

# INSPECTION REPORT



For the Property at:  
**123 YOUR HOME**  
KEMPTVILLE, ON K0G1J0

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Prepared for: HOME BUYER  
Inspection Date: Thursday, October 24, 2013  
Prepared by: John Daigneault



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# SUMMARY OF SIGNIFICANT OR TIME SENSITIVE ISSUES

123 Your Home, Kemptville, ON    October 24, 2013

Report No. 1090, v.4

[www.canaspec.ca](http://www.canaspec.ca)

SUMMARY O

ROOFING

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PLUMBING

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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. Please read the complete document.

[Priority Maintenance Items](#)

## Cooling & Heat Pump

### HEAT PUMP \ Life expectancy

**Condition:** • [Near end of life expectancy](#)

Of interior components

**Implication(s):** Reduced comfort

**Task:** Further evaluation

**Time:** Immediate

### HEAT PUMP \ Indoor coil

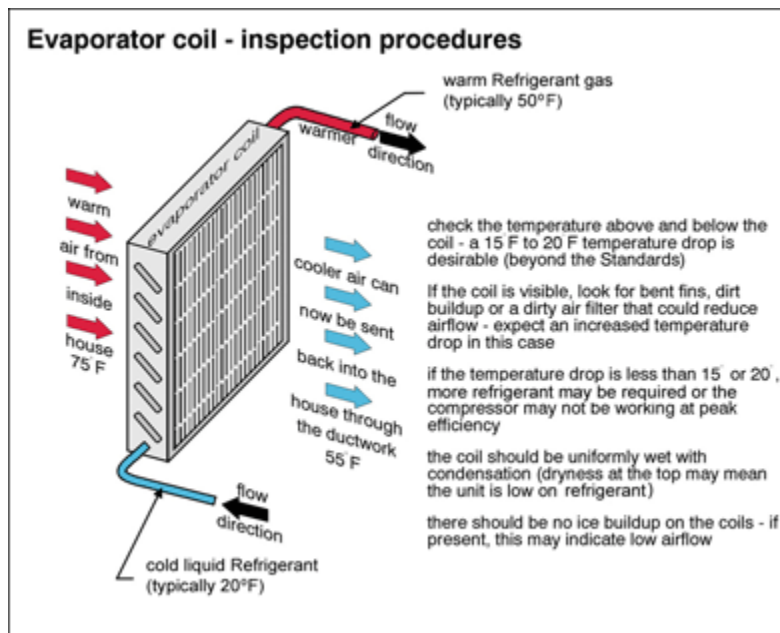
**Condition:** • [Corrosion](#)

rust noted in upper and lower cabinet. recommend full inspection by qualified contractor prior to close. system appears to be relying solely on electric backup

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Task:** Further evaluation

**Time:** Immediate



[Click on image to enlarge.](#)

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1. Corrosion



2. Corrosion

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 time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

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## Description

**Sloped roofing material:** • [Asphalt shingles](#)

## Limitations

**Inspection performed:** • With binoculars • From roof edge

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

**1. Condition:** • Roof surface appears newer and we recommend you obtain receipt for possible warranty transfer

**Location:** Throughout

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## Description

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

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

Downspout discharge: • [Above grade](#)

Wall surfaces : • [Vinyl siding](#)

Soffit and fascia: • [Metal](#)

Driveway: • Interlocking brick

Porch: • Concrete

Exterior steps: • Wood

## Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch

## Recommendations

### ROOF DRAINAGE \ Gutters

2. Condition: • [Clogged](#)

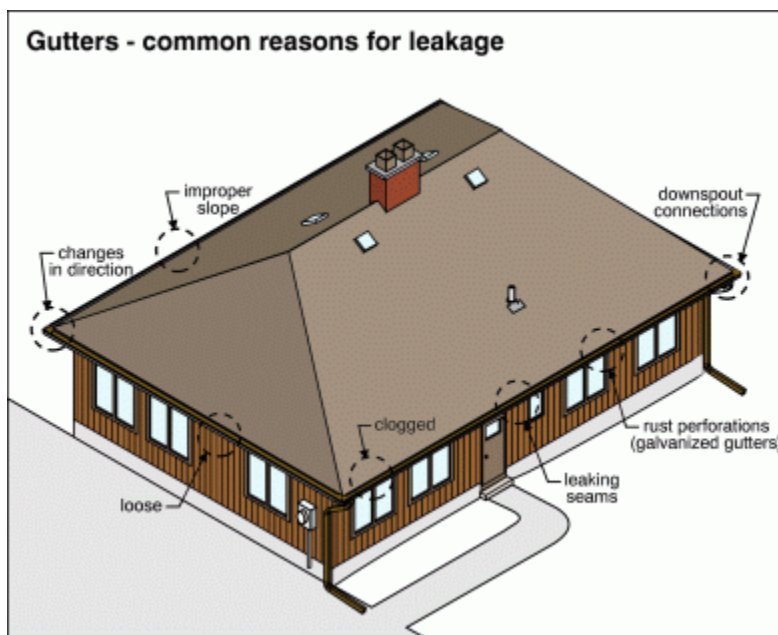
Inspect and clean gutters in the spring and fall to promote good water flow from roof surface

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

**Location:** Throughout

**Task:** Clean

**Time:** In the fall



[Click on image to enlarge.](#)

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3. Clogged

## ROOF DRAINAGE \ Downspouts

**3. Condition:** • Downspouts should be extended 6' from house to divert water away from foundation

**Implication(s):** Moisture close to foundation has a greater chance to enter basement through any foundation imperfections

**Location:** Southwest

**Task:** Improve

**Time:** Less than 1 year



4. Downspouts should be extended 6' from house...

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## 4. Condition: • [Downspouts discharging below grade](#)

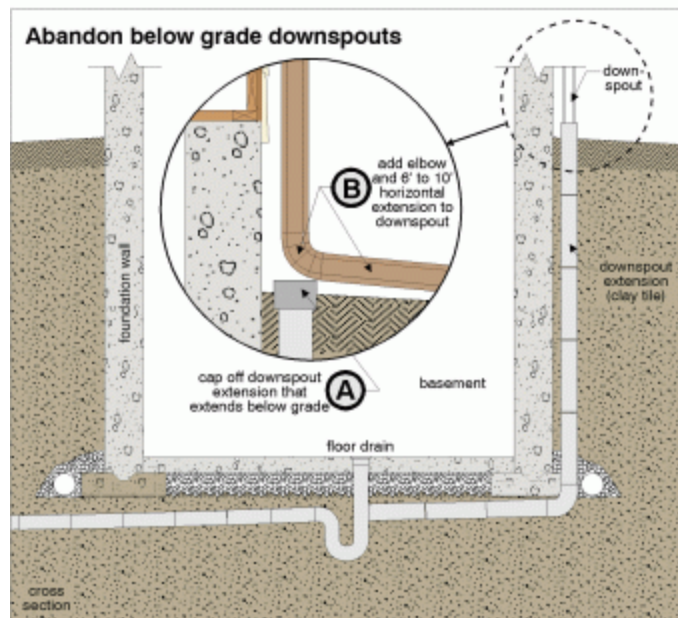
End points of downspouts not visible can be an issue if they do not discharge away from the home

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

**Location:** Northeast

**Task:** Improve

**Time:** Less than 1 year



## 5. Downspouts discharging below grade

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## 5. Condition: • [Downspouts discharging onto roofs](#)

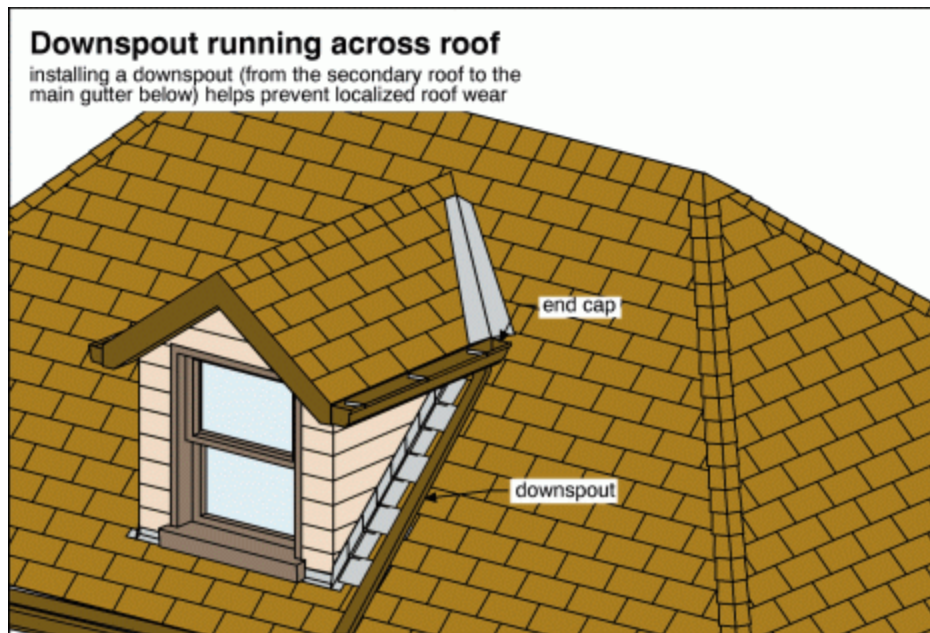
extend downspout to lessen overshoot of rain water from upper roof and prematurely wear surrounding roof surface

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

**Location:** Front

**Task:** Improve

**Time:** Less than 1 year



## 6. Downspouts discharging onto roofs

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## WALLS \ Trim

**6. Condition:** • replace vent covers to reduce possible animal/insect entry

**Location:** Rear

**Task:** Replace

**Time:** Less than 1 year



7.



8.

## WALLS \ Flashings and caulking

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

meter needs to be secured and recaulked to reduce possible moisture entry/damage

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

**Location:** Northeast

**Task:** Repair

**Time:** Less than 1 year



9. *Caulking missing or ineffective*

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## EXTERIOR GLASS \ Exterior trim

### 8. Condition: • [Paint or stain needed](#)

Some areas require attention to reduce deterioration of wood surfaces

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

**Location:** Various Second Floor

**Task:** Repair

**Time:** Less than 1 year



10. *Paint or stain needed*

## DOORS \ Exterior trim

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

some caulking improvements needed to reduce possibility of air/moisture infiltration

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

**Location:** Various

**Task:** Repair

**Time:** Less than 1 year



11. Caulking missing, deteriorated or loose

## PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

### 10. Condition: • [Stair rise too big or not uniform](#)

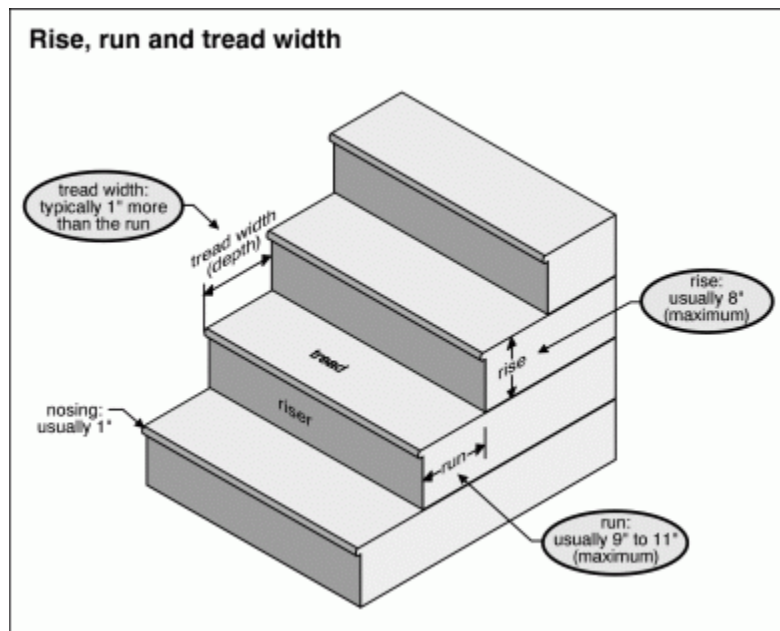
inconsistent step height - trip hazard

**Implication(s):** Trip or fall hazard

**Location:** Front and rear

**Task:** Repair or replace

**Time:** Discretionary



[Click on image to enlarge.](#)



12. Stair rise too big or not uniform



13. Stair rise too big or not uniform

## PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

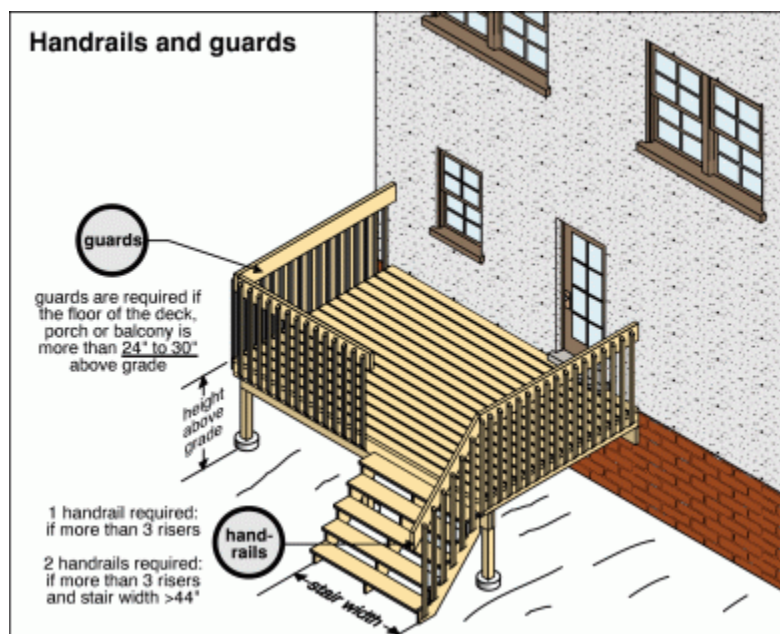
### 11. Condition: • [Missing](#)

Guards are required on the deck for safety

**Implication(s):** Fall hazard

**Task:** Provide

**Time:** Immediate



[Click on image to enlarge.](#)

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## LANDSCAPING \ Lot grading

**12. Condition:** • Finished grade should allow for a 6" drop over 1st 10' to divert water away from foundation

**Implication(s):** Moisture collecting near the home have a greater chance of basement entry through imperfections in the foundation

**Location:** East

**Task:** Improve

**Time:** Less than 1 year



**14.** *Finished grade should allow for a 6" drop...*

## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#) • Steel columns • Steel beams

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • [Trusses](#) • [OSB \(Oriented Strand Board\) sheathing](#)

## Limitations

**Inspection limited/prevented by:** • Wall, floor and ceiling coverings • Carpet/furnishings • Insulation

**Attic/roof space:** • Inspected from access hatch

## Recommendations

### FOUNDATIONS \ Foundation

**13. Condition:** • Typical minor cracks

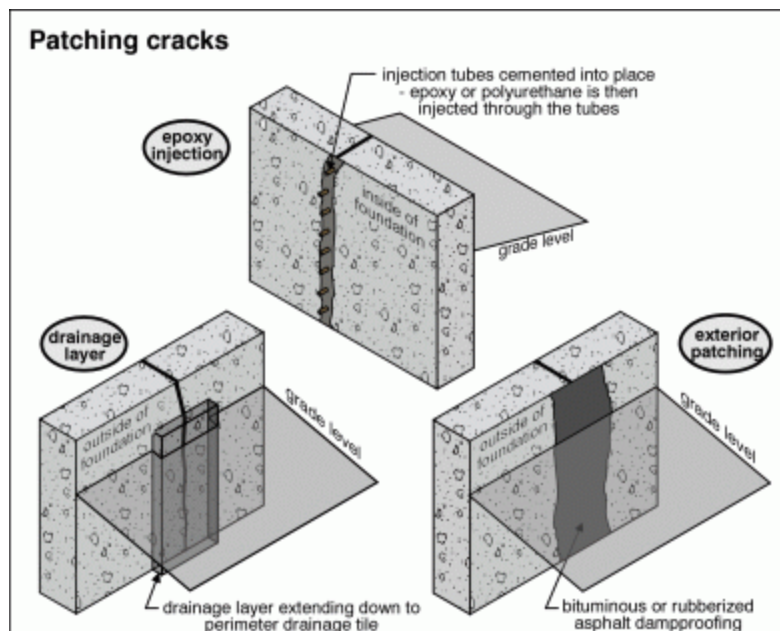
Minor cracks should be monitored and repaired as necessary to reduce chance of moisture entry into basement

**Implication(s):** Chance of water entering house

**Location:** Various

**Task:** Monitor

**Time:** Ongoing



[Click on image to enlarge.](#)

## Crack repair - epoxy and polyurethane injection

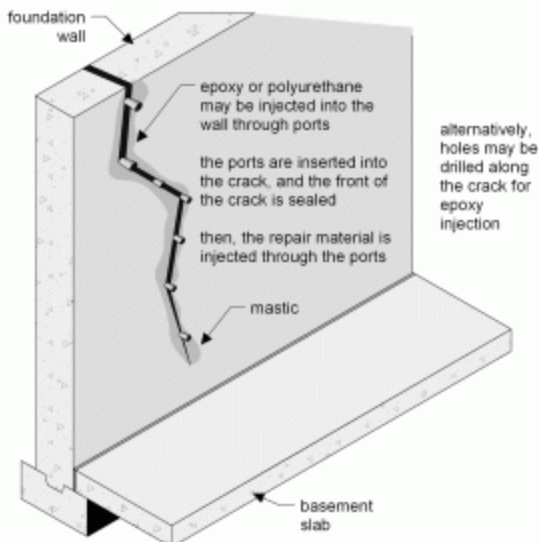
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out



[Click on image to enlarge.](#)

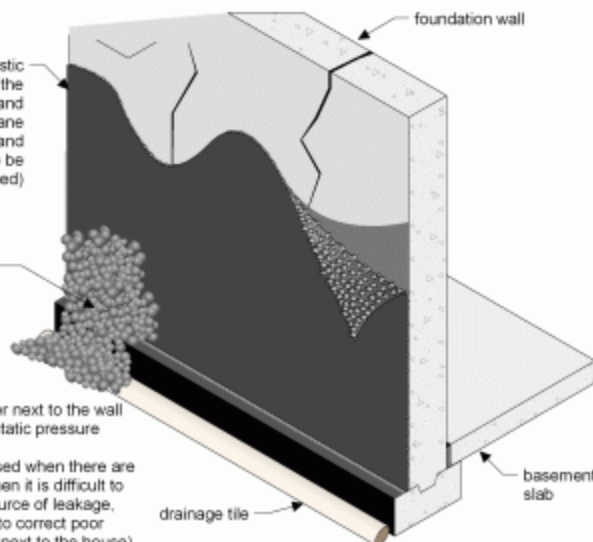
## Crack repair - drainage layer

dimpled plastic membrane protects the wall from moisture and provides drainage plane (other membranes and methods may also be used)

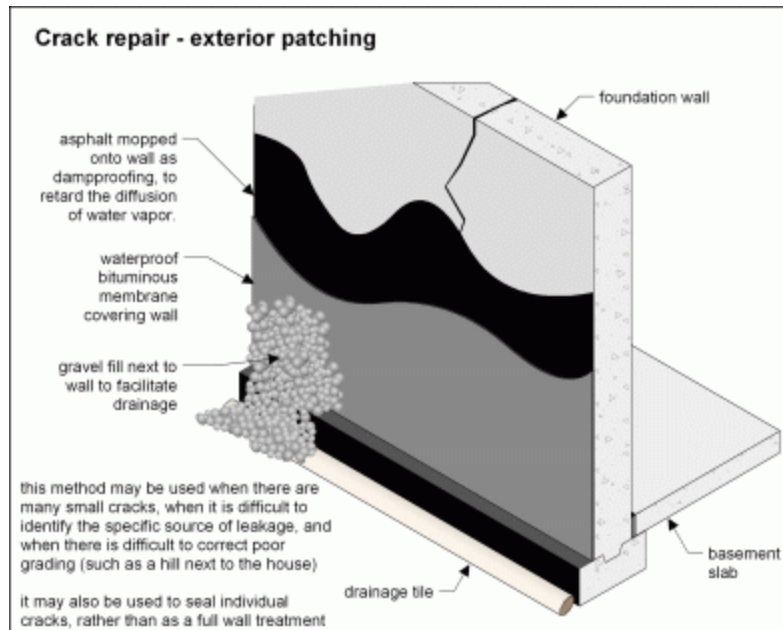
gravel fill next to wall to facilitate drainage

adding a drainage layer next to the wall helps to relieve hydrostatic pressure

this method may be used when there are many small cracks, when it is difficult to identify the specific source of leakage, and when it is difficult to correct poor grading (such as a hill next to the house).



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



15. Typical minor cracks



16. Typical minor cracks

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## Description

**Service entrance cable and location:** • [Underground - not visible](#)

**Service size:** • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [200 Amps](#)

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

**System grounding material and type:** • [Not visible](#)

**Distribution panel rating:** • [200 Amps](#)

**Distribution panel type and location:** • [Breakers - basement](#)

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

**Type and number of outlets (receptacles):** • [Grounded - typical](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom](#) • [GFCI - outside](#)

**Smoke detectors:** • [Present](#)

## Limitations

**System ground:** • Continuity not verified • Quality of ground not determined

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.

## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Service box

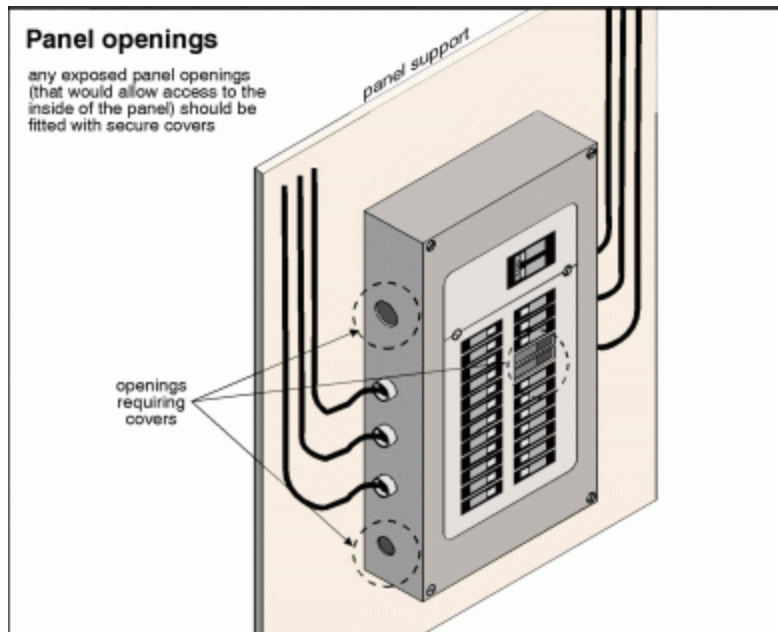
**14. Condition:** • [Unprotected openings](#)

repair to reduce possible animal entry - fire hazard

**Implication(s):** Electric shock

**Task:** Repair

**Time:** Immediate



[Click on image to enlarge.](#)



17. Unprotected openings

## SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

### 15. Condition: • [Double taps](#)

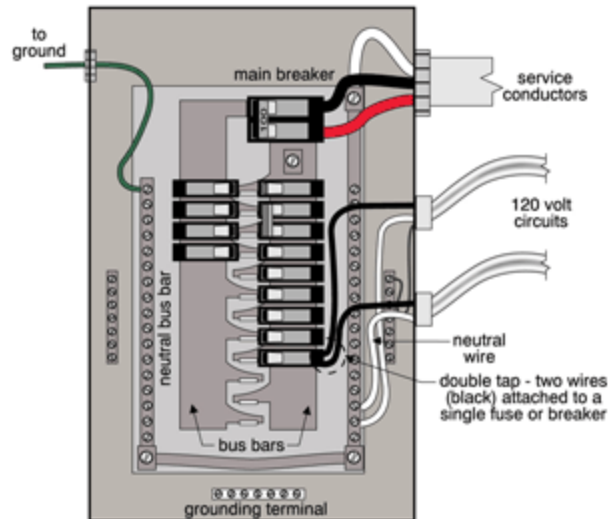
double tap noted - recommend repair by a licensed electrician to reduce possible fire hazard

**Implication(s):** Fire hazard

**Task:** Repair

**Time:** Immediate

## Double tapping (double lugging)



[Click on image to enlarge.](#)



18. Double taps

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

#### 16. Condition: • [Reversed polarity](#)

Electrical wiring misconfiguration - recommend repair by a licensed electrician

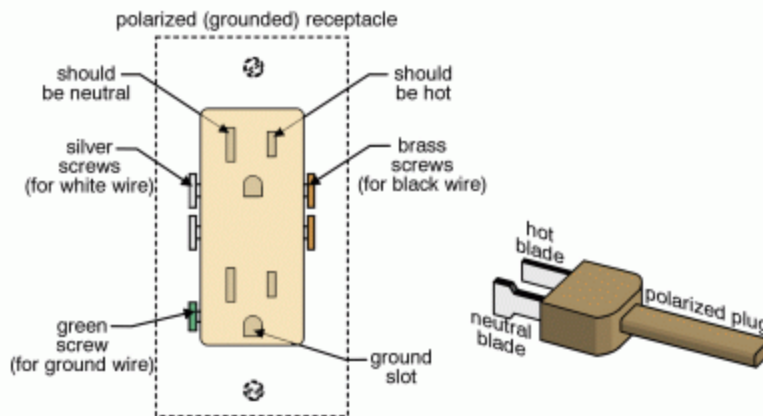
**Implication(s):** Electric shock

**Location:** Master Bedroom and laundry room

**Task:** Repair

**Time:** Immediate

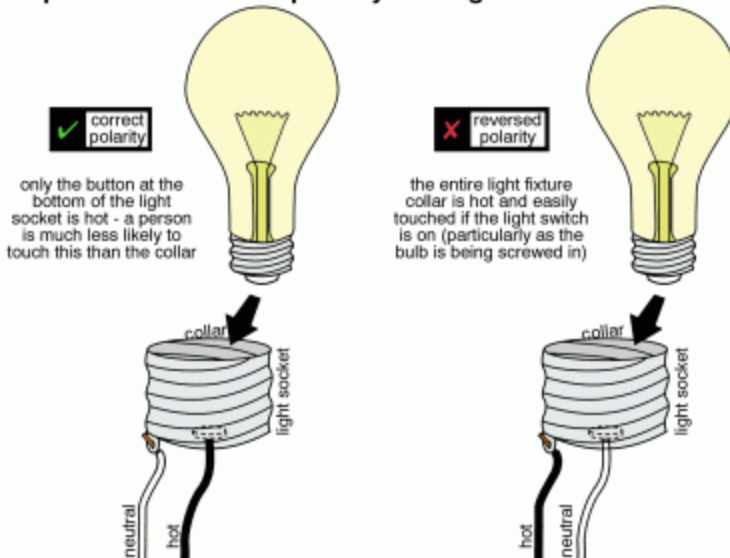
### Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

[Click on image to enlarge.](#)

### Importance of correct polarity with light fixtures



[Click on image to enlarge.](#)



19. Reversed polarity



20. Reversed polarity

**17. Condition:** • [GFI test faulty](#)

Will not trip during GFCI test...manually pressing test button leaves outlet live

**Implication(s):** Electric shock

**Location:** main bathroom

**Task:** Repair or replace

**Time:** Immediate



21. GFI test faulty

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# HEATING

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## **ELECTRIC FURNACE \ Electronic air cleaner**

### **19. Condition:** • [Inoperative](#)

Electronic air filter appeared inoperative at time of inspection. Verify operation with vendor

**Implication(s):** Increased maintenance costs

**Task:** Request disclosure

**Time:** Immediate

## **ELECTRIC FURNACE \ Humidifiers**

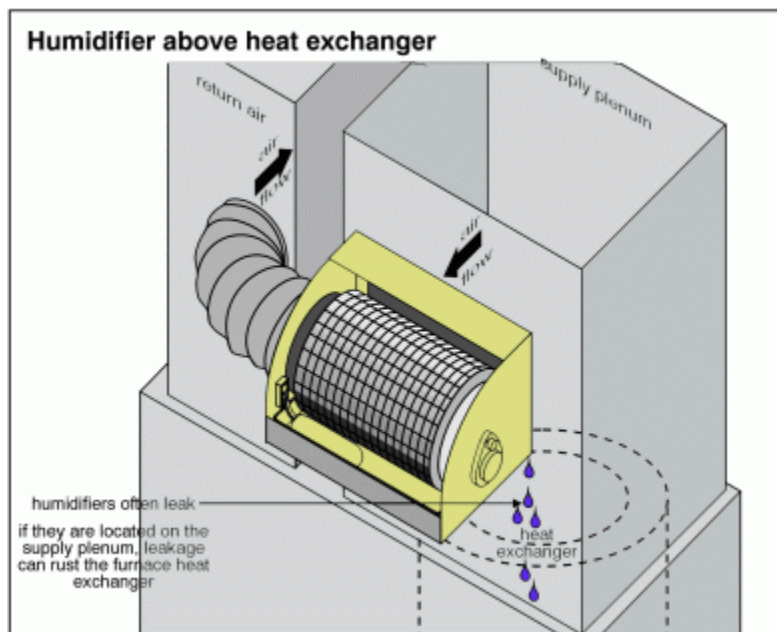
### **20. Condition:** • [Leak](#)

Humidifier appeared disconnected and not in use. Verify operation with vendor

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

**Task:** Request disclosure

**Time:** Immediate



[Click on image to enlarge.](#)

## **FIREPLACE \ General**

### **21. Condition:** • [We recommend all wood burning appliances be WETT inspected prior to use for safety and compliance.](#)

**Task:** Further evaluation

**Time:** Prior to use

# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • [Evaporative cooler](#)

**Compressor approximate age:** • 24 years

**Failure probability:** • [High](#)

## Recommendations

### HEAT PUMP \ Life expectancy

**22. Condition:** • [Near end of life expectancy](#)

Of interior components

**Implication(s):** Reduced comfort

**Task:** Further evaluation

**Time:** Immediate

### HEAT PUMP \ Indoor coil

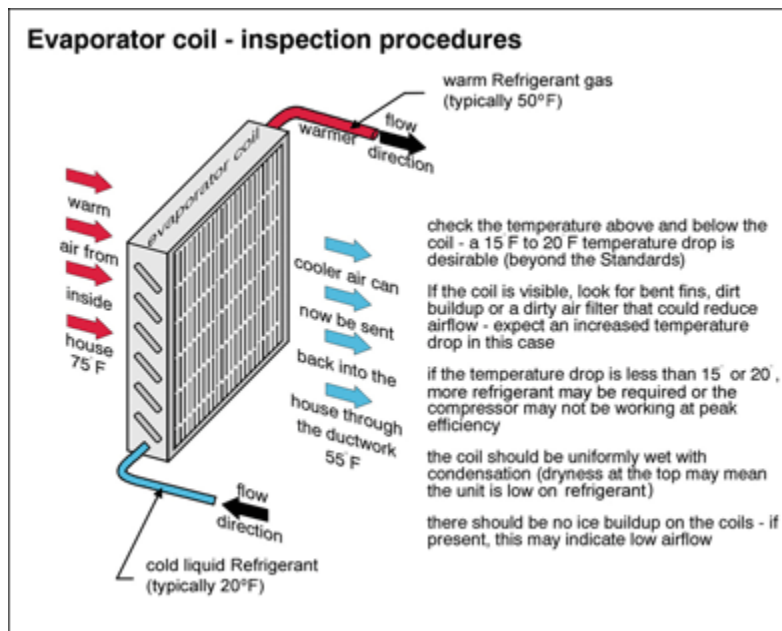
**23. Condition:** • [Corrosion](#)

rust noted in upper and lower cabinet. recommend full inspection by qualified contractor prior to close. system appears to be relying solely on electric backup

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Task:** Further evaluation

**Time:** Immediate



[Click on image to enlarge.](#)

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23. Corrosion



24. Corrosion

# INSULATION AND VENTILATION

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## Description

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

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

**Attic/roof ventilation:** • [Roof and soffit vents](#)

**Attic/roof air/vapor barrier:** • [Plastic](#)

## Limitations

**Attic inspection performed:** • From access hatch

**Air/vapor barrier system:** • Continuity not verified

## Description

**Water supply source:** • Private

**Service piping into building:** • [Copper](#)

**Supply piping in building:** • [Copper](#)

**Main water shut off valve at the:** • Front of the basement

**Water flow and pressure:** • [Functional](#)

**Water heater fuel/energy source:** • [Gas](#)

**Water heater type:** • [Tankless/indirect](#)

**Water heater approximate age:** • 3 years

**Water heater failure probability:** • [Low](#)

**Waste disposal system:** • [Septic system](#)

**Waste piping in building:** • [ABS plastic](#)

**Pumps:** • [Sump pump](#)

**Floor drain location:** • Near laundry area

**Gas piping:** • Steel

## Limitations

**Items excluded from a building inspection:** • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested

## Recommendations

### WASTE PLUMBING \ Traps - installation

**24. Condition:** • [No clean out provision](#)

**Implication(s):** Increased maintenance costs

**Location:** Ensuite Bathroom

**Task:** Provide

**Time:** Discretionary

# PLUMBING

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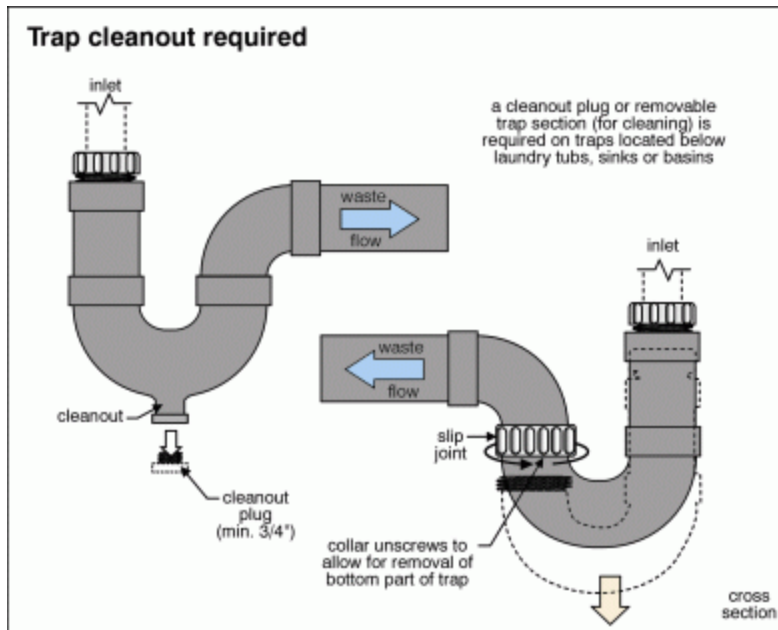
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[Click on image to enlarge.](#)



25. No clean out provision

## FIXTURES AND FAUCETS \ Basin, sink and laundry tub

25. Condition: • [Leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the house

Location: Kitchen

Task: Repair or replace

Time: Less than 1 year



26. Leak

## FIXTURES AND FAUCETS \ Faucet

26. Condition: • [Drip, leak](#)

wet bar - cold side leak noted

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

**Location:** Basement

**Task:** Repair or replace

**Time:** Discretionary



27. Drip, leak

## FIXTURES AND FAUCETS \ Bathtub enclosure

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

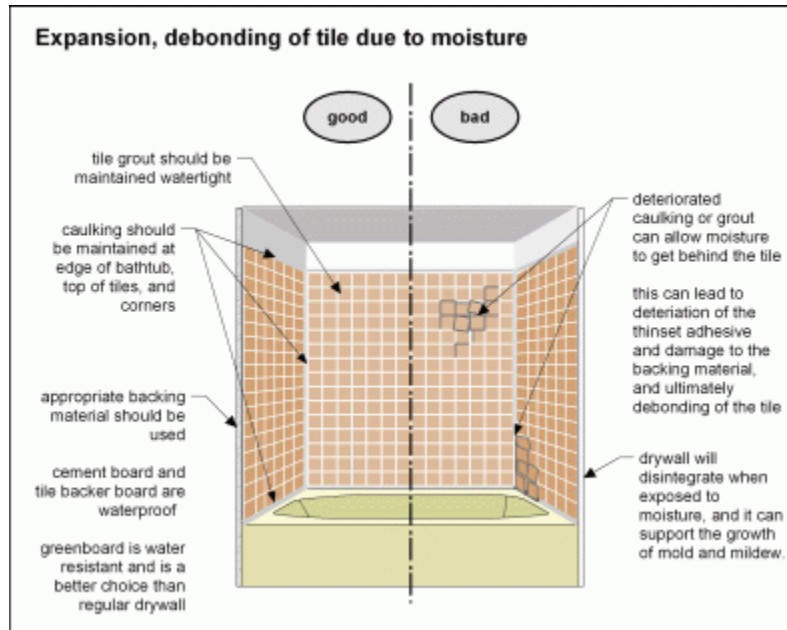
upgrade caulking to reduce possible water damage to ceiling below

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

**Location:** Ensuite Bathroom

**Task:** Improve

**Time:** Less than 1 year



[Click on image to enlarge.](#)



28. *Caulking loose, missing or deteriorated*

## Description

**Major floor finishes:** • [Hardwood](#) • [Ceramic](#)

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

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

**Windows:** • [Sliders](#) • [Casement](#)

**Glazing:** • [Double](#)

**Kitchen ventilation :** • Range hood • Discharges to exterior

**Bathroom ventilation :** • Exhaust fan

## Limitations

**Inspection limited/prevented by:** • Carpet • Storage/furnishings • New finishes/paint

**Not included as part of a building inspection:** • Carbon monoxide detectors, security systems, central vacuum • Appliances • Perimeter drainage tile around foundation, if any

**Percent of foundation not visible:** • 90 %

**Basement leakage:** • Storage in basement limited inspection

## Recommendations

### WINDOWS \ Glass (glazing)

**28. Condition:** • [Lost seal on double or triple glazing](#)

thermal seal broken - repair/replace to reduce possible heat loss

**Implication(s):** Cosmetic defects

**Location:** East

**Task:** Repair or replace

**Time:** Discretionary



**29.** *Lost seal on double or triple glazing*

## WINDOWS \ Skylight

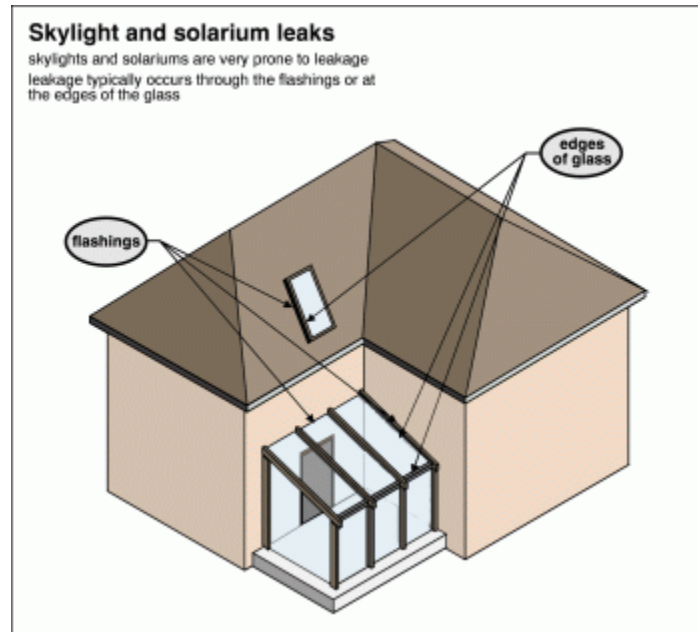
### 29. Condition: • [Leak](#)

Areas of moisture noted under roof sheathing. Recommend further review by a qualified roofer for cause and cost of repair

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

**Task:** Repair or replace

**Time:** Less than 1 year



[Click on image to enlarge.](#)



30. Leak

## **GARAGE \ Walls and ceilings**

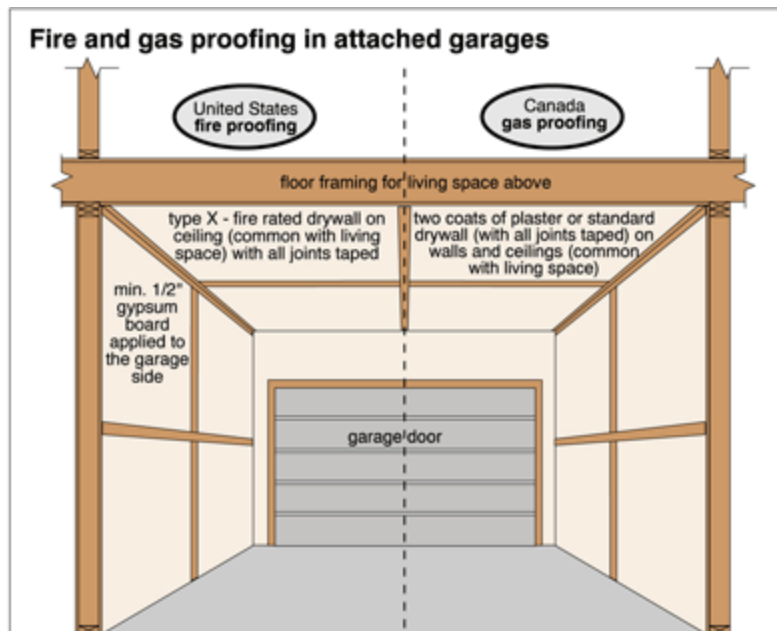
### **30. Condition:** • [Not gastight](#)

seal all openings in garage envelope and provide gasket at attic hatch to reduce possible carbon monoxide entry

**Implication(s):** Hazardous combustion products entering home

**Task:** Repair

**Time:** Immediate



[Click on image to enlarge.](#)



**31. Not gastight**



**32. Not gastight**

# INTERIOR

123 Your Home, Kemptville, ON    October 24, 2013

Report No. 1090, v.4

[www.canaspec.ca](http://www.canaspec.ca)

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



33. Not gastight



34. Not gastight

## GARAGE \ Man-door between garage and living space

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

adjust to close fully to reduce possible carbon monoxide entry into home

**Implication(s):** Hazardous combustion products entering home

**Task:** Repair or replace

**Time:** Immediate



35. Does not close door fully

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS