CANADIAN
HOME INSPECTION

Inspection Report

Property Address:

WHITBY ON ----------

FRONT VIEW

Canadian Home Inspection

Jim Stoner
Canadian home inspection (2003) inc.

CANADIAN
HOME INSPECTION

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General Info

Property Address	Date of Inspection	Report ID
---------- WHITBY ON ----------	01/05/2021	43 GUTHRIE CRES MAY 1ST 2021
Customer(s)	**Time of Inspection**	**Real Estate Agent**
	09:54 AM	

Inspection Details

In Attendance:	Type of building:	Approximate age of building:
Customer and their agent	Single Family (1 story)	Over 50 Years
Temperature:	**Weather:**	**Ground/Soil surface condition:**
Below 65 (F) = 18 (C)	Clear	Damp
Rain in last 3 days:	**Radon Test:**	**Water Test:**
Yes	No	No

Comment Key & Definitions

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

(Summary items) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This home inspection is to be performed according to Canada's CAN/CSA-A770-16 Standards of Practice. A home inspection is intended to be a non-invasive evaluation of the condition and performance of systems and components of a home. The primary objective is to identify and report any items that do not perform their intended function. The focus of a home inspection is typically on significant issues that are readily visible to the inspector as opposed to minor building deficiencies. Inspection of cosmetic, maintenance, and other non-critical items are typically not part of a home inspection. Home inspections in accordance with this Standard are not intended to verify a home's compliance to codes and regulations (e.g., building codes).

1. Site

The inspection shall include: Driveways, walkways, on-ground ramps, porches, patios, decks, and balconies an examination for rot; damage; movement; and deficiencies in support or attachment. Fences and associated components (e.g., posts, rails, panels, pickets) an examination for rot; damage; and instability. Exterior stair systems an examination for trip or fall hazards. Retaining walls and constructed planters an examination of framing and structural support components for rot; damage; movement; and structural instability; and an examination for evidence of water ingress to the building. Site drainage and grading an examination of the drainage characteristics of the grounds associated with the home for evidence of water issues.

Styles & Materials

Driveway:
Asphalt

Items

1.0 Driveways, walkways, on-ground ramps, porches, patios, decks, and balconies

(1)

The asphalt drive at the front of home is deteriorated in areas and is unprotected or not sealed. Water can cause further deterioration if not repaired and sealed properly. A qualified person should repair or replace as needed.

1.0 Item 1(Picture) DRIVEWAY NEEDS ATTENTION

(2)

The DECK BOARDS on the deck at the front, rear and sides of home show in various areas need new boards and prep and paint . Water can cause further deterioration if not repaired and sealed properly. I recommend prep and paint using a qualified contractor.

1.0 Item 2(Picture) DECK BOARDS NEED ATTENTION

(3)

The asphalt drive at the front of home connecting the garage shows signs of erosion and problem needs to be addressed and has settlement cracks. Further deterioration can occur if not repaired A general replacement is likely. A qualified person should repair or replace as needed.

1.0 Item 3(Picture) WATER ISSUES

1.1 Fences

Inspected

1.2 Exterior stairs

Inspected

1.3 Retaining walls and constructed planters

Inspected

1.3 Item 1(Picture) RAISED GARDENS

1.4 Site drainage and grading

The ground downspout drain located at the rear and front home will need periodical cleaning and maintenance.

1.4 Item 1(Picture) NEEDS REPLACING

2. Structure

Inspection of the structural components shall cover all areas of the primary occupancy including, but not limited to, attached garages and storage areas, and enclosed porches, verandas, foundations, and sunrooms. Foundations an examination for damage; movement; and evidence of water issues. Concrete slab on ground/grade an examination for damage; movement; and evidence of water issues.Floor structures an examination of the interior floor system for abnormal deflection; sponginess; and trip or fall hazards. Wall structure an examination for weathertightness; and abnormal deflection. Roof structure an examination for weathertightness; and abnormal deflection. Interior guards and handrails an assessment as to whether guards and handrails are absent where needed; and the height and configuration of guards and handrails is appropriate; and an examination for deficiencies in stability; and deficiencies in the security of connections. Interior stair systems an examination for trip or fall hazards.

FURNACE SHUT OFF

ROOF VIEW

Styles & Materials

Foundation:
Masonry block
Poured concrete

Floor structure:
2 X 8

Wall structure:
Wood
2 X 4 Wood

Columns or piers:
Steel screw jacks
Supporting walls

Ceiling structure:
2X8

Roof structure:
Stick-built
2 X 4 Rafters

Items

2.0 Foundations

Inspected

2.1 Columns or Piers

Inspected

2.2 Concrete slab on ground/grade

Inspected

2.3 Floor structure

Inspected

2.3 Item 1(Picture) FLOOR STRUCTURE

2.4 Roof Structure

Inspected

2.4 Item 1(Picture) KITCHEN VENT

2.4 Item 2(Picture) ROOF VIEW

2.4 Item 3(Picture) 2X4 ON 24"

2.5 Wall structure

Inspected

2.6 Interior guards and handrails

Inspected

2.7 Interior stairs

Inspected

3. Building envelope

Exterior walls shall be inspected. The inspection shall include, but not be limited to, an examination of the exterior cladding system for rot; damage; deficiencies in securement; and weathertightness. Decks, balconies, pergolas, trellises, and other similar structures that are adjacent or attached to the primary occupancy, including the roof protection system, if applicable, an examination of the structural elements and connections, including the attachment to the building if applicable, for rot; damage; movement; and deficiencies in support; and an examination for improper drainage. Exterior guards and handrails an assessment as to whether guards and handrails are absent where needed; and the height and configuration of guards and handrails is appropriate; and an examination for deficiencies in stability; and deficiencies in the security of connections. Exterior doors an examination for weathertightness; security issues; and improper operation.Garage doors and openers an examination for safety issues; and improper operation. Exterior windows and skylights an examination for weathertightness; security issues; and improper operation. Roof and attic, roofing, roof penetrations, roof flashings, and attic ventilation an examination for ventilation deficiencies; weathertightness; and improper termination of the ducting and venting for appliances and plumbing systems that pass through the attic space. Soffit, fascia, and trim an examination for rot; damage; and deficiencies in attachment. Gutters and downspouts, including extensions an examination for improper water control and discharge; rust; damage; and deficiencies in support or attachment. Insulation, air barrier, and vapour barrier an examination for deficiencies in the amount and location of insulation; and deficiencies in the location of the air barrier and vapour barrier, or identification of the absence of these items. Note: Inspection of insulation, air barrier, vapour barrier, and other similar components should only be carried out where these items are visible and readily accessible.

ATTIC VIEW

Styles & Materials

Roof covering:
3-Tab fiberglass

Viewed roof covering from:
Walked roof

Floor system insulation:
NONE

Garage door type:
One manual

Auto-opener manufacturer:
N/A

Garage door material:
N/A

Exterior entry doors:
Steel

Appurtenance:
Deck with steps
Covered porch

Siding style:
Brick

Siding material:
Wood
Vinyl
Brick veneer

Roof ventilation:
Soffit Vents
Passive

Method used to observe attic:
From entry

Attic insulation:
Blown
Fiberglass
Rock wool
R-19 or better

Attic info:
Attic access
Scuttle hole

Items

3.0 Exterior walls

Inspected

3.1 Decks, balconies, pergolas, trellises and similar structures

The deck needs cleaning with a "Deck wash" and seal with a waterproof sealant. Also, do the

underside of deck if accessible.Some deck boards will need replacing.

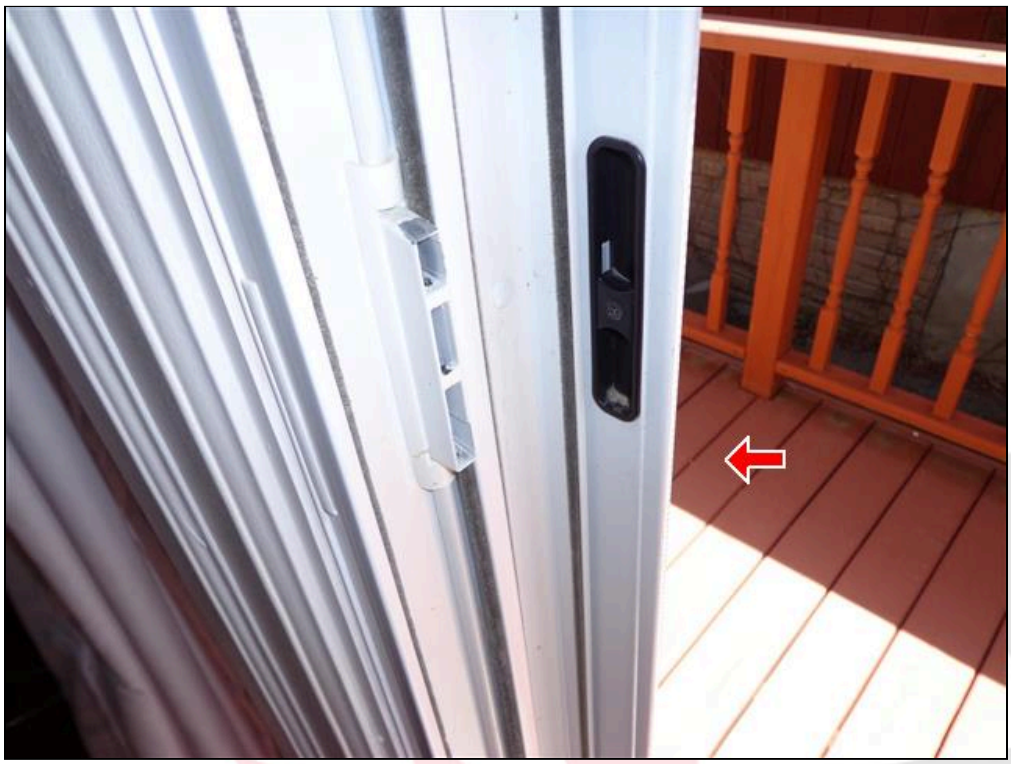
3.1 Item 1(Picture) DECK BOARDS

3.2 Exterior guards and handrails

Inspected

3.3 Exterior doors

The screen door at the side entry door is missing a screen. This is a small repair A repair or replacement is needed. A qualified person should repair or replace as needed.



3.3 Item 1(Picture) NO SCREEN

3.4 Garage Doors and openers

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.The garage door was not accessible to check to open.

3.5 Exterior windows and skylights

Inspected

3.6 Roof and attic

I recommend increasing the ventilation when roof covering is replaced.

3.6 Item 1(Picture) ATTIC VIEW

3.7 Soffit, fascia, and trim

The soffit panels at eave on the exterior in areas is deteriorated and peeling paint. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

3.7 Item 1(Picture) SOFFIT VENT

3.8 Gutters and downspouts

The below ground drain lines for downspouts are old and I am unable to determine if drains will function properly.

3.8 Item 1(Picture) NEEDS REPLACING

3.9 Insulation, air barrier, and vapour barrier

Inspected

3.9 Item 1(Picture) ATTIC VIEW

3.10 Ventilation of foundation areas

Inspected

3.11 Attic

NEEDS BETTER VENTILATION.

3.11 Item 1(Picture) ATTIC VIEW

3.12 ROOF

INSPECTED

3.12 Item 1(Picture) LOOKS GOOD

4. Plumbing System

Plumbing systems: Potable water supply and distribution systems shall be inspected. The inspection shall include, but not be limited to, an examination for evidence of leaks; deficiencies in flow; deficiencies in pressure; and deficiencies in piping materials. Non-potable water reuse supply and distribution systems an examination for evidence of leaks; deficiencies in flow; deficiencies in pressure; and deficiencies in piping materials. Non-potable water systems are also known as grey water systems. Domestic water heaters an examination for evidence of leaks; improper function; and Plumbing fittings and fixtures and bath and shower enclosing surfaces an examination for evidence of leaks; improper function; damage; and deficiencies in the security of connections. Interior sanitary drainage systems an examination for evidence of leaks; improper function; and deficiencies in materials. Storm drainage systems including sump pumps an examination for evidence of leaks; improper function; and deficiencies in materials. Non-potable water discharge systems an examination for evidence of leaks; improper function; and deficiencies in materials. Non-potable water systems are also known as grey water systems. Automatic irrigation systems an examination for the absence of a water cross-connection control device (e.g., a backflow preventer).

UNDER CABINET VIEW

Styles & Materials

Water source:	Water filters:	Plumbing water supply (into home):
Public	None	Copper

Plumbing water distribution (inside home):
Copper

Washer drain size:
Not visible

Plumbing waste:
PVC

Water heater power source:
Gas (quick recovery)

Water heater capacity:
50 Gallon (2-3 people)

Water heater location:
Basement
Utility Room

Items

4.0 Potable water supply and distribution

Inspected

4.1 Non-potable water supply and distribution (grey water)

Inspected

4.2 Domestic water heaters

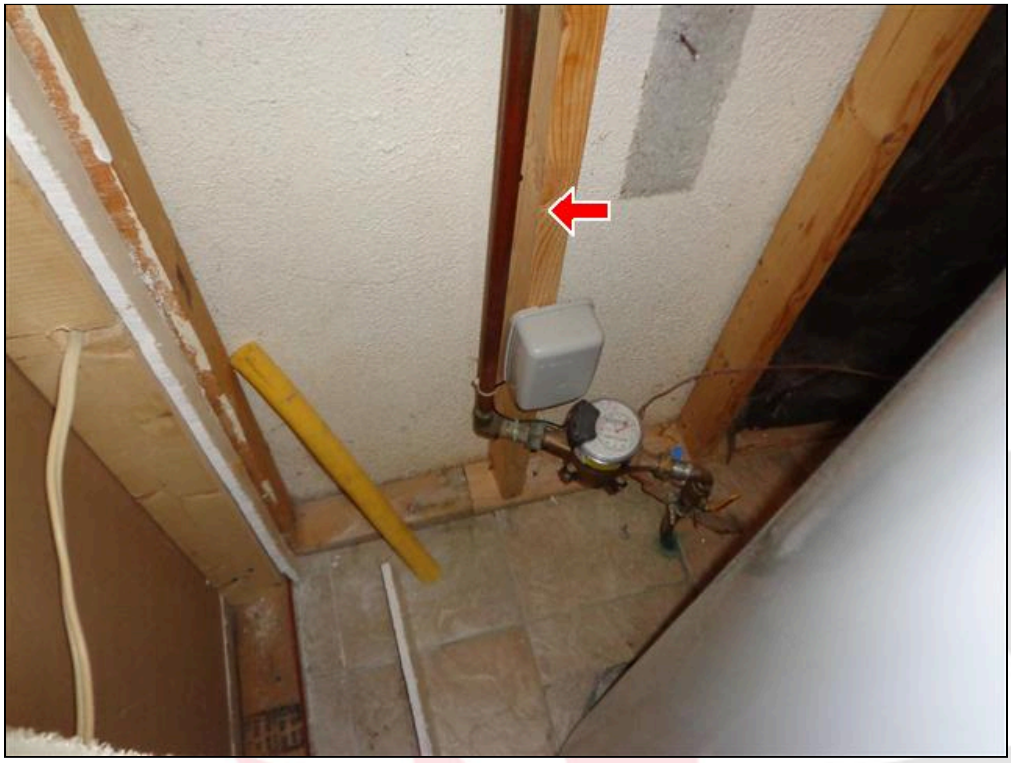
Inspected, RENTAL

4.3 Plumbing fittings and fixtures and bath and shower enclosing surfaces

Inspected

4.4 Main water shut off device (describe location)

The main shut off is the red knob located in the basement in the furnace room behind the water tank. This is for your information.



4.4 Item 1(Picture) MAIN SHUT OFF

4.5 Interior sanitary drainage systems

Inspected

4.6 WASHER AND DRYER

OLDER UNITS WORKING AT TIME OF INSPECTION.

5. Heating, cooling, and mechanical ventilation systems

Heating and cooling systems shall be inspected. The inspection shall cover the fuel system, heat transfer system, venting system, and distribution system an examination for improper function; and safety issues.The inspection of heating equipment as required by this Standard is not a comprehensive examination of the system and does not replace review and maintenance by a licensed professional HVAC practitioner. Inspection of supplementary systems, including solar hot water and ground- and water-source heat pumps, etc., might require special training. Inspectors should identify where a supplementary system is present. Operation of heating and cooling equipment should only be done if damage to the equipment can be avoided. For example, there could be a risk of damage to the compressor if cooling systems are tested when the exterior temperature is less than 16 °C. Mechanical ventilation systems an examination for improper function; and inappropriate location of equipment. Fireplaces and chimneys an examination for damage; improper function; and safety issues. Due to limitations of the inspection, it is not typically possible to inspect the flue.

AIR CON VIEW

FURNACE AND WATER TANK VIEW

Styles & Materials

Heat type:
Furnace

Energy source:
Gas

Number of heat systems (excluding wood):
Three

Heat system brand:
LENNOX

Ductwork:
Non-insulated

Filter type:
Disposable
Cartridge

Types of fireplaces:
Vented gas logs

Operable fireplaces:
One

Number of woodstoves:
None

Cooling equipment type:
Air conditioner unit

Cooling equipment energy source:
Electricity

Number of AC only units:
One

Central air brand:
LENNOX

Exhaust fans:
None

Dryer power source:
Gas Connection

Dryer vent:
Flexible Metal

Items

5.0 Heating and cooling systems

Inspected

5.0 Item 1(Picture) NEW UNIT

5.1 Mechanical ventilation systems

Inspected

5.2 Fireplaces and chimneys

NOT INSPECTED

5.3 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Inspected

5.3 Item 1(Picture) MAIN SHUT OFF

6. Electrical systems

Electrical service, main disconnect, and earth grounding system shall be inspected. The inspection shall include, but not be limited to, an examination for improper location of equipment; inadequate service capacity; and safety issues. Distribution panels an examination for improper location of equipment; and safety issues. Distribution wiring and circuitry an examination for safety issues, including improper wire type. Lighting, switches, receptacles, and junction boxes, including in each room, attached garage, and the exterior an examination for improper location; improper function; the absence of necessary equipment; non-functional lighting, ceiling fans, and switches; inappropriate switch locations; and safety issues. Where auxiliary electrical systems are present (e.g., solar power, wind power, battery power, generators, pool or spa electrical systems), they should be reported. A recommendation should be made that this equipment be examined by a qualified person.

Telephone?

Styles & Materials

Electrical service conductors:	Panel capacity:	Panel type:
Below ground	100 AMP	Fuses Circuit breakers
Electric panel manufacturer:	**Branch wire 15 and 20 amp:**	**Wiring methods:**
FEDERAL PACIFIC	Copper	Romex

Items

6.0 Electrical service, main disconnect, and earth grounding system

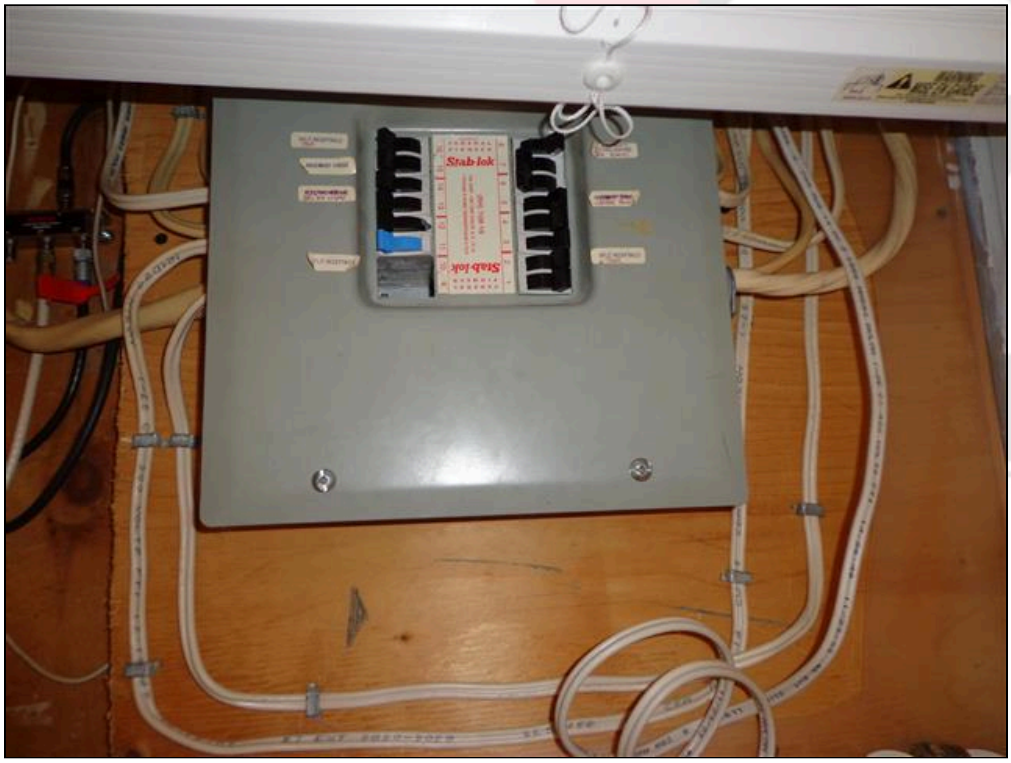
Inspected

6.1 Distribution panels

You have a Federal Pacific SUB panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electrical contractors on this panel varies between safe and unsafe. I recommend you consult a licensed electrical contractor for an opinion and correct if necessary.

6.1 Item 1(Picture) COPPER WIRING

6.1 Item 2(Picture) NEEDS UPDATING



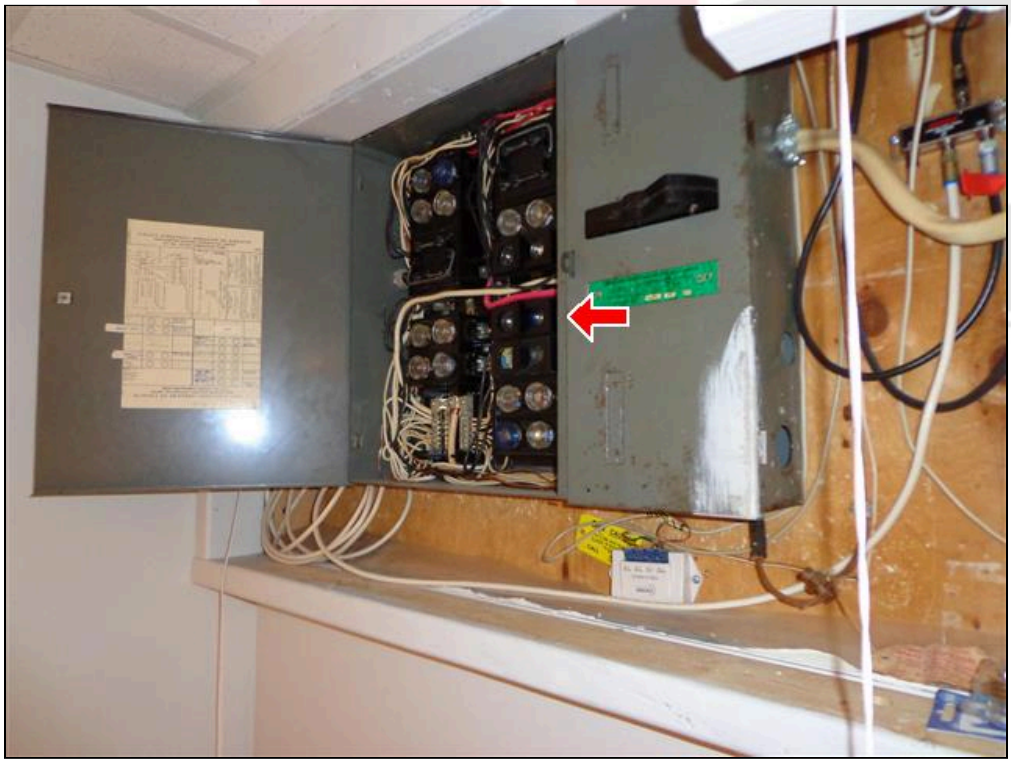
6.1 Item 3(Picture) SUB PANEL

6.2 Distribution wiring and circuitry

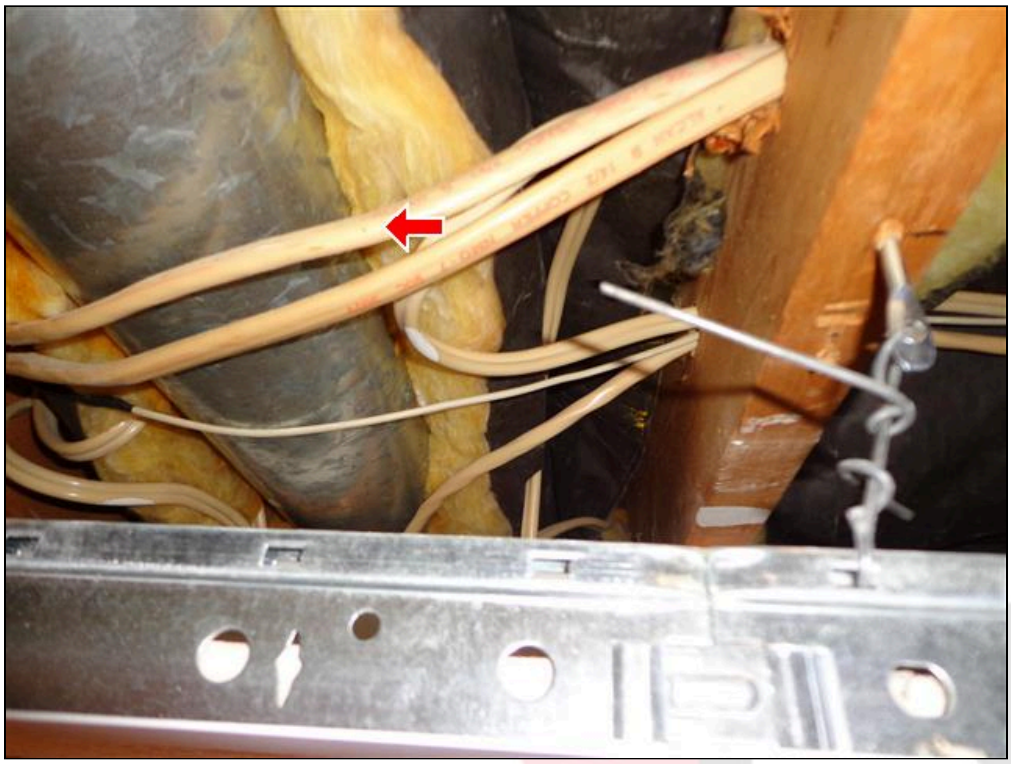
Problem(s) discovered with Branch Circuits such as knock-outs missing on panel and any other

problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

6.2 Item 1(Picture) NEEDS COVER PLATE



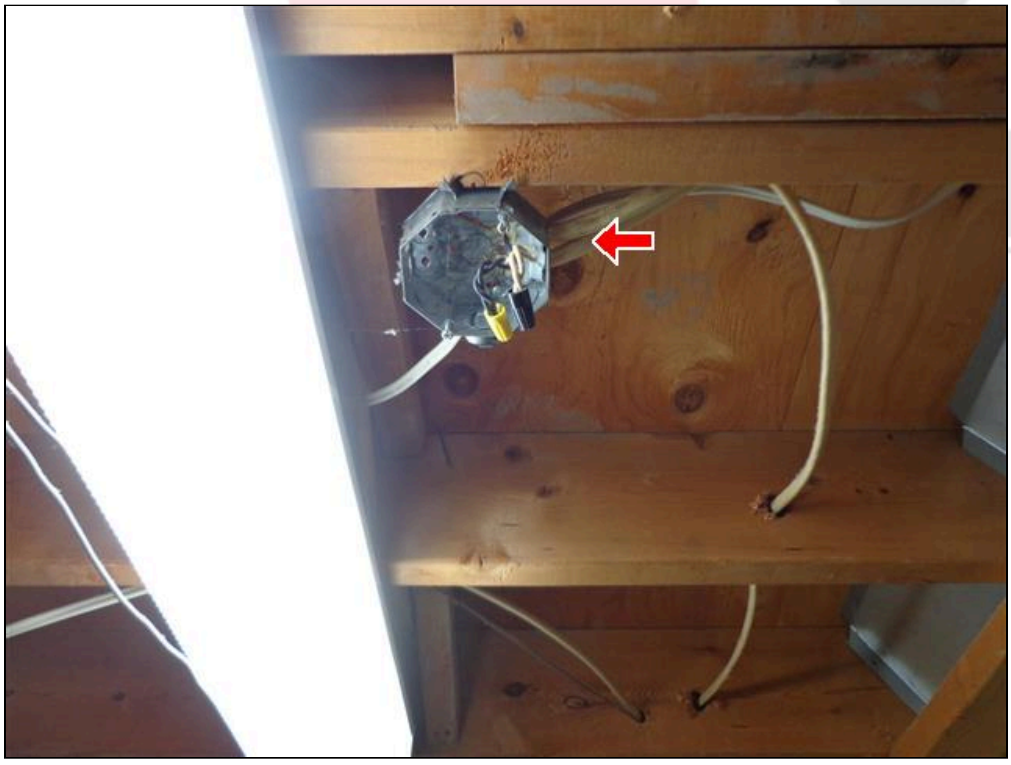
6.2 Item 2(Picture) NEEDS REPLACING



6.2 Item 3(Picture) BASEMENT DROP CEILING

6.3 Lighting, switches, recepticles, and junction boxes

Missing cover plates in various areas. Please replace.



6.3 Item 1(Picture) NEEDS COVER PLATE

7. Life safety systems

Carbon monoxide detection shall be inspected. The inspection shall include, but not be limited to, an examination for improper location; the rated life of detectors (e.g., by identifying date markings); and the absence of detectors where they are needed. Inspectors should note that carbon monoxide (CO) detectors are typically removable equipment and that the manufacturer's recommendations should be followed for the installation and use of detectors (e.g., in regards to installed location, testing procedures, and replacement). For monitored life safety systems, the inspector should make a recommendation to contact the monitoring company regarding inspection of the system. Smoke and heat detectors an examination for improper location; the rated life of detectors (e.g., by identifying date markings); and the absence of detectors where they are needed. Inspectors should note that smoke and heat detectors are typically removable equipment and that the manufacturer's recommendations should be followed for the installation and use of detectors (e.g., in regards to installed location, testing procedures, and replacement). For monitored life safety systems, the inspector should make a recommendation to contact the monitoring company regarding inspection of the system. Fire separation in attached garages or other attached buildings or dwellings an examination for improper location; improper type; improper function; and the absence of separations where needed.

Items

7.0 Carbon monoxide detection

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

7.1 Smoke and heat detection

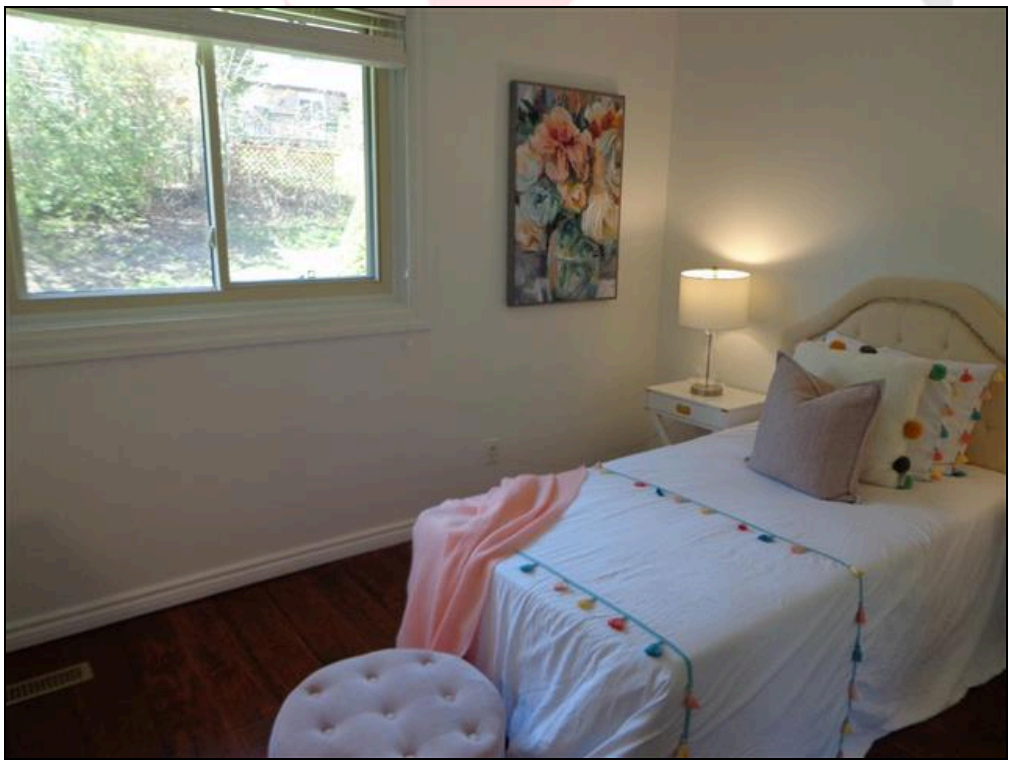
Please replace with new!.

7.2 Fire egress from bedrooms

NOT AVAIBLE IN BASEMENT.

8. Interior finishes and built-in or attached furnishings

Floors, walls, ceilings, interior doors, glazing, and trim shall be inspected. The inspection shall include, but not be limited to, an examination for improper function; deficiencies in stability; deficiencies in the security of connections; and safety issues. Attached cabinetry and countertops and built-in or attached furnishings, an examination for improper function; deficiencies in stability; deficiencies in the security of connections; and safety issues. Swimming pool areas. Areas around swimming pools an examination for improper drainage; inadequate isolation of the pool (e.g., by way of a fence with a latch to prevent unauthorized access to the pool area, where applicable); and safety issues. Accessibility equipment where specialized accessibility equipment is present, it should be reported. A recommendation should be made that accessibility equipment be examined by a qualified person.Note: Homes can include specialized accessibility equipment such as elevators, lifts, ramps, auditory and visual assists, specialized handrails, tactile features, electrical switches and receptacles, and cabinetry suited to facilitate barrier-free access. The minimum requirements of a home inspection in accordance with this Standard do not include an inspection of accessibility equipment.



BEDROOM VIEW

BEDROOM VIEW

Styles & Materials

Ceiling materials:
Gypsum Board
Suspended ceiling panels

Wall material:
Gypsum Board

Floor covering(s):
Laminated T&G
Tile
Vinyl

Interior doors:
Hollow core

Window types:
AGED
Thermal/Insulated

Window manufacturer:
UNKNOWN

Cabinetry:
Wood
Veneer

Countertop:
Laminate

Items

8.0 Floors

Inspected

8.1 Walls

Inspected

8.2 Ceilings

Inspected

8.3 Interior doors

Inspected

8.4 Attached cabinetry and countertops and built-in attached furnishings

Inspected

8.5 Windows (representative number)

Inspected

9. Built-In Kitchen Appliances

OLDER UNIT

Styles & Materials

Exhaust/range hood:
VENTED

Items

9.0 Dishwasher

NOT INSPECTED OLDER UNIT

9.1 Ranges/Ovens/Cooktops

Inspected, working at time of inspection, GAS older unit.

9.1 Item 1(Picture) KITCHEN VIEW

9.2 Range Hood (s)

Inspected

9.3 Food Waste Disposer

WORKING AT TIME OF INSPECTION.

9.4 Microwave Cooking Equipment

INSPECTED

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary

Canadian Home Inspection

Canadian home inspection (2003) inc.

Customer

Address

WHITBY ON ----------

1. Site

1.0 Driveways, walkways, on-ground ramps, porches, patios, decks, and balconies

(1)

The asphalt drive at the front of home is deteriorated in areas and is unprotected or not sealed. Water can cause further deterioration if not repaired and sealed properly. A qualified person should repair or replace as needed.

1.0 Item 1(Picture) DRIVEWAY NEEDS ATTENTION (2)

The DECK BOARDS on the deck at the front, rear and sides of home show in various areas need new boards and prep and paint . Water can cause further deterioration if not repaired and sealed properly. I recommend prep and paint using a qualified contractor.

1.0 Item 2(Picture) DECK BOARDS NEED ATTENTION (3)

The asphalt drive at the front of home connecting the garage shows signs of erosion and problem needs to be addressed and has settlement cracks. Further deterioration can occur if not repaired A general replacement is likely. A qualified person should repair or replace as needed.

1.0 Item 3(Picture) WATER ISSUES

3. Building envelope

3.1 Decks, balconies, pergolas, trellises and similar structures

The deck needs cleaning with a "Deck wash" and seal with a waterproof sealant. Also, do the underside of deck if accessible.Some deck boards will need replacing.

3.1 Item 1(Picture) DECK BOARDS

3.4 Garage Doors and openers

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.The garage door was not accessible to check to open.

3.6 Roof and attic

I recommend increasing the ventilation when roof covering is replaced.

3.6 Item 1(Picture) ATTIC VIEW

3.7 Soffit, fascia, and trim

The soffit panels at eave on the exterior in areas is deteriorated and peeling paint. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

3.7 Item 1(Picture) SOFFIT VENT

7. Life safety systems

7.0 Carbon monoxide detection

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

The following activities are not required for a home inspection as given in this Standard: predicting the probability of failure or remaining service life of any system or component; determining the causes of conditions identified; determining the method for remediation of conditions identified; estimating costs or providing quotes for remediation of conditions identified; advising on the suitability of the building, component, or system for a particular use; advising on purchase or suitability for the client; predicting operating costs associated with a system, component, or the building; identifying hidden or not visually apparent infestations of vermin, including wood destroying organisms; identifying hidden or not visually apparent hazardous items (e.g., asbestos, mould, PCB); identifying underground components (e.g., oil tanks, septic fields, underground drainage systems); making judgements about the aesthetics or quality of finishes, cosmetic items, or decorative items; inspecting household appliances; and inspecting onsite water supply or sewage systems.The exclusions given are intended to reflect the fact that the review of the home is carried out during a distinct time period (i.e., a "snapshot in time"). Additionally, the inspection is not intended to provide insight into causal factors for conditions identified, remediation methods, suitability for use, or life span of any system or component. Activities given as "exclusions" are not required to be performed or reported on. Inspectors who wish to include these activities in the scope of the inspection should clearly indicate this in contractual agreements.

Electrical Issues

Canadian Home Inspection

Canadian home inspection (2003) inc.

Customer

Address

WHITBY ON ----------

6. Electrical systems

6.1 Distribution panels

You have a Federal Pacific SUB panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electrical contractors on this panel varies between safe and unsafe. I recommend you consult a licensed electrical contractor for an opinion and correct if necessary.

6.1 Item 1(Picture) COPPER WIRING

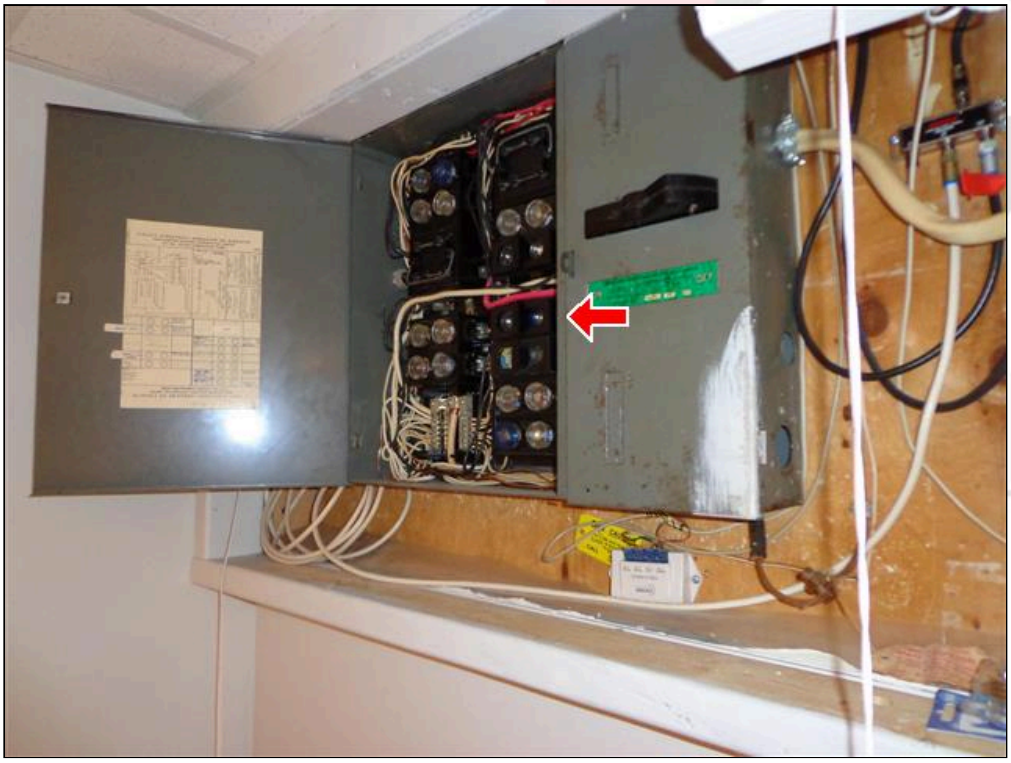
6.1 Item 2(Picture) NEEDS UPDATING

6.1 Item 3(Picture) SUB PANEL

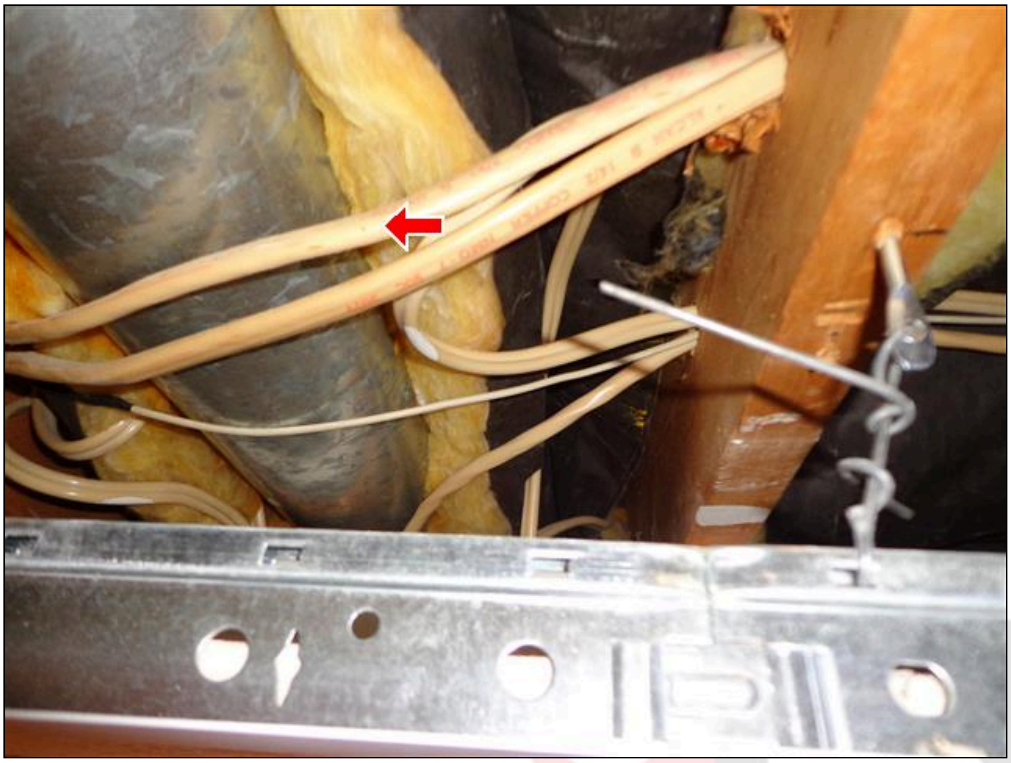
6.2 Distribution wiring and circuitry

Problem(s) discovered with Branch Circuits such as knock-outs missing on panel and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

6.2 Item 1(Picture) NEEDS COVER PLATE



6.2 Item 2(Picture) NEEDS REPLACING



6.2 Item 3(Picture) BASEMENT DROP CEILING

Prepared Using HomeGauge *http://www.HomeGauge.com* : Licensed To Jim Stoner