing AFCI protection is a simple safety improvement that can improve overall safety. Areas where AFCI protection is recommended include:

- Bedrooms
- Living Rooms
- Dining Rooms
- Family Rooms
- Hallways
- Dens/Offices
- Finished Basements

- Closets

Due Diligence Items

GC-1 Building Characteristics, Conditions and Limitations: OLD BUILDINGS AND LEAD AND ASBESTOS

In 1978, federal laws were passed to prohibit use of lead and asbestos in building materials. Manufacturers of building materials were allowed to sell existing stocks of materials that were manufactured with lead and asbestos, so even buildings constructed as late as the mid-1980's could possibly contain lead or asbestos. Identification and testing for lead and asbestos and other environmental testing is beyond the scope of this home inspection.

G1-1 Drainage and Site: This building is located near a stream. This presents risks for seasonal flooding problems and should be further investigated to see if any history of flooding has occurred on the property. At the time of inspection I found no red flags to indicate regular flood damage in the home.

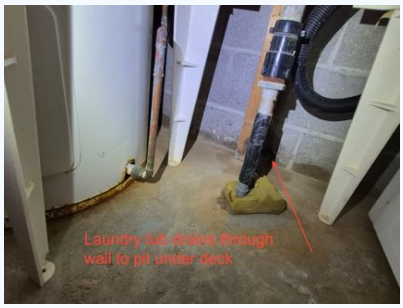
G1-2 Drainage and Site: The home is situated on a generally low lot. This could lead to seasonal drainage problems. I recommend inquiring with the sellers and or building department for any history of water problems on the site. Is this home in a flood plain?

P-3 Waste Pipe and Discharge:

A separate greywater discharge system is present, draining laundry to an underground pit not connected to the septic system. Confirm with seller if this is a permitted Class 2 leaching pit under the Ontario Building Code.

Recommendation

Evaluation and correction by a licensed septic contractor.



P-4 Waste Pipe and Discharge: NO SEWER CLEANOUT WAS FOUND

No cleanout was noted for the sewer line. It is possible there is an accessible cleanout for the sewer line that is concealed behind finishes or belongings. Sewer line cleanouts are necessary for clearing drain obstructions and for inspecting the building sewer with a sewer camera.

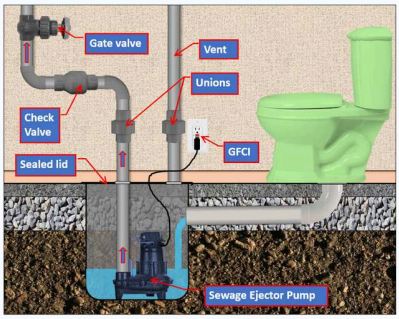
P-6 Sewage Ejector Pumps: SERVICE THE SEWAGE EJECTOR SYSTEM

A sewage ejector system was noted serving the basement bathroom.

- Opening up the sewage ejector system is beyond the scope of a home inspection.
- I did not see a moisture alarm installed; these are recommended to alert you should the pump fail.

Recommendation

Have the sewage ejector system further evaluated and repaired / serviced as recommended by a qualified plumbing contractor.



🔍 SB-2 Basement Moisture:

WATER STAINS NOTED IN BASEMENT

Water stains were noted on some of the basement finishes, indicating the basement has experienced prior moisture control problems. Inquire with the seller for any history of moisture intrusion and make all repairs to exterior drainage as recommended in this report, as this will reduce the chances of basement moisture. Additional basement waterproofing may be needed. The scope and urgency of additional repairs have a great deal to do with your plans and expectations for this space. The space was dry at the time of inspection, but conditions can change seasonally.

- This basement does not look well-suited to finishing without first waterproofing.

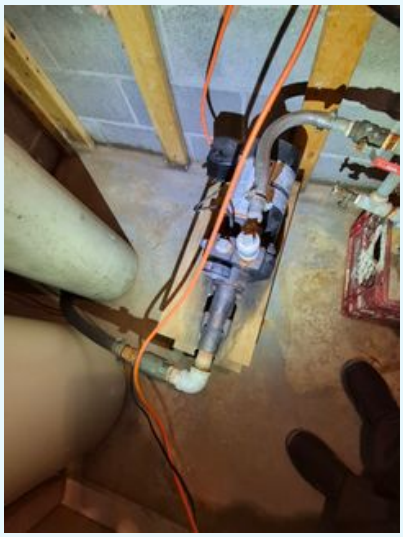
Recommended Disclosure Items

P-2 Water Service Supply: PRIVATE WELL

Well equipment was noted for the water supply. Inspection of the well, water supply, and water quality are beyond the scope of this inspection.

Recommendation

I recommend hiring a well specialist to inspect and evaluate the well and well water. Well equipment: the pump and captive storage tank have limited service lives and often require updating on a 20-year schedule. There are other elements of a well system that should be evaluated as well, such as the well production, often tested in a draw-down test, water quality, and well depth.

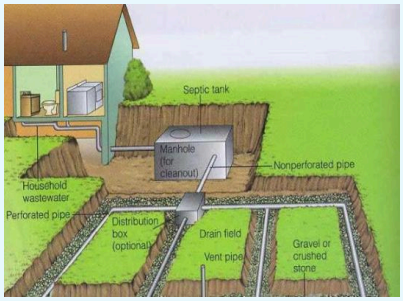


Well Head

P-5 Waste Pipe and Discharge: ONSITE SEPTIC SYSTEM

Based on visible components, this property appears to have a private on-site septic system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. I recommend:

- Investigating any information about this system's maintenance and repair history
- Reviewing any documentation available for this system
- Learning inspection and maintenance requirements for this system
- Hire a qualified specialist to evaluate, perform maintenance and make repairs as needed

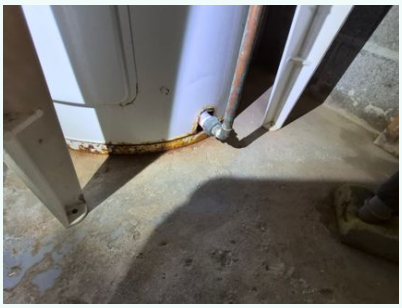


Items for Monitoring

WH-2 Water Heater:

RUST FORMING

Rust is forming at the base of the water heater, suggesting a past leak or flooding. No active leakage was observed during the inspection. Monitor for any leaks or worsening of corrosion.



SB-1 Foundation:

TYPICAL FOUNDATION CRACKS NOTED

Small cracks were noted in the foundation. The purpose of the foundation is to connect the weight of the building to well-compacted soils below the house so that the house does not move or settle. Concrete cracking can indicate poorly compacted soils below the house which could require repair. ***It is not possible to determine or verify the cause of these cracks during a visual inspection***. The easiest way to prevent ongoing settlement in buildings is by controlling roof runoff and site drainage to promote dry soils around the foundation; wet soils do not bear weight well. This will also help to prevent moisture problems. In my experience, small cracks like these are common in concrete foundations of this age.

- Monitor these cracks. If continued movement is noted, seek additional opinions from a structural engineer or qualified contractor to determine an accurate scope and urgency for repair.

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