



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

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:

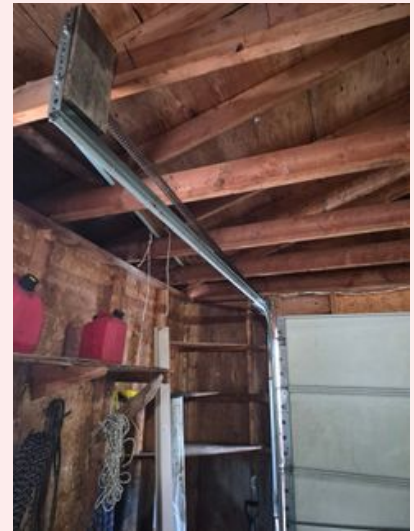
- roof joists bearing weight on non structural wall
- poor garage door support
- damaged light with live electrical
- Wrong screw type in subpanel, missing screws, missing breaker plates, unprotected cables in vulnerable area, poor mounting surface.
- Garage foundation deflecting
- Opening in siding,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



roof joists bearing weight on non structural wall



poor garage door support (2)



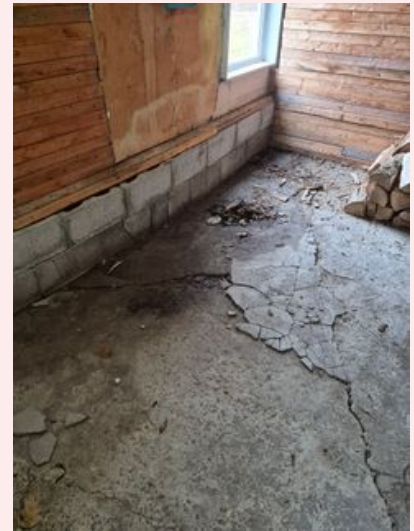
poor garage door support



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

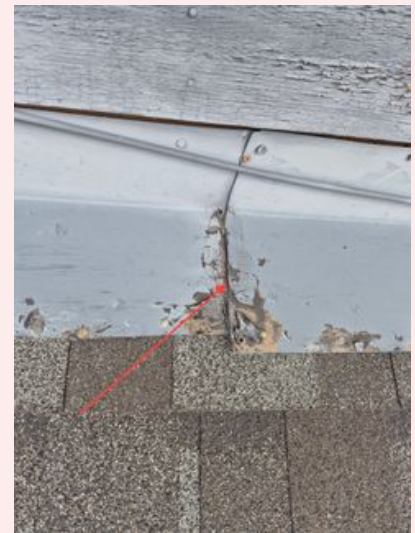
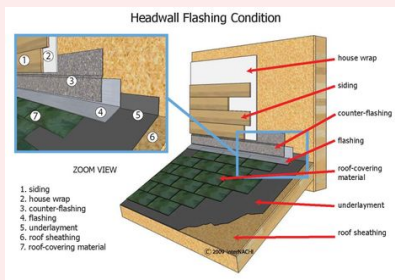


Opening in siding, rotted siding



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.



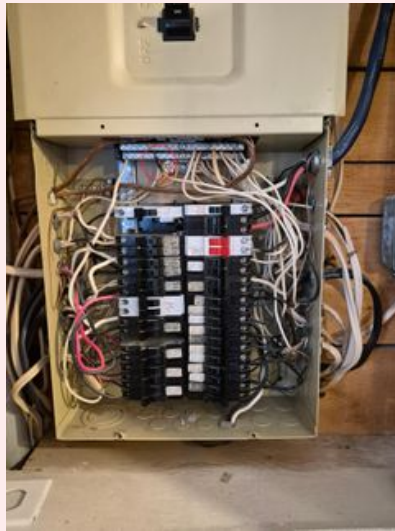
⚠️ ES-2 Electric Service Equipment: ELECTRIC PANEL UPDATING IS RECOMMENDED

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:

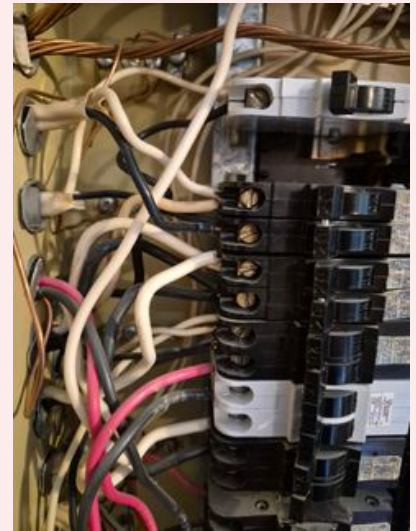
- Openings in dead front cover
- Burnt neutral wire
- Multiple double tapped hot wires
- Double tapped neutral wires
- Unlabeled "neutral" hot wires
- Poorly labelled panel



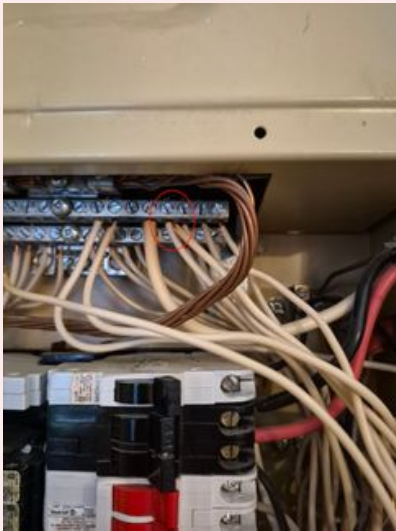
Openings in dead front cover



burnt neutral wire



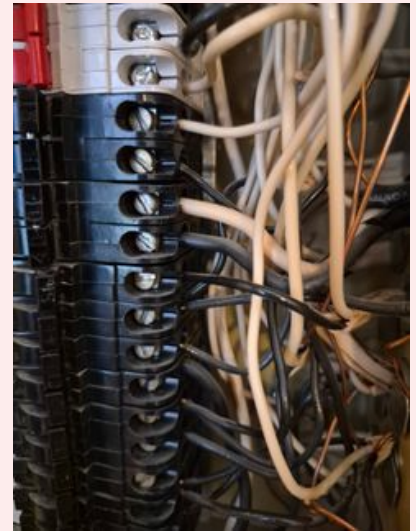
multiple double tapped hot wires



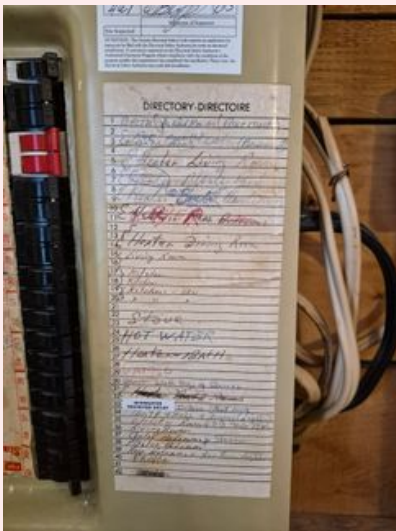
double tapped neutral wires



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.

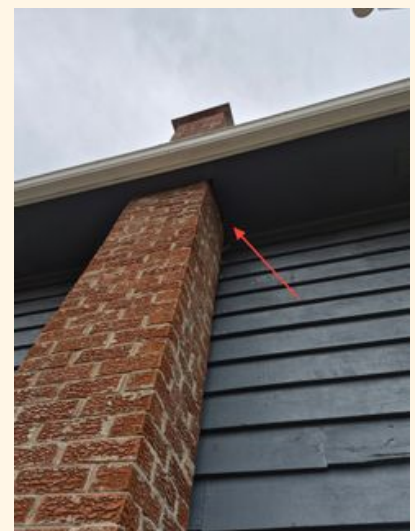
- The south-facing siding is showing the greatest amount of weathering

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.



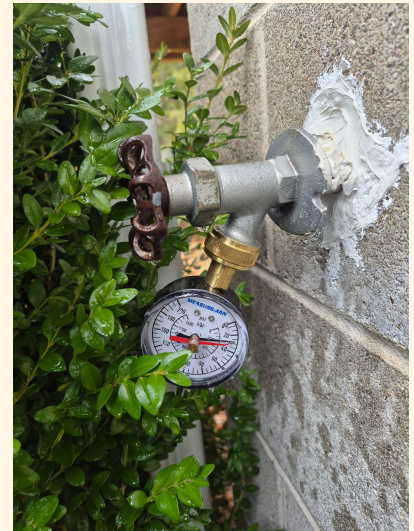
- Localized wood decay



🔧 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.

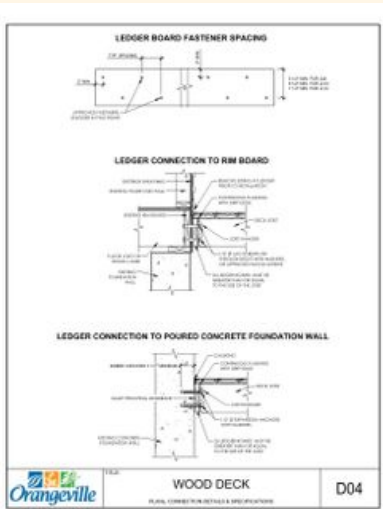


🔧 DPB-1 Wood Decks Porches and Balconies: DECK LEDGER BOLTS NEEDED

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

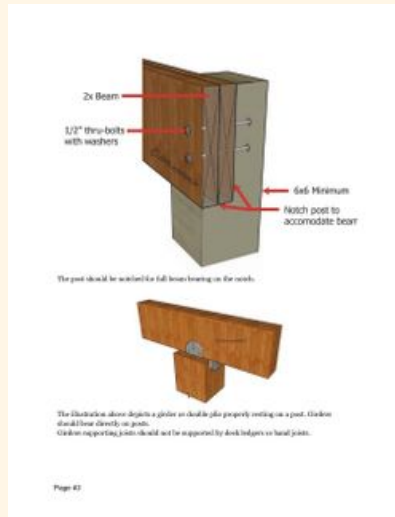
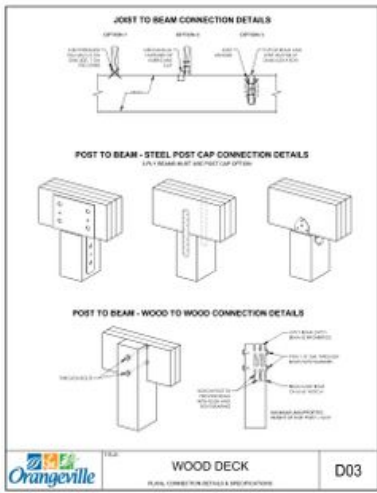
Hire a qualified deck contractor to further evaluate.



DPB-2 Wood Decks Porches and Balconies: The deck beams do not 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.

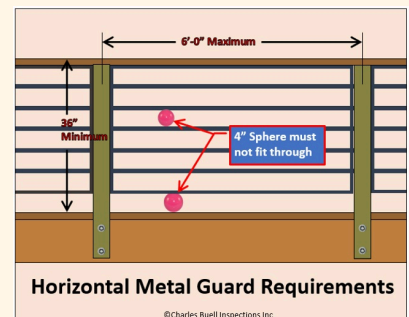
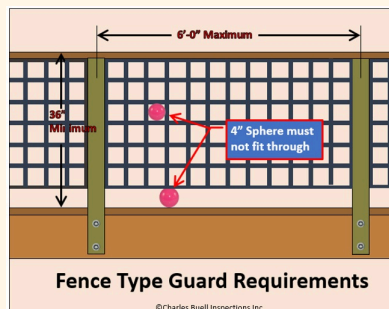
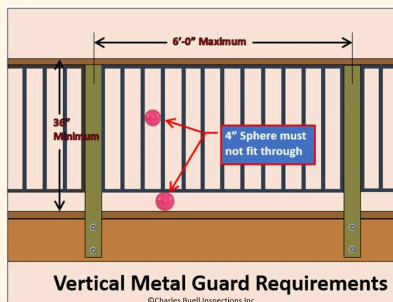


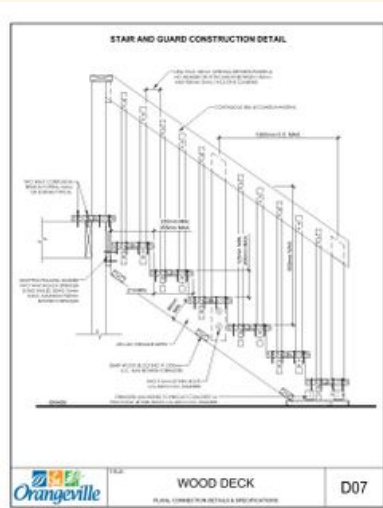
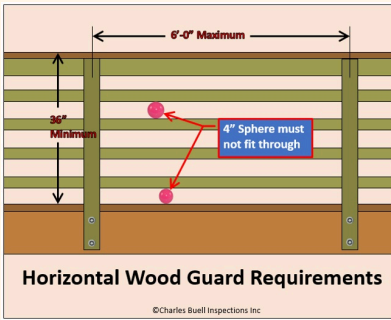
DPB-4 Wood Decks Porches and Balconies: LARGE OPENINGS FOR DECK GUARDRAIL

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

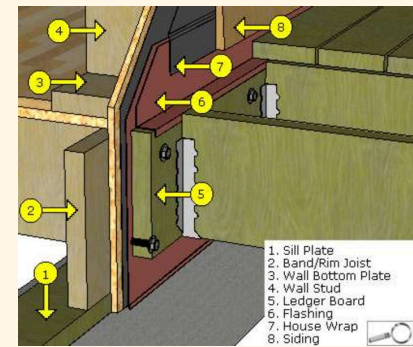
Hire a qualified deck contractor to further evaluate.





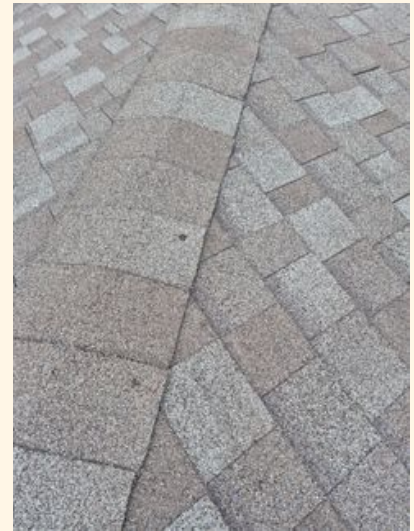
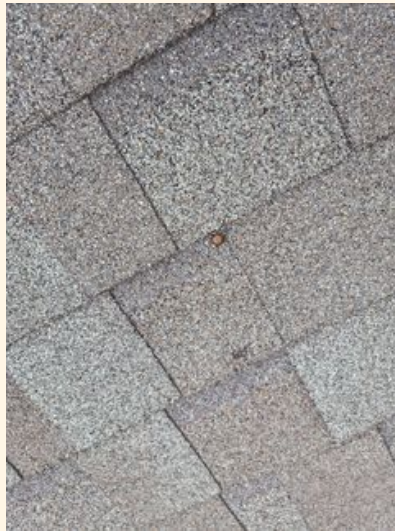
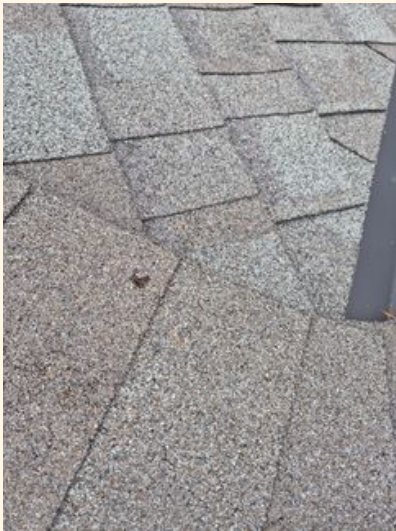
DPB-5 Wood Decks Porches and Balconies:

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.



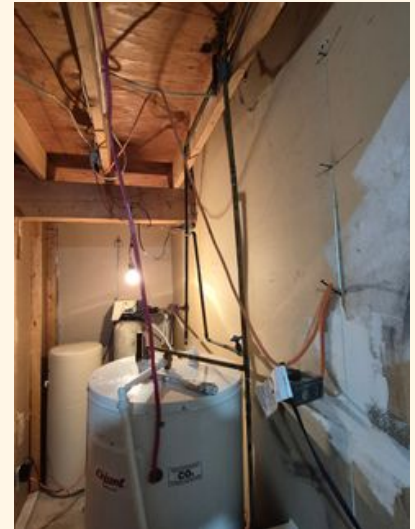
RCG-3 Chimneys:

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.

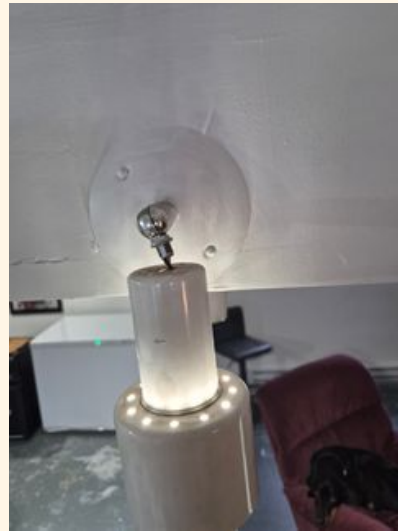


Receptacle next to electrical panel



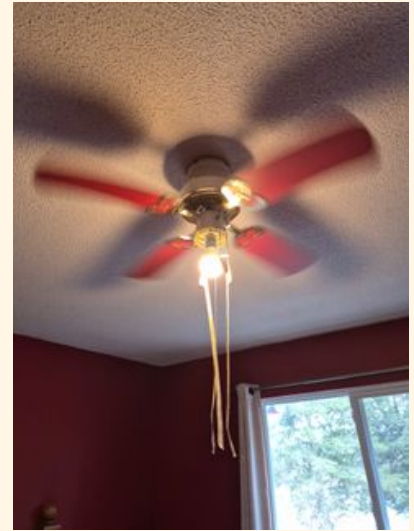
🔧 EDF-4 Receptacles and Fixtures: **DAMAGED LIGHT FIXTURES**

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**

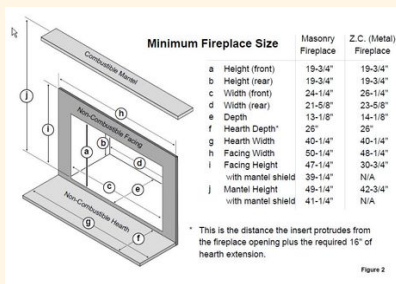
Inoperative baseboard heaters were noted - they did not respond to testing. Hire a licensed electrician to repair or replace as needed. Locations noted during inspection include:

- 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

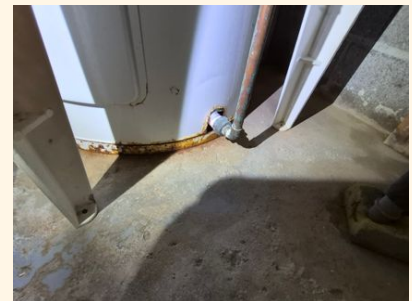
Hire a qualified plumber to further evaluate.



WH-1 Water Heater:

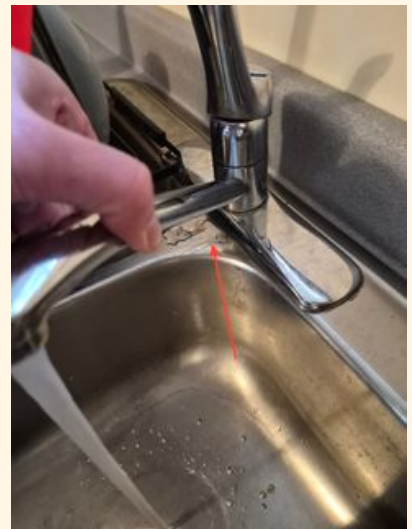
NO DRAIN PAN FOR WATER HEATER

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.



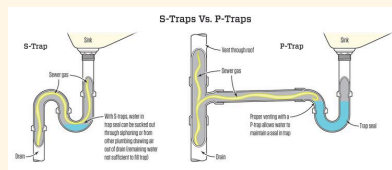
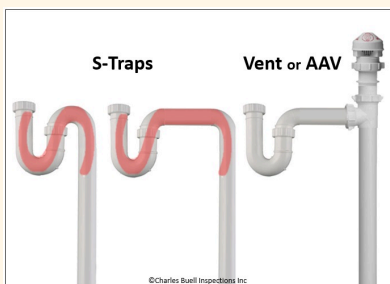
K-1 Sinks and Faucets: **KITCHEN SINK FAUCET IS LEAKING**

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.

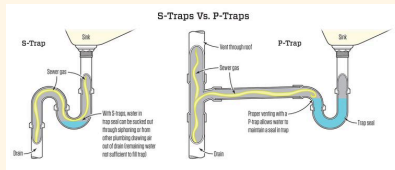
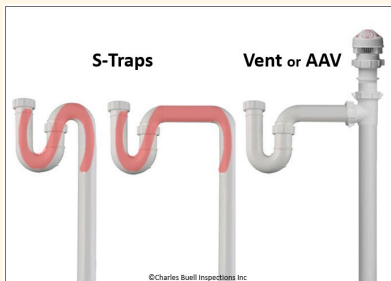
Recommendation

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 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 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.

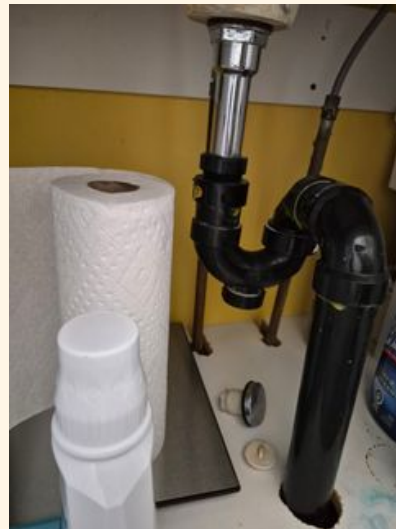
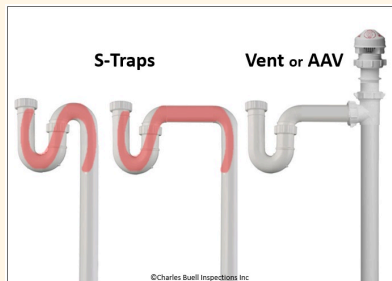
Recommendation

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.

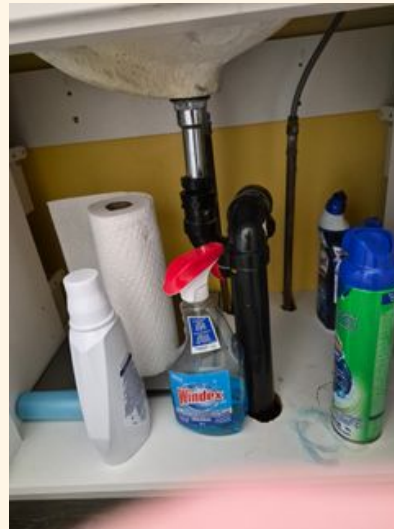


🔧 **MFB-2 Sinks and Cabinets: MISSING ISOLATION VALVES**

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.

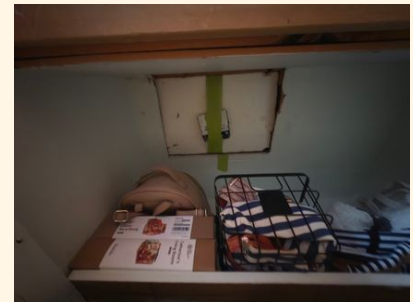
Recommendation

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.

WATER HEATER TEMPERATURE SETTINGS	TIME TO PRODUCE 2 ND AND 3 RD DEGREE BURNS ON ADULT SKIN
160 DEGREES F	ABOUT 1/2 A SECOND
150 DEGREES F	ABOUT 1 AND 1/2 SECONDS
140 DEGREES F	LESS THAN 5 SECONDS
130 DEGREES F	ABOUT 30 SECONDS
120 DEGREES F	MORE THAN 5 MINUTES



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.

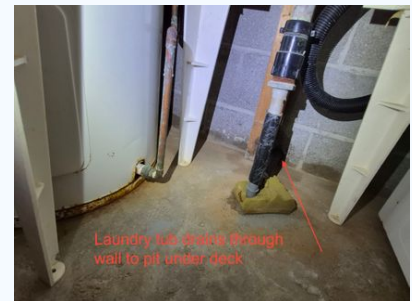
🔍 **G1-2 Drainage and Site:** The home is situated on a generally low lot. This could lead to seasonal drainage problems. I recommend inquiring with the sellers and or building department for any history of water problems on the site. Is this home in a flood plain?

🔍 **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.

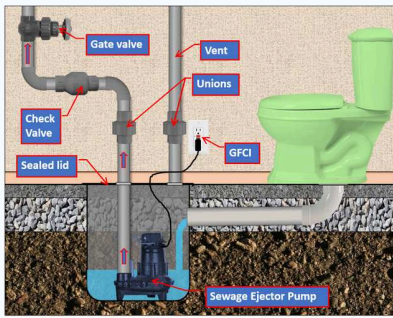
🔍 **P-6 Sewage Ejector Pumps: SERVICE THE SEWAGE EJECTOR SYSTEM**

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.

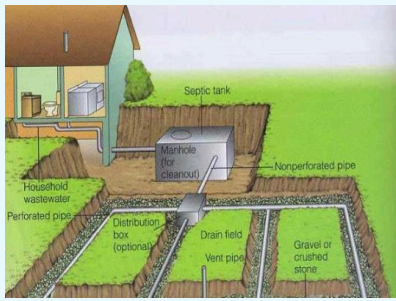


Well Head

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:

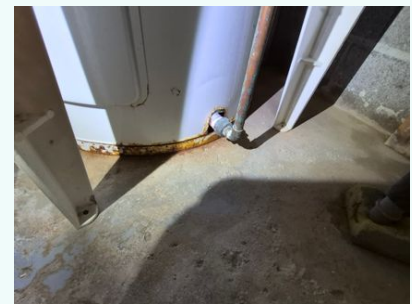
- Investigating any information about this system's maintenance and repair history
- Reviewing any documentation available for this system
- Learning inspection and maintenance requirements for this system
- Hire a qualified specialist to evaluate, perform maintenance and make repairs as needed



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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