AE Home Inspection Services

333 Old Muskoka Rd
Orillia, ON L3V4G5
(705) 330-5853
www.aehomeinspection.ca
ednovosky@aehomeinspection.ca
Inspected By: Ed Novosky

Inspection Report

Prepared For:

Cindy

Property Address:

1070 Sunrise Dr
Brechin, ON

Inspected on Mon, May 3 2021 at 2:30 PM

Table of Contents

General

A home inspection is primarily a visual inspection and done in a limited time.

Not every defect will be discovered.

For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied:	Yes
Furnished:	Yes
Weather:	Drizzle
Temperature:	Cool
Soil Condition:	Wet
Door Faces:	
People Present:	Owner

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Siding
Exterior Trim Material:	Aluminum
Walking Surface Types:	Decks
Walking Surface Materials:	Wood
Chimney Type:	Not Present

Comment 1:
Main entry to home is in good overall condition. Elevated wooden deck at entry is aging but in working condition.

Support posts rest on concrete pads, ledger lagged to building.

recommend refinishing wood with a good exterior paint to help protect the wood and prolong the life of the deck.

(Exterior continued)

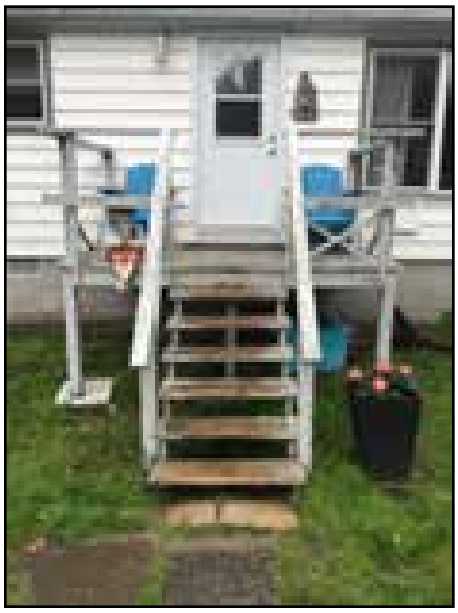

Figure 1-1

Figure 1-2

Figure 1-3

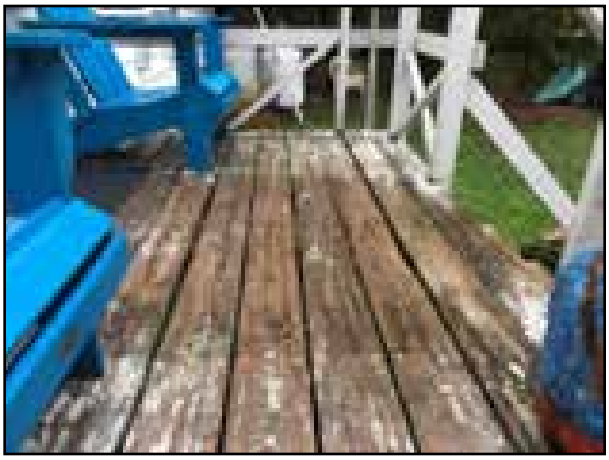

Figure 1-4

(Exterior continued)

Comment 2:
Windows on the home or in good overall condition. No signs of damage to seals.

Sill a long bottom of large front window lean slightly backwards towards the home. Recommend annual inspection of caulking to ensure moisture does not get into the home. Reseal as required.

Figure 2-1

Figure 2-2

Figure 2-3

Figure 2-4

(Exterior continued)

Figure 2-5

Comment 3:
Siding on the home is in good overall condition. No signs of structural issues at the time of the inspection.

Figure 3-1

Figure 3-2

(Exterior continued)

Figure 3-3

Comment 4:
Elevated wood deck located at rear of building at entry door. Similar to front the wood is ageing and would require refinishing to protect from the elements.

One of the support posts is angled on concrete pad. Recommend re-leveling concrete pad to ensure stability.

Figure 4-1

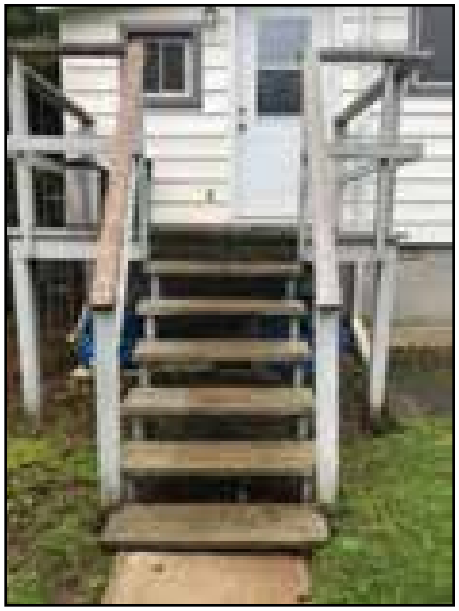

Figure 4-2

(Exterior continued)

Figure 4-3

Figure 4-4

Figure 4-5

Figure 4-6

(Exterior continued)

Comment 5:
Entry door at rear of home is in good overall condition.

Figure 5-1

Comment 6:
Downspout at rear of home is in good condition. Extension has been attached. This will help move rainwater away from the foundation of the home.

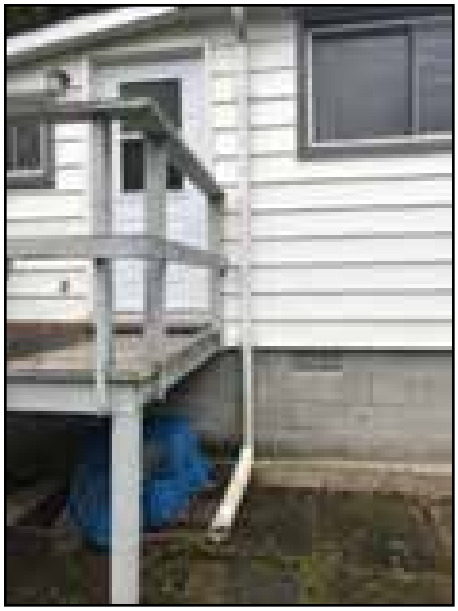

Figure 6-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	At Eaves
Roofing Material:	3 Tab Shingle
Ventilation Present:	Roof, Soffit
Gutter Material:	Metal

Comment 7:
Shingles on home are in good overall condition. Estimated age of shingles is 7 to 10 years.

Estimated life expectancy remaining on shingles is 7 to 10 years.

Figure 7-1

Figure 7-2

Comment 8:
Gutters on the home are in good overall condition. Minor amounts of debris remaining in trough, recommending routine cleaning.

Large amounts of debris remains in trough under trees at right hand side of home. Recommending cleaning to maintain water flow.

(Roofing continued)

Figure 8-1

Figure 8-2

Figure 8-3

(Roofing continued)

Comment 9:
Low slope roofing along right hand side of home has some tree debris.
Recommend cleaning to protect the life of the shingles.

Recommend trimming of cedar trees along the side of roof to limit the amount of branches making contact with home.

Figure 9-1

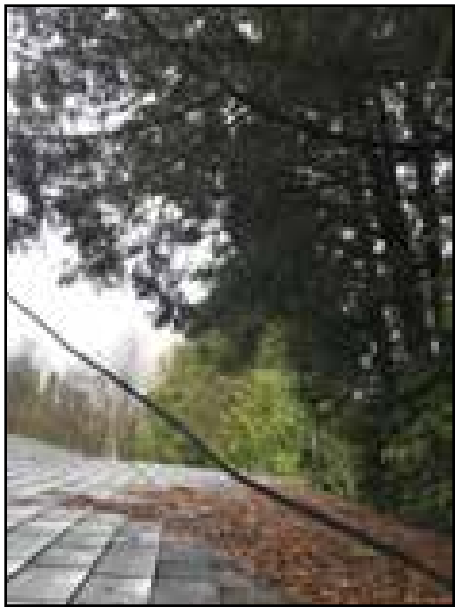

Figure 9-2

(Roofing continued)

Comment 10:
Ventilation on roof appears to be adequate for the size of the house.

Figure 10-1

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl
Foundation Materials:	Concrete, Block
Floor Structure:	Wood Framed
Wall Structure:	Wood Framed

Comment 11:
Concrete block foundation around the property is in good condition. No signs of any major structural issues.

Common settling cracks can be seen in mortar joints, recommend resealing as needed.

(Structure continued)

Figure 11-1

Figure 11-2

Figure 11-3

Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Wood Framed
Inspection Method:	From Access
Attic Insulation:	Batts

(Attic continued)

Comment 12:
Fibreglass batt insulation located throughout the attic space. Two layers of R12 insulation can't be seen throughout. This offers the home an R24 value. This is adequate for the age of the home.

Recommend increasing attic insulation for additional heat loss resistance.

Figure 12-1

Figure 12-2

Comment 13:
Roofing structure is in good condition at the time of the inspection. No signs of structural issues could be seen.

No signs of moisture issues or discoloration.

No signs of mold or mildew at the time of the inspection.

(Attic continued)

Figure 13-1

Figure 13-2

Comment 14:
Roofing vents can be seen from the interior of the attic space. All appear to be in good condition.

Figure 14-1

Figure 14-2

(Attic continued)

Comment 15:
Attic insulation has been stuffed in roof cavities down into the soffit area. This can prevent air flow throughout the attic.

Recommend pulling fibreglass insulation back from the soffit area to improve airflow.

Figure 15-1

Figure 15-2

Crawl Space

Vapor Retarder:	Not Present
Inspection Method:	Inside
Underfloor Insulation:	Not Present

(Crawl Space continued)

Comment 16:

Supports throughout the crawl space are in good condition.

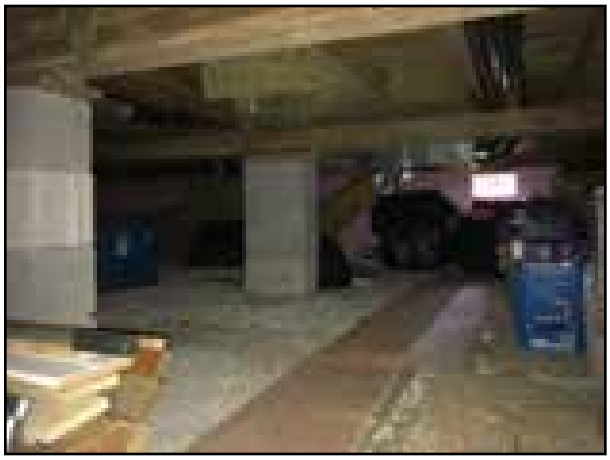

Figure 16-1

Figure 16-2

Comment 17:
Rigid insulation around the crawl space is in good condition.

Figure 17-1

(Crawl Space continued)

Comment 18:
Concrete floor is in good condition.

Figure 18-1

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Service Panel Location:	Interior
Service Voltage:	120 volts
Service Amperage:	100 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	Not Present
Wiring Method:	Conventional Copper
Smoke Detectors Present:	Yes

(Electrical continued)

Comment 19:
100amp panel located in living room.

Wiring is copper and in good condition. No signs of charred or melted casings which would indicate overdrawn circuits.

Proper size breaker located for stove.

Figure 19-1

Figure 19-2

Comment 20:
Electrical wires running along living room wall should be encased in a conduit as they travel more than 24" exposed.

(Electrical continued)

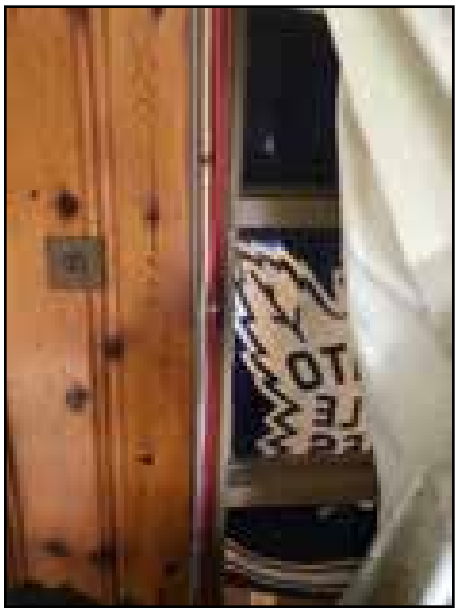

Figure 20-1

Comment 21:
Electrical outlet at rear door should be equipped with a GFCI receptacle. Recommend replacing.

Figure 21-1

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Propane
Type of Equipment:	Forced Air
Type of Distribution:	Metal Ducting

Comment 22:
Double propane cylinders located at right corner of home. Cylinders appear to be in good condition.

Figure 22-1

(Heating continued)

Comment 23:
Forced air gas furnace located in crawlspace of home. Estimated age of furnace is approximately 13 years. Estimated life expectancy of a forced air gas furnace is approximately 25 years.

The furnace was running and in good working condition at the time of the inspection.

Figure 23-1

Figure 23-2

Figure 23-3

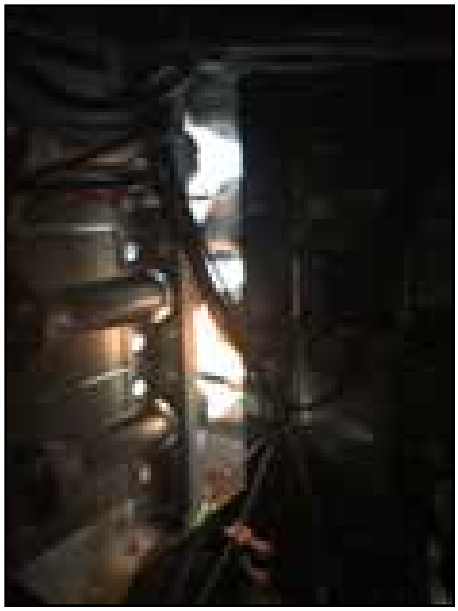

Figure 23-4

(Heating continued)

Comment 24:
Condenser pump located below furnace appears to be in operable. Reservoir has filled and is leaking in crawlspace. Recommend replacing.

Figure 24-1

Figure 24-2

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy.

The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

A/C systems will not be tested when outdoor temperatures are below 15 C.

Energy Source:
Type of Equipment:
Type of Distribution:

(Cooling continued)

Comment 25:
*** NOTE ***

No air conditioning unit present.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures.

Private water and waste systems such as wells and septic systems are beyond the scope of a home inspection.

Waste Pipe Material:	Plastic
Supply Pipe Material:	Copper
Location of Water Shutoff:	At Pump Intake
Location of Fuel Shutoff:	Canisters
Water Heater Fuel:	Electric
Water Heater Capacity:	50 gal

Comment 26:
Older electric hot water tank located inside home. Hot water was tested in the sinks during the inspection.

Although the hot water tank appears to be in working order replacing with a new or updated unit would increase efficiency.

(Plumbing continued)

Figure 26-1

Figure 26-2

Comment 27:
Drain to septic in crawlspace has been covered with insulation. This is a good way to help prevent any pipes from freezing during the winter months.

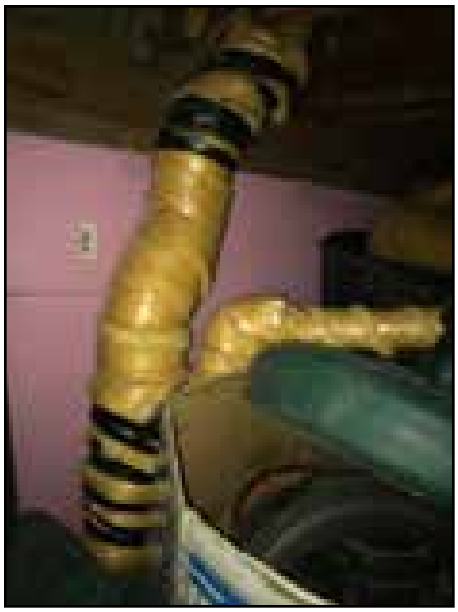

Figure 27-1

(Plumbing continued)

Comment 28:
Kitchen sink drain appears to travel across the crawlspace and exit through the cinderblock wall.

Grey water should be tied into septic system. Recommend plumber repairs.

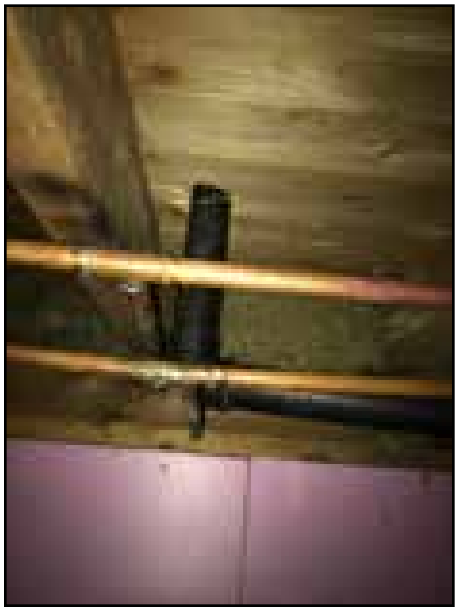

Figure 28-1

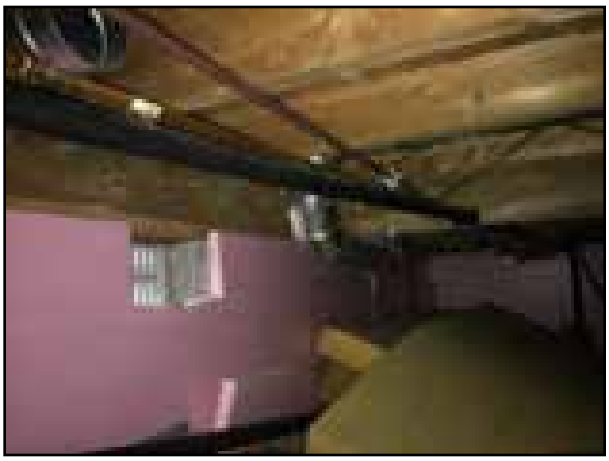

Figure 28-2

Comment 29:
Shower drain descends into crawlspace and exits the home through cinderblock wall.

This drain should also be tied into the septic system. Recommend plumber repairs.

(Plumbing continued)

Figure 29-1

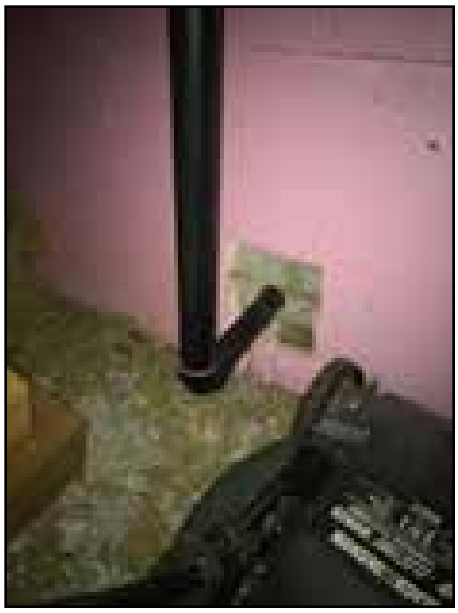

Figure 29-2

Comment 30:
Pressure tank located in crawlspace is in good condition at the time of the inspection. Water pressure throughout the home appears to be adequate.

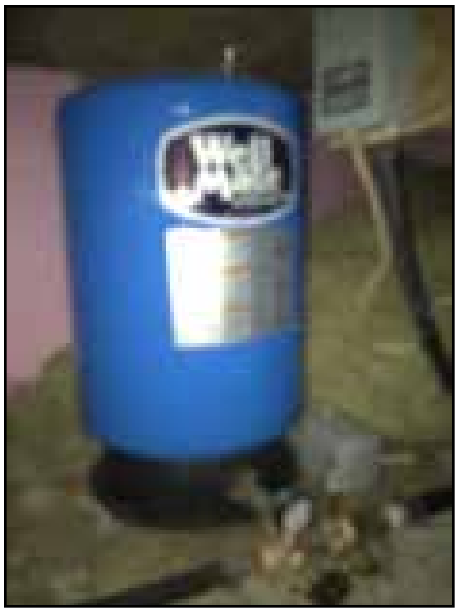

Figure 30-1

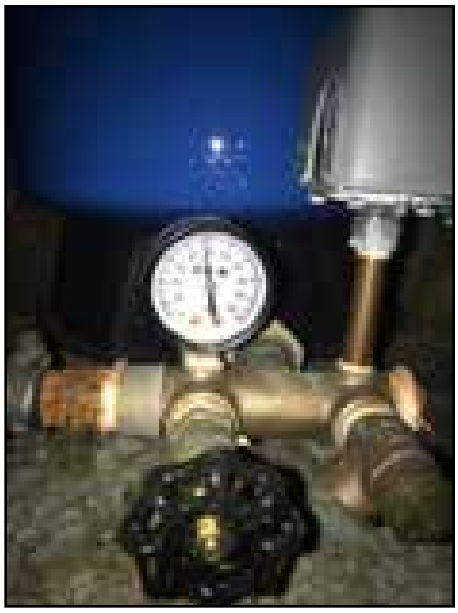

Figure 30-2

(Plumbing continued)

Comment 31:
Well pipes located along front right corner of home are exposed to the exterior elements. Heat lines are a good idea to help her vent water intake lines from freezing during winter months.

Figure 31-1

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items.

Throughout the interior of the home a representative number of accessible lights, outlets, windows and doors have been tested for functionality.

Window Types:	Single Hung, Slide
Window Materials:	Vinyl
Entry Door Types:	Slide
Entry Door Materials:	Vinyl
Fireplace/Stove Type:	Not Present

(Interior continued)

Comment 32:
Living Room

Right hand light switch near door not operational. Toggle appears ceased.

All else is in good working condition.

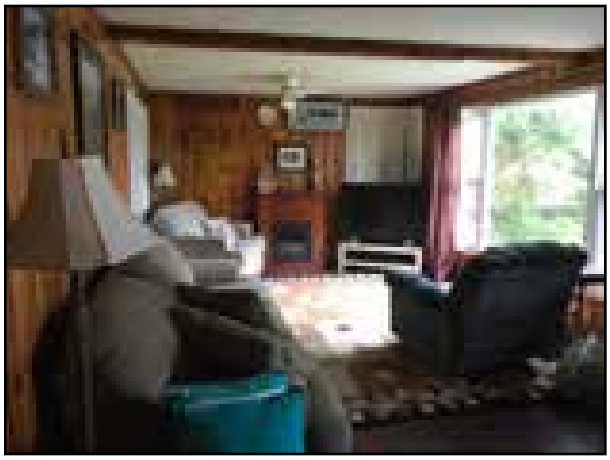

Figure 32-1

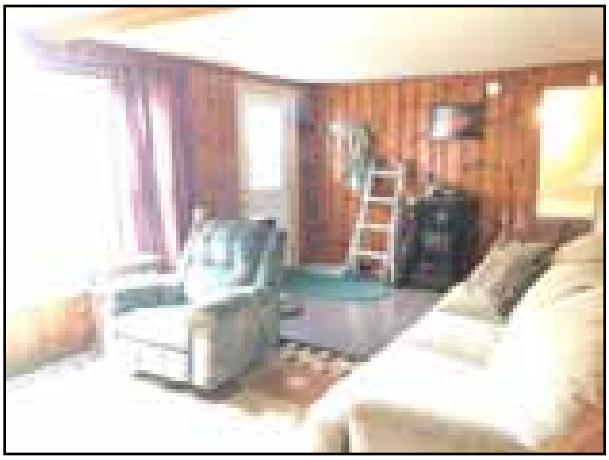

Figure 32-2

Figure 32-3

Figure 32-4

(Interior continued)

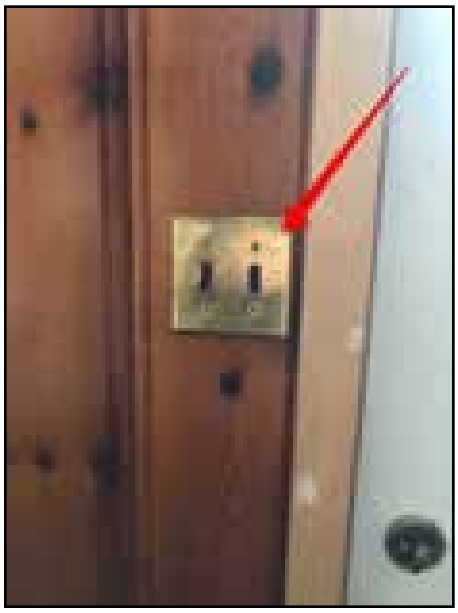

Figure 32-5

Comment 33:
Kitchen

Cabinets and counters are in good condition.

No leaks present at sink, drain or faucet.

Appliances are in good working condition at the time of the inspection.

Electrical outlets on either side of sink should be replaced with GFCI receptacles.

(Interior continued)

Figure 33-1

Figure 33-2

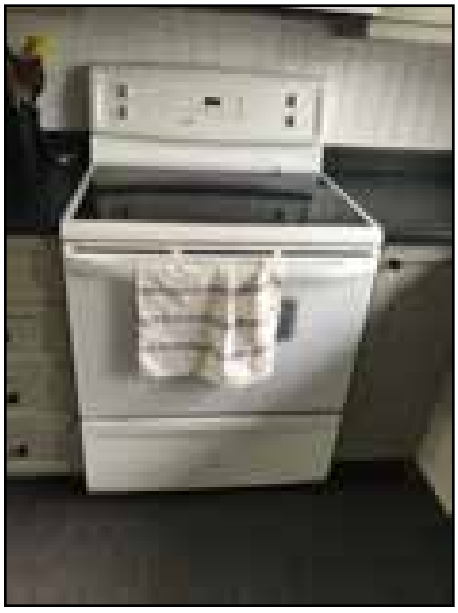

Figure 33-3

Figure 33-4

(Interior continued)

Figure 33-5

Figure 33-6

Comment 34:
Dining Room

Everything is in good overall condition.

Figure 34-1

Figure 34-2

(Interior continued)

Comment 35:
Back Room

Back entry is in good condition.

Shower stall installed. Recommend caulking around inside base to help prevent water from getting out around the base.

Figure 35-1

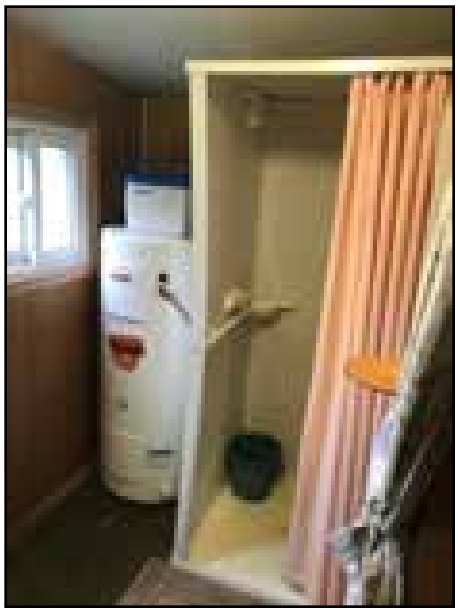

Figure 35-2

Figure 35-3

(Interior continued)

Comment 36:
Bedroom 1

Older wallpaper separating from the walls. This appears to be an age issue.

Appears that the ceiling sagged over many years. Likely cause is humidity over time. To repair the ceiling will likely require replacing.

Lack of electrical outlets within the room. Recommend adding outlets on each wall.

Figure 36-1

Figure 36-2

Figure 36-3

Figure 36-4

(Interior continued)

Figure 36-5

Comment 37:
Bedroom 2

Electrical outlet should be replaced with newer receptacle. Current outlet does not have a ground access. Recommend adding an outlet to each wall as well.

Stain along back wall appears to be old. Moisture reading were taken and it is not a current issue.

(Interior continued)

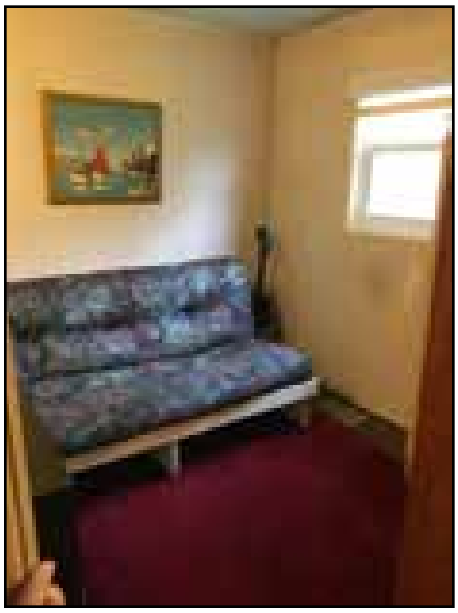

Figure 37-1

Figure 37-2

Figure 37-3

Figure 37-4

(Interior continued)

Comment 38:
Bathroom

No leaks at sink, drain or faucet.

Recommend addition of a GFCI receptacle as there is not outlet in the room.

Figure 38-1

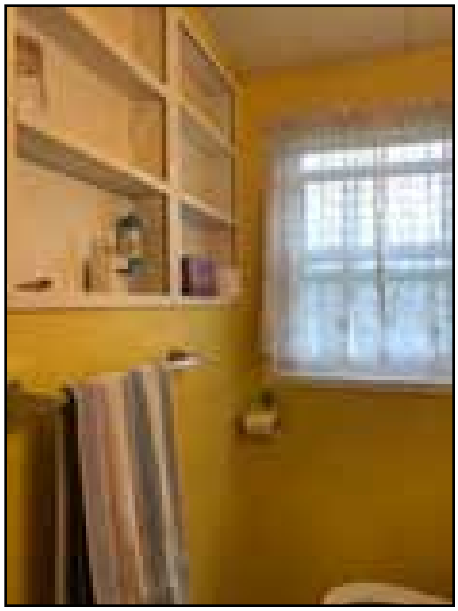

Figure 38-2

Comment 39:
Bedroom 3

Staining on ceiling appears to be from old issue.

All else is in good working condition.

(Interior continued)

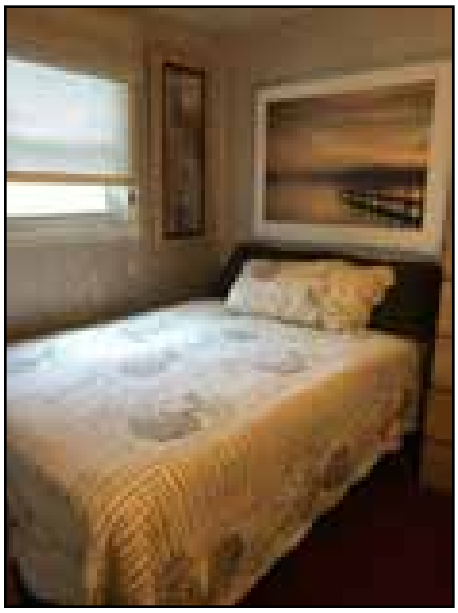

Figure 39-1

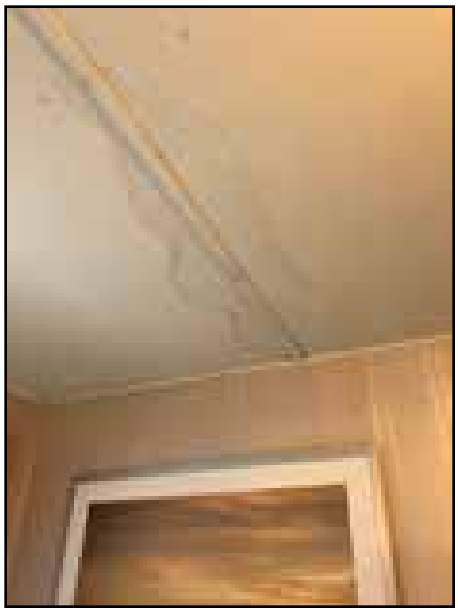

Figure 39-2

Report Summary

Roofing

1) Low slope roofing along right hand side of home has some tree debris. Recommend cleaning to protect the life of the shingles.

Recommend trimming of cedar trees along the side of roof to limit the amount of branches making contact with home.

Figure 9-1

Figure 9-2

Structure: Attic

2) Attic insulation has been stuffed in roof cavities down into the soffit area. This can prevent air flow throughout the attic.

Recommend pulling fibreglass insulation back from the soffit area to improve airflow.

(Report Summary continued)

Figure 15-1

Figure 15-2

Electrical

3) Electrical wires running along living room wall should be encased in a conduit as they travel more than 24" exposed.

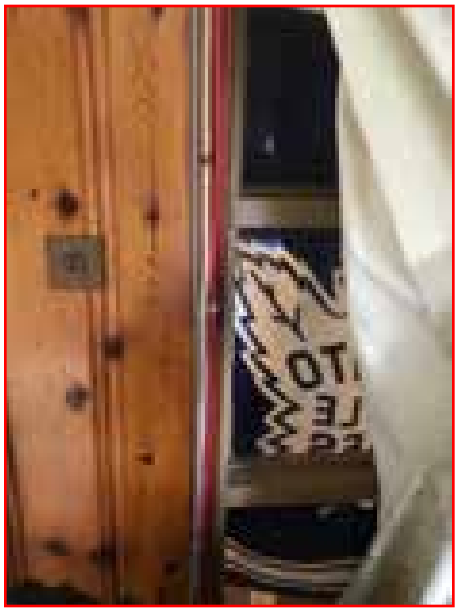

Figure 20-1

4) Electrical outlet at rear door should be equipped with a GFCI receptacle. Recommend replacing.

(Report Summary continued)

Figure 21-1

Heating

5) Condenser pump located below furnace appears to be in operable. Reservoir has filled and is leaking in crawlspace. Recommend replacing.

Figure 24-1

Figure 24-2

(Report Summary continued)

Plumbing

6) Kitchen sink drain appears to travel across the crawlspace and exit through the cinderblock wall.

Grey water should be tied into septic system. Recommend plumber repairs.

Figure 28-1

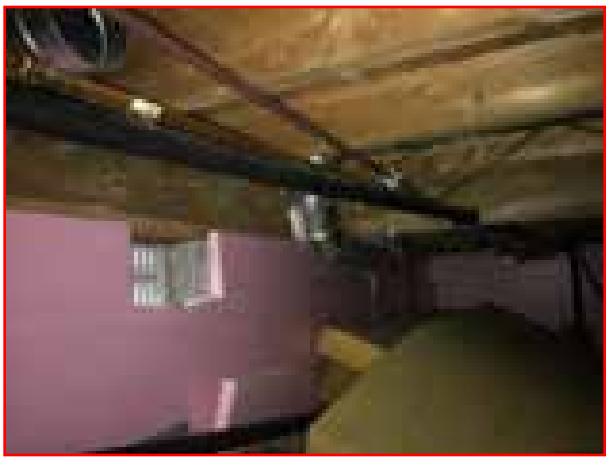

Figure 28-2

7) Shower drain descends into crawlspace and exits the home through cinderblock wall.

This drain should also be tied into the septic system. Recommend plumber repairs.

(Report Summary continued)

Figure 29-1

Figure 29-2