

# INSPECTION REPORT



For the Property at:



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Inspection Date: Tuesday, September 10, 2019

Prepared by: Steve Lukings



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Know your home inside out.

September 10, 2019

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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](#)

## Roofing

### **SLOPED ROOFING \ Asphalt shingles**

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

If repairs are made, the life expectancy will be increased.

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

**Location:** Throughout Exterior Roof

**Task:** Replace

**Time:** Less than 3 years

**Cost:** \$2,000 - \$7,000

**Condition:** • [Cracks](#)

If you can cover cracks with some roofing tar, it should increase the time left before having to replace shingles. This will help to ensure/reduce the chance that no leaks happen.

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

**Location:** Rear Exterior Roof

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

**Condition:** • [Missing, loose or torn](#)

As discussed

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

**Location:** Right Roof

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

**Condition:** • [Vulnerable areas](#)

Fix drip edge and secure it. Repair where shingles are damaged along that edge.

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

**Location:** Left Exterior Roof

**Task:** Repair or replace

**Time:** Immediate

**Cost:** Minor - if you tackle this yourself

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## Exterior

### ROOF DRAINAGE \ Gutters

**Condition:** • Dirty/debris**Location:** Roof**Task:** Clean**Time:** As soon as possible**Cost:** None

### ROOF DRAINAGE \ Downspouts

**Condition:** • [Should discharge 6 feet from building](#)**Implication(s):** Chance of water damage to contents, finishes and/or structure**Task:** Improve**Time:** Discretionary**Cost:** Minor

### WINDOWS \ General

**Condition:** • Paint and Caulking - deteriorated / missing

Just monitor and replace when needed. As discussed: the caulking is aging and hardening. It will need to be replaced in the next couple of years to prevent water and drafts from entering

**Implication(s):** Increased heating and cooling costs | Reduced comfort**Location:** All windows**Task:** Repair**Time:** Less than 2 years**Cost:** Minor

## Electrical

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)**Implication(s):** Electric shock**Location:** Kitchen**Task:** Repair or replace**Time:** Immediate**Cost:** Minor

## Heating

### WOOD STOVE \ Venting

**Condition:** • [Pieces poorly connected](#)**Implication(s):** Equipment not operating properly | Hazardous combustion products entering home | Increased fire hazard**Location:** Roof**Time:** Immediate**Cost:** Minor

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## Interior

### OPTIONAL \ Interior

**Condition:** • Other

Insulate and tightly seal unused vent

**Location:** Master Bathroom**Task:** Repair**Time:** Discretionary**Cost:** Minor

### EXHAUST FANS \ Duct

**Condition:** • [Not vented to exterior](#)**Implication(s):** Chance of condensation damage to finishes and/or structure**Location:** Laundry Area**Task:** Repair**Time:** Immediate

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](#)

## Description

**The home is considered to face :** • East

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

**Sloped roof flashing material:** • Aluminum

**Probability of leakage:** • Medium

**Approximate age:** • 12 years • 15 years

**Roof Shape:** • Gable

## Recommendations

### **SLOPED ROOFING \ Asphalt shingles**

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

If repairs are made, the life expectancy will be increased.

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

**Location:** Throughout Exterior Roof

**Task:** Replace

**Time:** Less than 3 years

**Cost:** \$2,000 - \$7,000

**2. Condition:** • [Cracks](#)

If you can cover cracks with some roofing tar, it should increase the time left before having to replace shingles. This will help to ensure/reduce the chance that no leaks happen.

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

**Location:** Rear Exterior Roof

**Task:** Repair

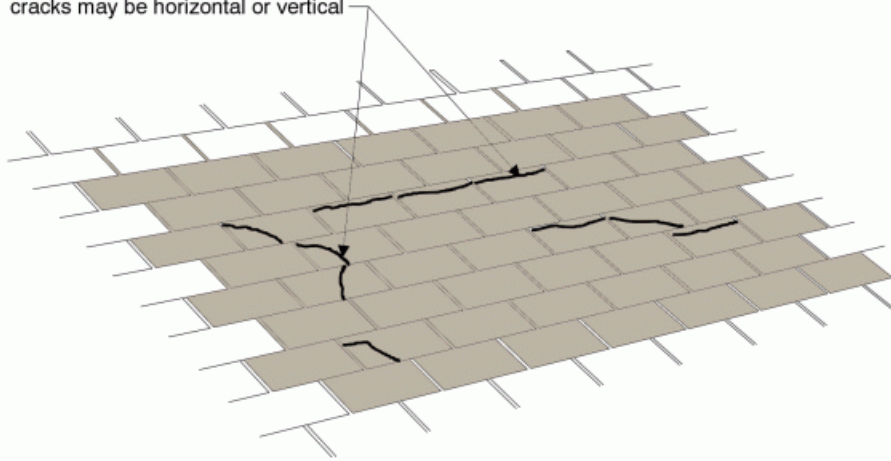
**Time:** Immediate

**Cost:** Minor

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## Premature failure of asphalt shingles

premature cracking of shingles can occur even in newer asphalt shingle applications  
cracks may be horizontal or vertical



1. Cracks

**3. Condition:** • [Missing, loose or torn](#)

As discussed

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

**Location:** Right Roof

**Task:** Provide

**Time:** Immediate

**Cost:** Minor



2. Missing Cap

**4. Condition:** • [Vulnerable areas](#)

Fix drip edge and secure it. Repair where shingles are damaged along that edge.

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

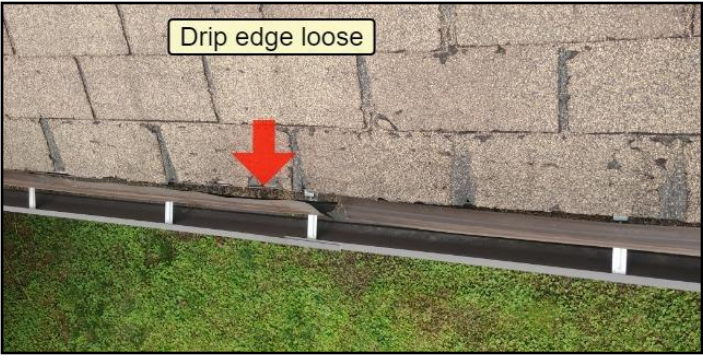
**Location:** Left Exterior Roof

**Task:** Repair or replace

**Time:** Immediate

**Cost:** Minor - if you tackle this yourself





3. Damaged/loose



## Description

**General:** • blank note

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

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

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

**Lot slope:** • [Flat](#)

**Soffit (underside of eaves) and fascia (front edge of eaves):** • [Aluminum](#)

**Wall surfaces and trim:** • [Wood](#)

**Driveway:** • Pavers

**Walkway:** • Pavers • Wood

**Deck:** • Pressure-treated wood

## Recommendations

### ROOF DRAINAGE \ Gutters

**5. Condition:** • Dirty/debris

**Location:** Roof

**Task:** Clean

**Time:** As soon as possible

**Cost:** None



4. Dirty/debris

### ROOF DRAINAGE \ Downspouts

**6. Condition:** • [Should discharge 6 feet from building](#)

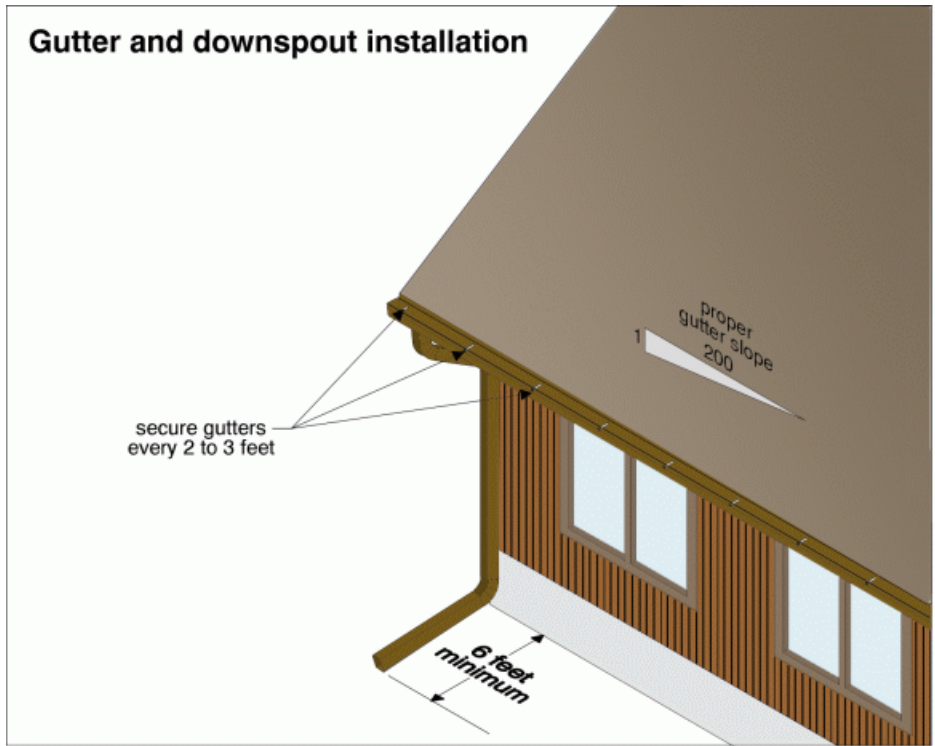
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Task:** Improve

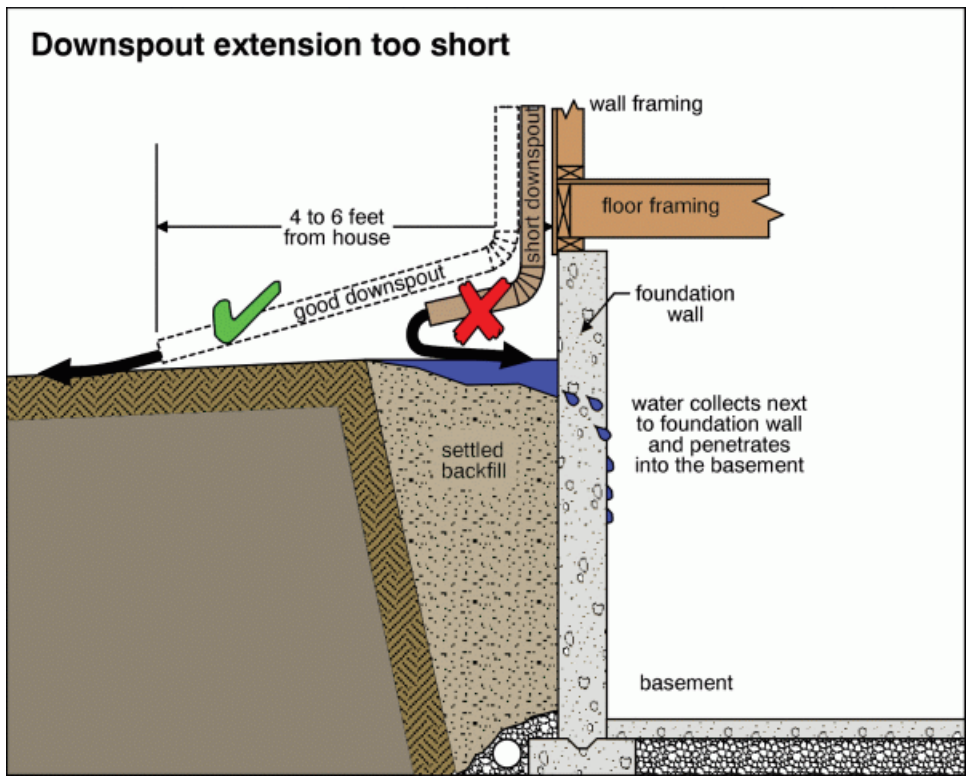
**Time:** Discretionary

**Cost:** Minor

### Gutter and downspout installation



### Downspout extension too short





5. Should discharge 6 feet from building



6. Should discharge 6 feet from building

### WINDOWS \ General

**7. Condition:** • Paint and Caulking - deteriorated / missing

Just monitor and replace when needed. As discussed: the caulking is aging and hardening. It will need to be replaced in the next couple of years to prevent water and drafts from entering

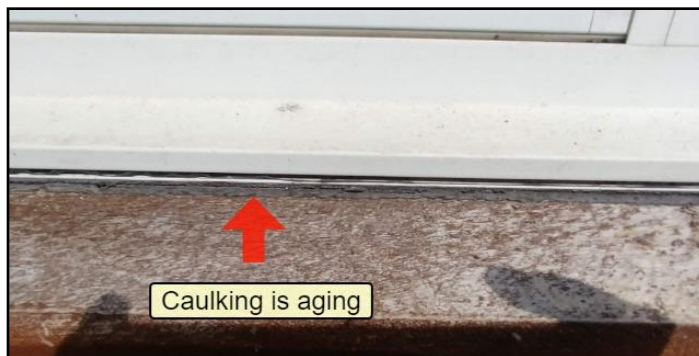
**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Location:** All windows

**Task:** Repair

**Time:** Less than 2 years

**Cost:** Minor



7. Paint and Caulking - deteriorated / missing

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## Description

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

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

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

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

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

**Auxiliary panel (subpanel) type and location:** • Breakers • [Fuses - garage](#)

**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 and exterior](#)

• [GFCI - kitchen](#)

Loose in wall. GFCI kept tripping.

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

## Recommendations

### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**8. Condition:** • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

**Implication(s):** Electric shock

**Location:** Kitchen

**Task:** Repair or replace

**Time:** Immediate

**Cost:** Minor

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8. Test faulty on GFCI/GFI (Ground Fault...

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## Description

**System type:** • Electric baseboard heaters • [Wood stove](#)

**Fuel/energy source:** • [Electricity](#) • Wood

**Heat distribution:** • None

**Approximate capacity:** • Not determined

**Efficiency:** • [Conventional](#)

**Exhaust venting method:** • [Natural draft](#)

**Combustion air source:** • Interior of building

**Approximate age:** • Not determined

**Chimney liner:** • [Required for upgrade/conversion](#)

## Recommendations

### WOOD STOVE \ Venting

**9. Condition:** • [Pieces poorly connected](#)

**Implication(s):** Equipment not operating properly | Hazardous combustion products entering home | Increased fire hazard

**Location:** Roof

**Time:** Immediate

**Cost:** Minor



**9. Poor connection to chimney**



## Description

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

**Attic/roof insulation amount/value:**

- 16 inches



10. 16 inches

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

**Attic/roof ventilation:** • [Soffit vent](#) • Turbine vent

**Wall insulation material:** • Not determined

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

**Floor above basement/crawlspace insulation material:** • Not visible



Description

**General:** • Septic clean out



11.

**Water supply source:** • Private

**Service piping into building:** • [Not visible](#)

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

**Main water shut off valve at the:** • Near water heater

**Water heater type:**

• Owned



12. Owned

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

**Water heater tank capacity:** • Not determined

**Water heater approximate age:** • Not determined

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

**Pumps:**

- [Solid waste pump \(ejector pump\)](#)



13. Solid waste pump (ejector pump)

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## Description

**Major floor finishes:** • [Carpet](#) • [Resilient](#)

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

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

**Windows:** • [Sliders](#)

**Glazing:** • [Double](#)

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

**Doors:** • Inspected

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • Clothes dryer vented to exterior

**Counters and cabinets:** • Inspected

## Recommendations

### OPTIONAL \ Interior

**10. Condition:** • Other

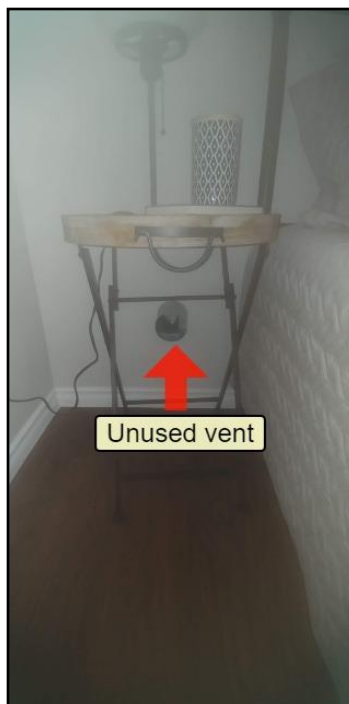
Insulate and tightly seal unused vent

**Location:** Master Bathroom

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



14. Other

## **EXHAUST FANS \ Duct**

**11. Condition:** • [Not vented to exterior](#)

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

**Location:** Laundry Area

**Task:** Repair

**Time:** Immediate



15. *Not vented to exterior*

**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

