



Mike Inspects Inc.

Burlington, ONT L7L 6X4

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Inspected By: Mike Oliveira



Home Inspection Report

Inspection Prepared For:

Ron Smith

Property Address:

1234 Your Street Here

Burlington, ONTARIO L7L 6X4

Inspected on Fri, Jul 6 2018 at 10:00 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Client's Signature:



Property Type:	Single Family
Stories:	Two
Approximate Age:	15 Years
Age Based On:	Listing
Door Faces:	South
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	3C
Ground Condition:	Frozen
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Buyer's Agent

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure
Vegetation:	Not Growing Against Structure
Retaining Walls:	Not Present
Driveway:	Asphalt Condition: Satisfactory
Walkways:	Concrete , Pavers

(Site continued)



Comment 1:

Possible trip hazard. This is a safety concern. Suggest repair /replacement as needed to ensure safety.



Figure 1-1

Steps/Stoops:	Not Present
Patios/Decks:	Wood



Comment 2:

Review of structural assembly was limited or not possible due to poor accessibility.

(Site continued)



Figure 2-1

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Brick
Exterior Trim Material:	Vinyl
Windows:	Vinyl
	Condition: Satisfactory

(Exterior continued)



Comment 3:
Suggest caulking around doors and windows as needed.



Figure 3-1



Figure 3-2



Comment 4:
The exterior of the window has peeling paint.



Figure 4-1

Entry Doors:

Steel

(Exterior continued)

Balconies: Not Present
Railings: Not Present

Garage

Garage Type: Attached
Garage Size: 1 Car
Door Opener: Chain Drive
Opener Safety Feature: Light Beam
Condition: Repair or Replace



Comment 5:
Photo cell for garage door should be 6" off ground. Recommend moving them down.



Figure 5-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	From Ground with Binoculars
Roof Covering:	Asphalt composition shingles
Approximate Roof Age:	3 Years Old
Ventilation Present:	Roof
Flashings:	Metal
Soffit and Fascia:	Aluminum
Gutters & Downspouts:	Metal

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Material:	Poured Concrete
Floor Structure:	Wood Frame
Wall Structure:	Wood Frame

Attic

Attic Entry:	Bedroom Closet
Roof Framing Type:	Wood Trusses
Roof Deck Material:	Plywood
Insulation:	Blown In Fiberglass

Electrical

The inspector can not inspect hidden wiring. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement
Service Panel Manufacturer:	Siemens
Service Line Material:	Copper
Service Amperage:	200 amps
Service Panel Ground:	Cold Water Pipe
Overcurrent Protection:	Breakers



Comment 6:

The breakers in panel are taped in the off position, unable to determine the reason. Recommend not turning breaker back on until contacting home owner for reasoning.



Figure 6-1

GFCI/AFCI Breakers:	Yes
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(Electrical continued)



Comment 7:

The breakers in panel are taped in the off position, unable to determine the reason. Recommend not turning breaker back on until contacting home owner for reasoning.

Smoke Detectors:

Hard Wired



Comment 8:

The light fixture is cracked or broken. This is a safety concern and should be replaced immediately.



Figure 8-1

HVAC

HVAC System Type:

Central Split System

Thermostat:

Digital

Thermostat Location:

Family Room

(HVAC continued)

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Basement
Type of Equipment:	Forced Air
Manufacturer:	Keep Rite
Heating Fuel:	Gas
Output BTUs:	60,000 BTUs
Approximate Age:	13 Years Old
Filter Type:	Disposable
	Condition: Satisfactory
Type of Distribution:	Metal Ducting

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System



Comment 9:

Air conditioner was not tested per manufacturers warning to not operate air conditioner units when the outside temperature is below 16C.

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public Supply
Supply Pipe Material:	Copper
Location of Main Water Shutoff:	At Meter, Basement
Sewer System:	Public
Waste Pipe Material:	PVC
Sump Pump:	Standard Crock
Location of Fuel Shutoff:	At Meter

Water Heater

Manufacturer:	Rheem
Fuel:	Natural Gas
Capacity:	50 gal
Approximate Age:	13 Year Old
Temp & Pressure Relief Valve:	Present With Blow Off Leg
Fuel Disconnect:	In Same Room

Kitchen

Cabinets:	Wood
Countertops:	Laminated
Sink:	Double

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Amana
Range Hood:	Brian
Refrigerator:	Frigidaire
Dishwasher:	Whirlpool
Microwave:	Sylvania

(Appliances continued)

Washer:	Whirlpool
Dryer:	Whirlpool

Bathrooms

Bathroom #1

Location:	Main Floor Powder Room
Sink(s):	Single Vanity
Toilet:	Standard Tank
Floor:	Tile
Ventilation Type:	Ventilator
GFCI Protection:	Outlets

Bathroom #2

Location:	2nd Floor
Bath Tub:	Recessed
Shower:	In Tub
Sink(s):	Single Vanity
Toilet:	Standard Tank
Shower Walls:	Tile
Floor:	Tile
Ventilation Type:	Ventilator
GFCI Protection:	Outlets

Bathroom #3

Location:	Master Bedroom
Bath Tub:	Recessed
Shower:	Stall
Sink(s):	Single Vanity
Toilet:	Standard Tank
Shower Walls:	Tile
Floor:	Tile

(Bathroom #3 continued)

Ventilation Type:
GFCI Protection:

Ventilator
Outlets

Laundry

Built In Cabinets:	Yes
Laundry Sink:	Yes
Dryer Venting:	To Exterior
GFCI Protection:	Yes
Laundry Hook Ups:	Yes

Family Room

Flooring:	Carpet
Electrical:	Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector
Windows:	Casement Condition: Satisfactory

Bedrooms

Bedroom #1

Flooring:	Carpet
Ceiling & Walls:	Drywall/Plaster
Electrical:	Switches and Outlets, Light Fixture
Windows:	Casement
Doors:	Hinged

(Bedrooms continued)

Bedroom #2

Flooring:	Carpet
Ceiling & Walls:	Drywall/Plaster
Electrical:	Switches and Outlets, Light Fixture
Windows:	Casement
	Condition: Satisfactory
Doors:	Hinged

Bedroom #3

Flooring:	Carpet
Ceiling & Walls:	Drywall/Plaster
Electrical:	Switches and Outlets, Light Fixture, Ceiling Fan
Windows:	Casement
Doors:	Hinged

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Tile, Carpet
	Condition: Satisfactory
Walls:	Painted Drywall
	Condition: Satisfactory
Window Types:	Casement, Sliders
	Condition: Satisfactory
Window Materials:	Vinyl
Entry Door Materials:	Steel
Interior Door Materials:	Wood

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Walkways

1) Comment 1: Possible trip hazard. This is a safety concern. Suggest repair /replacement as needed to ensure safety.



Figure 1-1

Opener Safety Feature

2) Comment 5: Photo cell for garage door should be 6" off ground. Recommend moving them down.

(Report Summary continued)



Figure 5-1

Overcurrent Protection

3) Comment 6: The breakers in panel are taped in the off position, unable to determine the reason. Recommend not turning breaker back on until contacting home owner for reasoning.



Figure 6-1

(Report Summary continued)

GFCI/AFCI Breakers

4) Comment 7: The breakers in panel are taped in the off position, unable to determine the reason. Recommend not turning breaker back on until contacting home owner for reasoning.

Electrical

5) Comment 8: The light fixture is cracked or broken. This is a safety concern and should be replaced immediately.



Figure 8-1