



Inspection Report

Ron Young
Joan Young

Property Address:
30 Matheson Road
Woodville/Bolsover Ontario K0M2T0



View from Water side



PATIO WATER VIEW

Know Your Home Inspections Inc.

**Pam Sayne
1013 Pinoak Lane
Minden, ON
K0M 2L1
705-454-9384**

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Date: 4/5/2021	Time: 02:00 PM	Report ID: 04-05-21
Property: 30 Matheson Road Woodville/Bolsover Ontario K0M2T0	Customer: Ron Young Joan Young	Real Estate Professional: David Donais Kawartha Waterfront Realty

Please read the report in full and call any time if you have questions. 705 455 2442.

Client Is Present:

Yes

Age Of Home:

1974

Weather:

Clear

Temperature:

Over 60

Rain in last 3 days:

No

1. SITE CONDITIONS

		IN	NI	NP	RR	MN	S	Styles & Materials
1.0	OVERALL GRADE	•						OVERALL GRADE: Low Slope
1.1	SITE DRAINAGE	•						SITE DRAINAGE: TOWARDS THE WATER FRONT
1.2	DRIVEWAY	•						DRIVEWAY: GRAVEL
1.3	RETAINING WALLS	•						APPURTENANCE: DECK WITH STEPS PORCH CEMENT WOOD
1.4	VEGETATION, GRADING, DRAINAGE, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•						DECK AND STAIR
1.5	OTHER	•						FOUNDATIONS &

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MN= Monitor, S= Summary (For your information)

ATTACHMENTS:
LATERAL SUPPORT OF
BEAMS
WOOD PIERS
CONCRETE FOOTINGS

EXTERIOR HAND RAILS

AND GUARDS:
WOOD

Comments:

1.0 There is a low slope of the lot towards the water. There is a gradual decline at the location of the boat docking system and at the other corner of the lot. Item 1(Picture)



1.0 Item 1(Picture) Low slope to water



1.0 Item 2(Picture) Water view

1.2 The driveway is flat and gravel covered. Item 1(Picture)



1.2 Item 1(Picture) Driveway

1.3 There is a stone retaining wall near the water edge.

1.4 There are trees along property line near the carport. Keep trees trimmed so they are not over the roof.

There are various trees on the property. Consider an evaluation of the birch tree limbs by an arborist so they do not break and fall unexpectedly. Monitor

1.5 There is a carport attached to the house. It is supported by wood beams. The roof structure was not visible as the ceiling has a clad finish. Item 1(Picture)



1.5 Item 1(Picture) Carport

2. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	MN	S	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	•						SIDING STYLE: BEVEL
2.1	DOORS (Exterior)	•						SIDING MATERIAL: METAL
2.2	WINDOWS	•						EXTERIOR ENTRY
2.3	EAVES, SOFFITS AND FASCIAS	•						DOORS: WOOD STEEL
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS				•			WINDOW TYPES: DOUBLE PANE SLIDERS
2.5	BELL LINE	•						LOW e ARGON BRAND
2.6	OTHER				•			PATIO DOORS VINYL

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IN NI NP RR MN S

Comments:

2.0 The siding is aluminum.



2.0 Item 1(Picture) View from Road Side

2.1 There is a metal insulated door to the entrance room off the deck. Item 1(Picture)



2.1 Item 1(Picture) Entrance door

2.4 (1) Add railings to the stairs at the front concrete porch entrance, the each set of stairs to the back deck. This is a safety concern. Item 1(Picture) Item 2(Picture) Item 3(Picture)



2.4 Item 1(Picture) Add Railings



2.4 Item 2(Picture) Add railing



2.4 Item 3(Picture) Deck structure

(2) The railing on the deck is not 42 inches high for safety. Newer deck railings would be installed at 42 inches high to prevent adults from falling over. It is well secured to the deck. It is made out of wood and requires regular maintenance. Item 3 (Picture)



2.4 Item 4(Picture) Deck about 4 ft high



2.4 Item 5(Picture) Add railing

(3) The deck is secured to the house with proper lag bolt attachments. The deck hangers are properly installed.



2.4 Item 6(Picture) Under deck



2.4 Item 7(Picture) Deck structure

2.6 Caulking is a regular maintenance requirement. The exterior caulking near the enclosed entrance area on the exterior of the house requires removing and re-caulking. See photo. Item 1(Picture) Item 1(Picture)



2.6 Item 1(Picture) Caulking failing

3. STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or it's components or be dangerous to or adversely effect the health of the home inspector or other persons. The home inspector does not report on the presence or absence of fungi, mold or bio-aerosols and is not part of this inspection.

		IN	NI	NP	RR	MN	S	Styles & Materials
3.0	FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•						FOUNDATION: MASONRY BLOCK
3.1	FLOORS (Structural)	•						FLOOR STRUCTURE: WOOD JOISTS LIMITED ACCESS DUE TO FINISHES
3.2	WALLS (Structural)	•						WALL STRUCTURE: WOOD 2 X 4 WOOD
3.3	COLUMNS OR PIERS	•						CEILING STRUCTURE: 2X4
3.4	CEILINGS (structural) ATTIC	•						ROOF STRUCTURE: 2X4 RAFTERS ENGINEERED RAFTERS
3.5	ROOF STRUCTURE AND ATTIC	•						ROOF-TYPE: GABLE

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Comments:

3.0 The foundation is concrete block. No major cracks were visible. The foundation shows that drainage system was installed to assure that the basement stays dry through all seasons. This was completed by Clark Basement.



3.0 Item 1(Picture) Block foundation

3.1 The basement was finished with limited view of the ceiling. There were no indications of concern visible. The drywall was in good condition in the finished basement.

3.2 The walls are likely 2 x 4 wood construction, based on the year of construction, the early 1970's.

3.5 The attic is engineered trusses and Board sheathing.



3.5 Item 1(Picture) Attic view



3.5 Item 2(Picture) Attic view

4. ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	MN	S	Styles & Materials
4.0	ROOFING	•						VIEWED ROOF COVERING
4.1	ROOF VALLEYS	•						FROM: GROUND WALKED ROOF
4.2	FLASHINGS	•						ROOF COVERING: ARCHITECTURAL
4.3	ROOFING DRAINAGE SYSTEMS	•						ROOF VALLEY: CLOSED
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Comments:

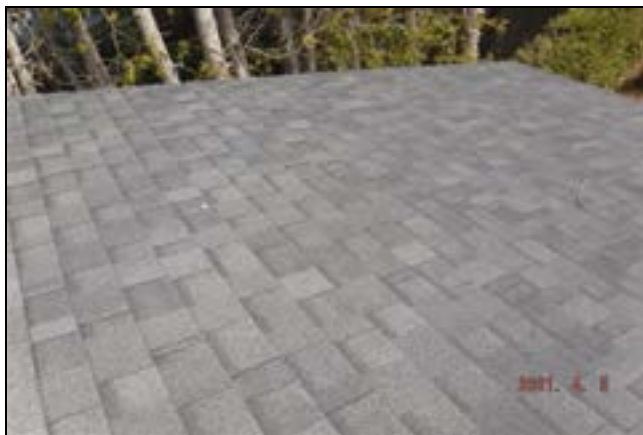
4.0 There is a bracket for a satellite dish secured to the roof. Item 2(Picture) The dish was removed at this lake side location. There is a satellite dish on the carport roof.



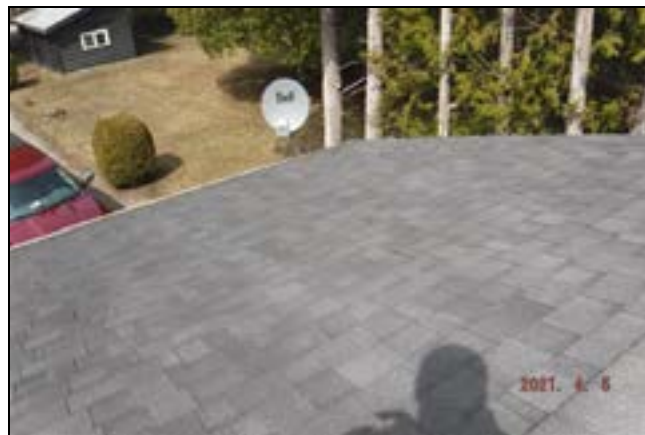
4.0 Item 1(Picture) Roof view



4.0 Item 2(Picture) Bracket for dish



4.0 Item 3(Picture) Carport Roof



4.0 Item 4(Picture) Carport roofing



4.0 Item 5(Picture) Roofing

4.1 There are roof valleys at the enclosed porch area. OK Item 1(Picture) .



4.1 Item 1(Picture) Closed valley sytem



4.1 Item 2(Picture) Closed valley

4.3 (1) Eaves troughs, downspouts, and big O directs water away from the foundation. Item 1(Picture)



4.3 Item 1(Picture) Water directed away

(2) The house has a system to prevent leaves from gathering in the eaves troughs. There are no leaves preventing water from flowing through the house eaves troughs. The carport does not have eaves trough system to prevent leaves from blocking. Clean leaves out of the eaves trough above the carport. Item 2(Picture)



4.3 Item 2(Picture) Eaves troughs

5. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

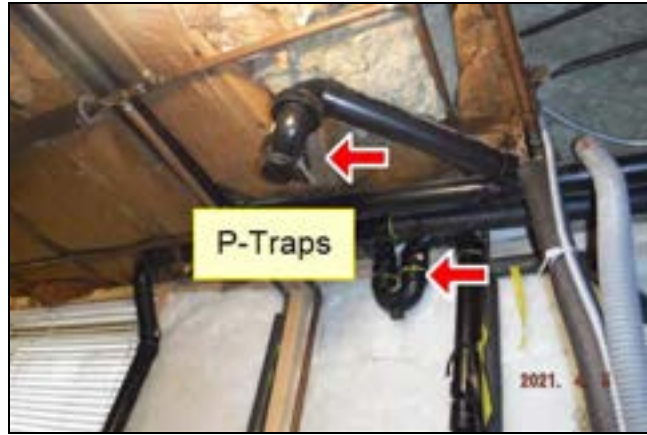
		IN	NI	NP	RR	MN	S	Styles & Materials
5.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	•						WATER SOURCE: PUBLIC WATER WAY
5.1	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•						WATER FILTERS: SEDIMENT FILTER U V SYSTEM
5.2	MAIN WATER SHUT-OFF DEVICE (Describe location)	•						PLUMBING SUPPLY: POLY
5.3	APPLIANCE STOP VALVES	•						PLUMBING
5.4	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•						DISTRIBUTION: COPPER
5.5	SUMP PUMP	•						PLUMBING WASTE: ABS
5.6	PLUMBING APPLIANCES	•						WATER HEATER POWER
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, MN= Monitor, S= Summary (For your information)		IN	NI	NP	RR	MN	S	SOURCE: ELECTRIC
								CAPACITY: 184 LITRES
								MANUFACTURER: JOHN WOODS

Comments:

5.0 (1) The waste line to the septic system is partially visible. There are p traps to above appliances visible in the basement utility area. Item 1(Picture) Item 2(Picture)

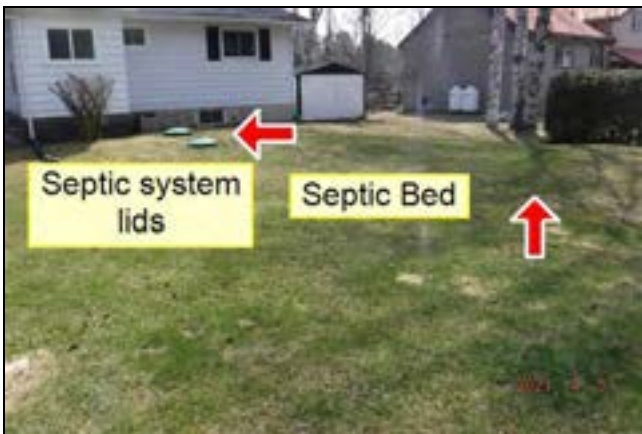


5.0 Item 1(Picture) Waste to septic



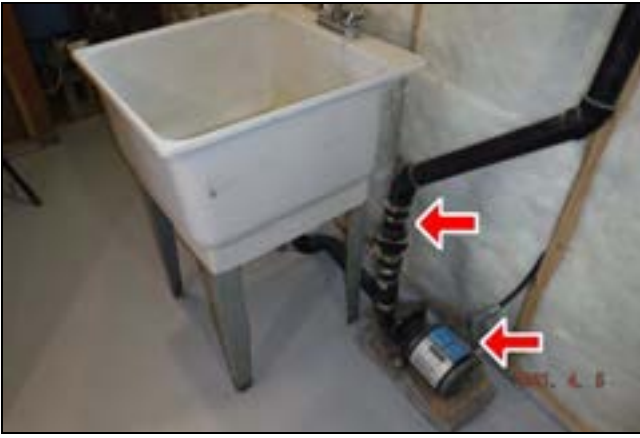
5.0 Item 2(Picture) Waste lines

(2) It is important not to drive vehicles or snowmobiles over the septic system. The weight of vehicles may cause damage to the components. Item 1(Picture)



5.0 Item 3(Picture) Septic system

(3) Laundry tub is in the basement. Item 5(Picture)



5.0 Item 4(Picture) Laundry tub



5.0 Item 5(Picture) Manual pump up

(4) The plumbing under the kitchen sink is in working condition. Item 6(Picture)



5.0 Item 6(Picture) Under kitchen sink

5.1 (1) The water supply is from the river/lake. There is a heat line to prevent the supply water from freezing in the winter. There is a relay switch to set the water pressure. This should be done by a qualified plumber or electrician. This regulates at what water pressure the pump will call for more water and increase the pressure supplied by the blue pressure tank. This is a typical rural water intake system where there is no municipal water service. The pressure gauge will go up and down as the water is used. Item 4(Picture) The pressure tank identifies a local company, Kelsey's plumbing.



5.1 Item 1(Picture) Water entrance



5.1 Item 2(Picture) Heat line



5.1 Item 3(Picture) Relay switch



5.1 Item 4(Picture) Pressure gauge



5.1 Item 5(Picture) Pressure tank

(2) There is a dug well. It was reported that the well is no longer used as water is pulled from the river now. Consider removing it if it is not going to be used in the future.



5.1 Item 6(Picture) Dug well.

5.3 Water appliances had stop valves.



5.3 Item 1(Picture) Bathroom sink

5.4 The hot water tank is a John Wood Model number JW505DE130 and Serial # Uo812F702459. It is a 184 litre tank. Recommend an extension on the Pressure temperature release valve to extend 6 to 12 inches from the floor. This is import so if there is a release the steam or hot water are not at face level. Item 1(Picture) Item 2(Picture) It is recommended that the hot water tank be shut off if away for extended periods of time.This will reduce hydro use if hot water is not being used. Item 2 (Picture)



5.4 Item 1(Picture) Hot water Tank



5.4 Item 2(Picture) Hydro to DHW tank

5.5 (1) There is a Clark installed system around the full foundation to keep the basement dry through all seasons. There are two sump pump wells that collect water from drainage under the flooring perimeters and direct it away from the house to the water's edge and off to lower ground at the side of the house. The system has alarms and is backed up by batteries in case of a power outage. This system is effective in areas near water with high water tables. It was installed by Clark's Basements. There is a clean out location if needed.



5.5 Item 1(Picture) Sump pump-Battery-Alarm



5.5 Item 2(Picture) Clean out location



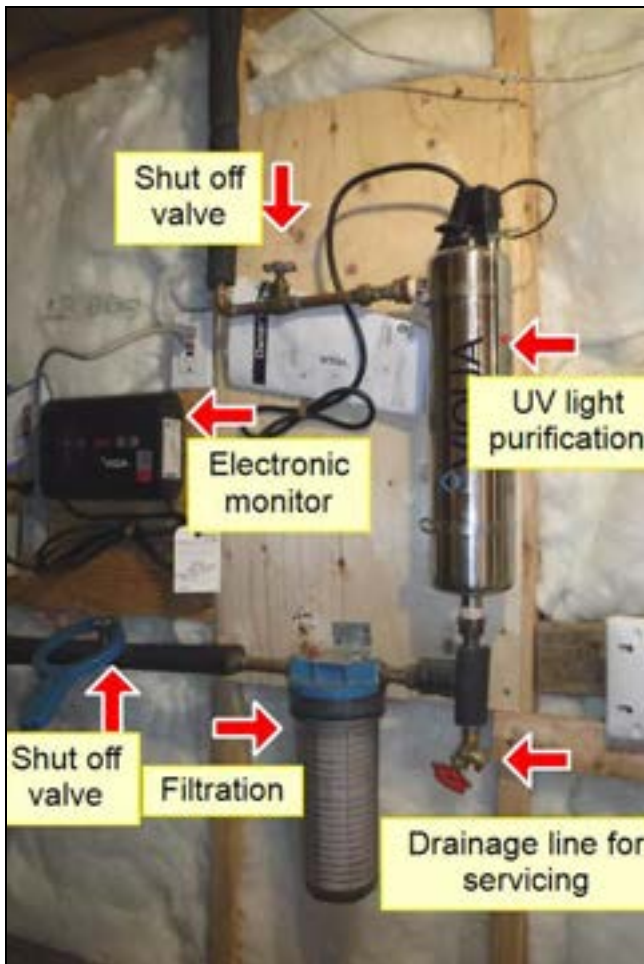
5.5 Item 3(Picture) Sumppump-alarm-battery

(2) The heat line control is mounted on the wall. It may be turned off during seasons when not in use.



5.5 Item 4(Picture) Water system support

(3) There is a whole house water system. Consult the manufacturer or a plumbing on how to maintain the system. There are also good youtube videos on how to manage the system. This is a common system to assure good safe drinking water in rural areas. Item 6(Picture)



5.5 Item 5(Picture) Water system



5.5 Item 6(Picture) Drainage to lake

5.6 Shower area view. Item 1(Picture) Toilet tank view. Item 2(Picture) Shower view. Item 3(Picture)



5.6 Item 1(Picture) Shower with seat



5.6 Item 2(Picture) Toilet tank



5.6 Item 3(Picture) Shower view.

6. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	MN	S	Styles & Materials
6.0	SERVICE ENTRANCE CONDUCTORS	•						ELECTRICAL
6.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•						CONDUCTORS: BELOW GROUND
6.2	LOCATION OF MAIN AND DISTRIBUTION PANELS	•						PANEL CAPACITY: 200 AMP
6.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•						PANEL TYPE: BREAKERS
6.4	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•						ELEC. PANEL
6.5	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•						MANUFACTURER: SQUARE D
6.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•						BRANCH WIRE 15 and 20
6.7	SMOKE DETECTORS	•						AMP: COPPER NOT FULL VISIBLE
6.8	EXTERIOR ELECTRICAL CONNECTIONS	•						WIRING METHODS: ROMEX OLDER NON VINYL ViNYL Sheathing wiring

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IN NI NP RR MN S

Comments:

6.0 The hydro line and bell line service are underground. Item 1(Picture)



6.0 Item 1(Picture) Service entrance

6.2 The main panel is located in the basement. The main shut off for the full house is on the right. It is a 200 amp service. Item 2(Picture) All breakers were on and working except the washer and dryer as these appliances are not installed.



6.2 Item 1(Picture) Hydro panel



6.2 Item 2(Picture) Main shut off



6.2 Item 3(Picture) Panel

6.4 Recommend replacing the light fixture on the enclosed entrance way with a fixture that protects the bulb. Item 1(Picture)



6.4 Item 1(Picture) Enclosed porch light

6.5 Item 1(Picture) One interior receptacle was not secured to the wall properly. It is near the entrance door from the carport. This is a safety concern and should be secured for safety. Item 1(Picture)



6.5 Item 1(Picture) Loose installation

6.6 The GFCI receptacles are working in the bathroom. Test occasionally to assure they remain in working condition. There is not a GFCI receptacle in the kitchen area. Item 1(Picture)



6.6 Item 1(Picture) GFCI protected receptacle

6.7

Every home in Ontario must have a working smoke alarm on every storey and in all sleeping areas for safety. When installing or replacing smoke alarms, refer to the manufacturer's instructions for information about correct placement and the fire code in your area. For safety the detectors in the house should be interconnected in responding to a condition. Test your smoke alarms every month using the test button. Replace smoke alarm batteries at least once a year, and whenever the low-battery warning chirps. Smoke alarms don't last forever. Replace smoke alarms with new ones if they are more than ten years old. This is a health and safety concern. .

Add CO detectors as required for health and safety. Consult local requirements and manufacturer recommendations.

6.8 There is a GFCI protected receptacle near the boat dock system.



6.8 Item 1(Picture) Exterior outlet

7. HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	MN	S	Styles & Materials
7.0	HEATING EQUIPMENT	•						HEAT TYPE: ELECTRIC BASE ELECTRIC HEAT WOOD
7.1	NORMAL OPERATING CONTROLS	•						ENERGY SOURCE: ELECTRIC WOOD
7.2	CHIMNEYS, FLUES AND VENTS				•			NUMBER OF HEAT
7.3	SOLID FUEL HEATING DEVICES					•		SYSTEMS (excluding
7.4	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•						wood): ONE
7.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•						DUCTWORK: N/A
7.6	ELECTRIC BASEBOARD	•						TYPES OF FIREPLACES: CONVENTIONAL WOOD
								OPERABLE FIREPLACES: ONE

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Comments:

7.0 The house is heated with electric baseboards and in wall electric heaters with fans. Item 1(Picture) Item 2(Picture) Item 3 (Picture)



7.0 Item 1(Picture) Bsmt In wall heater



7.0 Item 2(Picture) Wall mount control



7.0 Item 3(Picture) Electric Baseboard

7.2 The chimney structure is in need of repair. The brick is deteriorating. Moisture can get into the brick and mortar chimney and freeze in the winter which can lead to deterioration of the chimney structure. Repairs are required. The chimney cap requires redoing. There should be a drip edge around the chimney cap to prevent water from flowing down the sides of the chimney structure causing further damage to the chimney structure. The drip edge would limit or prevent the damage to the brick chimney structure due to water entering a freezing. Recommend hiring a WETT Professional or qualified mason to repair to prevent further damage.

The flues are clay lined. The interior view of the chimney was not accessible. Be sure to have the chimney cleaned before use and at the end of each heating season. When cleaning the condition of the clay lining should be inspected to assure they remain aligned properly and there are no cracks or breaks. Item 3(Picture)



7.2 Item 1(Picture) Failing mortar and brick



7.2 Item 2(Picture) Repairs required



7.2 Item 3(Picture) Clay liner

7.3 There is a built in fireplace in the living room area. It was built at the time the house was constructed. There is a natural air flow heat ventilator to increase heat from the unit to the room. Item 2(Picture) There is a bend in the metal lining - likely from overheating - but it remains a continuous metal fire box. Monitor. The draft system was in working order. Item 4(Picture) The location of the clean out could not be located due to the finished drywall around the fireplace structural support in the basement. Locate clean out. The metal cover was not secured and could easily be removed when cleaning or lost in this clean out vent. Improve. Item 5(Picture)



7.3 Item 1(Picture) Fireplace



7.3 Item 2(Picture) Room Air circulation



7.3 Item 3(Picture) Metal fire box



7.3 Item 4(Picture) Manual draft system



7.3 Item 5(Picture) Opening in fire box



7.3 Item 6(Picture) Side view of fireplace



7.3 Item 7(Picture) Glass doors



7.3 Item 8(Picture) Metal Cover



7.3 Item 9(Picture) Clean out not accessible

7.4 The heat is distributed through convection and ceiling fan and electric wall heaters with fans.

8. INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	MN	S	Styles & Materials
8.0	CEILINGS	•						CEILING TYPE: FLAT
8.1	WALLS	•						CEILING MATERIALS: DRYWALL
8.2	FLOORS	•						WALL MATERIAL: DRYWALL PANELING
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				•			FLOOR COVERING(S): CARPET CERAMIC TILE
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•						INTERIOR DOORS: HOLLOW CORE WOOD
8.5	DOORS (REPRESENTATIVE NUMBER)	•						CABINETRY: WOOD
8.6	WINDOWS (REPRESENTATIVE NUMBER)	•						COUNTERTOP: LAMINATE
8.7	OTHER	•						

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MN= Monitor, S= Summary (For your information)

Comments:

8.3 Add a railing to the stairs to the basement. The railing should be about 42 inches high for safety. It is understood that a railing was removed to allow room for a washer or dryer. Item 1(Picture) Re-install railing for safety.



8.3 Item 1(Picture) Add railing

8.6 There are two kinds of window installations. The oldest windows were dated 2001. The newer windows are low e argon for energy efficiency. Item 1(Picture) Item 2(Picture)



8.6 Item 1(Picture) 2001 double window



8.6 Item 2(Picture) Low E Argon windows

8.7 View of finished basement Item 1(Picture) Item 2(Picture) There is one room, the den, that is paneling. Item 4(Picture)



8.7 Item 1(Picture) Basement area



8.7 Item 2(Picture) Bedroom Area



8.7 Item 3(Picture) Den area.



8.7 Item 4(Picture) Bedroom Area.

9. INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	MN	S	Styles & Materials
9.0	INSULATION AND VAPOR RETARDERS (in unfinished spaces)	•						ATTIC INSULATION: BLOWN BATT FIBERGLASS CELLULOSE
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	•						R- VALUE: R 32
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)	•						ATTIC VAPOUR BARRIER: NOT ACCESSIBLE
9.3	OTHER				•			VENTILATION: SOFFIT VENTS TURBINES PASSIVE ROOF VENTS FOUNDATION INSULATION: BATT FOUNDATION INSULATION R VALUE: R 12 Batt

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Comments:

9.0 (1) Item 2(Picture) The utility room shows 2 x 4 framing with R 12 batt insulation. The finished basement area is reported to be the same wood construction type with batt insulation and vapour barrier and drywall.



9.0 Item 1(Picture) R 12 insulation



9.0 Item 2(Picture) R 12 insulation value

(2) The attic has cellulose and batt insulation visible. It was not clear if the baffles were installed at the soffit areas for good ventilation. Consider increasing the baffles for air flow if there is a concern with ice damming in the future. See Keeping the Heat In, free on line from Natural Resources Canada, for more detailed information. Item 4(Picture)



9.0 Item 3(Picture) Cellulose insulation



9.0 Item 4(Picture) Attic insulation

9.1 The attic has soffit venting and passive moore vents. There is also a turbine vent for the attic area.



9.1 Item 1(Picture) Soffit venting

9.2 The kitchen has a window for ventilation. The system above the stove has a recirculating filtration fan.

9.3 The floor of the road side enclosed entrance way is insulated with foam board under the flooring. Some of the foam board has fallen. Improve and secure in place to keep warmth in the enclosed porch area. Item 1(Picture)



9.3 Item 1(Picture) Foam Board insulation

10. BUILT-IN KITCHEN APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	MN	S	Styles & Materials
10.0	RANGES/OVENS/COOKTOPS	•						RANGE/OVEN: Whirlpool
10.1	REFRIGERATOR	•						REFRIGERATOR: WHIRLPOOL
10.2	RANGE HOOD	•						ELECTRIC RANGE: 240 CIRCUIT 40 amp
10.3	DISHWASHER			•				EXHAUST/RANGE HOOD: GENERAL ELECTRIC
10.4	MICROWAVE COOKING EQUIPMENT	•						BUILT-IN MICROWAVE: GENERAL ELECTRIC
10.5	OTHER	•						

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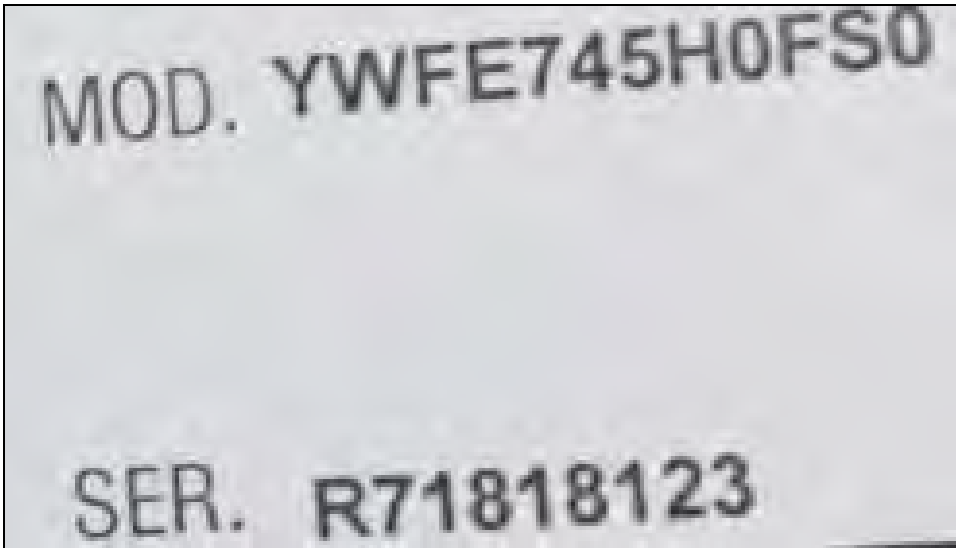
IN NI NP RR MN S

Comments:

10.0 The Whirlpool stove is in operating condition. The oven is in clean condition. Item 3(Picture)



10.0 Item 1(Picture) Stove



10.0 Item 2(Picture) Model & Serial #s

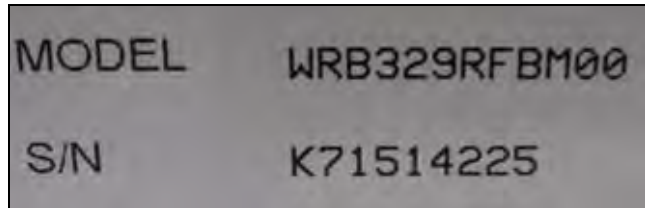


10.0 Item 3(Picture) Oven View

10.1 The refrigerator is a Whirlpool. Freezers run best when full of food. Recommend adding Kawartha Dairy Ice Cream. Item 3(Picture)



10.1 Item 1(Picture) Refrigerator

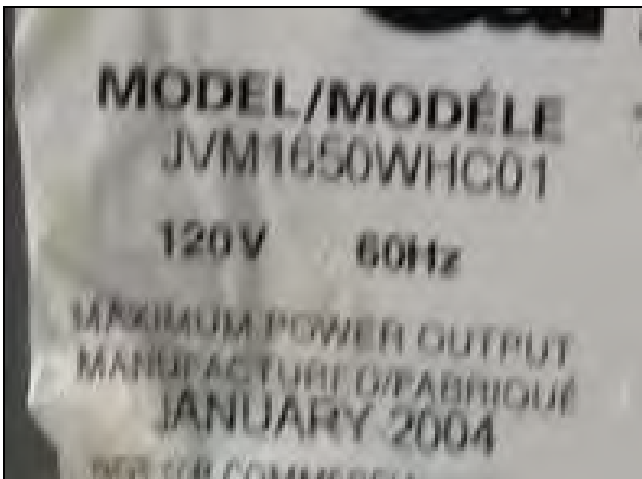


10.1 Item 2(Picture) Model and Serial #s



10.1 Item 3(Picture) Interior view

10.2 See Microwave below. 10.4.Item 1(Picture)



10.2 Item 1(Picture) Microwave model

10.3 There is no dishwasher installed. The plumbing under the sink can accommodate a dishwasher.

10.4 The microwave is built in above the stove. It includes a recirculating fan and light. Item 1(Picture)



10.4 Item 1(Picture) GE microwave

10.5 The kitchen is open concept to a dining area. Item 1(Picture) Item 2(Picture) Item 3(Picture)



10.5 Item 1(Picture) Kitchen View



10.5 Item 2(Picture) Double sink



10.5 Item 3(Picture) Dining area

11. LAUNDRY FACILITIES

		IN	NI	NP	RR	MN	S	Styles & Materials
11.0	WASHING MACHINE			•				LAUNDRY TUB: PLASTIC
11.1	CLOTHES DRYER			•				
11.2	LAUNDRY SINK	•						

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IN NI NP RR MN S

Comments:

11.2 There is a laundry sink in the basement. It has a pump that must be manually turned on to drain the sink and then needs to be manually turned off after draining. It was in working condition.

General Summary



Know Your Home Inspections Inc.

**1013 Pinoak Lane
Minden, ON
K0M 2L1
705-454-9384**

Customer
Ron Young
Joan Young

Address
30 Matheson Road
Woodville/Bolsover Ontario K0M2T0

2. EXTERIOR

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Repair or Replace

(1) Add railings to the stairs at the front concrete porch entrance, the each set of stairs to the back deck. This is a safety concern. Item 1(Picture) Item 2(Picture) Item 3(Picture)

2.6 OTHER

Repair or Replace

Caulking is a regular maintenance requirement. The exterior caulking near the enclosed entrance area on the exterior of the house requires removing and re-caulking. See photo. Item 1(Picture) Item 1(Picture)

7. HEATING

7.2 CHIMNEYS, FLUES AND VENTS**Repair or Replace**

The chimney structure is in need of repair. The brick is deteriorating. Moisture can get into the brick and mortar chimney and freeze in the winter which can lead to deterioration of the chimney structure. Repairs are required. The chimney cap requires redoing. There should be a drip edge around the chimney cap to prevent water from flowing down the sides of the chimney structure causing further damage to the chimney structure. The drip edge would limit or prevent the damage to the brick chimney structure due to water entering a freezing. Recommend hiring a WETT Professional or qualified mason to repair to prevent further damage.

The flues are clay lined. The interior view of the chimney was not accessible. Be sure to have the chimney cleaned before use and at the end of each heating season. When cleaning the condition of the clay lining should be inspected to assure they remain aligned properly and there are no cracks or breaks. Item 3(Picture)

8. INTERIORS**8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS****Repair or Replace**

Add a railing to the stairs to the basement. The railing should be about 42 inches high for safety. It is understood that a railing was removed to allow room for a washer or dryer. Item 1(Picture) Re-install railing for safety.

9. INSULATION AND VENTILATION**9.3 OTHER****Repair or Replace**

The floor of the road side enclosed entrance way is insulated with foam board under the flooring. Some of the foam board has fallen. Improve and secure in place to keep warmth in the enclosed porch area. Item 1(Picture)

INVOICE

Know Your Home Inspections Inc.
1013 Pinoak Lane
Minden, ON
K0M 2L1
705-454-9384
Inspected By: Pam Sayne

Inspection Date: 4/5/2021
Report ID: 04-05-21

Customer Info:	Inspection Property:
Ron Young Joan Young Customer's Real Estate Professional: David Donais Kawartha Waterfront Realty	30 Matheson Road Woodville/Bolsover Ontario K0M2T0

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	500.00	1	500.00
WETT	250.00	1	250.00
WETT DISCOUNT	-150.00	1	-150.00

Tax \$78.00

Total Price \$678.00

Payment Method: Email Transfer
Payment Status: Payable upon receiving Report
Note: