

INSPECTION REPORT



For the Property at:
123 ANYWHERE STREET
BRANTFORD, ON

Prepared for: CLIENT NAME
Inspection Date: Saturday, February 3, 2007
Prepared by: Brandon McLaughlin



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Brantford, ON N3T 6N2
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Note: For the purpose of this report the building is considered to be facing **North**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report.

The deficiencies listed below and the components related to these should be further evaluated and repaired by a licensed contractor or professional. This will allow a specialist to fully evaluate the system and provide an accurate estimate of the cost to repair/correct.

Exterior

Windows and skylights \ General

Condition: • [Lintel rusting](#)

Implication(s): Weakened structure | Chance of movement

Location: Front Office

Task: Correct

Time: Less than 1 year

Note: Minor rust perforation is visible on the underside of the lintel. The rust should be cleaned from the surface of the steel and a rust resistant topcoat applied to prevent further deterioration.

Doors \ Exterior trim

Condition: • [Caulking missing, deteriorated or loose](#)

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

Location: Front First floor Porch

Task: Repair

Time: Less than 1 year

Note: Minor rust perforation is also visible on the underside of the lintel at the front door. The rust should be cleaned from the surface of the steel and a rust resistant topcoat applied to prevent further deterioration.

Landscaping \ General

Condition: • [Planters and gardens against walls](#)

Implication(s): Chance of water entering house | Chance of damage to structure | Chance of structural movement

Location: Rear Exterior

Task: Improve

Time: Immediate

Note: Vegetation roots were visible on the interior of the house, in the basement, between the sill plate and sill gasket. Removal of vegetation or reduction in garden height to 6" clear distance between top of vegetation and bottom of vinyl siding is highly recommended. Removal of roots found at the interior should be performed immediately as moisture could be drawn into the basement.

Evidence of active moisture was not visible in this area at the time of inspection.

Structure

Walls \ Lintels

Condition: • [Rust](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Front Exterior

Task: Repair

Time: Less than 1 year

Note: Minor rust perforation is visible on the underside of the lintels. The rust should be cleaned from the surface of the steel and a rust resistant topcoat applied to prevent further deterioration.

Heating

Gas furnace \ Ducts, registers and grilles

Condition: • [Disconnected ducts](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Crawl space

Task: Correct

Time: Discretionary

Note: The duct servicing the kitchen has been disconnected in the crawl space. Cold spots could be more prominent in the kitchen due to this condition.

Insulation and Ventilation

Foundation \ Interior insulation

Condition: • [No vapor barrier](#)

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

Location: Various Crawl space

Task: Repair

Time: Immediate

Note: The vapour barrier has been compromised as it is pulled down at two (2) locations in the crawl space. The vapour barrier can be repaired by lifting it back into place and securing it to the sill plate as in the remainder of the crawl space.

Foundation \ Interior insulation

Condition: • [None at rim joist](#)

Implication(s): Increased heating costs

Location: Throughout Crawl space

Task: Improve

Time: Discretionary

Note: The insulation and vapour barrier stop at the top of the foundation wall. Insulation and vapour barrier should be continued into header/rim joist cavity for improved heating efficiency.

Plumbing

Supply plumbing \ Supply piping in house

Condition: • [Rust](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Leakage | Reduced system life expectancy | Equipment failure

Location: Right Crawl space

Task: Repair

Time: Unpredictable

Note: Rust on screw-in style steel plug could begin to leak at any time. Recommend replacing with copper plug or soldered end cap.

Fixtures and faucets \ Bathtub enclosure

Condition: • [Caulking loose, missing or deteriorated](#)

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

Location: Bathroom

Task: Repair

Time: Less than 1 year

Interior

Floors \ Ceramic tile, stone, marble, etc

Condition: • [Grout missing](#)

Implication(s): Cosmetic defects | Trip or fall hazard

Location: Rear Living room

Task: Repair

Time: Less than 1 year

Note: The ceramic area at sliding door entrance to rear yard was missing grout at the joint adjacent to sliding door track. Recommend repair with caulking as expansion and contraction of different materials would continue to crack grout.

Walls \ Masonry or concrete

Condition: • [Efflorescence](#)

Implication(s): Cosmetic defects

Location: Front Crawl space

Task: Monitor

Note: This is evidence that moisture has occurred. There was no evidence of active moisture present at the time of inspection. No efflorescence or staining was observed on the floor or surrounding area. This item should be monitored for severity and number of occurrences.

Windows \ Storms and screens

Condition: • [Missing](#)

Implication(s): Chance of pests entering house | Increased heating costs | Reduced comfort

Location: Various First floor

Task: Repair or replace

Time: Discretionary

Note: Screens were torn or missing at various locations. Some screens were found in crawl space and crawl space entrance.

Carpentry \ Cabinets

Condition: • [Doors or drawers missing or loose](#)

Implication(s): Cosmetic defects

Location: Bathroom

Task: Repair

Time: Immediate

Note: The door hinges of the bathroom cabinet were found to be loose and had screws missing. These items should be repaired immediately to avoid significant cost of replacement.

Garage \ Man-door into garage

Condition: • [Does not close door fully](#)

Implication(s): Hazardous combustion products entering home

Location: First floor Garage

Task: Improve

Time: Immediate

Note: The door closer requires adjustment to ensure the man-door into garage fully closes. Harmful gases could enter the house if the door is not fully closed.

This concludes the Summary Section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested ballpark costs and time frames for completing recommendations are based on the limited information available during a general home inspection.

ROOFING

123 Anywhere Street, Brantford, ON February 3, 2007

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Sloped: • [Asphalt](#)

LIMITATIONS

Roof inspection limited/prevented by:

- Snow/ice/frost

Note: Roof inspection was severely limited. Snow and/or ice covered the entire roof surface. Snow was brushed from several location at eave level. Shingles appeared to be of normal age/wear at these locations.



Snow Covered Roof

Inspection performed: • From roof edge

EXTERIOR

123 Anywhere Street, Brantford, ON February 3, 2007

- THE BOTTOM
- ROOFING
- EXTERIOR**
- STRUCTURE
- ELECTRICAL
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- INTERIOR

DESCRIPTION

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from house](#)

Wall surfaces - masonry:

- [Brick](#)

Note: The front face of the house is finished in brick veneer while the right, left and rear of the house is finished in vinyl siding.

Wall surfaces : • [Vinyl siding](#)

LIMITATIONS

Inspection limited/prevented by:

- Car/storage in garage
- Snow

Note: The entire ground surface, including driveway, walkway and deck was covered by recent snow.

No or limited access to:

- Area below steps, deck, porches

Note: The attached deck at the rear of the property is close to the ground. The underside of the deck is enclosed with lattice which prevented inspection.



Attached Deck

RECOMMENDATIONS

Walls \ Flashings and caulking

Condition: • [Caulking missing or ineffective](#)

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

Location: Right side Exterior wall

Task: Correct

Time: Immediate

Note: Caulking required at gas line entry to building.



Caulking Required at Gas Line Entry

Windows and skylights \ General

Condition: • [Lintel rusting](#)

Implication(s): Weakened structure | Chance of movement

Location: Front Office

Task: Correct

Time: Less than 1 year

Note: Minor rust perforation is visible on the underside of the lintel. The rust should be cleaned from the surface of the steel and a rust resistant topcoat applied to prevent further deterioration.



Surface Rust on Lintel and Caulking Required

Windows and skylights \ General

Condition: • [Caulking missing, loose or deteriorated](#)

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

Location: Front Office

Task: Repair

Time: Less than 1 year

Note: See picture above.

Doors \ Exterior trim

Condition: • [Caulking missing, deteriorated or loose](#)

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

Location: Front First floor Porch

Task: Repair

Time: Less than 1 year

Note: Minor rust perforation is also visible on the underside of the lintel at the front door. The rust should be cleaned from the surface of the steel and a rust resistant topcoat applied to prevent further deterioration.



Deteriorated Caulking and Minor Rust

Landscaping \ General

Condition: • [Planters and gardens against walls](#)

Implication(s): Chance of water entering house | Chance of damage to structure | Chance of structural movement

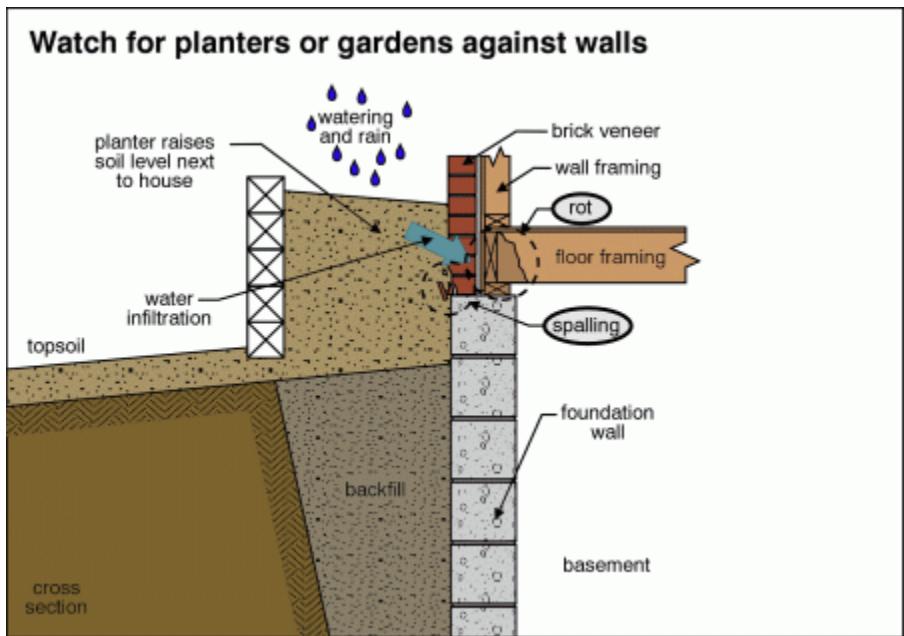
Location: Rear Exterior

Task: Improve

Time: Immediate

Note: Vegetation roots were visible on the interior of the house, in the basement, between the sill plate and sill gasket. Removal of vegetation or reduction in garden height to 6" clear distance between top of vegetation and bottom of vinyl siding is highly recommended. Removal of roots found at the interior should be performed immediately as moisture could be drawn into the basement.

Evidence of active moisture was not visible in this area at the time of inspection.



[Click on image to enlarge.](#)



Garden at rear yard



Same location, viewed from basement

STRUCTURE

123 Anywhere Street, Brantford, ON February 3, 2007

- THE BOTTOM
- ROOFING
- EXTERIOR
- STRUCTURE**
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR

DESCRIPTION

Configuration:

- [Crawl space](#)

Note: This is a heated crawl space with concrete slab floor.

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Roof and ceiling framing:

- [Rafters/roof joists](#)



Roof Construction

LIMITATIONS

Inspection limited/prevented by: • Storage

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 90 %

RECOMMENDATIONS

Walls \ Lintels

Condition: • [Rust](#)

Implication(s): Weakened structure | Chance of structural movement

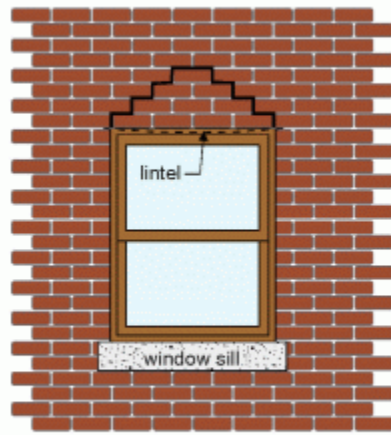
Location: Front Exterior

Task: Repair

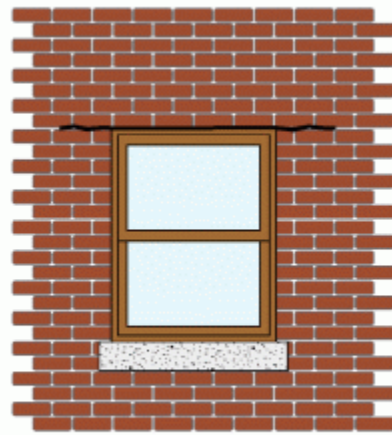
Time: Less than 1 year

Note: Minor rust perforation is visible on the underside of the lintels. The rust should be cleaned from the surface of the steel and a rust resistant topcoat applied to prevent further deterioration.

Lintel related wall cracks



crack pattern commonly associated with sagging lintels due to undersizing or deterioration



horizontal crack often caused by rusting steel lintels expanding

[Click on image to enlarge.](#)



Surface Rust on Underside of Lintel

DESCRIPTION

Service entrance cable and location: • [Overhead copper](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - garage](#)

System grounding material and type: • [Copper - water pipe](#)

Distribution panel rating:

• [125 Amps](#)

Note: Rating as denoted by panel data plate. This is the maximum amperage that can be supplied to this panel. Lower amperage values supplied are acceptable provided the remainder of the system is adequately rated.

Distribution wire material and type: • [Copper - non-metallic sheathed](#) • [Copper - metallic sheathed](#)

Type and number of outlets:

• [Grounded - typical](#)

Note: A representative number of outlets were tested. Not all outlets could be tested as they were in use by appliances and/or equipment.

Circuit interrupters: • [GFCI - bathroom](#) • [GFCI - outside](#)

Smoke detectors:

• [Present](#)

Note: A total of three (3) smoke detectors were found, One outside the front bedroom (currently used as an office), one outside the rear bedroom and one in the crawl space. A separate carbon monoxide detector was also found outside of the rear bedroom.

RECOMMENDATIONS

Service box, grounding and panel \ Distribution panel

Condition: • Combustible items stored on top of Panel

Implication(s): Fire could be started should an electrical short circuit occur.

Location: Garage

Task: Improve

Time: Immediate

ELECTRICAL

123 Anywhere Street, Brantford, ON February 3, 2007

- THE BOTTOM
- ROOFING
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- INSULATION
- PLUMBING
- INTERIOR



Items stored on Panel

Distribution system \ Lights

Condition: • [Missing](#)

Location: Various Crawl space

Task: Provide

Time: Immediate



Missing Light



Missing Light

HEATING

123 Anywhere Street, Brantford, ON February 3, 2007

- THE BOTTOM
- ROOFING
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DESCRIPTION

Fuel: • [Gas](#)

System type: • [Furnace](#)

Approximate capacity: • [50,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [6 years](#)

Main fuel shut off at:

- Utility room

Note: The fuel shut off for the furnace can be found on the left side of the utility closet near the furnace.

LIMITATIONS

Heat exchanger: • Not visible

RECOMMENDATIONS

Gas furnace \ Ducts, registers and grilles

Condition: • [Disconnected ducts](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Crawl space

Task: Correct

Time: Discretionary

Note: The duct servicing the kitchen has been disconnected in the crawl space. Cold spots could be more prominent in the kitchen due to this condition.



Duct Disconnected at Trunk



Duct Disconnected at Register

Gas furnace \ Ducts, registers and grilles

Condition: • [Insulation missing, damaged](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Right Crawl space

Task: Repair

Time: Immediate

Note: Vapour barrier portion of duct insulation is sliced. Recommend taping cut areas with approved vapour barrier tape (tuck-tape).



Cuts in Duct Insulation

COOLING & HEAT PUMP

Report No. 1001

123 Anywhere Street, Brantford, ON February 3, 2007

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Air conditioning type: • [Air cooled](#)

Compressor approximate age: • 6 years

LIMITATIONS

Inspection limited/prevented by: • Low outdoor temperature • Outdoor unit covered

System data plate: • Not accessible

INSULATION AND VENTILATION

123 Anywhere Street, Brantford, ON February 3, 2007

- THE BOTTOM
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- INTERIOR

DESCRIPTION

Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount: • [R-32](#)

Attic/roof ventilation:

- [Roof and soffit vents](#)



Roof Vent as seen from Attic



Soffit Vent Baffle as seen from Attic

Wall insulation material: • Not visible

Foundation wall insulation material: • [Glass fiber](#)

Foundation wall insulation amount: • [R-12](#)

Air/vapor barrier: • [Plastic](#)

LIMITATIONS

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

RECOMMENDATIONS

Foundation \ Interior insulation

Condition: • [No vapor barrier](#)

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

Location: Various Crawl space

Task: Repair

Time: Immediate

Note: The vapour barrier has been compromised as it is pulled down at two (2) locations in the crawl space. The vapour barrier can be repaired by lifting it back into place and securing it to the sill plate as in the remainder of the crawl space.

INSULATION AND VENTILATION

123 Anywhere Street, Brantford, ON February 3, 2007

- THE BOTTOM
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- HEATING
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- PLUMBING
- INTERIOR



Vapor Barrier Compromised - Right Rear



Vapor Barrier Compromised - Front Middle

Foundation \ Interior insulation

Condition: • [None at rim joist](#)

Implication(s): Increased heating costs

Location: Throughout Crawl space

Task: Improve

Time: Discretionary

Note: The insulation and vapour barrier stop at the top of the foundation wall. Insulation and vapour barrier should be continued into header/rim joist cavity for improved heating efficiency.



Insulation Stops at Top of Foundation Wall

DESCRIPTION

Service piping into house: • [Copper](#)

Supply piping in house: • [Copper](#)

Main shut off valve at the:

• Meter

Note: The water meter is located in the crawl space at the front of the house. A remote meter reading receptacle is attached. Water shut off is available on both the street-side and house-side of the meter.



Water Meter and Shut Off Location

Water heater fuel: • [Gas](#)

Water heater type: • Rental

Tank capacity: • 50 gallons

Water heater approximate age: • 6 years

Waste piping in house: • [Plastic](#)

RECOMMENDATIONS

General

• Minimum Clearance to Combustible Items

Implication(s): Fire could occur at water heater. Minimum clearances are identified on water heater safety label and should be followed.

Location: Utility room

Task: Correct

Time: Immediate



Items Stored on Water Heater

Supply plumbing \ Supply piping in house

Condition: • [Rust](#)

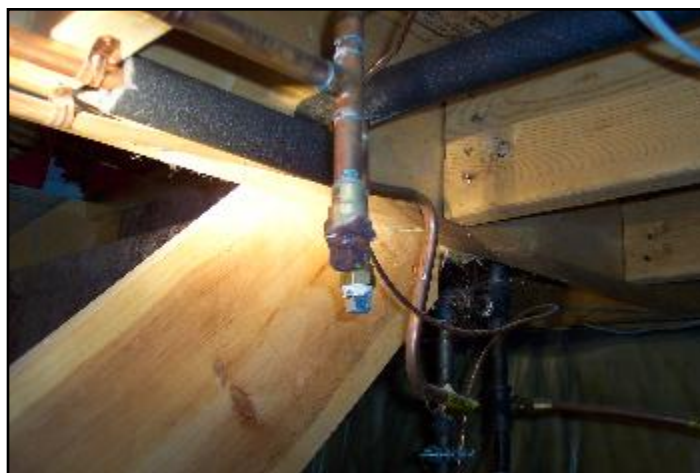
Implication(s): Chance of water damage to contents, finishes and/or structure | Leakage | Reduced system life expectancy | Equipment failure

Location: Right Crawl space

Task: Repair

Time: Unpredictable

Note: Rust on screw-in style steel plug could begin to leak at any time. Recommend replacing with copper plug or soldered end cap.



Rust on Plumbing Plug

Fixtures and faucets \ Bathtub enclosure

Condition: • [Caulking loose, missing or deteriorated](#)

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

Location: Bathroom

Task: Repair

Time: Less than 1 year

PLUMBING

123 Anywhere Street, Brantford, ON February 3, 2007

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



Caulking Deteriorated

INTERIOR

123 Anywhere Street, Brantford, ON February 3, 2007

- THE BOTTOM
- ROOFING
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- INTERIOR

DESCRIPTION

Major floor finishes: • [Carpet](#) • [Ceramic](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#) • [Stucco/texture/stipple](#)

Windows:

- [Casement](#)
- [Awning](#)

Note: Awnings were present over the rear bedroom window and sliding glass door to deck.

Glazing: • [Double](#)

Exterior doors: • [Metal](#) • [Sliding glass](#)

Evidence of crawlspace leakage:

- Efflorescence



Efflorescence at Front Left Corner

Oven type: • Conventional

Oven fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Microwave oven • Door bell

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

LIMITATIONS

Percent of foundation not visible: • 90 %

Crawlspace leakage: • Cannot predict how often or how badly crawlspace will leak • Storage in crawlspace limited inspection

RECOMMENDATIONS

Floors \ Ceramic tile, stone, marble, etc

Condition: • [Grout missing](#)

Implication(s): Cosmetic defects | Trip or fall hazard

Location: Rear Living room

Task: Repair

Time: Less than 1 year

Note: The ceramic area at sliding door entrance to rear yard was missing grout at the joint adjacent to sliding door track. Recommend repair with caulking as expansion and contraction of different materials would continue to crack grout.



Grout Missing at Sliding Door Entrance

Walls \ Masonry or concrete

Condition: • [Efflorescence](#)

Implication(s): Cosmetic defects

Location: Front Crawl space

Task: Monitor

Note: This is evidence that moisture has occurred. There was no evidence of active moisture present at the time of inspection. No efflorescence or staining was observed on the floor or surrounding area. This item should be monitored for severity and number of occurrences.

Windows \ Storms and screens

Condition: • [Missing](#)

Implication(s): Chance of pests entering house | Increased heating costs | Reduced comfort

Location: Various First floor

Task: Repair or replace

Time: Discretionary

Note: Screens were torn or missing at various locations. Some screens were found in crawl space and crawl space entrance.



Screen Found at Crawl Space Entrance

Carpentry \ Cabinets

Condition: • [Doors or drawers missing or loose](#)

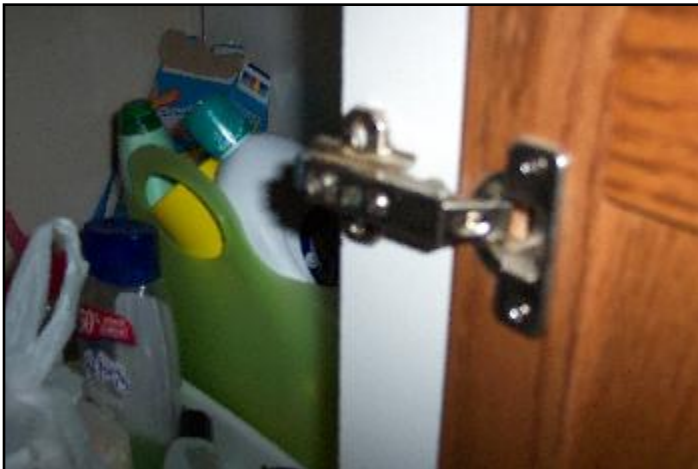
Implication(s): Cosmetic defects

Location: Bathroom

Task: Repair

Time: Immediate

Note: The door hinges of the bathroom cabinet were found to be loose and had screws missing. These items should be repaired immediately to avoid significant cost of replacement.



Hinge - Screw Missing



Hinge - Screw Missing

INTERIOR

123 Anywhere Street, Brantford, ON February 3, 2007

- THE BOTTOM
- ROOFING
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Stairs \ Landings

Condition: • Items Stored on Landings

Implication(s): Safety - Trip Hazard

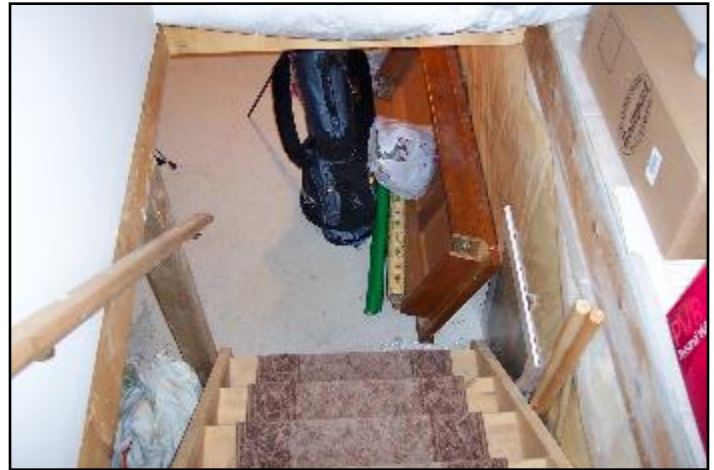
Location: Crawl space

Task: Improve

Time: Immediate



Trip Hazard at Top of Crawl Space Stair



Trip Hazard at Bottom of Crawl Space Stair

Garage \ Man-door into garage

Condition: • [Does not close door fully](#)

Implication(s): Hazardous combustion products entering home

Location: First floor Garage

Task: Improve

Time: Immediate

Note: The door closer requires adjustment to ensure the man-door into garage fully closes. Harmful gases could enter the house if the door is not fully closed.

END OF REPORT