

Your Inspection Report

148 Rickson Ave
Guelph, ON N1G4B2

PREPARED FOR:

JOHN SMITH

INSPECTION DATE:

Wednesday, November 10, 2010

PREPARED BY:

Mike Heeley



Heeley Home Inspections Inc.
138 McArthur Crescent
Guelph, ON N1L1S3

519-835-0622

mike@heeleyinspections.com



November 13, 2010

Dear John Smith,

RE: Report No. 1006, v.3
148 Rickson Ave
Guelph, ON
N1G4B2

Thanks again for choosing Heeley Home Inspections. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the Ontario Association of Home Inspectors. This document defines the scope and limitations of a home inspection:

<http://www.oahi.com/webdocs/StandardsofPractice-OAHI-Rev.pdf>

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 is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, 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.

Our consulting service via telephone is available at no cost to you for as long as you own the home. If you have any questions or concerns do not hesitate to contact us.

Thanks,

Sincerely,

Mike Heeley
on behalf of
Heeley Home Inspections Inc.

Heeley Home Inspections Inc.
138 McArthur Crescent
Guelph, ON N1L1S3
519-835-0622
mike@heeleyinspections.com

SUMMARY

148 Rickson Ave, Guelph, ON November 10, 2010

Report No. 1006, v.3
mike@heeleyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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](#)

Structure

FLOORS \ Joists

Condition: • [Notches or holes](#)

Main floor joists which provide structural support for the floor system notched to provide space for plumbing in mechanical room.

Implication(s): Weakened structure

Location: South Basement Utility Room

Task: Repair

Time: Less than 1 year

Cost: Depends on approach

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Double taps](#)

In the electrical distribution panel, two wires are attached to a single breaker. Most terminals are not designed to accommodate two wires. The risk of a poor connection is greater with double taps.

Implication(s): Fire hazard

Location: East Basement

Task: Repair

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Cover loose or missing](#)

In the basement utility room above the furnace and electrical junction box is missing its cover.

Implication(s): Electric shock | Fire hazard

Location: West Basement Utility Room

Task: Provide

Time: Immediate

Cost: Minor

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Heating

CHIMNEY AND VENT \ Masonry chimney

Condition: • [Spalling](#)

The chimney which provides venting for the wood burning fireplace in the living room requires rebuilding of its top 10 rows of bricks. The bricks have begun spalling which is a common occurrence for a chimney of this age and construction.

Implication(s): Material deterioration

Location: East Exterior

Task: Repair

Time: Less than 1 year

Cost: Major

Cooling & Heat Pump

AIR CONDITIONING \ Capacity

Condition: • [Possibly oversized](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: South Exterior

Task: Monitor

Time: Unpredictable

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [Compressed](#)

Attic insulation has compressed overtime reducing its performance. Recommend blowing in loose fill insulation to increase its R-value and reducing heating and cooling costs.

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

Location: Throughout Attic

Task: Provide

Time: Less than 3 years

Cost: Minor

Plumbing

WATER HEATER \ Temperature/pressure relief valve

Condition: • [Discharge tube missing](#)

Discharge tube for pressure release valve missing from hot water heater. Recommend replacing immediately as this is a safety concern.

Implication(s): Scalding

Location: Basement Utility Room

Task: Repair

Time: Immediate

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Cost: Minor

WASTE PLUMBING \ Traps - installation

Condition: • [Wrong type](#)

Waste plumbing for laundry equipment has a S-trap. The implication of an S-trap is siphoning of the water in the trap. This water is what stops sewer gases from entering the home. Recommend having a licensed plumber repair immediately.

Implication(s): Sewer gases entering the house | Sewage entering the house

Location: North First Floor Laundry Area

Task: Repair

Time: Immediately

Cost: Minor

Interior

STAIRS \ Handrails

Condition: • [Missing](#)

Stairs from garage to mud room have no handrail. Provide immediately as this is a safety concern.

Implication(s): Fall hazard

Location: First Floor Garage

Task: Provide

Time: Immediate

Cost: Minor

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: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Exposed fasteners](#)

Exposed fasteners at all roof penetrations. Recommend caulking to prevent water penetration into the home.

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

Location: Throughout Roof

Task: Improve

Time: Less than 1 year

Cost: Minor



1.

EXTERIOR

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Description

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

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

Lot slope: • [Away from house](#)

Wall surfaces : • Brick

Wall surfaces : • [Metal siding](#)

Driveway: • Concrete

Recommendations

ROOF DRAINAGE \ Downspouts

2. Condition: • [Downspouts end too close to building](#)

All downspout's need to be extended away from the home by a minimum of 6 feet.

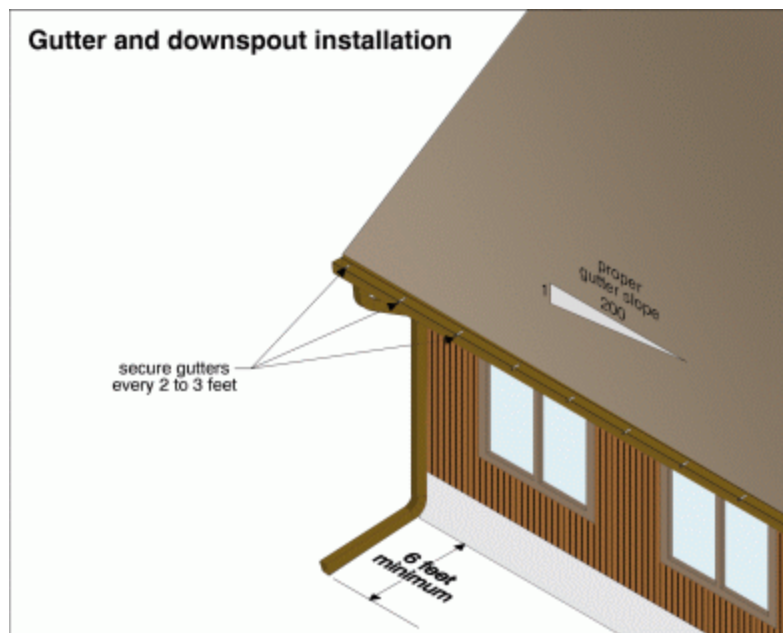
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: West Exterior

Task: Provide

Time: Less than 1 year

Cost: Minor



[Click on image to enlarge.](#)

EXTERIOR

148 Rickson Ave, Guelph, ON November 10, 2010

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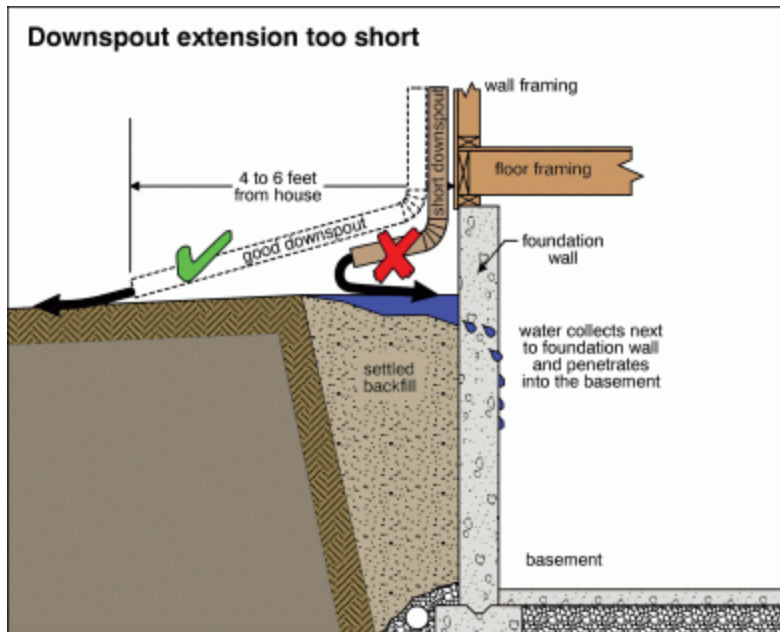
COOLING

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[Click on image to enlarge.](#)



2.

WALLS \ Flashings and caulking

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

Exterior wall penetrations for Air Conditioner supply lines need to be caulked to prevent moisture and rodents from entering the home.

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

Location: South Exterior Wall

Task: Repair

Time: Less than 1 year

Cost: Minor

EXTERIOR

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3.

LANDSCAPING \ General

4. Condition: • [Vines](#)

Vines growing on east side of home can damage finishes and shorten the life of exterior wall cladding.

Implication(s): Chance of damage to finishes

Location: East Exterior

Task: Remove

Time: Less than 2 years

Cost: Minor



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Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Poured concrete](#)
- Floor construction:** • [Joists](#) • Steel beams
- Exterior wall construction:** • [Wood frame, brick veneer](#)
- Roof and ceiling framing:** • [Rafters/roof joists](#)

Limitations

- Inspection limited/prevented by:** • Wall, floor and ceiling coverings
- Percent of foundation not visible:** • 90 %

Recommendations

FLOORS \ Joists

5. Condition: • [Notches or holes](#)

Main floor joists which provide structural support for the floor system notched to provide space for plumbing in mechanical room.

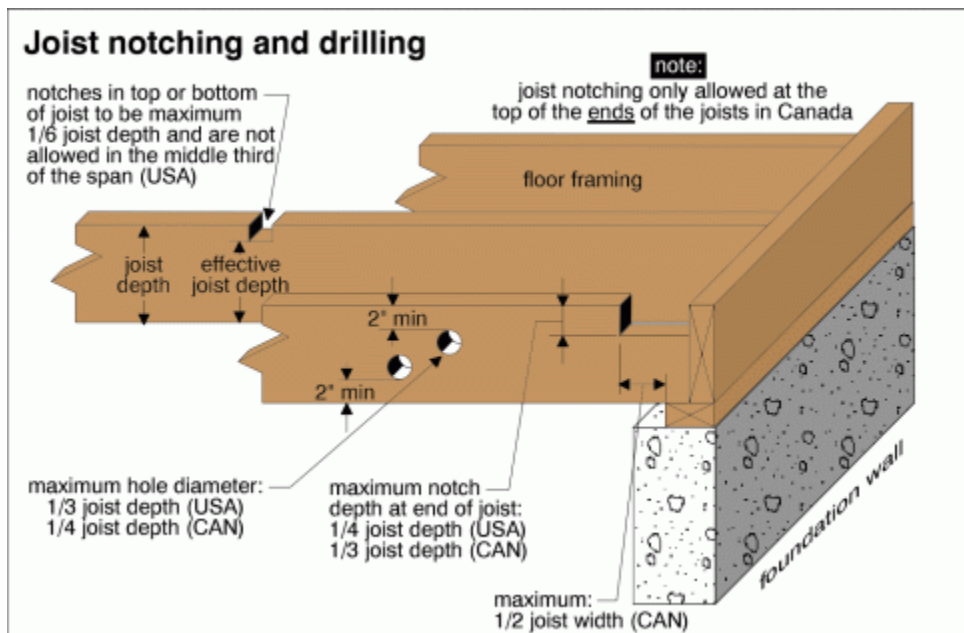
Implication(s): Weakened structure

Location: South Basement Utility Room

Task: Repair

Time: Less than 1 year

Cost: Depends on approach



[Click on image to enlarge.](#)

STRUCTURE

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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:** • [Copper - water pipe](#)
- 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](#)
- Smoke detectors:** • [Present](#)

Limitations

- System ground:** • Quality of ground not determined

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

6. Condition: • [Openings in panel](#)

Opening in electrical distribution panel cover needs to be repaired immediately as it is a safety concern.

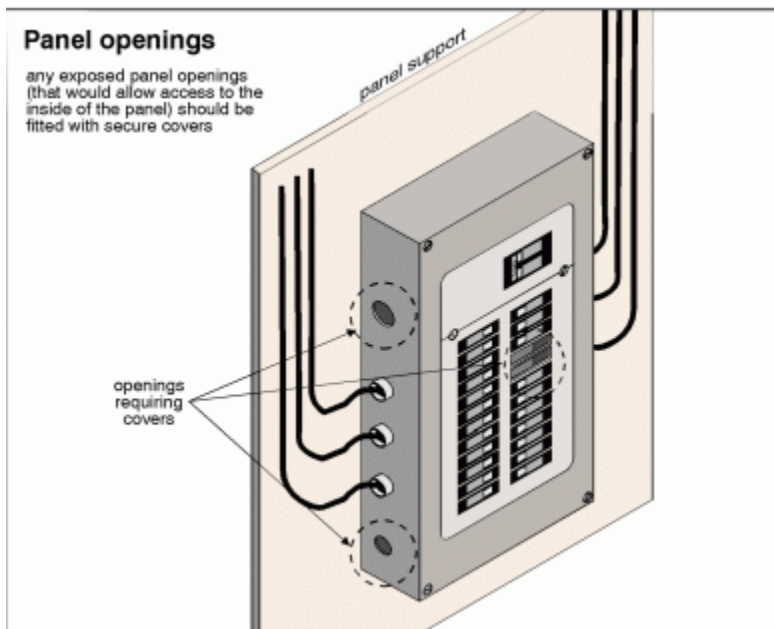
Implication(s): Electric shock | Fire hazard

Location: East Basement

Task: Provide

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)

7. Condition: • [Double taps](#)

In the electrical distribution panel, two wires are attached to a single breaker. Most terminals are not designed to accommodate two wires. The risk of a poor connection is greater with double taps.

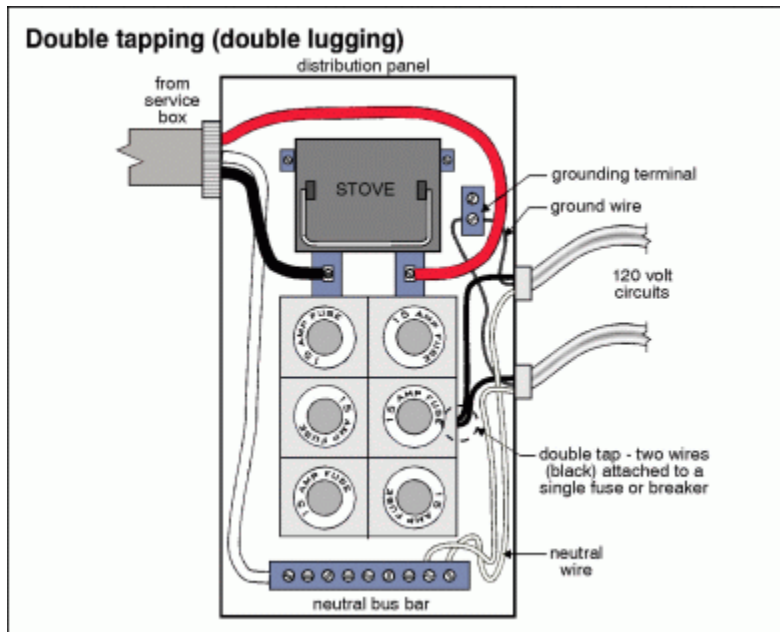
Implication(s): Fire hazard

Location: East Basement

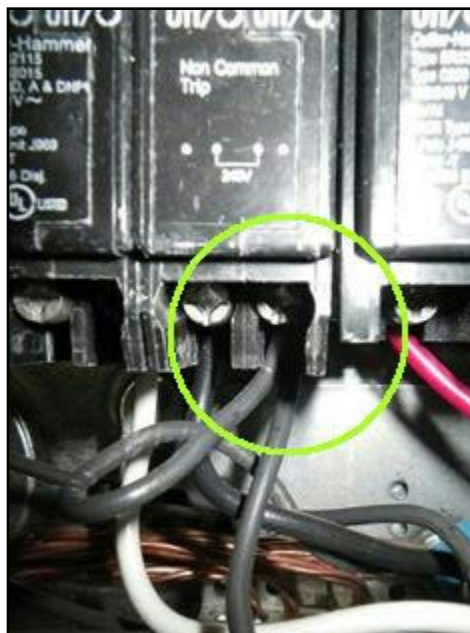
Task: Repair

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)



6.

DISTRIBUTION SYSTEM \ Junction boxes

8. Condition: • [Cover loose or missing](#)

In the basement utility room above the furnace and electrical junction box is missing its cover.

Implication(s): Electric shock | Fire hazard

Location: West Basement Utility Room

Task: Provide

Time: Immediate

Cost: Minor



7.

HEATING

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SUMMARY

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

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

Approximate capacity: • 120,000 BTU/hr

Efficiency: • [High-efficiency](#)

Approximate age: • [2 years](#)

Main fuel shut off at: • Meter

Chimney liner: • [Clay](#)

Limitations

Safety devices: • Not tested as part of a home inspection

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

Heat exchanger: • Not visible

Recommendations

CHIMNEY AND VENT \ Masonry chimney

9. Condition: • [Spalling](#)

The chimney which provides venting for the wood burning fireplace in the living room requires rebuilding of its top 10 rows of bricks. The bricks have begun spalling which is a common occurrence for a chimney of this age and construction.

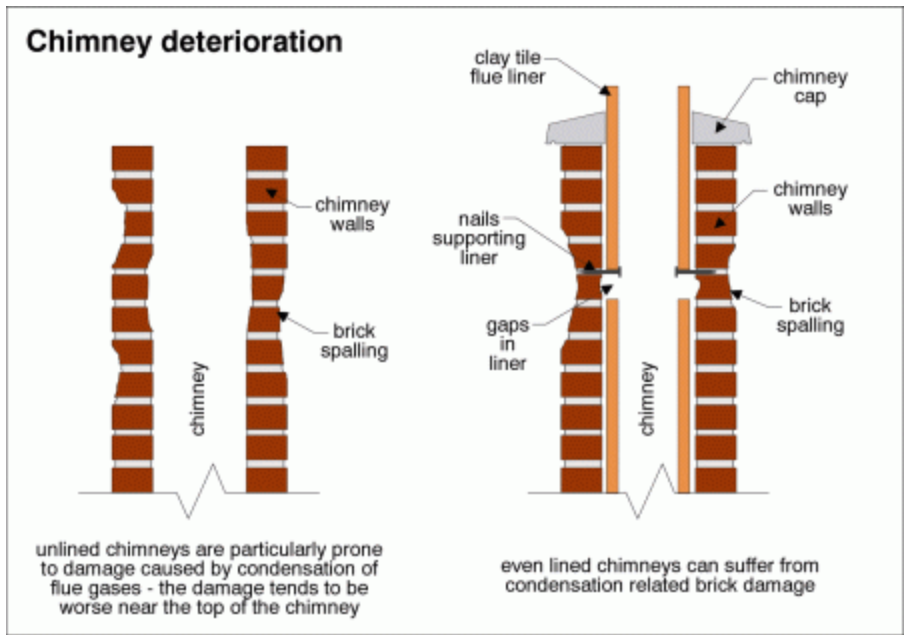
Implication(s): Material deterioration

Location: East Exterior

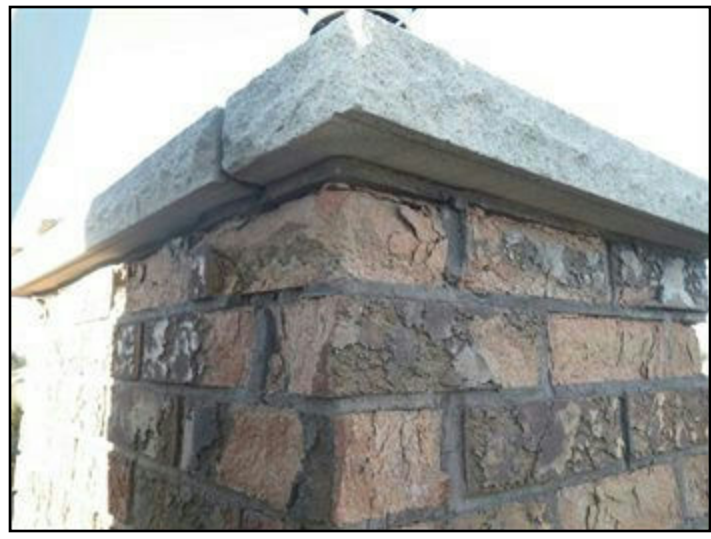
Task: Repair

Time: Less than 1 year

Cost: Major



[Click on image to enlarge.](#)



8.

CHIMNEY AND VENT \ Masonry chimney cap

10. Condition: • [Cracked](#)

The chimney cap, which provides weather protection for the flues, has cracked and needs to be repaired.

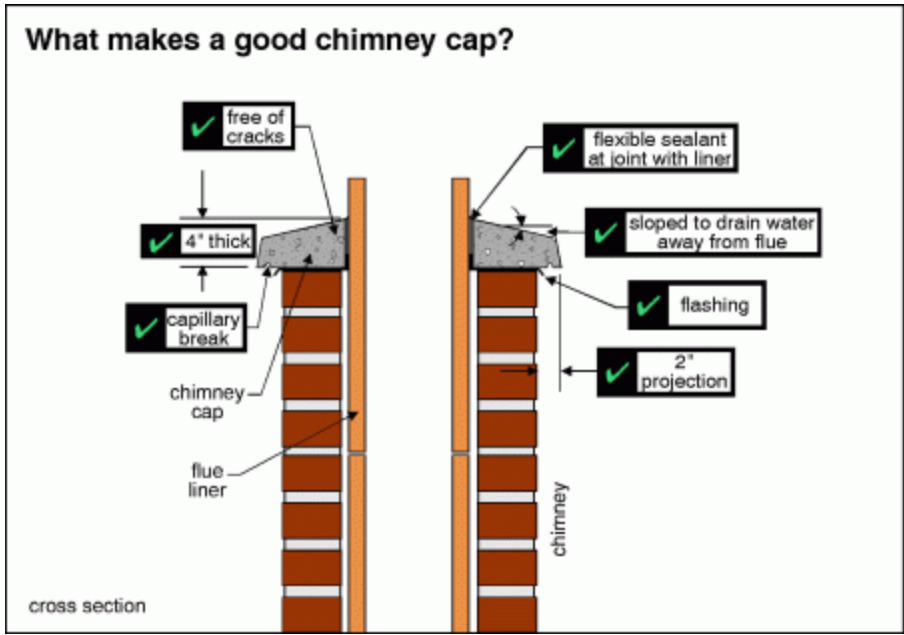
Implication(s): Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: East Exterior

Task: Repair

Time: Less than 1 year

Cost: Minor



[Click on image to enlarge.](#)



9.

COOLING & HEAT PUMP

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SUMMARY

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Description

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

Cooling capacity: • [30,000 BTU/hr](#)

Compressor approximate age: • 3 years

Failure probability: • [Low](#)

Limitations

Heat gain calculations: • Not done as part of a home inspection

Recommendations

AIR CONDITIONING \ Capacity

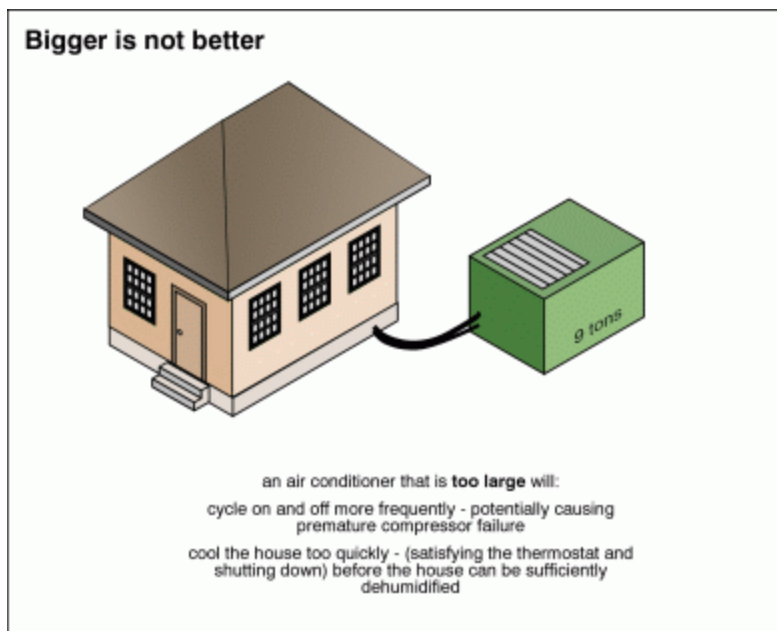
11. Condition: • [Possibly oversized](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: South Exterior

Task: Monitor

Time: Unpredictable



[Click on image to enlarge.](#)

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Description

- Attic/roof insulation material: • [Glass fiber](#)
- Attic/roof insulation amount/value: • [R-32](#)
- Attic/roof ventilation: • [Roof and soffit vents](#)
- Air/vapor barrier: • [Not visible](#)

Limitations

- Attic inspection performed: • From access hatch
- Air/vapor barrier system: • Continuity not verified
- Mechanical ventilation effectiveness: • Not verified

Recommendations

ATTIC/ROOF \ Insulation

12. Condition: • [Compressed](#)

Attic insulation has compressed overtime reducing its performance. Recommend blowing in loose fill insulation to increase its R-value and reducing heating and cooling costs.

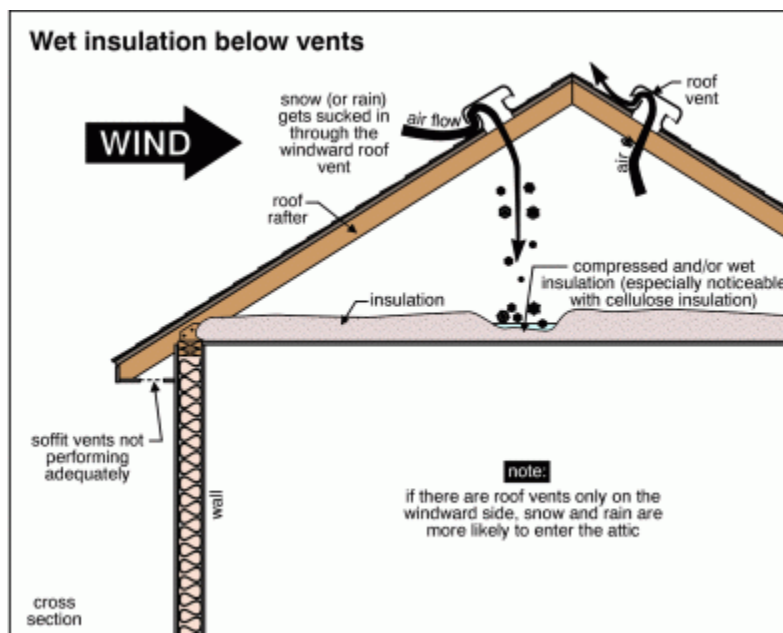
Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Throughout Attic

Task: Provide

Time: Less than 3 years

Cost: Minor



Click on image to enlarge.

SUMMARY

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Description

Water supply source: • Public

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

Supply piping in house: • [Copper](#)

Main water shut off valve at the: • South • Basement

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

Water heater type: • [Induced draft](#) • Owned

Tank capacity: • 189 liters

Water heater approximate age: • 5 years

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

Limitations

Items excluded from a home inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water heater relief valves are not tested

Recommendations

WATER HEATER \ Temperature/pressure relief valve

13. Condition: • [Discharge tube missing](#)

Discharge tube for pressure release valve missing from hot water heater. Recommend replacing immediately as this is a safety concern.

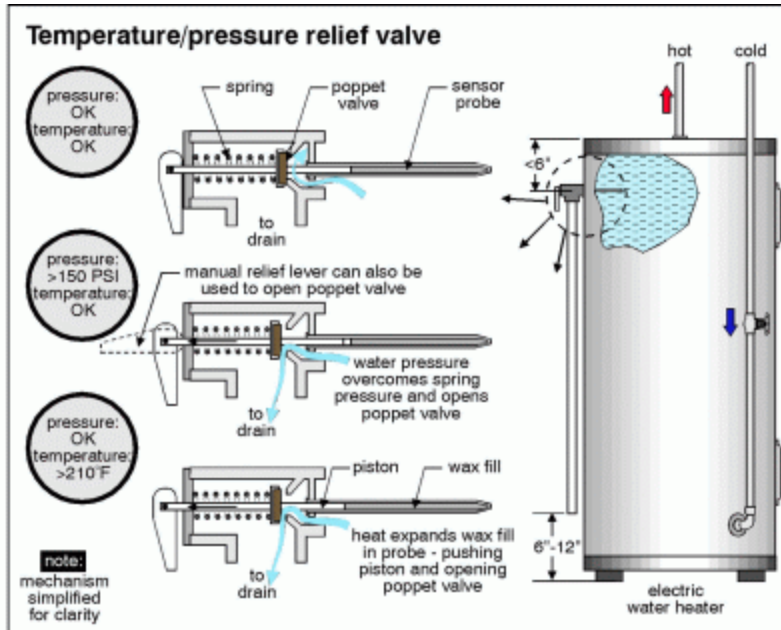
Implication(s): Scalding

Location: Basement Utility Room

Task: Repair

Time: Immediate

Cost: Minor



Click on image to enlarge.



10.

WASTE PLUMBING \ Traps - installation

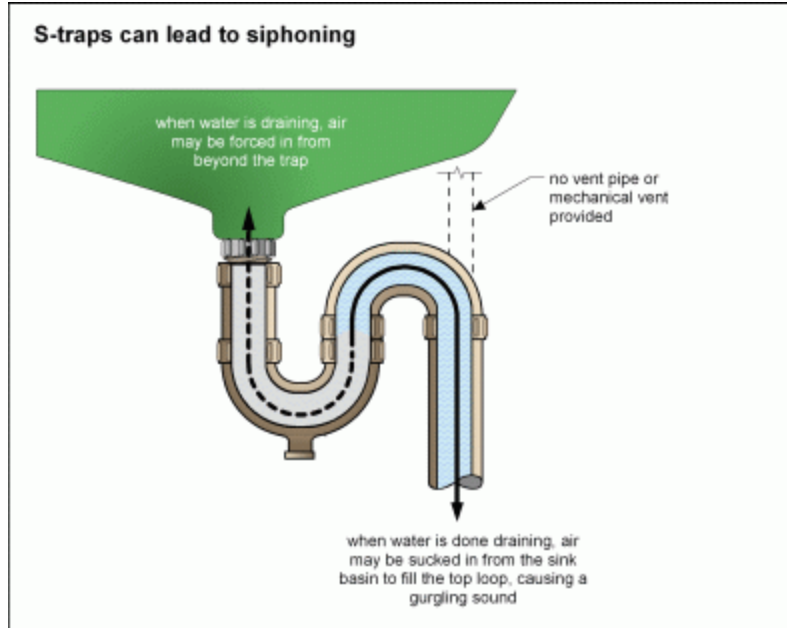
14. Condition: • [Wrong type](#)

Waste plumbing for laundry equipment has a S-trap. The implication of an S-trap is siphoning of the water in the trap. This water is what stops sewer gases from entering the home. Recommend having a licensed plumber repair immediately.

Implication(s): Sewer gases entering the house | Sewage entering the house

Location: North First Floor Laundry Area

Task: Repair
Time: Immediately
Cost: Minor



[Click on image to enlarge.](#)



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Description

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

Windows: • [Sliders](#) • [Casement](#) • Wood • Vinyl

Glazing: • [Double](#)

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

Limitations

Not included as part of a home inspection: • Carbon monoxide detectors, security systems, central vacuum

Recommendations

STAIRS \ Handrails

15. Condition: • [Missing](#)

Stairs from garage to mud room have no handrail. Provide immediately as this is a safety concern.

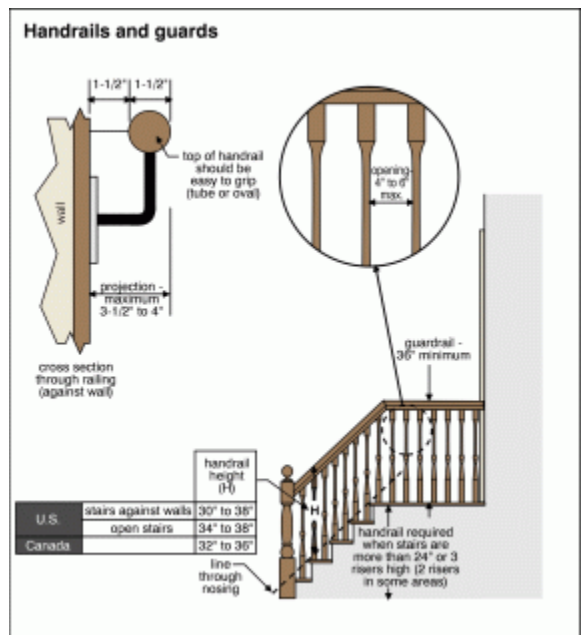
Implication(s): Fall hazard

Location: First Floor Garage

Task: Provide

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)

INTERIOR

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12.

END OF REPORT

REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)