



YOUR INSPECTION REPORT

Excellence in home inspection.

PREPARED BY:

Kyle Rutherford



FOR THE PROPERTY AT:

123 Any St
Georgetown, ON

PREPARED FOR:

JOHN SMITH

INSPECTION DATE:

Friday, October 8, 2021



Hanson Home Inspections
8 Sherman Court
Halton Hills, ON L7G 1H2

6479815000

kyle@hansonhi.ca



April 10, 2022

Dear John Smith,

RE: Report No. 1004, v.2
123 Any St
Georgetown, ON

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our 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 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.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Kyle Rutherford
on behalf of
Hanson Home Inspections

Hanson Home Inspections
8 Sherman Court
Halton Hills, ON L7G 1H2
6479815000

kyle@hansonhi.ca

ROOFING

123 Any St, Georgetown, ON October 8, 2021

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

General Information

The home is considered to face: • West

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles

- [Asphalt shingles](#)



4. Asphalt shingles

Limitations

Inspection performed: • With a drone

Age determined by: • Drone

Observations & Recommendations

SLOPED ROOFING \ Asphalt shingles

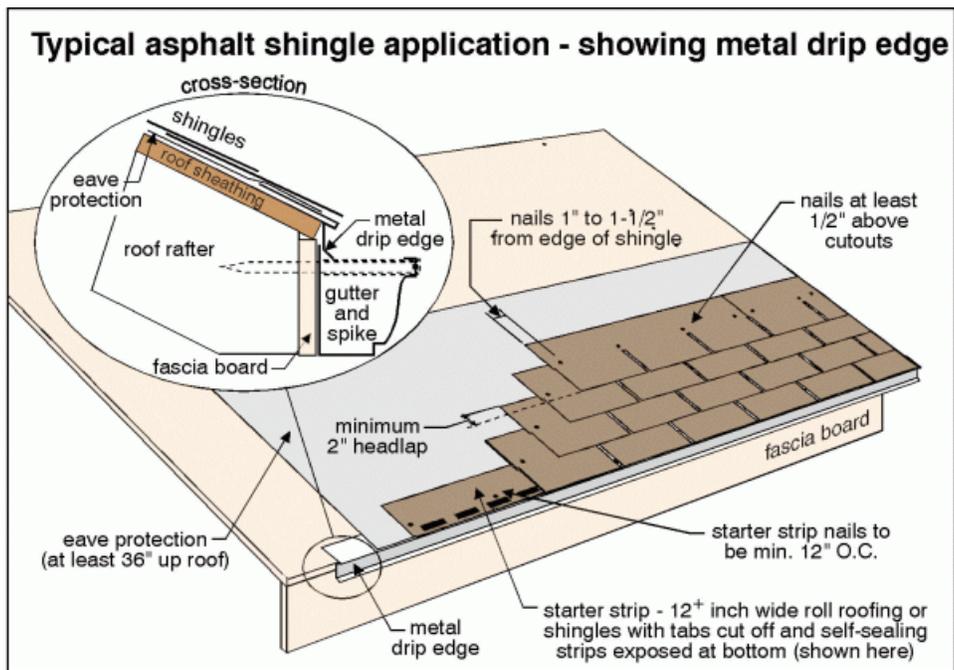
1. Condition: • [Exposed fasteners](#)

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

Location: Throughout

Task: Repair

Time: As soon as practical



5. Exposed fasteners



6. Exposed fasteners



7. Exposed fasteners



8. Exposed fasteners

- ROOFING
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SLOPED ROOF FLASHINGS \ Valley flashings

2. Condition: • [Too short](#)

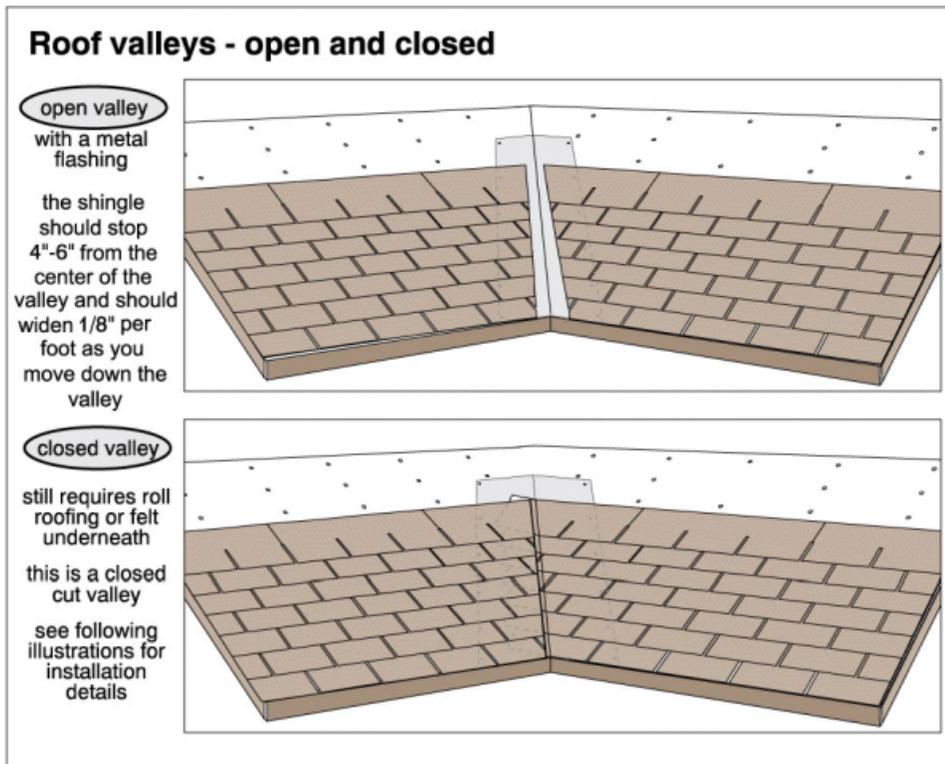
Implication(s): Chance of water damage to structure, finishes and contents



9. Too short

3. Condition: • [Doesn't widen at bottom](#)

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



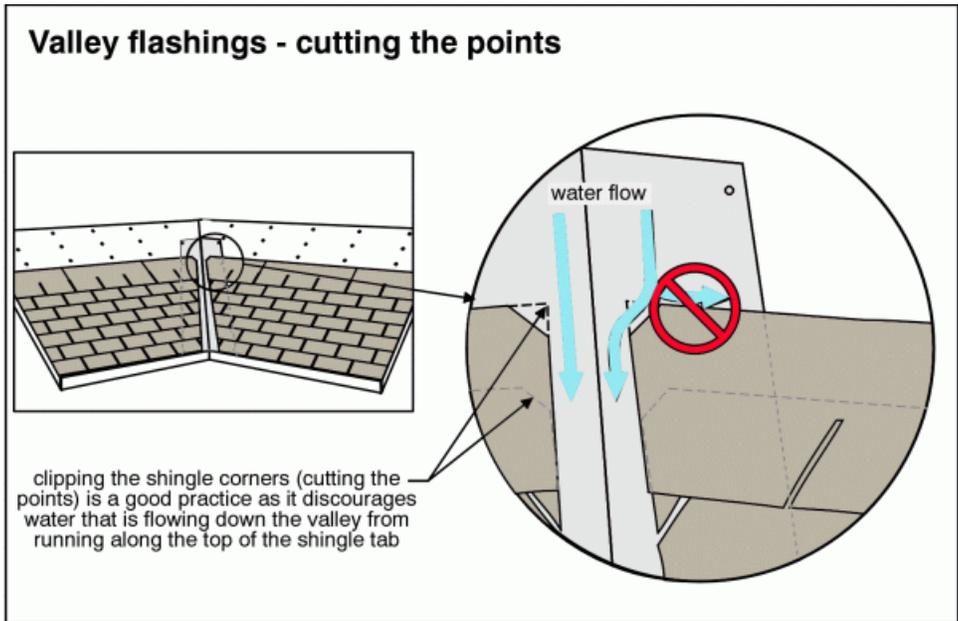


10. Doesn't widen at bottom

11. Doesn't widen at bottom

4. Condition: • [Points not cut](#)

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



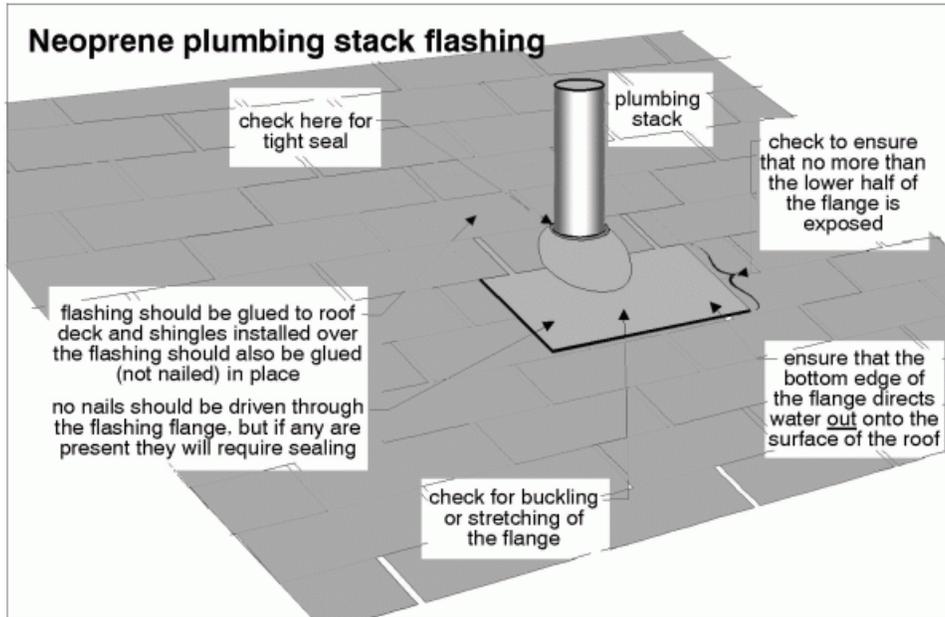
12. Points not cut

13. Points not cut

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

5. Condition: • [Fasteners - exposed / missing](#)

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



SLOPED ROOF FLASHINGS \ Roof vent

6. Condition: • [Exposed fasteners not sealed](#)

Add photos

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

Location: Throughout

Task: Repair

Time: As soon as practical



14. Exposed fasteners not sealed



15. Exposed fasteners not sealed

ROOFING

123 Any St, Georgetown, ON October 8, 2021

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16. Exposed fasteners not sealed



17. Exposed fasteners not sealed



18. Exposed fasteners not sealed



19. Exposed fasteners not sealed



20. Exposed fasteners not sealed



21. Exposed fasteners not sealed

General Information

Downspout discharge:

- [Below grade](#)

Right side of carport.



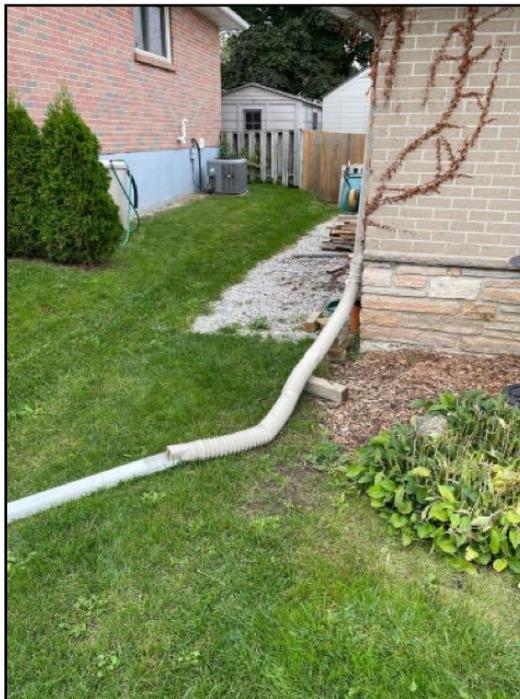
22. Below grade

- [Above grade](#)

EXTERIOR

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23. Above grade

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Brick](#)

Wall surfaces - masonry: • [Brick](#)

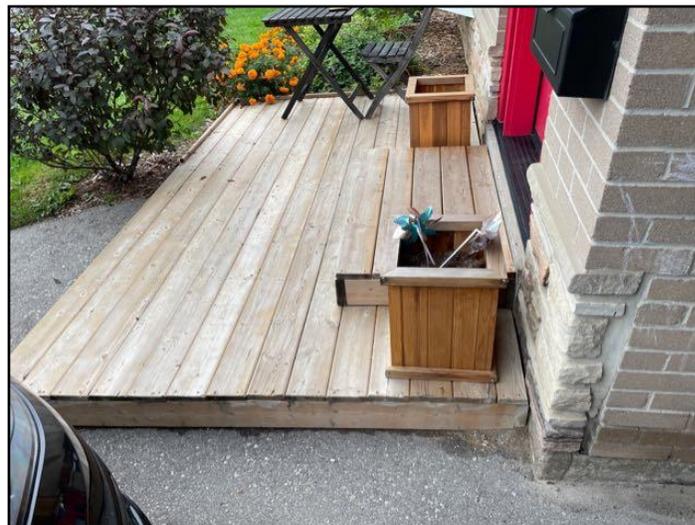
Driveway: • Blacktop • No performance issues were noted.

Porch:

- Pressure treated wood



24. Pressure treated wood



25. Pressure treated wood

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Carport:

- Attached



26. Attached

Limitations

Inspection limited/prevented by:

- Storage

EXTERIOR

123 Any St, Georgetown, ON October 8, 2021

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

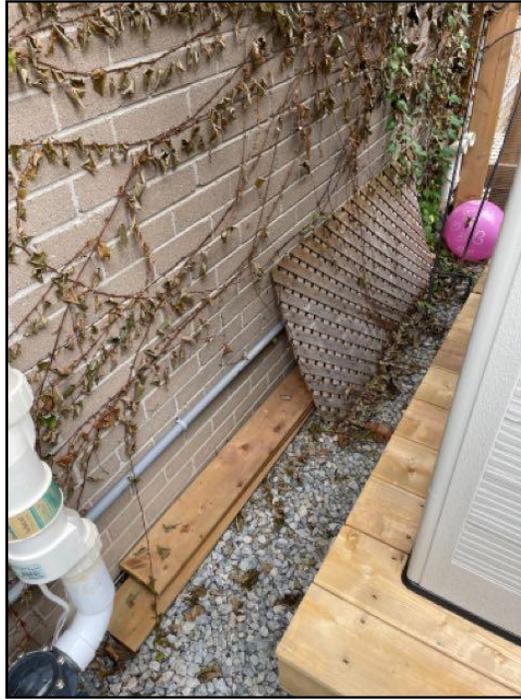
INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



27. Storage

Observations & Recommendations

WALLS \ Masonry (brick, stone) and concrete

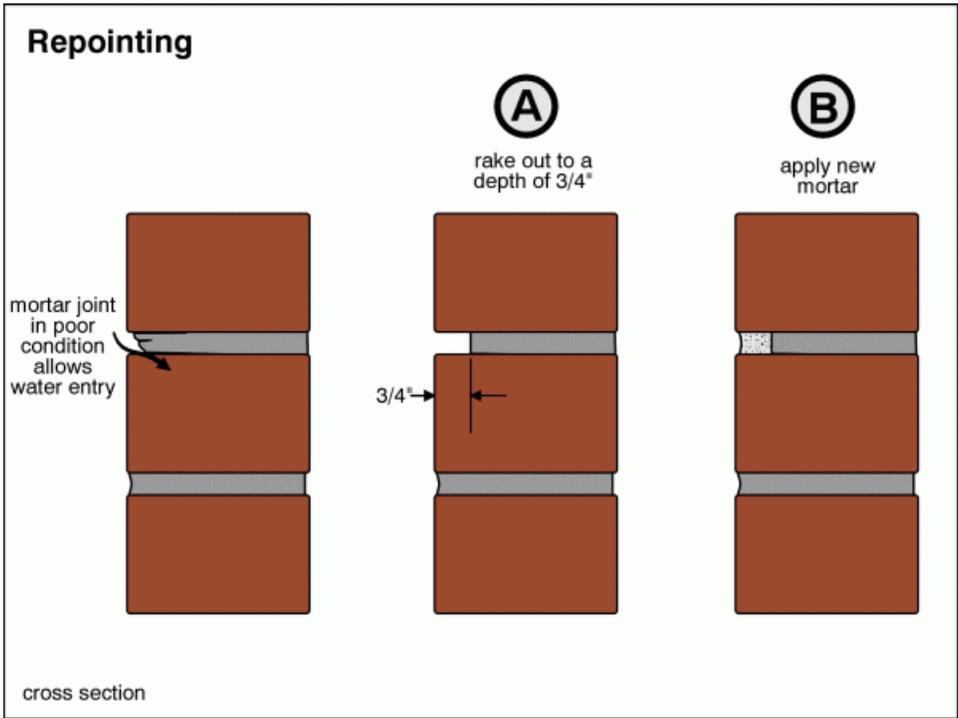
7. **Condition:** • [Mortar deterioration](#)

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

Location: Left Exterior

Task: Repair

Time: As soon as practical



28. Mortar deterioration



29. Mortar deterioration



30. Mortar deterioration

EXTERIOR GLASS/WINDOWS \ Window wells

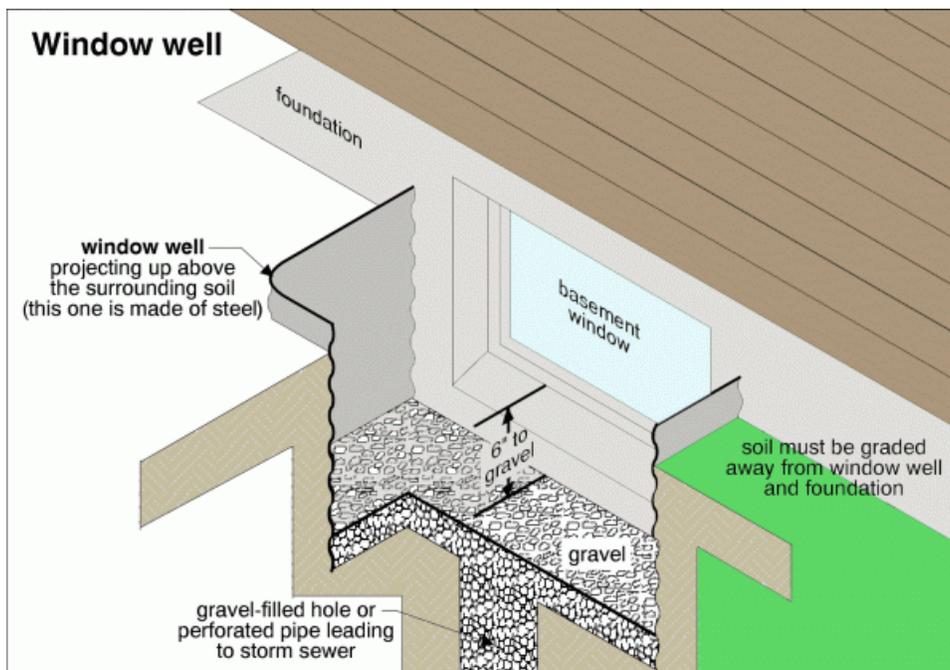
8. Condition: • [Less than 6 inches below window](#)

Implication(s): Chance of water entering building

Location: Throughout Exterior

Task: Improve

Time: As soon as practical



EXTERIOR

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31. Less than 6 inches below window



32. Less than 6 inches below window



33. Less than 6 inches below window

DOORS \ Doors and frames

9. **Condition:** • Exposed wood on door trim

Location: Right Side Exterior

EXTERIOR

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EXTERIOR

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Task: Repair

Time: As soon as practical



34.

LANDSCAPING \ General notes

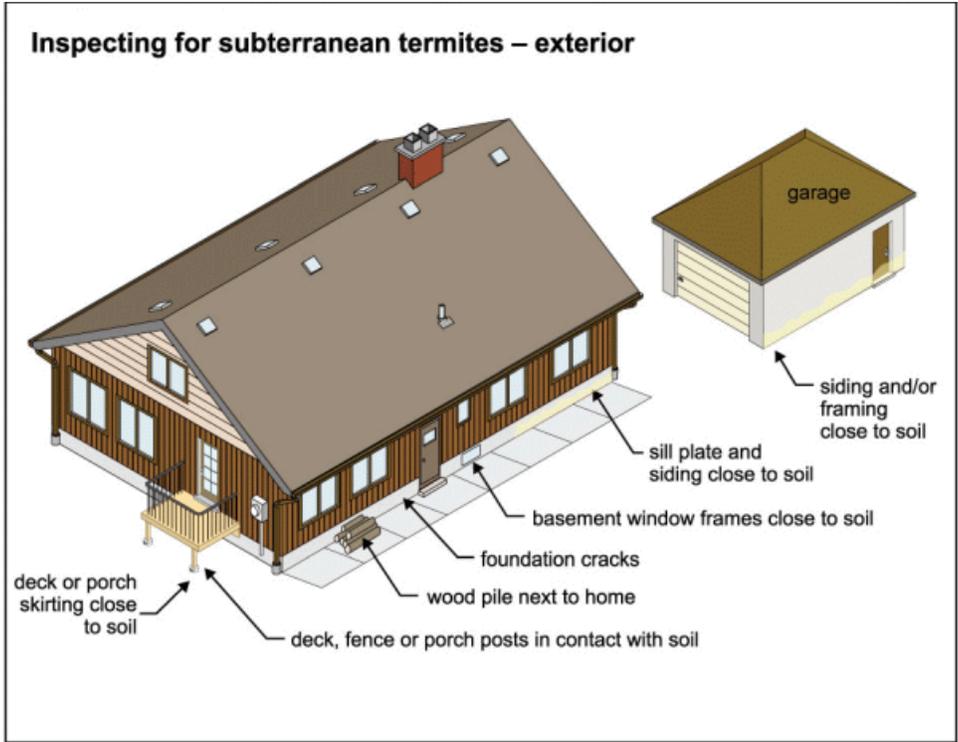
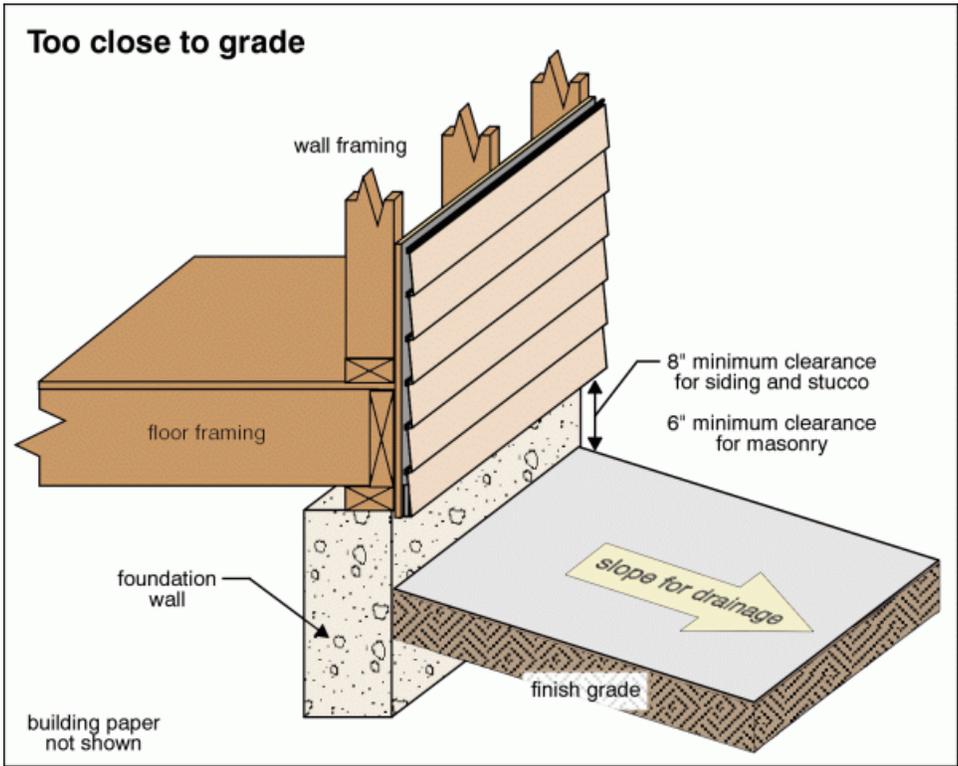
10. Condition: • [Too close to grade or wood/soil contact](#)

Implication(s): Chance of water entering building | Weakened structure | Rot | Insect damage

Location: Throughout

Task: Improve

Time: As soon as practical



EXTERIOR

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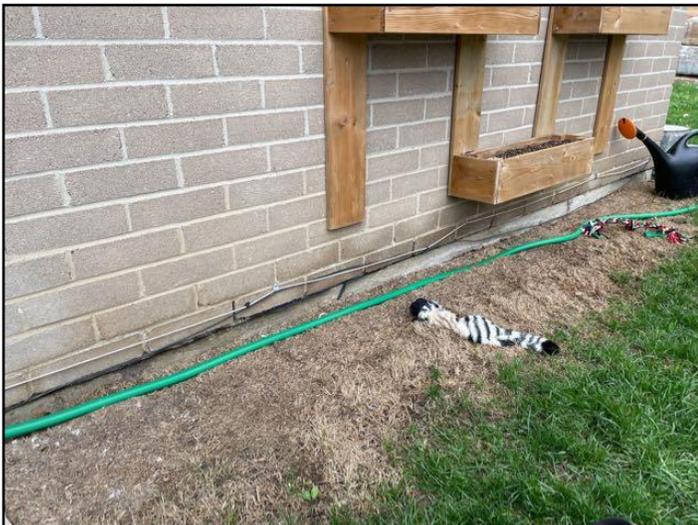
- ROOFING
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35. Too close to grade or wood/soil contact



36. Too close to grade or wood/soil contact



37. Too close to grade or wood/soil contact



38. Too close to grade or wood/soil contact

General Information

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Wood columns • Subfloor - OSB (Oriented Strand Board)

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

Roof and ceiling framing: • [Trusses](#)

Limitations

Inspection limited/prevented by:

- Insulation



39. *Insulation*

Attic/roof space:

- Inspected from access hatch

STRUCTURE

123 Any St, Georgetown, ON October 8, 2021

- ROOFING
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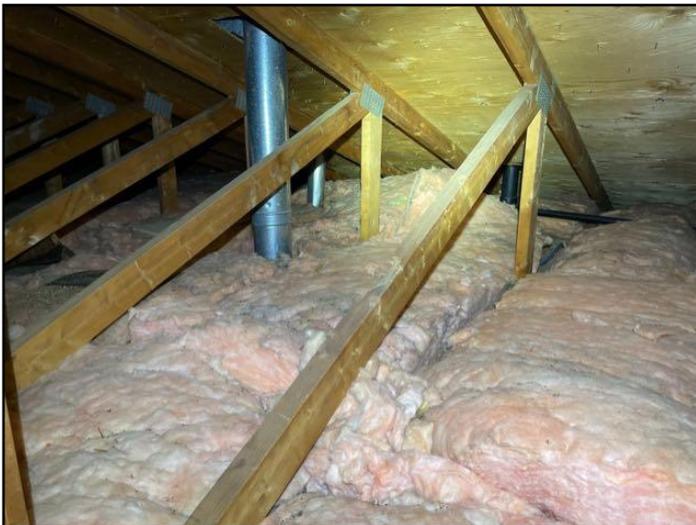
REFERENCE



40. Inspected from access hatch



41. Inspected from access hatch



42. Inspected from access hatch



43. Inspected from access hatch

STRUCTURE

123 Any St, Georgetown, ON October 8, 2021

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



44. *Inspected from access hatch*

Crawlspace: • No access

Percent of foundation not visible: • 90 %

General Information

Service entrance cable and location: • [Overhead - cable type not determined](#)

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

Main disconnect/service box rating: • [125 Amps](#)

Main disconnect/service box type and location:

• [Breakers - basement](#)



45. Breakers - basement



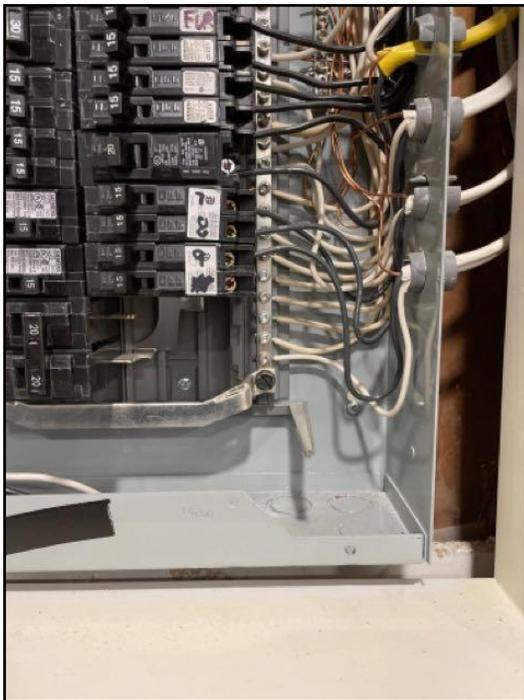
46. Breakers - basement



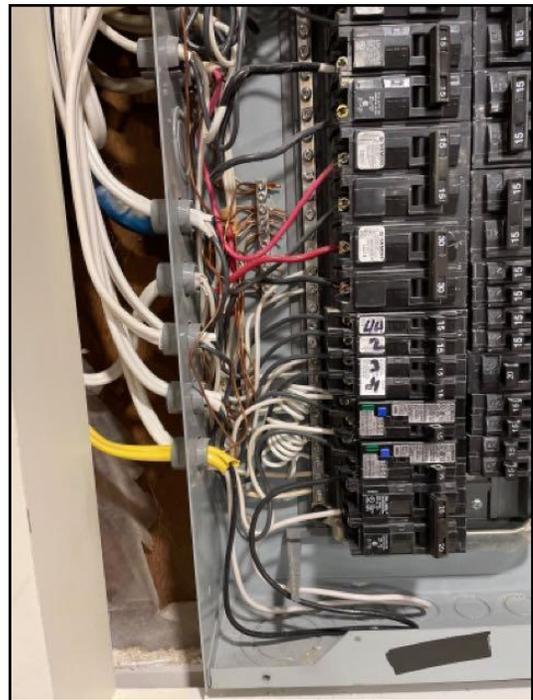
47. Breakers - basement



48. Breakers - basement



49. Breakers - basement



50. Breakers - basement

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

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

- ROOFING
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Distribution panel rating: • [125 Amps](#)

Electrical panel manufacturers: • Siemens

Distribution wire (conductor) material and type: • Aluminum - single strand (solid)

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

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

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

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

Fire Extinguishers:

- Present
- Kitchen

Observations & Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

11. Condition: • GFCI upside down

Location: First Floor Hallway Bathroom

Task: Improve

Time: When necessary

DISTRIBUTION SYSTEM \ Switches

12. Condition: • 3-way not working as intended

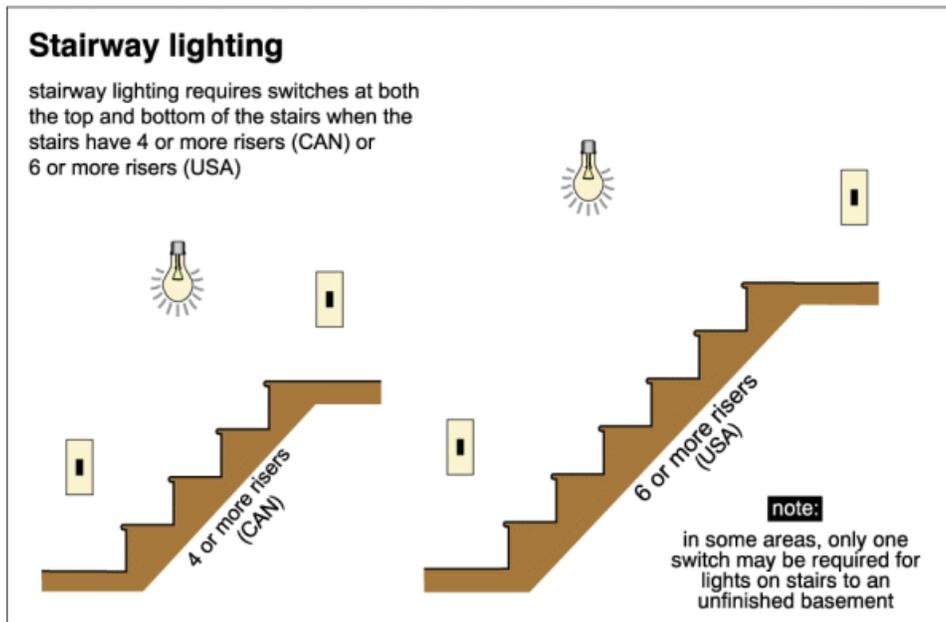
Switch and dining room and hallway by bedrooms

Implication(s): Nuisance | Fall hazard

Location: First Floor Dining Room

Task: Repair

Time: When necessary



General Information

Heating system type:

- [Furnace](#)



51. Furnace



52. Furnace



53. Furnace



54. Furnace

HEATING

123 Any St, Georgetown, ON October 8, 2021

ROOFING

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PLUMBING

INTERIOR

SITE INFO

REFERENCE

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Lennox

Approximate capacity: • [65,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [2 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Utility room

Air filter: • Disposable • 16" x 25" • 5" thick

Exhaust pipe (vent connector): • Type B

Fireplace/stove: • None

Chimney/vent:

• [Metal](#)

Not used

• [Partially removed](#)

Chimney liner: • [Metal](#)

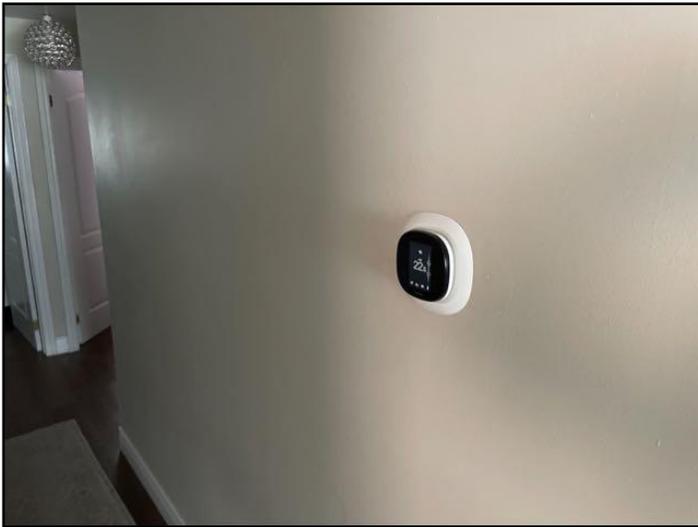
Location of the thermostat for the heating system: • Hallway

COOLING & HEAT PUMP

123 Any St, Georgetown, ON October 8, 2021

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Heat pump type: • None present
Cooling capacity: • [1.5 Tons](#)
Compressor type: • Electric
Compressor approximate age: • Unknown
Typical life expectancy: • 10 to 15 years
Air filter: • Disposable • 16" x 25" • 5" thick
Location of the thermostat for the cooling system:
• Hallway



58. Hallway



59. Hallway

General Information

Attic/roof insulation material:

- [Glass fiber](#)



60. *Glass fiber*

Attic/roof insulation amount/value: • [R-32](#) • 6 inches

Attic/roof air/vapor barrier: • [Kraft paper](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • Spot checked only

Wall air/vapor barrier: • Plastic

Floor above basement/crawlspace insulation material: • None found

Floor above basement/crawlspace insulation amount/value: • [None found](#)

Limitations

Attic inspection performed: • From access hatch

General Information

- Water supply source (based on observed evidence):** • Public
- Service piping into building:** • [Copper](#)
- Supply piping in building:** • [Copper](#) • PEX (cross-linked Polyethylene)
- Main water shut off valve at the:** • Basement • Utility room
- Water flow and pressure:** • [Functional](#)
- Water heater type:** • [Induced draft](#) • Owned
- Water heater location:** • Basement • Utility room
- Water heater fuel/energy source:** • [Gas](#)
- Water heater exhaust venting method:** • Direct vent
- Water heater manufacturer:**
 - A.O. Smith



61. A.O. Smith



62. A.O. Smith

- Water heater tank capacity:** • 50 gallons
- Water heater approximate age:** • 2 years
- Water heater typical life expectancy:** • 10 to 15 years
- Water heater failure probability:** • [Low](#)
- Hot water temperature (Generally accepted safe temp. is 120° F):** • 125° F
- Waste disposal system:** • [Public](#)

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

Floor drain location: • Near laundry area

Main gas shut off valve location: • Utility room

Observations & Recommendations

FIXTURES AND FAUCETS \ Faucet

13. Condition: • [Loose](#)

Implication(s): Equipment failure

Location: Kitchen First Floor

Task: Repair

Time: When necessary



63. Loose

FIXTURES AND FAUCETS \ Toilet

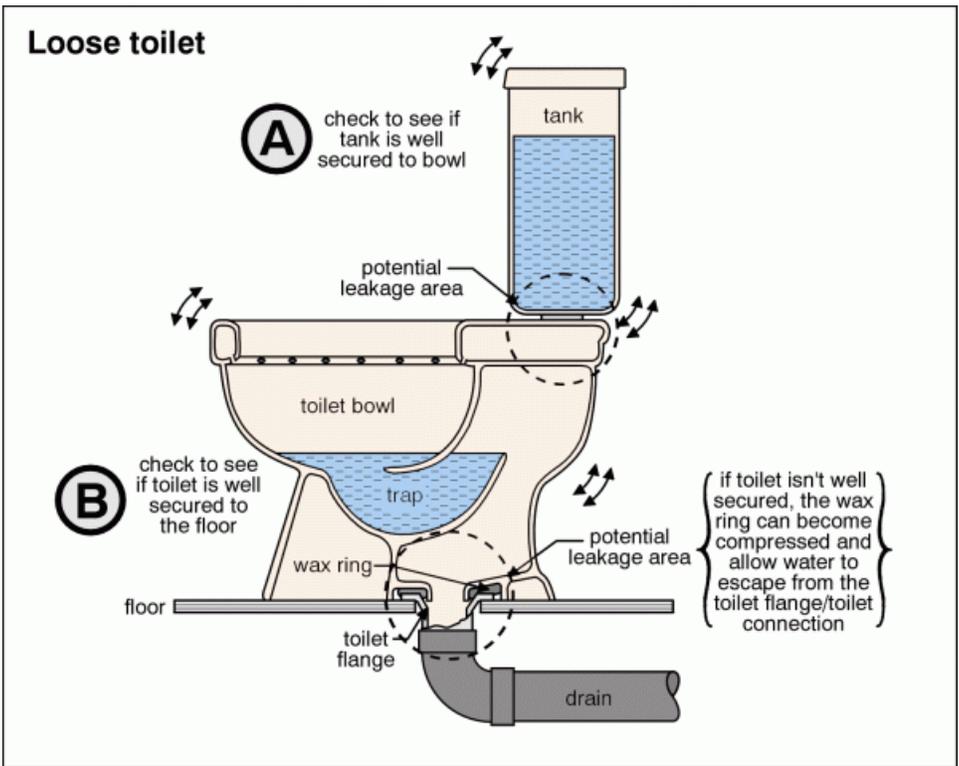
14. Condition: • [Loose](#)

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

Location: Basement Bathroom

Task: Repair

Time: As soon as possible



64. Loose

15. Condition: • [Surface defects](#)

Toilet seat a loose

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

Location: First Floor Hallway Bathroom

Task: Repair

Time: When necessary

- ROOFING
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General Information

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

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

Windows:

- [Fixed](#)
Center window of the bay window
- [Sliders](#)
Kitchen
- [Casement](#)
Bay window left and right side
- [Awning](#)
Dining room and all the bedrooms

Glazing: • [Double](#)

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

Doors: • Inspected

Observations & Recommendations

DOORS \ Doors and frames

16. Condition: • [Stiff](#)

Implication(s): Reduced operability

Location: First Floor Kitchen

Task: Repair

Time: When necessary



65. *Stiff*

17. Condition: • [Swings open or closed by itself](#)

REFERENCE

Implication(s): Physical injury
Location: First Floor Master Bathroom
Task: Repair
Time: When necessary

BASEMENT \ Wet basement - evidence

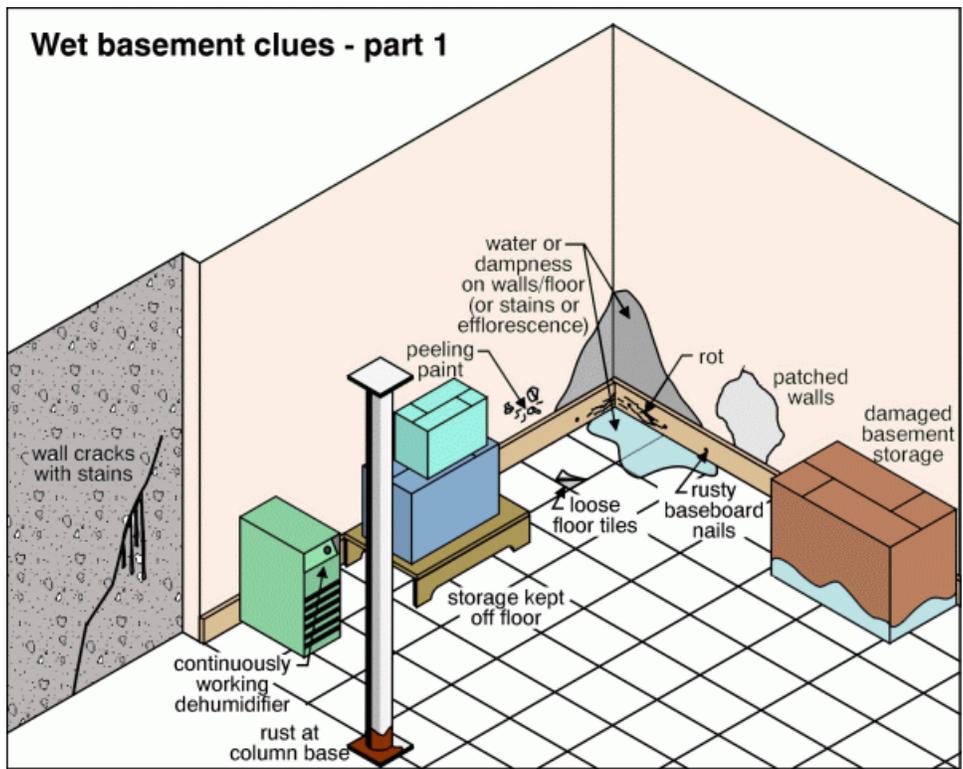
18. Condition: • [Crumbling plaster, dry wall or concrete walls](#)

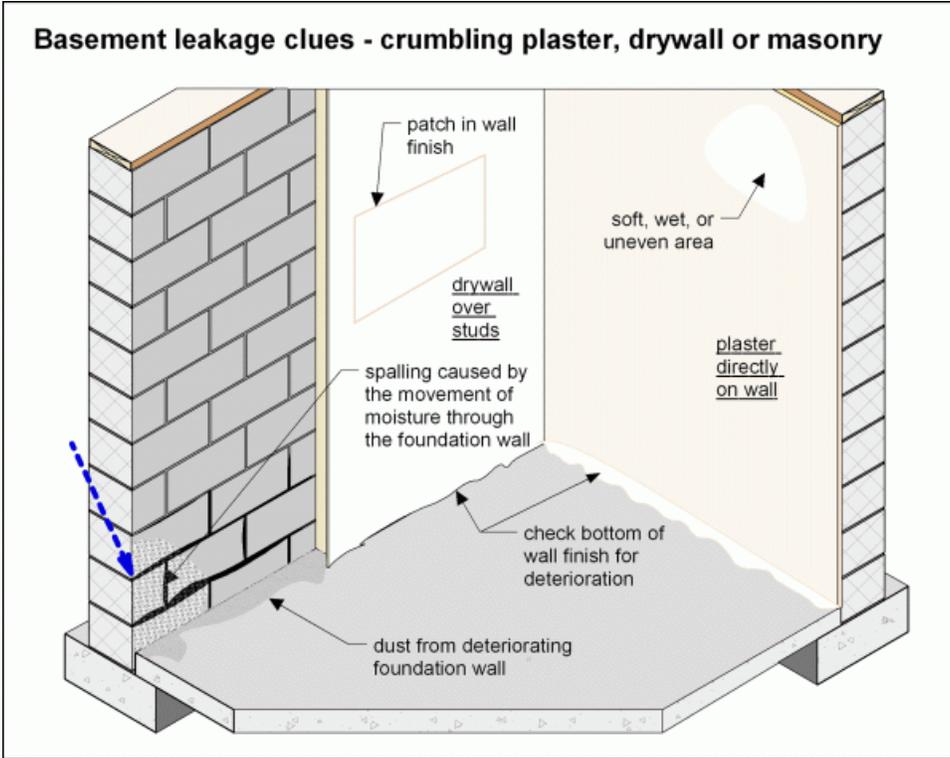
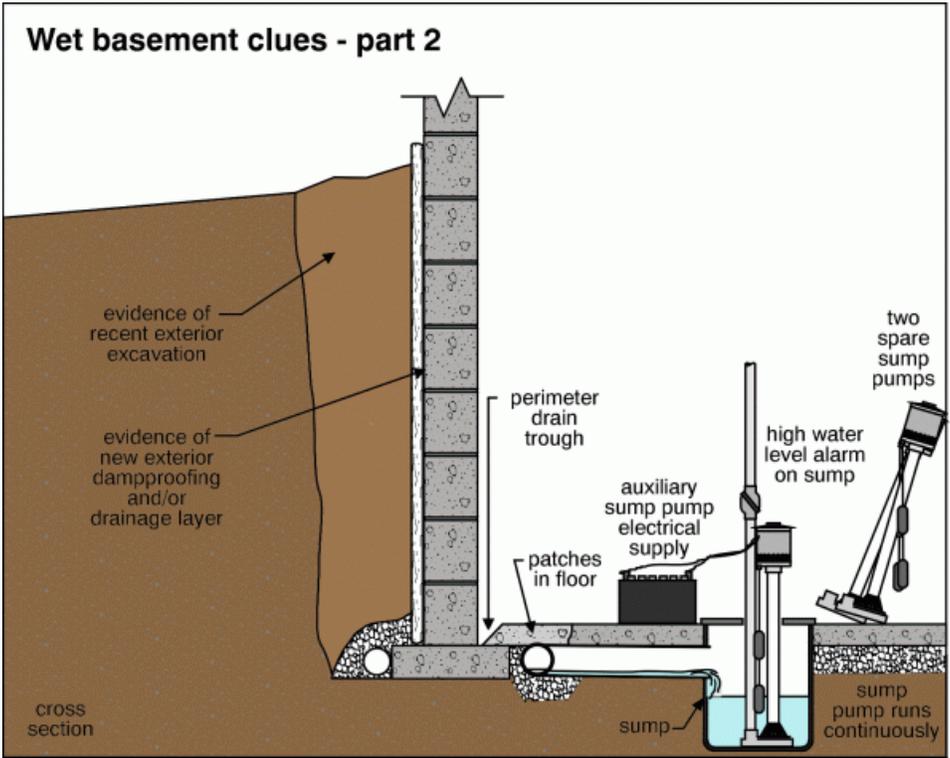
Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

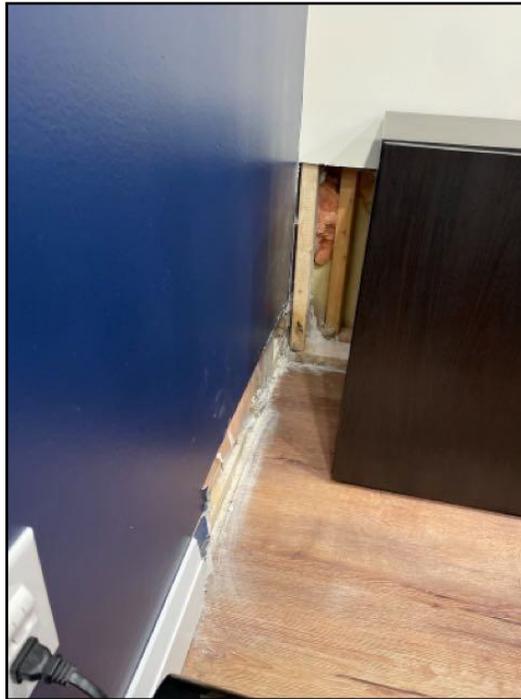
Location: Basement Family Room

Task: Repair

Time: As soon as possible







66. *Crumbling plaster, dry wall or concrete walls*

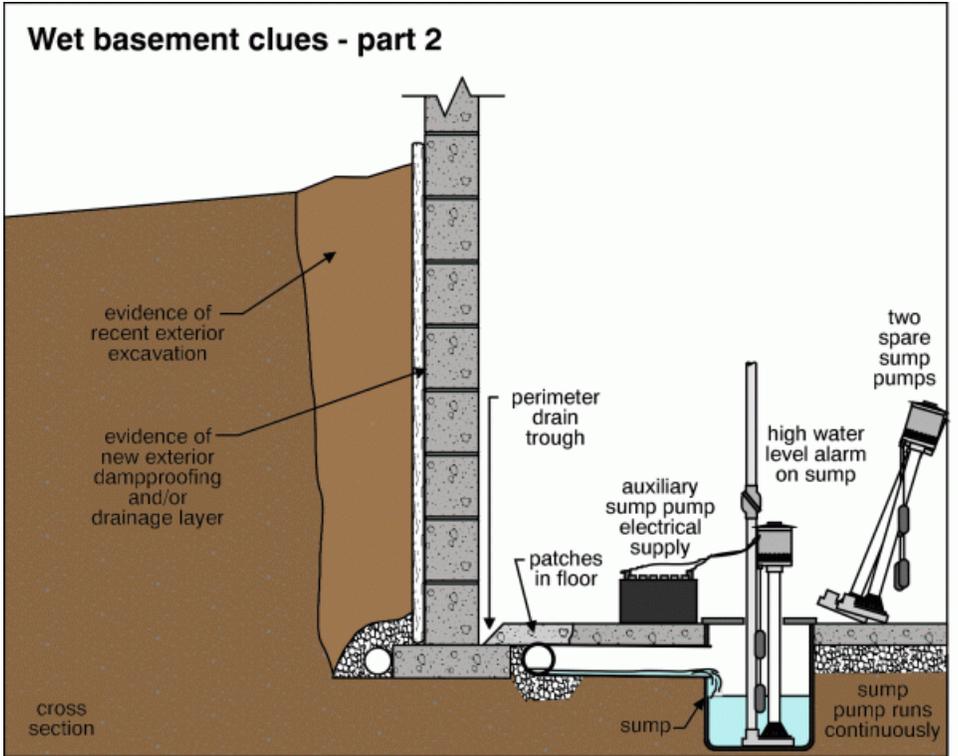
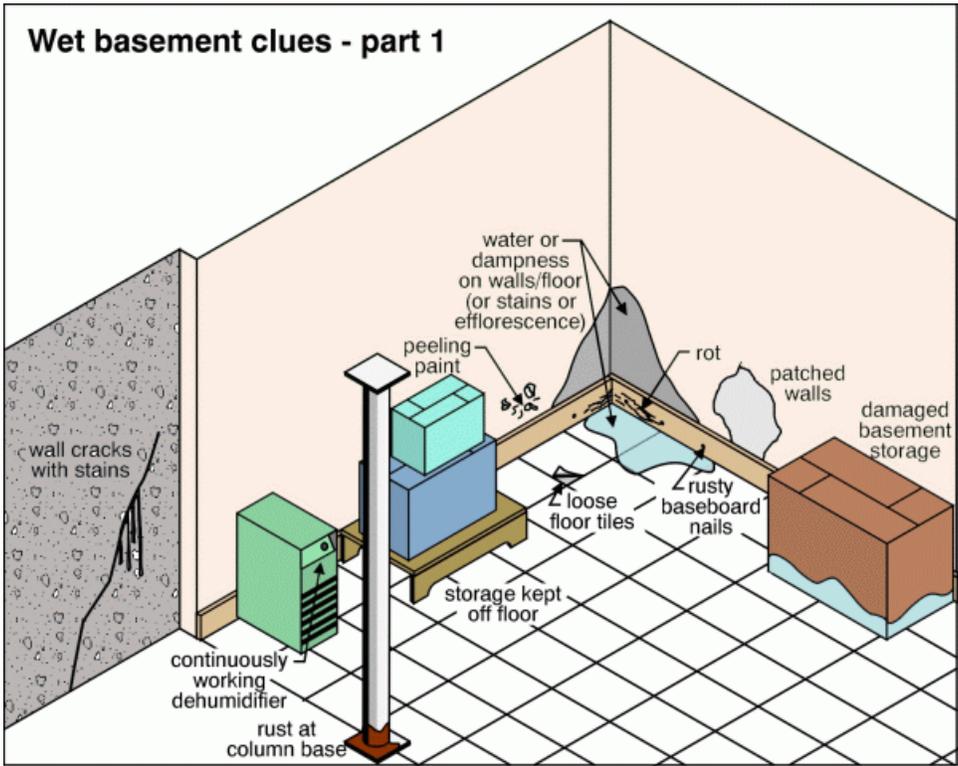
19. Condition: • [Efflorescence](#)

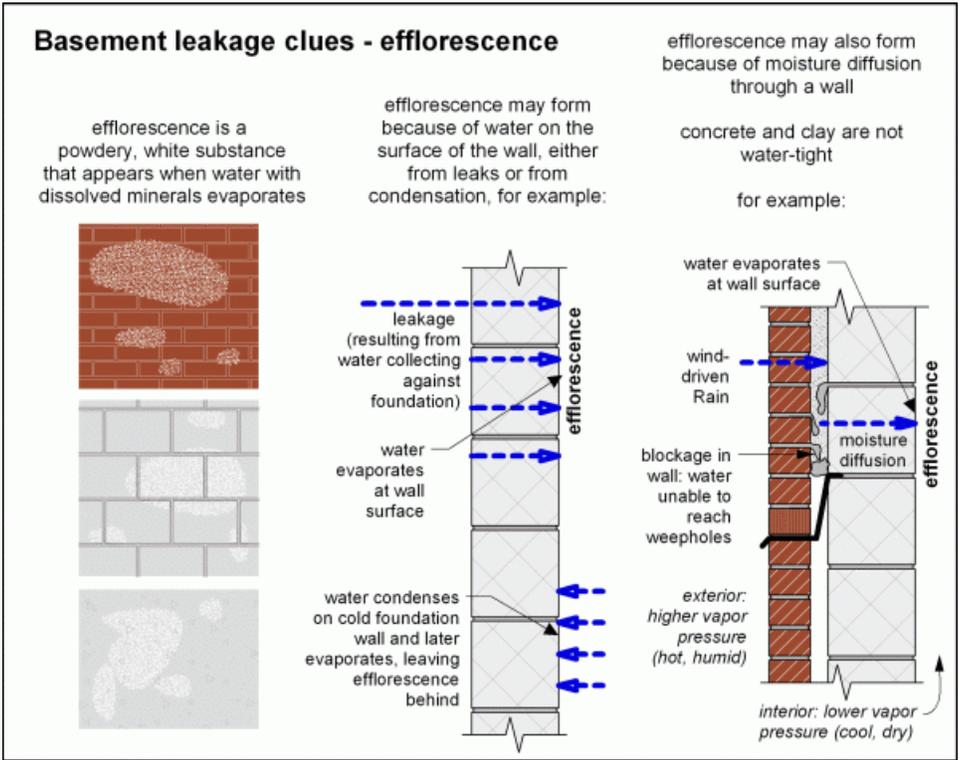
Implication(s): Chance of water damage to structure, finishes and contents

Location: Basement Family Room

Task: Correct

Time: When necessary





67. Efflorescence



68. Efflorescence

BASEMENT \ Wet basements - corrective action noted

20. Condition: • [Dehumidifier in basement](#)

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

SITE INFO

Report No. 1004, v.2

123 Any St, Georgetown, ON October 8, 2021

ROOFING

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General Information

Weather: • Overcast • Light winds

Approximate temperature: • 16°

Access to home provided by: • Lockbox

Occupancy: • There was no one home during the inspection.

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