

INSPECTION REPORT

SAMPLE



For the Property at:
123 ANY ST
MY TOWN, ON

Prepared for: COSTUMER
Inspection Date: Saturday, October 22, 2022
Prepared by: Gus Asikelis



Spartan Home Inspections Inc.
519 Devine Street
Sarnia, ON N7T 1W3
5198709551

www.spartaninspections.ca
contact@spartaninspections.ca

The more you know, the better.



November 6, 2022

Dear Customer,

RE: Report No. 1005, v.3
123 any st
My Town, ON

Thanks very much for choosing Spartan Home Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our Canadian national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behaviour, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing Spartan Home Inspections to perform your home inspection.

Sincerely,

Konstantinos Gus Asikelis
on behalf of
Spartan Home Inspections Inc.

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SUMMARY

123 any st, My Town, ON October 22, 2022

Report No. 1005, v.3

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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Insurance Questions

Approximate Age of House?

60+/- years old

Approximate Age of Roofing/Shingles?

4+/- years old

Approximate Age of Windows?

30+/- years old

Foundation Type

concrete blocks

Approximate Distance to Nearest Fire Hydrant?

Less than 300 meters

Approximate Age of Air Conditioner?

40 years old

Approximate Age of Furnace?

40 years old

Fuel Source for Furnace?

Natural Gas

What approximate Age of Hot Water Tank or Tankless Unit?

12 years old

Fuel Source for Hot Water Tank?

Natural Gas

Main Hydro Panel Amperage?

100 Amp

Fuses

Wire Type (as seen in the main panel)

Copper

Main Water Feed

Copper 3/4"

Type of Main Drain

Could not be located or accessed on the day of the inspection

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Sump Pump

House does not have a sump pump/pit

[Priority Maintenance Items](#)

Exterior

RECOMMENDATIONS \ General

Condition: • Recommend any holes around the house to be plugged in to prevent pest activity enter the house and prevent draft air to enter as well.

Location: Northeast Exterior Wall

Task: repair

Time: As soon as practical

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • [Wood/soil contact](#)

install a window well with a window well cover to avoid contact frame/soil.

Implication(s): Rot

Location: Northeast Exterior Wall, window next to gas meter

Task: install

Time: As soon as practical

Heating

FURNACE \ Life expectancy

Condition: • [Old](#)

Recommend upgrading the gas furnace to high efficient one.

Implication(s): Equipment failure | No heat for building

Location: Basement Furnace Room

Task: Upgrade

Time: When necessary

Cost: \$7,000 - \$10,000

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [Inadequate in knee wall areas](#)

In the attic above the bedrooms, the insulation is uneven. Space in those areas is restricted, proceed with caution.

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

Location: Attic Bedroom Master Bedroom

Task: Correct

Time: When necessary

This concludes the Summary section.

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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](#)

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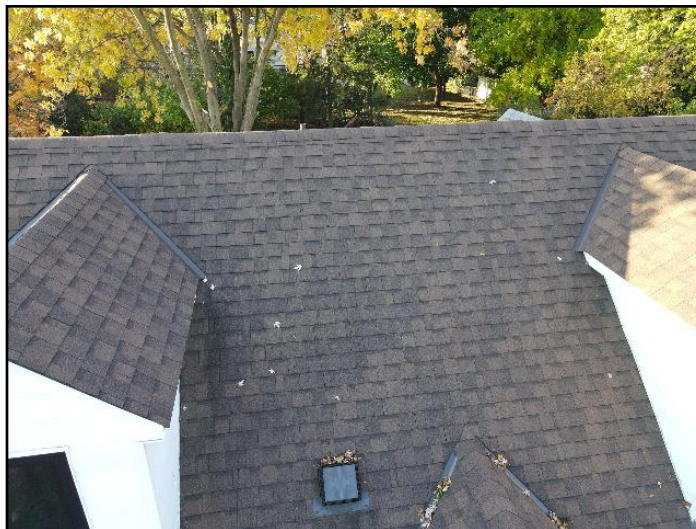
REFERENCE

Description

The home is considered to face: • North

Roofing material:

- [Asphalt shingles](#)



1. *Asphalt shingles*

Flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 4 years

Typical life expectancy: • 15-20 years

Roof Shape: • Gable

Observations and Recommendations

SLOPED ROOFING \ Asphalt shingles

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

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

Location: Garage

Task: Replace

Time: Less than 2 years

Cost: Depends on work needed Depends on approach

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2. *Old, worn out*

SLOPED ROOF FLASHINGS \ Chimney flashings

2. **Condition:** • re-caulking flashing area every 2-4 years to prevent moisture enter the roof

Location: Roof

Task: Monitor

Time: Ongoing



3.

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Inspection Methods and Limitations

Inspection performed: • With a drone

Age determined by: • Drone

Not included as part of a building inspection: • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys

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Description

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

Gutter & downspout type:

- [Eave mounted](#)



4. Eave mounted



5. Eave mounted



6. Eave mounted



7. Eave mounted

Gutter & downspout discharge:

- [Below grade](#)

unable to locate discharge pipe

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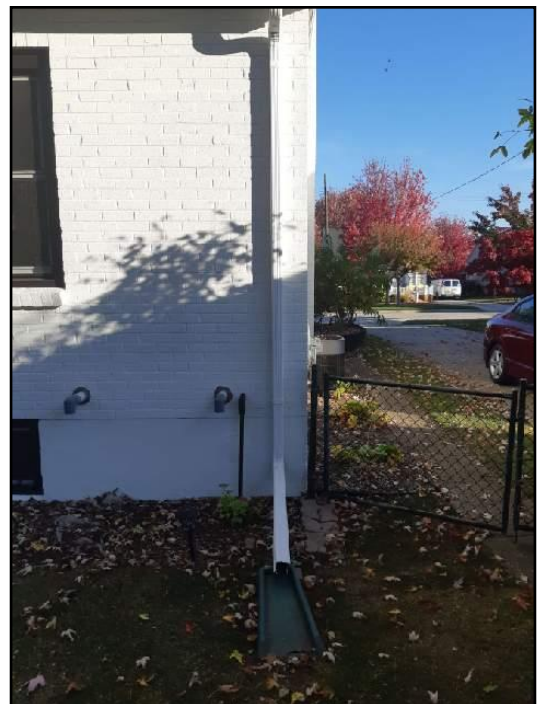
8. Below grade

• [Above grade](#)

properly distance and slope away from the foundation the day of inspection



9. Above grade



10. Above grade

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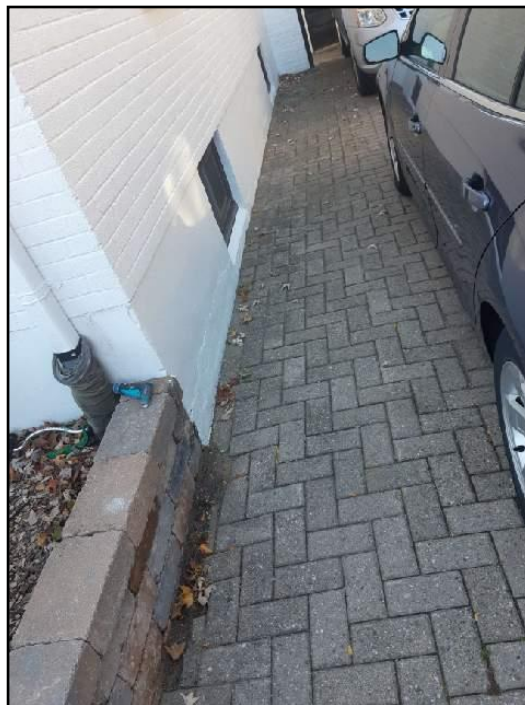


11. Above grade

Downspout discharge: • [Above grade](#)

Lot slope:

• [Away from building](#)



12. Away from building

EXTERIOR

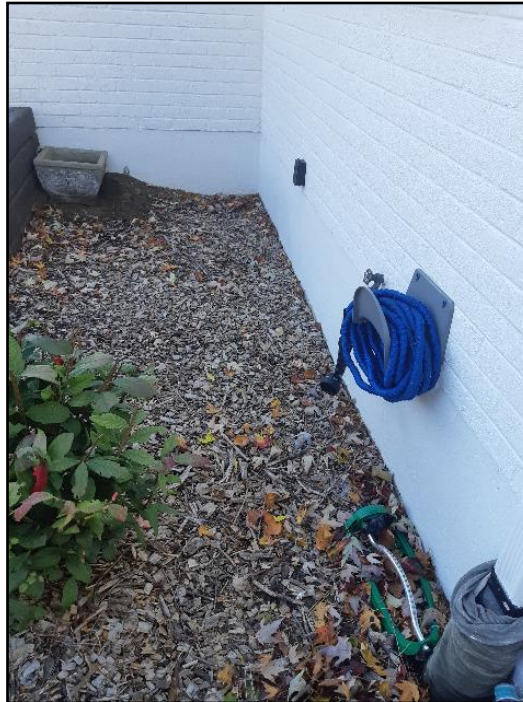
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- [Towards building](#)
recommend to add dirt and change the slope away from the building



13. Towards building

Soffit (underside of eaves) and fascia (front edge of eaves):

- [Aluminum](#)



14. Aluminum



15. Aluminum

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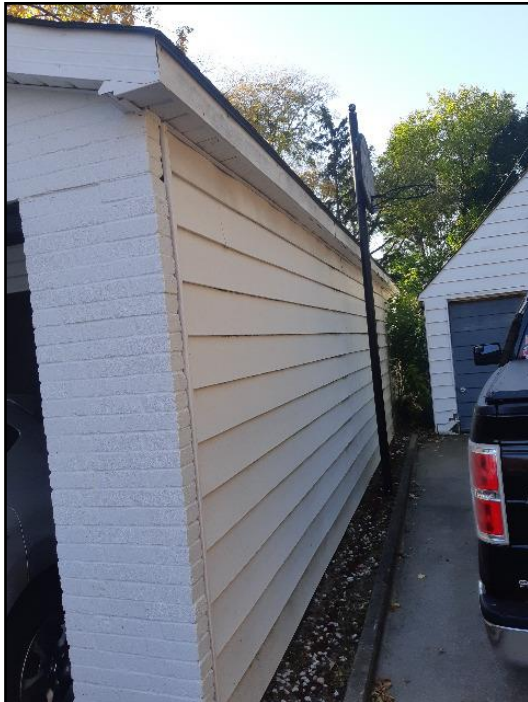


16. Aluminum

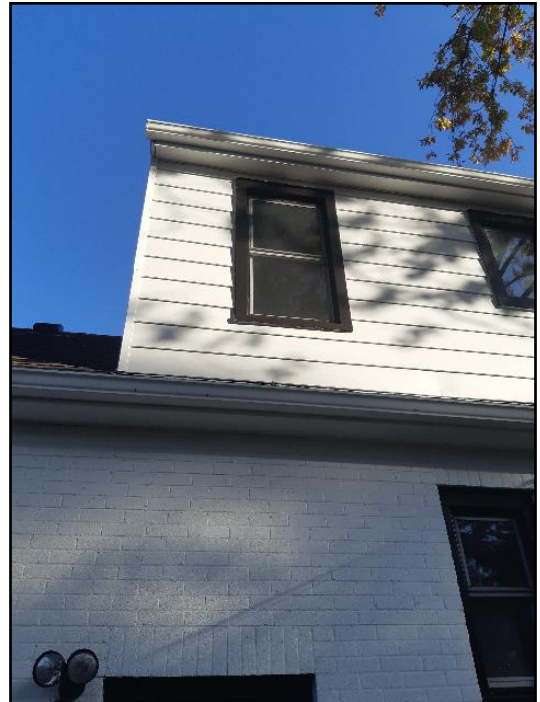
Wall surfaces and trim:

- [Vinyl siding](#)

vinyl siding , no issue found the day of inspection



17. Vinyl siding



18. Vinyl siding

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19. Above grade



20. Vinyl siding



21. Vinyl siding

- [Brick](#)

Driveway:

- Interlocking brick

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22. Interlocking brick

Exterior steps: • Interlocking brick

Fence: • Chain link • No performance issues were noted.

Garage: • Detached

Garage vehicle doors:

• Present



23. Present

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Observations and Recommendations

RECOMMENDATIONS \ General

3. Condition: • Recommend any holes around the house to be plugged in to prevent pest activity enter the house and prevent draft air to enter as well.

Location: Northeast Exterior Wall

Task: repair

Time: As soon as practical



24.



25.



26.



27.

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28.

ROOF DRAINAGE \ Gutters and Downspouts

4. Condition: • Missing

Location: Garage

Task: Correct

Time: As soon as practical

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29.

ROOF DRAINAGE \ Gutters

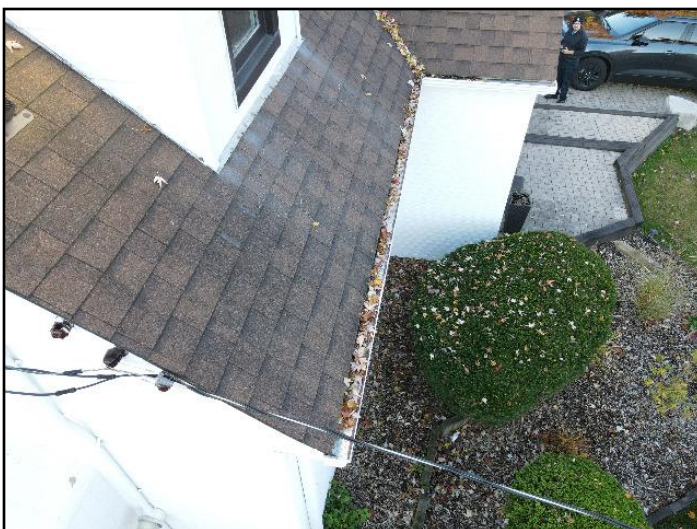
5. Condition: • Dirty/debris

even with guards installed please keep gutters clean to prevent them to get clogged.

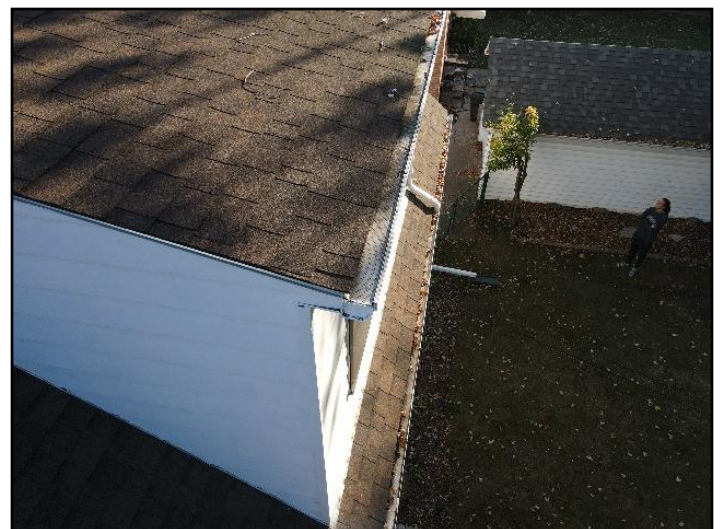
Location: Exterior

Task: Clean, Seasonal

Time: on going



30. Dirty/debris



31. Dirty/debris

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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32. Dirty/debris

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

6. Condition: • [Vents - ineffective / missing](#)

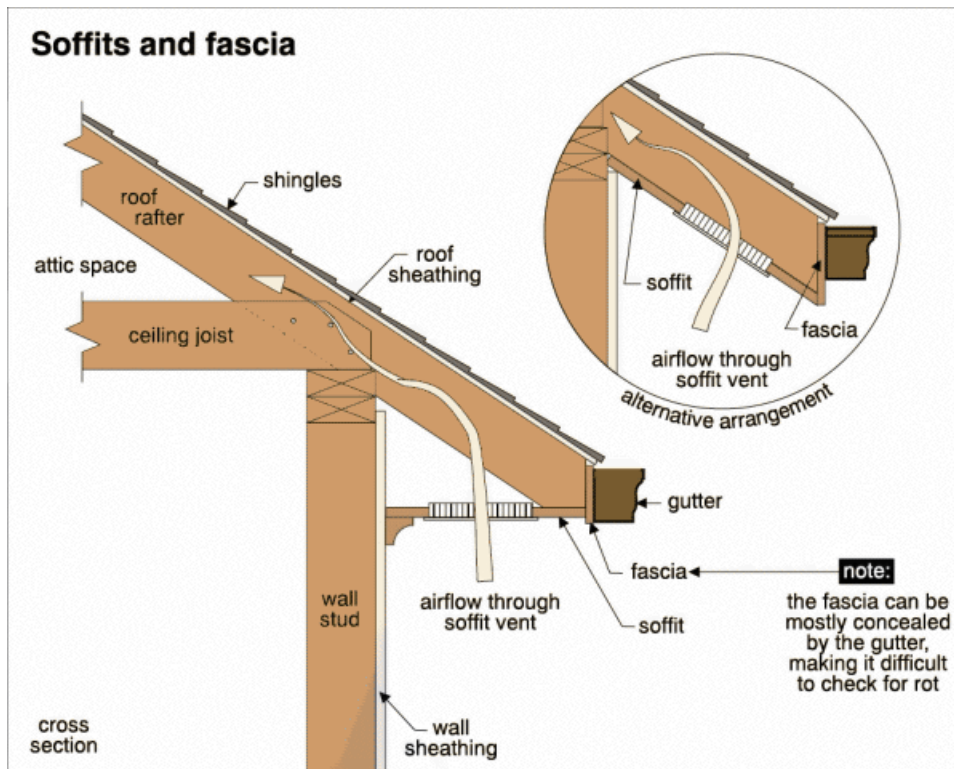
solid soffits around the house, lack of ventilation at the corners. The garage has vinyl soffits proper ventilation was found on the day of the inspection

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

Location: North South Exterior Wall

Task: Further evaluation

Time: If necessary



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33. soffits garage



34. solid soffits lack of venting

EXTERIOR GLASS/WINDOWS \ General notes

7. Condition: • all windows are properly sealed, caulked and operatable on the day of inspection. No leaks were found on the day of the inspection

Location: Exterior

Task: Monitor

Time: Ongoing



35.



36.

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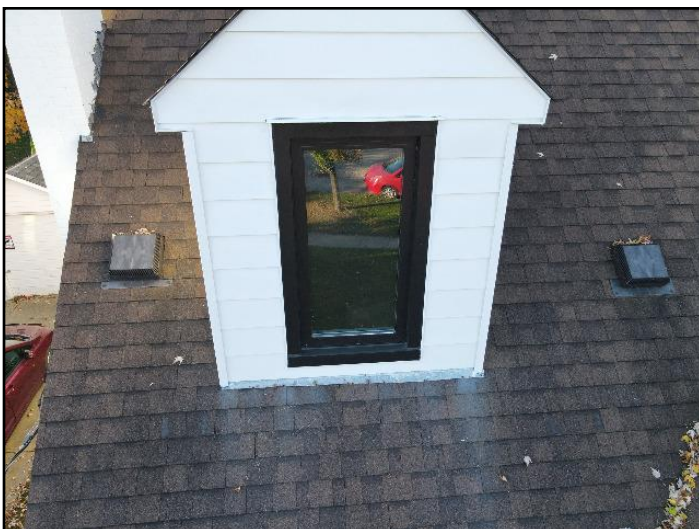
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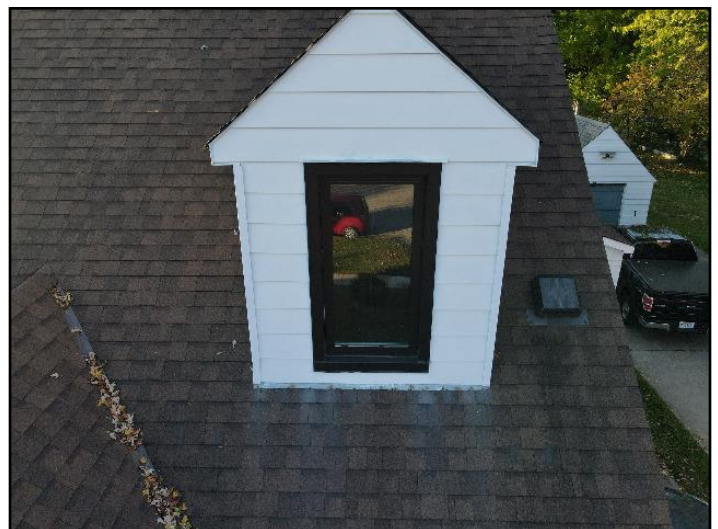
37.



38.



39.



40.

EXTERIOR GLASS/WINDOWS \ Window wells

8. Condition: • [Wood/soil contact](#)

install a window well with a window well cover to avoid contact frame/soil.

Implication(s): Rot

Location: Northeast Exterior Wall, window next to gas meter

Task: install

Time: As soon as practical

EXTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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41. Wood/soil contact

DOORS \ Doors and frames

9. Condition: • All doors are operable, no issue was found and no draft leaks on the day of the inspection

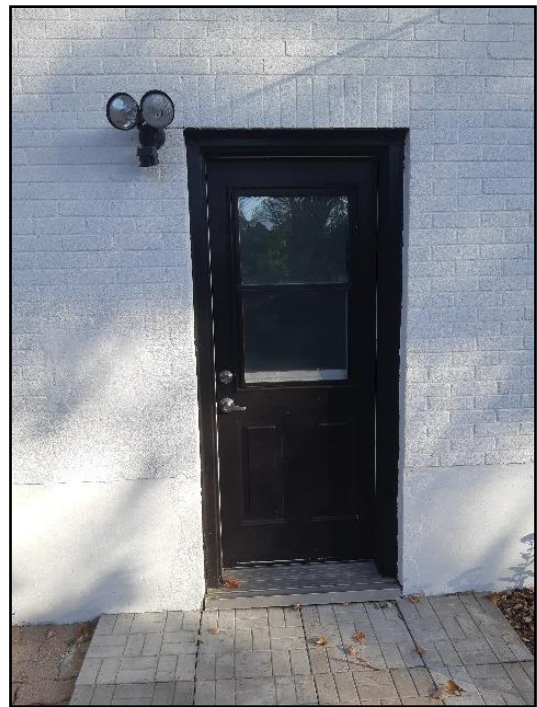
Location: Exterior

Task: Monitor

Time: Ongoing



42.



43.

EXTERIOR

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44.

LANDSCAPING \ General notes

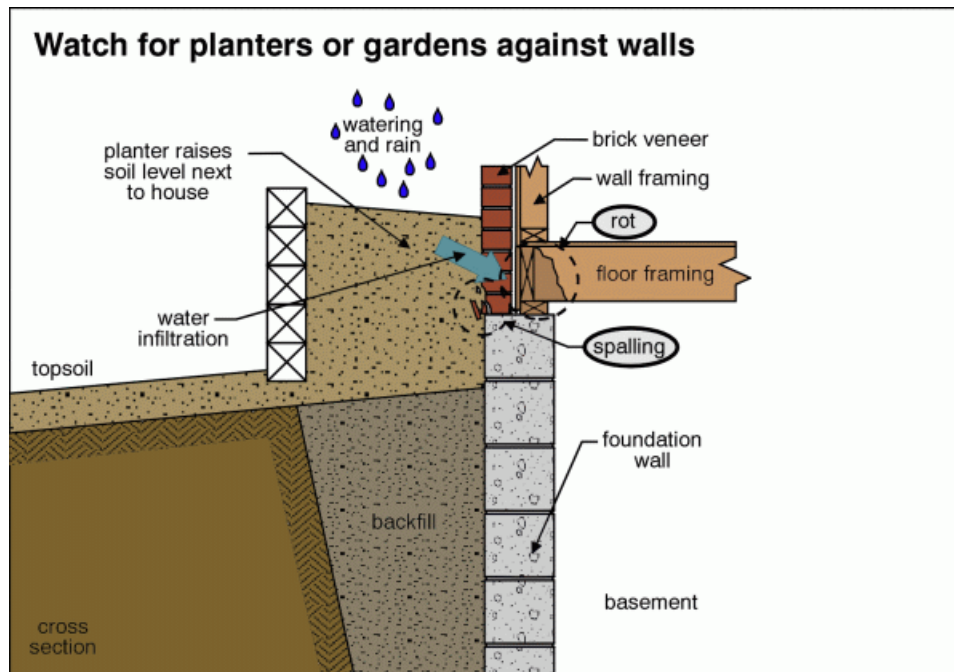
10. Condition: • [Planters and gardens against walls](#)

remove any vegetation like tree roots that are attached or less than 3 feet to the foundation around the house to prevent moisture enter the building.

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

Location: North Exterior Yard

Task: Correct



GARAGE \ General notes

11. Condition: • no issue was found at the garage on the day of the inspection

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Location: South Garage

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction:

- [Joists](#)



45. Joists

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

Roof and ceiling framing:

- Rafters



46. Rafters

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Location of access to under-floor area: • Basement

Observations and Recommendations

FOUNDATIONS \ General notes

12. Condition: • Typical minor cracks

minor crack was present on the day of the inspection. apply a sealant to prevent water leaks and monitor annually, if the crack deteriorates recommended to get a further evaluation from a structural engineer

Implication(s): Chance of water entering building

Location: East Basement Furnace Room

Task: monitor annually

Time: Ongoing



47. Typical minor cracks

FOUNDATIONS \ Performance opinion

13. Condition: • No defects noted

STRUCTURE

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Inspection Methods and Limitations

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 80 %

Not included as part of a building inspection: • An opinion about the adequacy of structural components

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

Service entrance cable and location:

- [Overhead - cable type not determined](#)
fair condition on the day of inspection



48. Overhead - cable type not determined



49. Overhead - cable type not determined

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

Main disconnect/service box type and location:

- [Fuses - basement](#)

location-northeast corner at the basement with distribution panel next to it

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 - ROOFING
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50. Fuses - basement

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

Number of circuits installed: • 16

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- [GFCI - bathroom](#)

working properly on the day of inspection

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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51. GFCI - bathroom



52. GFCI - bathroom

- [GFCI - kitchen](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Fire Extinguishers: • not detected on the day of inspection

Observations and Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

14. Condition: • [Inoperative](#)

Implication(s): Equipment inoperative

Location: Various

Task: Correct

Time: As soon as possible

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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53. Inoperative



54. Inoperative



55. Inoperative

15. Condition: • [Ungrounded](#)

recommend all outlets be inspected and corrected accordingly by a licenced electrician. On the day of the inspection found most of the outlets were ungrounded.

Implication(s): Electric shock

Location: Various Basement First Floor Second Floor

Task: Correct

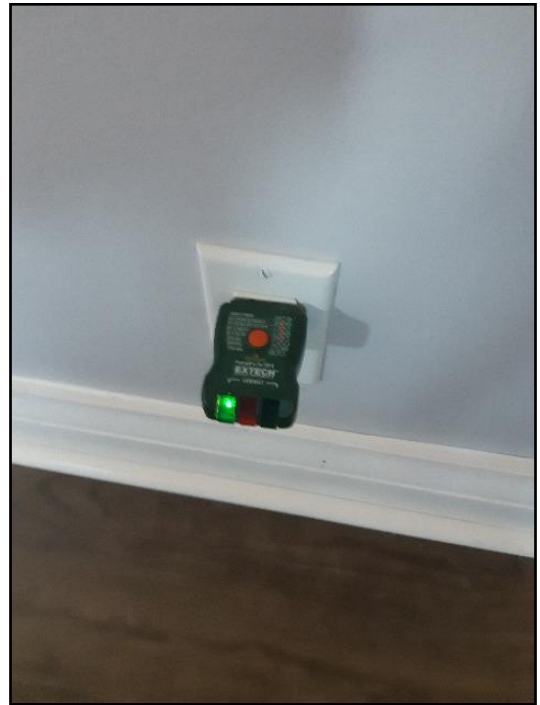
Time: As soon as possible

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Cost: unknown



56. Ungrounded



57. Ungrounded



58. Ungrounded

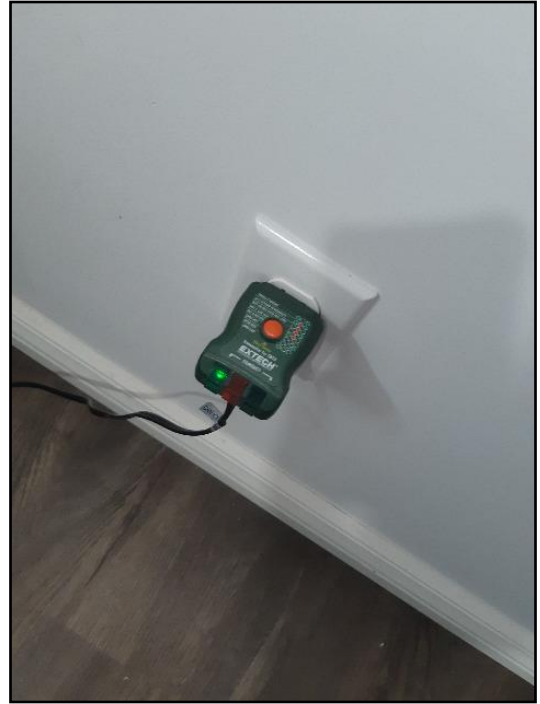


59. Ungrounded

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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60. Ungrounded



61. Ungrounded

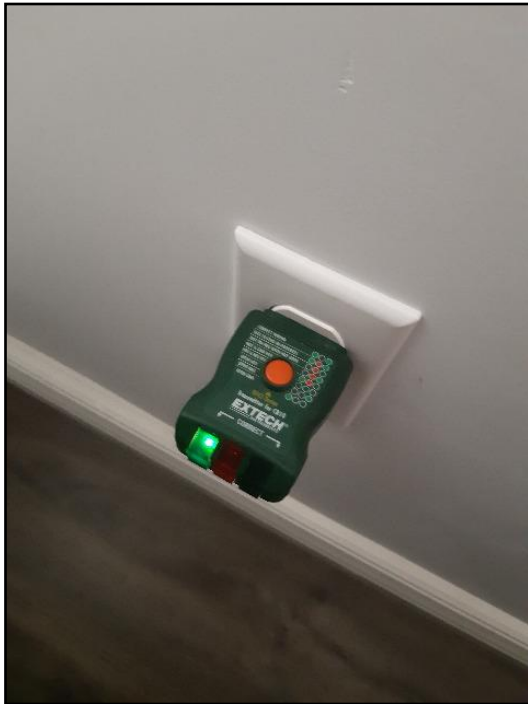


62. Ungrounded

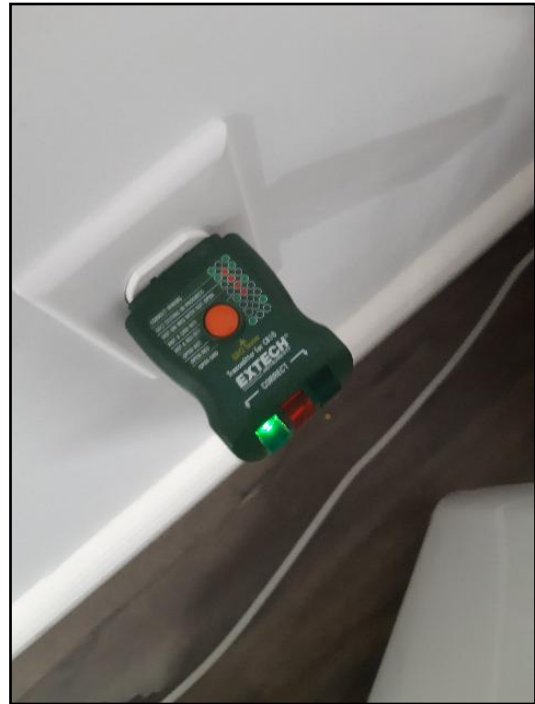


63. Ungrounded

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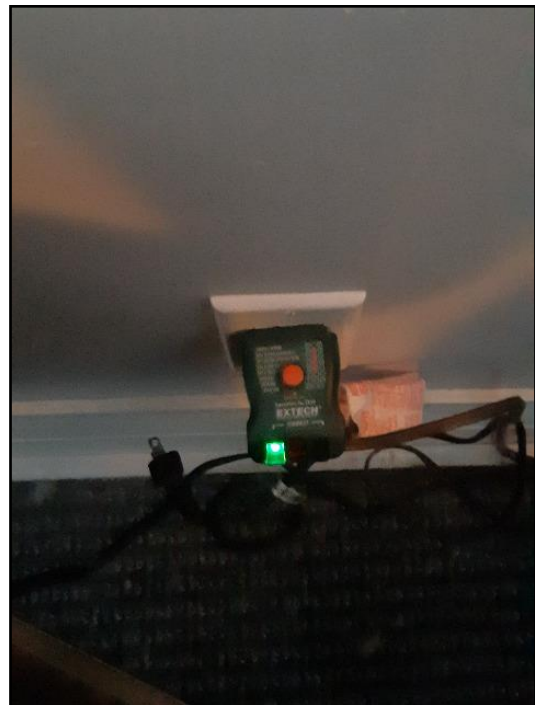
64. Ungrounded



65. Ungrounded



66. Ungrounded



67. Ungrounded

16. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

recommend GFCI outlets be installed on the ground floor bathroom, laundry room and in the kitchen by a licensed electrician.

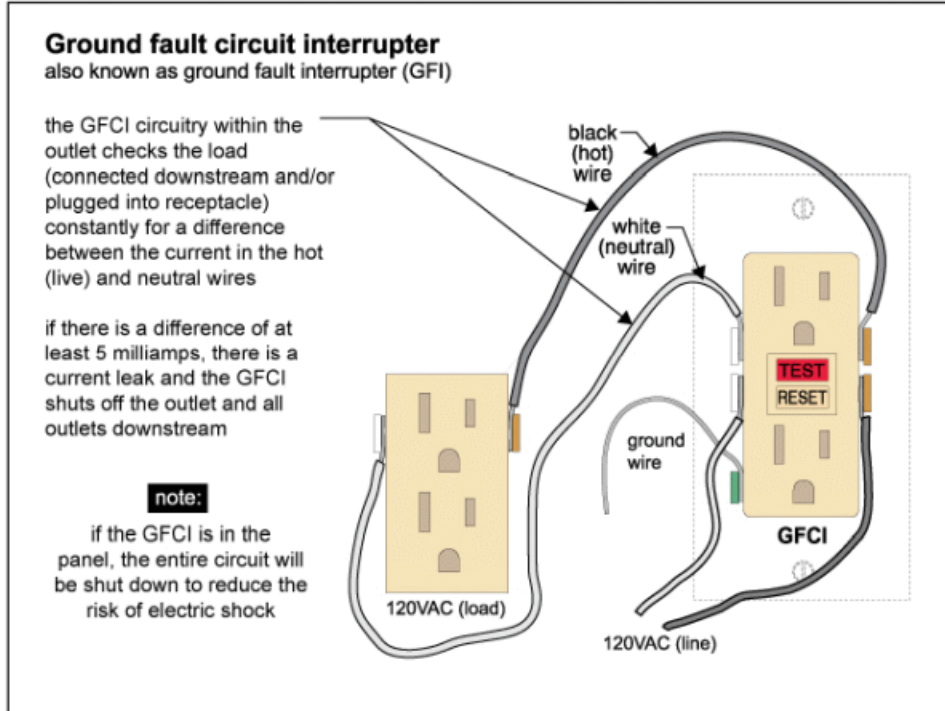
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Implication(s): Electric shock

Location: First Floor Kitchen Bathroom

Task: Correct

Time: as soon as possible



68. No GFCI/GFI (Ground Fault Circuit...

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DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

17. Condition: • It is recommended that all Smoke, CO & C02 Alarms are replaced or upgraded at the point of possession to correspond with current fire and safety codes!

? Required Smoke Alarm Locations
Locate a Smoke Alarm: (a) in every bedroom, (b) outside all bedrooms areas in the immediate vicinity (usually about 10 feet) of all bedrooms, and (c) on every level of the home, including basements, and (d) within 3 feet horizontally from the door of a bathroom containing a tub or a shower.

Location: Various

Task: install

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

18. Condition: • carbon monoxide detectors recommended being installed in every floor outside of bedrooms

Location: all floors

Task: install

Time: as soon as possible

Inspection Methods and Limitations

Fuse block: • Not pulled

Not included as part of a building inspection: • Remote control devices • Low voltage wiring systems and components • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

HEATING

123 any st, My Town, ON October 22, 2022

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www.spartaninspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Lennox

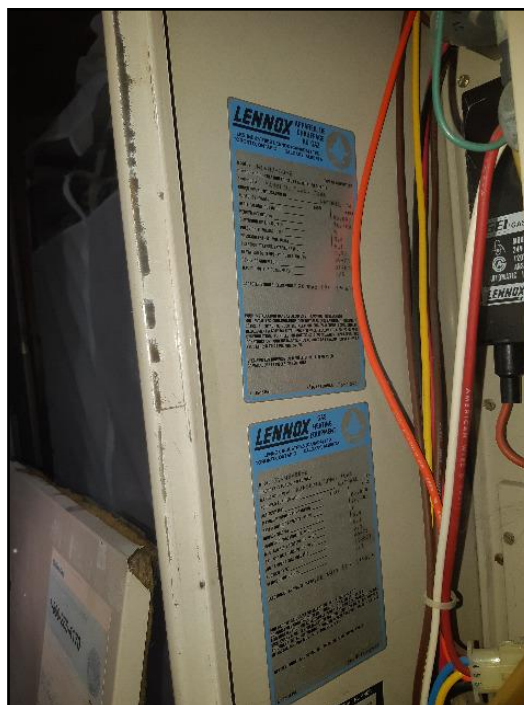
Heat distribution: • [Ducts and registers](#)

Approximate capacity:

• [80,000 BTU/hr](#)



69. 80,000 BTU/hr



70. 80,000 BTU/hr

Combustion air source: • Interior of building

Approximate age: • [40 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at:

• Basement

HEATING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



71. Basement

Air filter: • Electronic

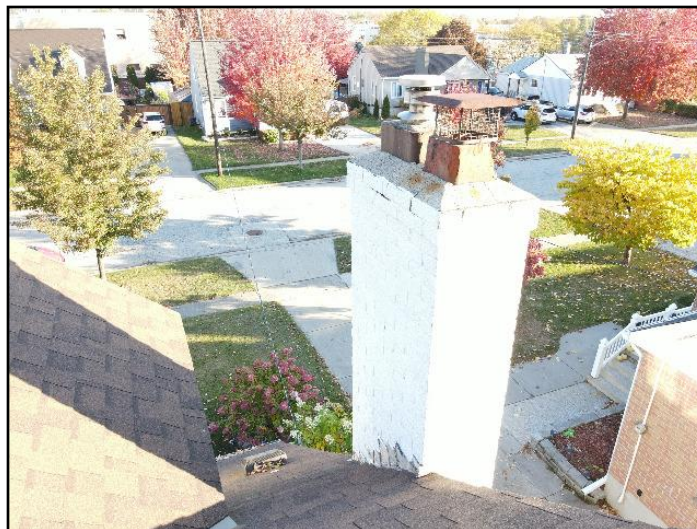
Fireplace/stove:

- [Gas fireplace](#)

working on the day of inspection, location living room

Chimney/vent:

- [Masonry](#)



72. Masonry

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Chimney liner: • [Clay](#)

Humidifiers: • [Drum type](#)

Location of the thermostat for the heating system:

- Hallway



73. Hallway

Observations and Recommendations

FURNACE \ Life expectancy

19. **Condition:** • [Old](#)

Recommend upgrading the gas furnace to high efficient one.

Implication(s): Equipment failure | No heat for building

Location: Basement Furnace Room

Task: Upgrade

Time: When necessary

Cost: \$7,000 - \$10,000

GAS FURNACE \ Humidifier

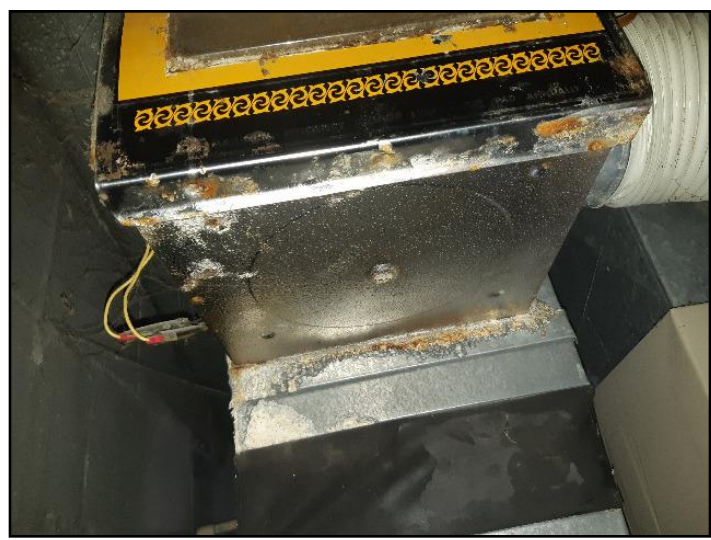
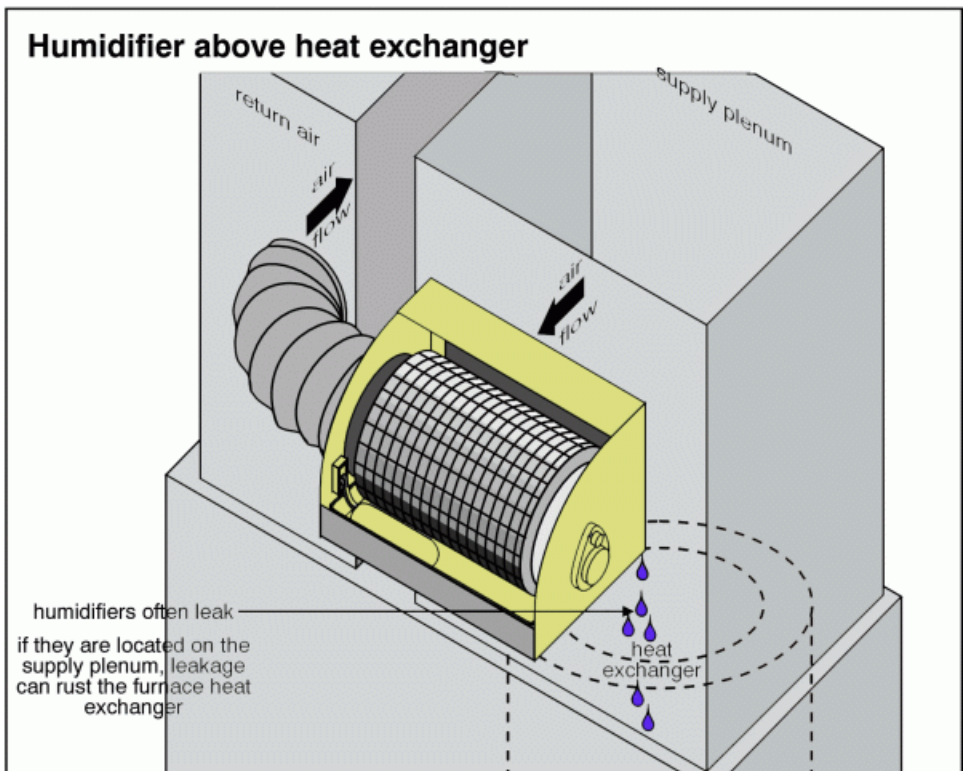
20. **Condition:** • [Leak](#)

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

Location: Basement Furnace Room

Task: Repair or replace

Time: As soon as practical



74. Leak

CHIMNEY AND VENT \ Masonry chimney

21. Condition: • [Cracked](#)

Chimney's clay liner was found broken on top on the day of inspection. Further evaluation is recommended by a chimney specialist to evaluate the integrity of the whole flue liner and repair it accordingly.

Implication(s): Chance of water damage to structure, finishes and contents | Shortened life expectancy of material

Location: Exterior Roof

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Task: Repair, further evaluation



75. Cracked

CHIMNEY AND VENT \ Masonry chimney cap (crown)

22. Condition: • [Cracked](#)

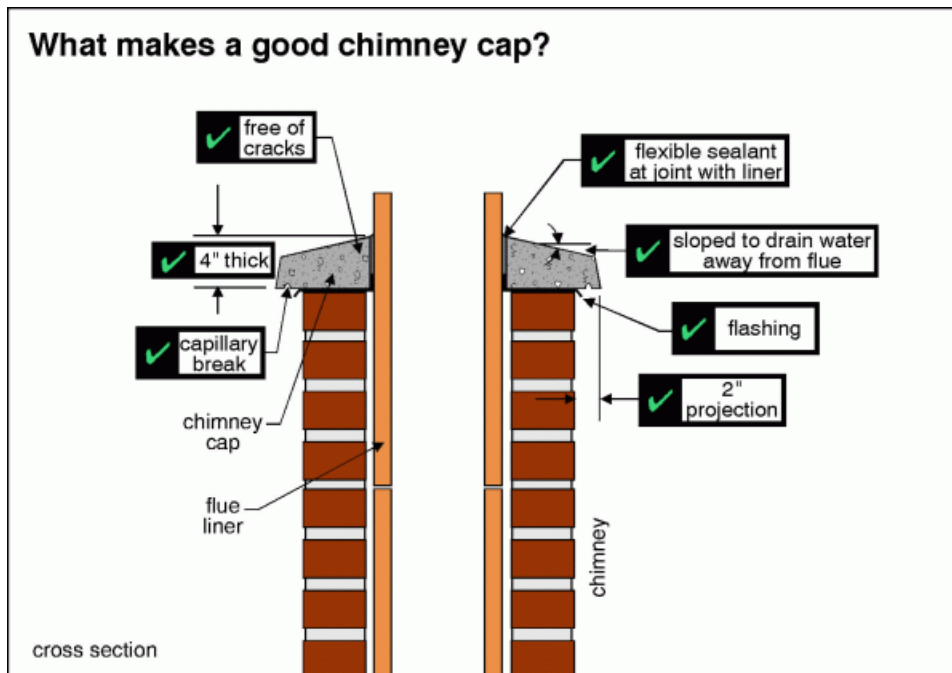
3 minor cracks are present, recommend being sealed to reduce further deterioration

Implication(s): Chance of water damage to structure, finishes and contents | Shortened life expectancy of material

Location: Exterior Roof

Task: Repair

Time: as soon as possible



HEATING

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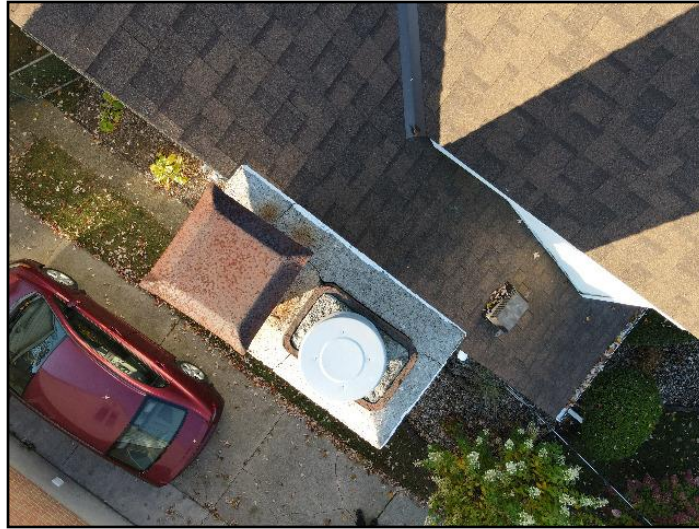
INSULATION

PLUMBING

INTERIOR

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76. Cracked

Inspection Methods and Limitations

Heat loss calculations: • Not done as part of a building inspection

Fireplace/wood stove:

• Access restricted

Restricted access to gas fireplace connection with the chimney.

Heat exchanger: • Not visible

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys • Humidifiers and dehumidifiers • Heat/energy recovery systems

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Description

Air conditioning type: • Central

Cooling capacity: • [1.5 Tons](#)

Compressor approximate age:

• 38 years

1984 August production date



77. 38 years

Typical life expectancy: • 12 to 15 years

Temperature difference across cooling coil: • Not determined

Location of the thermostat for the cooling system: • East

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

23. Condition: • Past life expectancy

recommend upgrading the A/c unit to high efficiency. Keep the unit clean of debris and service it seasonal. Recommend to be covered at the winter time.

Implication(s): Equipment failure | Reduced comfort

Location: East

Task: Upgrade

Time: As soon as practical

COOLING & HEAT PUMP

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78. Past life expectancy

Inspection Methods and Limitations

Inspection limited/prevented by:

- Low outdoor temperature

The outdoor temperature was below the safe operating limit of the system. Unit not tested

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Description

Attic/roof insulation material:

- [Glass fiber](#)



79. Glass fiber



80. Glass fiber

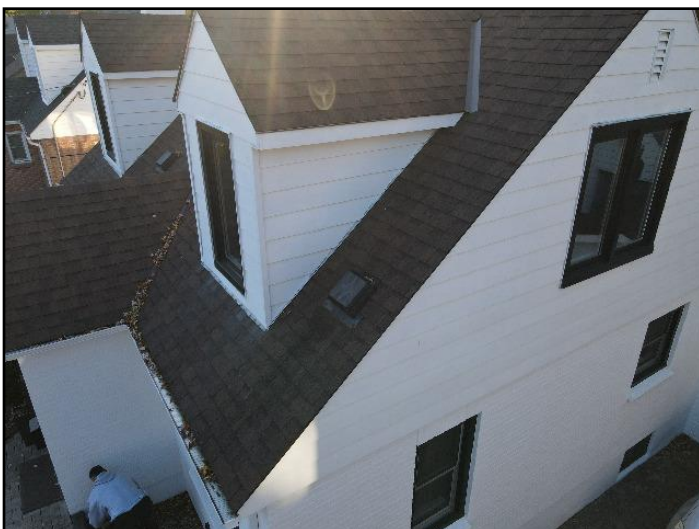
Attic/roof insulation amount/value: • [R-32](#)

Attic/roof air/vapor barrier: • [Not visible](#)

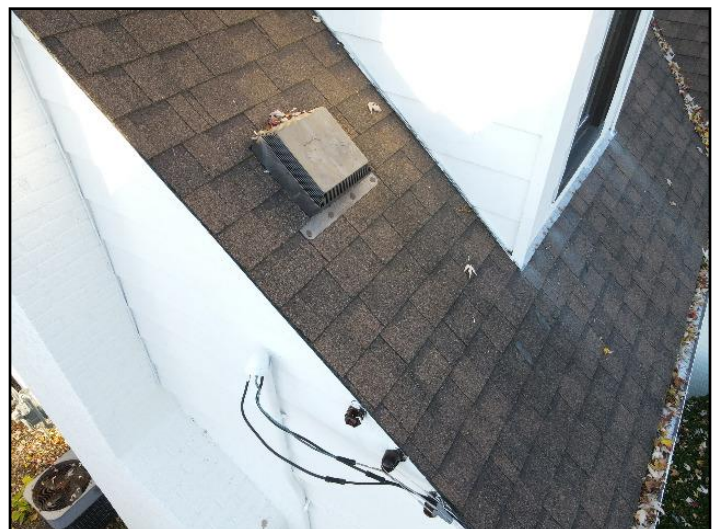
Attic/roof ventilation:

- [Roof vent](#)

4 vents on the roof and 2 gable vents present



81. Roof vent



82. Roof vent

INSULATION AND VENTILATION

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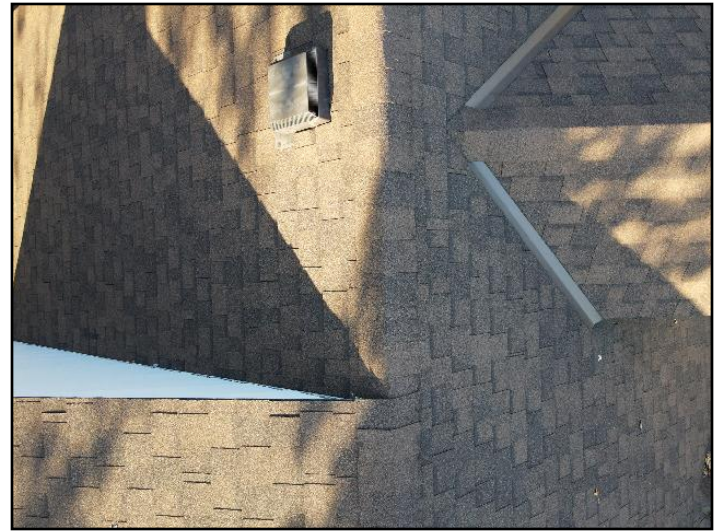
INSULATION

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83. Roof vent

84. Roof vent

Wall insulation material: • Not determined

Wall insulation amount/value: • [R-12](#)

Wall air/vapor barrier: • Not determined

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

Foundation wall insulation amount/value: • Not determined

Foundation wall air/vapor barrier: • Plastic

Floor above basement/crawlspace insulation material: • [Glass fiber](#)

Floor above basement/crawlspace insulation amount/value: • Not determined

Floor above basement/crawlspace air/vapor barrier: • None found

Mechanical ventilation system for building: • None

Observations and Recommendations

ATTIC/ROOF \ Insulation

24. Condition: • [Inadequate in knee wall areas](#)

In the attic above the bedrooms, the insulation is uneven. Space in those areas is restricted, proceed with caution.

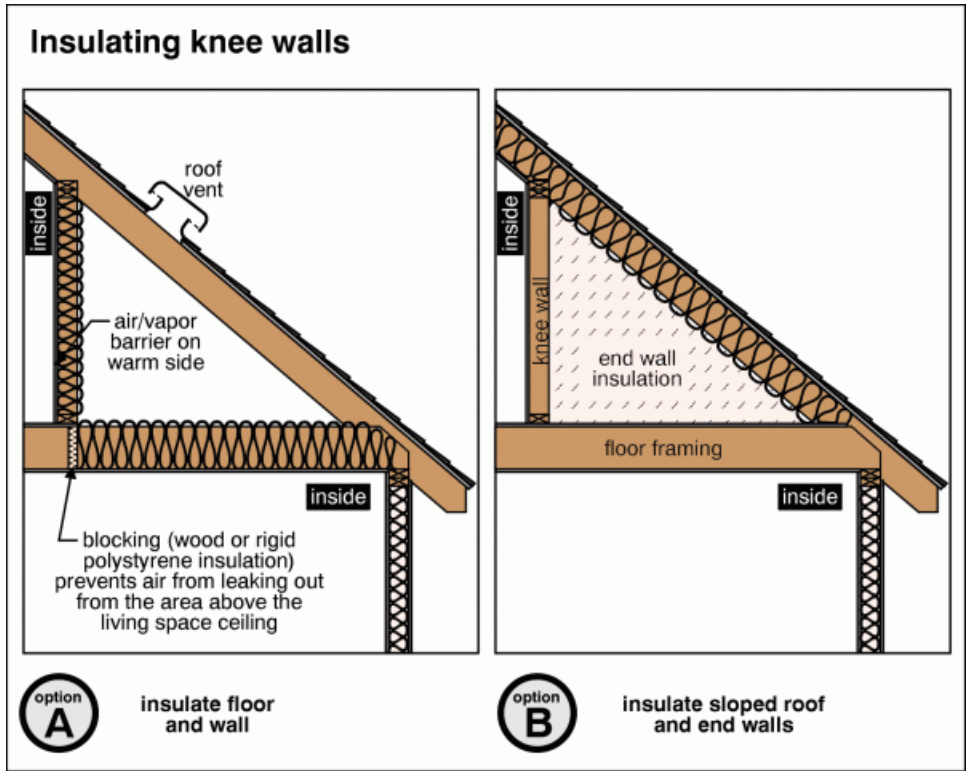
Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic Bedroom Master Bedroom

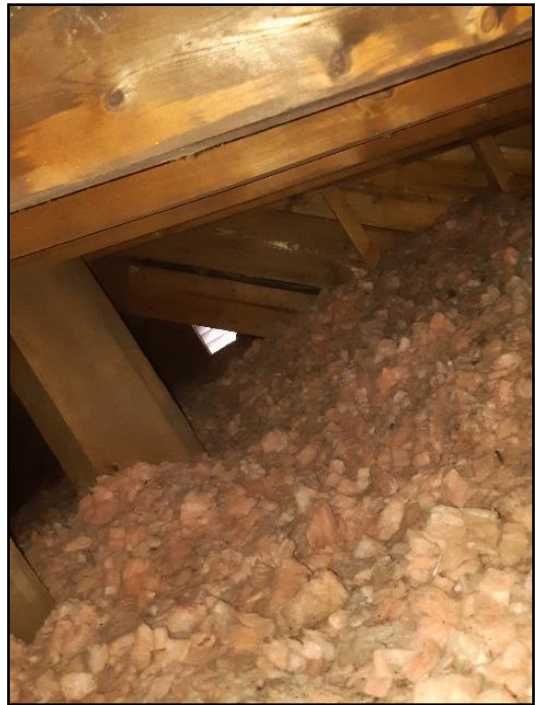
Task: Correct

Time: When necessary

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



85. Inadequate in knee wall areas



86. Inadequate in knee wall areas

ATTIC/ROOF \ Roof vents

25. Condition: • [Inadequate](#)

INSULATION AND VENTILATION

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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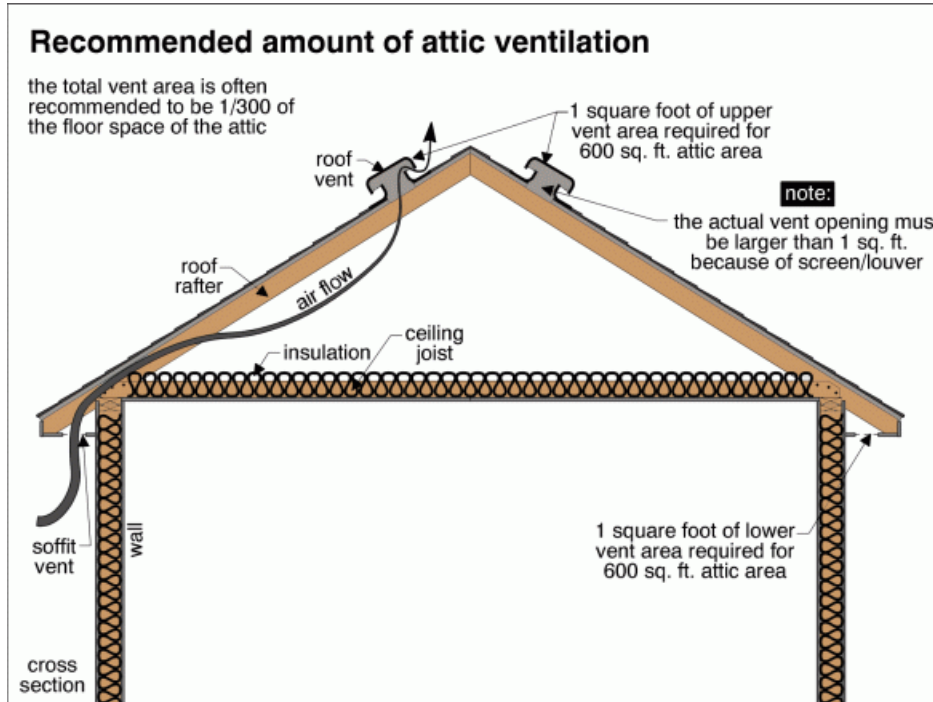
Due to solid soffits, recommend being installed one power vent on one of the gable vents to prevent any condensation. Visible mildew is present on one rafter in the attic. Recommend to be cleaned with bleach and monitor the roof seasonally. No leaks were present on the day of inspection.

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

Location: Attic

Task: Improve

Time: Less than 2 years



INSULATION AND VENTILATION

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87. *Inadequate*

Inspection Methods and Limitations

Inspection limited/prevented by lack of access to: • Wall space

Attic inspection performed: • From access hatch

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Description

Water supply source (based on observed evidence): • Public

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Basement



88. Basement

Water flow and pressure: • [Typical for neighborhood](#)

Water heater type:

- Rental



89. Rental

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

Water heater tank capacity: • [40 gallons](#)

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [Cast iron](#)

Sewer cleanout location:

• Basement

Located in the bathroom in the basement.



90. Basement

Pumps: • None

Floor drain location: • Not visible

Gas meter location:

• Exterior left side

Located next to the A/c unit. The supply gas ball valve for the fireplace is located next to the gas meter

Main gas shut off valve location: • Gas meter

Backwater valve: • Not present

Exterior hose bibb (outdoor faucet):

• Present

one hose bibb at the front and one at the back of the house. recommend all outdoor hoses be drained. Any water left in the hoses may freeze, expand and cause permanent damage

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



91. Present



92. Present

Observations and Recommendations

WASTE PLUMBING \ Drain piping - performance

26. Condition: • All faucets working properly, hot supply temperature was measured at approximately 117F or 47C. No leaks were present on the day of inspections at any plumbing fixture. All drains function normally on the day of inspection.

Location: Various

Task: Monitor Service

Time: When necessary

PLUMBING

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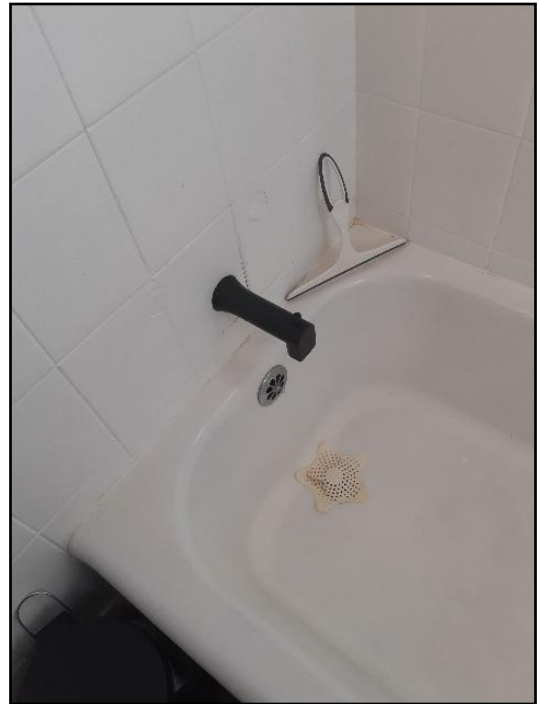
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93.



94.



95.



96.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



97.



98.

WASTE PLUMBING \ Traps - performance

27. Condition: • All fixture traps were found properly mounted and no leaks or past leaks evidence were present on the day of the inspection.

Location: Various Bathroom

Task: No correction needed

PLUMBING

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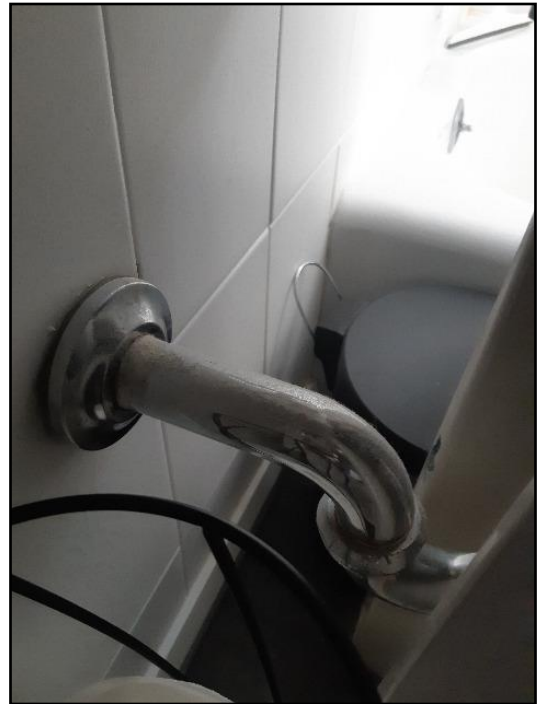
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



99.



100.



101.



102.

WASTE PLUMBING \ Venting system

28. Condition: • Fair condition on the day of inspection, no correction needed.

Location: South Roof



103.

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

29. Condition: • [Leak or drip](#)

The backyard hose bib was found plugged possible leak may present on the day of inspection.

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

Location: South Exterior

Task: Repair or replace

Time: As soon as practical

FIXTURES AND FAUCETS \ Toilet

30. Condition: • [Loose](#)

Recommend to be properly mounded on the floor. Found loose the day of inspection

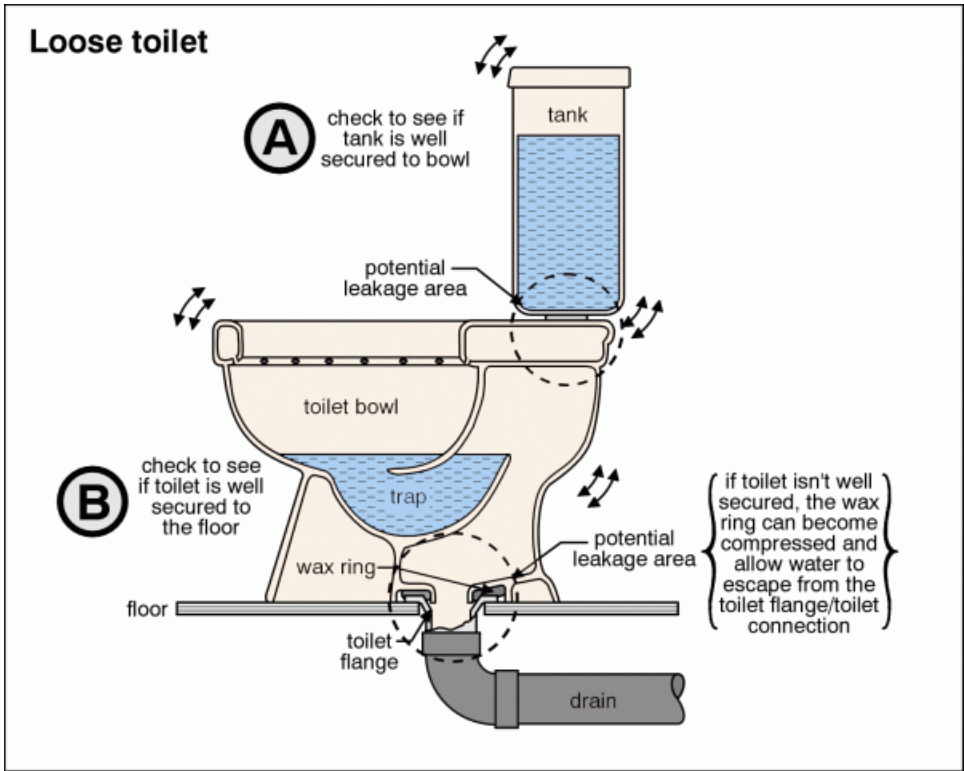
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Basement Half Bathroom

Task: Correct

Time: As soon as practical

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



104. Loose

PLUMBING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Inspection Methods and Limitations

Not included as part of a building inspection: • Washing machine connections • Fire extinguishers and sprinkler systems

Description

Major floor finishes: • Vinyl

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

Windows: • [Single/double hung](#) • [Casement](#)

Exterior doors - type/material: • [Metal](#)

Doors:

• Inspected

All doors operative on the day of inspection

Range fuel: • Electricity

Cooktop fuel: • Electricity

Appliances:

• Refrigerator

normal operative

• Dishwasher

normal operative on the day of inspection



105. *Dishwasher*

• Microwave oven

normal operative on the day of inspection



106. Microwave oven

- Range
normal operative on the day of inspection



107. Range

Laundry facilities:

- Washer
normal operative on the day of inspection
- Dryer
normal operative on the day of inspection. Fair condition

- SUMMARY
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Bathroom ventilation: • Exhaust fan

Counters and cabinets:

• Inspected
Normal operative and properly mounted on the day of inspection

Stairs and railings: • Inspected

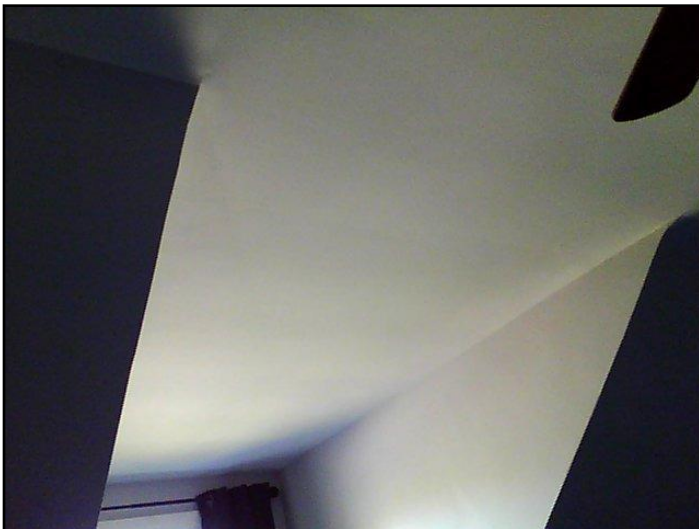
Observations and Recommendations

RECOMMENDATIONS \ General

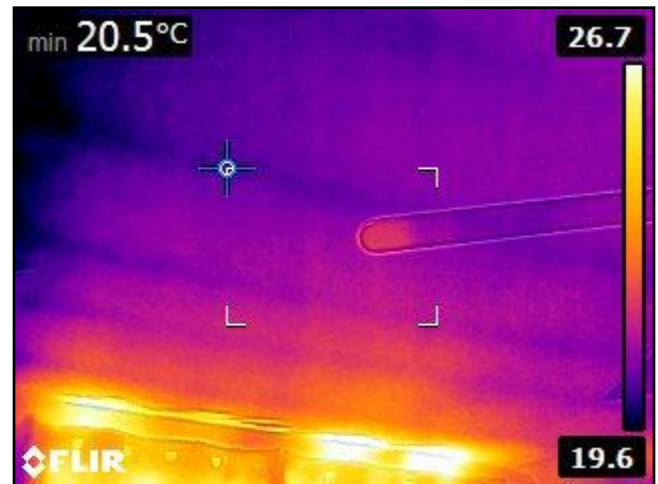
31. Condition: • Thermal inspection performed. Thermal images showing different areas in the house. Poor attic insulation above bedrooms, recommend adding insulation in these areas in the attic. Thermal bridging occurs in the walls, correction does not need at present. Basement walls were checked for moisture with a moisture meter and no moisture was detected on the day of the inspection.

Location: Various

Time: as soon as practical



108.



109.

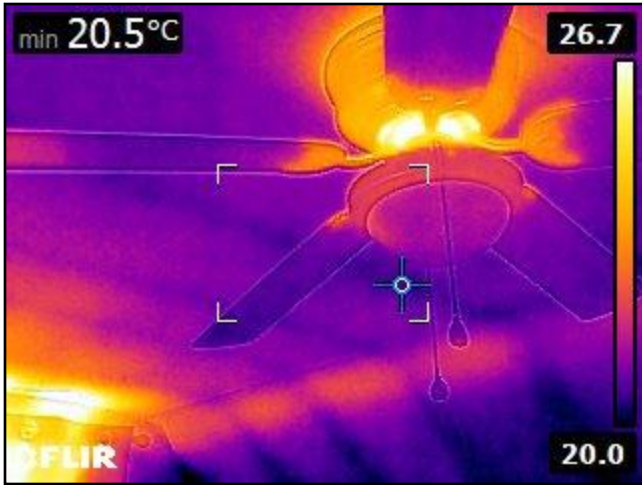
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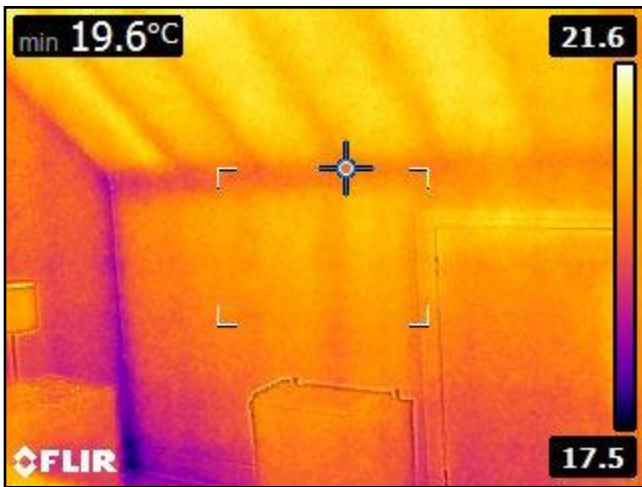
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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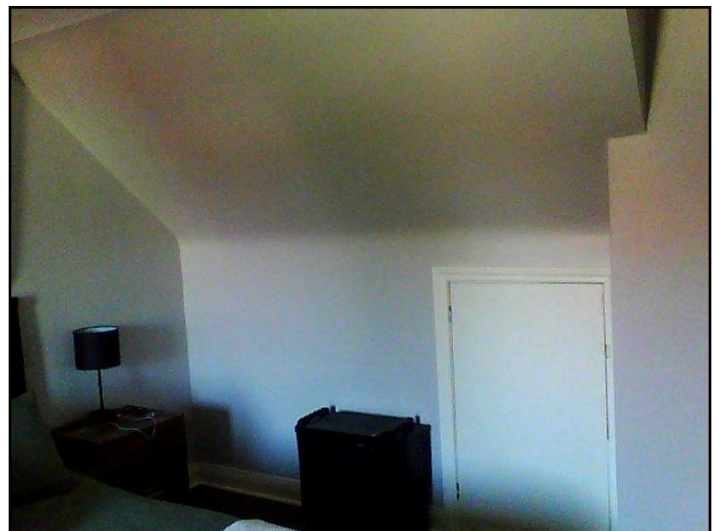
110.



111.



112.



113.



114.

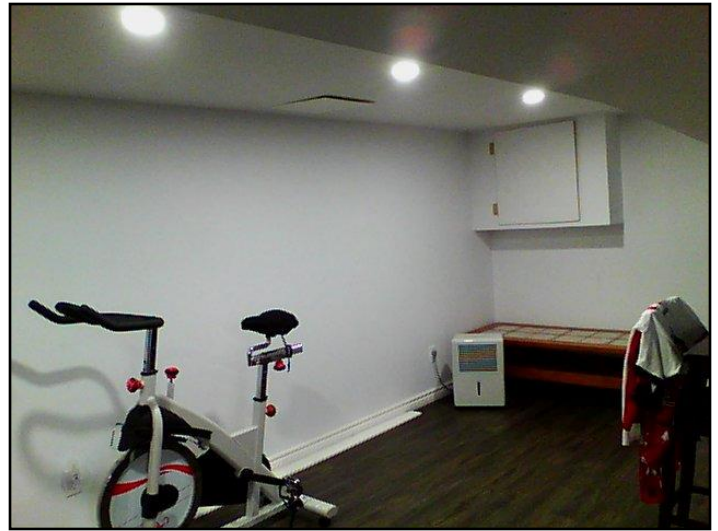
INTERIOR

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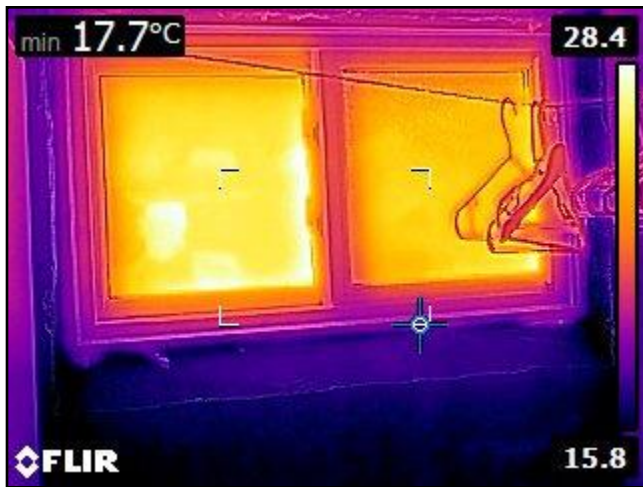
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115.



116.



117.



118.

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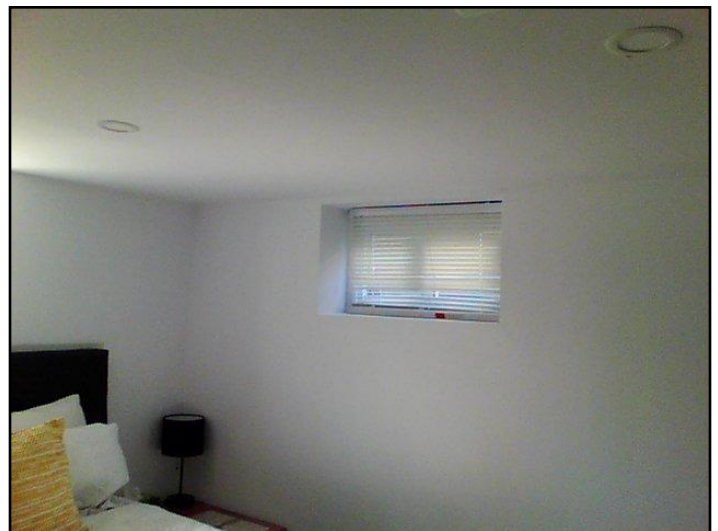
- SUMMARY
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119.



120.



121.



122.

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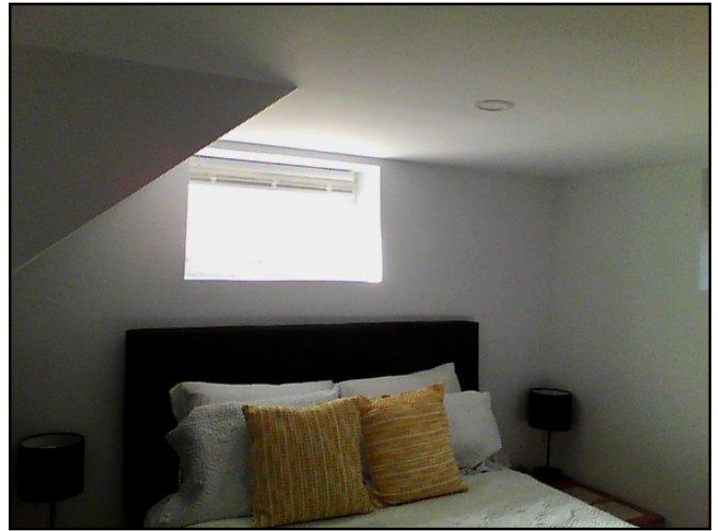
INSULATION

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123.



124.



125.

WINDOWS \ Interior trim

32. Condition: • [Poor fit](#)

recommend filling cracks around the laundry area windows in the basement with foam to prevent draft air enter the building

Implication(s): Material deterioration

Location: Various Laundry Area

Task: Correct

Time: As soon as practical

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126. Poor fit



127. Poor fit

STAIRS \ Handrails and guards

33. Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Basement First Floor

Task: Correct

Time: As soon as possible

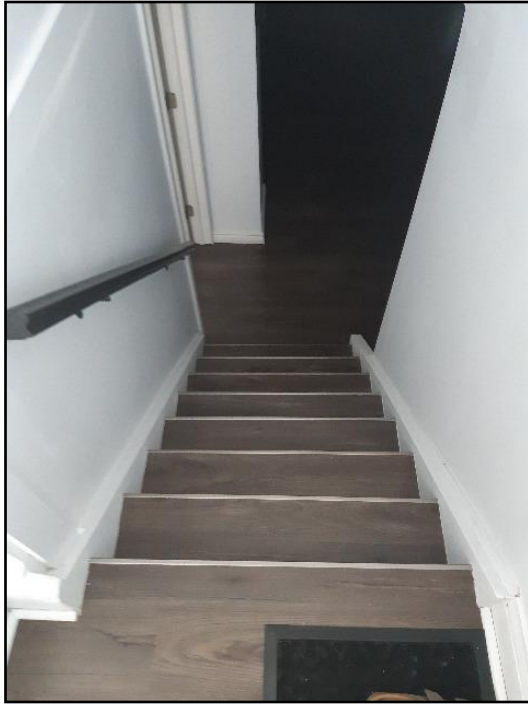
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128. Loose



129. Loose

34. Condition: • [Missing](#)

recommend a handrail to be installed

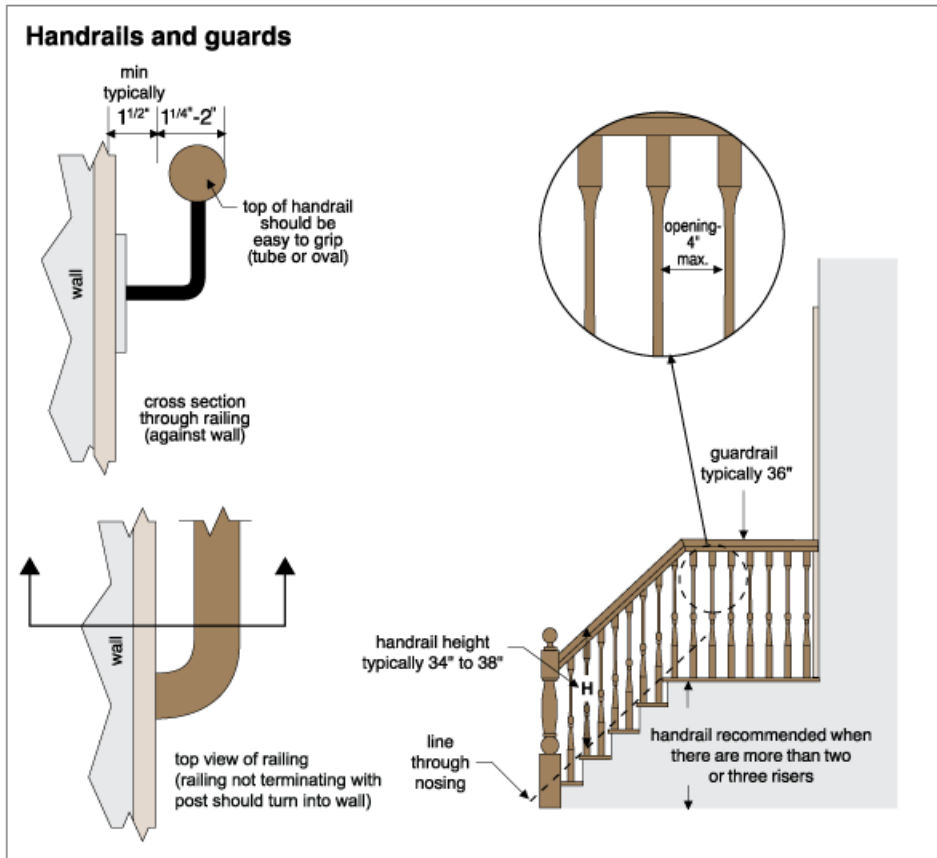
Implication(s): Fall hazard

Location: First Floor

Task: install

Time: as soon as possible

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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130. Missing

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Inspection Methods and Limitations

Cosmetics: • No comment offered on cosmetic finishes

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Description

Weather: • Clear

Approximate temperature: • 10°

Access to home provided by: • client

Occupancy: • The home was occupied at the time of the inspection. • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection. • The water service is public. • The plumbing waste disposal system is public.

Approximate inspection Start time: • The inspection started at 9:00 a.m.

Approximate inspection End time: • The inspection ended at Noon.

Approximate age of home: • 50 to 60 years

Building type: • Detached home

Number of bedrooms: • 3

Number of bathrooms: • 3

Number of kitchens: • 1

Below grade area: • Basement

Garage, carport and outbuildings: • Detached garage

Street type: • Residential

Street surface: • Paved

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

