

INSPECTION REPORT



For the Property at:
123 SOMEWHERE STREET
MY TOWN, ON

Prepared for: JOHN & JANE SMITH
Inspection Date: Thursday, March 3, 2016
Prepared by: Jeff Rockburn, RHI, NCI



Rockburn Home Inspection Inc.
PO Box 189
Ottawa, ON K0A 2E0
613 447-ROCK (7625)
HST 792604092 RT0001

www.rockburnhomeinspection.com
info@rockburnhomeinspection.com



January 10, 2017

Dear John & Jane Smith,

RE: Report No. 1001
123 Somewhere Street
My Town, ON

Thank you for choosing Rockburn Home Inspection Inc. for your home inspection needs. The following defines the scope of a home inspection.

The home inspection has been performed per the Standards of Practice as set out by the Canadian Association of Home and Property Inspectors (CAHPI) and can be found on their web site www.cahpi.ca.

The following report has been prepared for the exclusive use of the the client aforementioned and is not for use by third parties without the approval of Rockburn Home Inspection Inc. or it's agents. Rockburn Home Inspection Inc. or it's agents will not be responsible to any other parties other than those named herein. Information provided in the attached report is that which was obtained on the day of the inspection, a snap shot. Items that are suggested or recommended in the report, are based on typical life expectations or industry standards and the inspector cannot be held responsible for the unknown or premature failure to those items due to changing conditions or alterations to the items after the inspection.

The report itself is a copyrighted document and cannot be used without express written permission.

Should you have any questions about the report or questions about your home in the future, please do not hesitate to contact me.

Sincerely,

Jeff Rockburn, RHI, NCI
on behalf of
Rockburn Home Inspection Inc.

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INVOICE

January 10, 2017

Client: John & Jane Smith

Report No. 1001
For inspection at:
123 Somewhere Street
My Town, ON

on: Thursday, March 3, 2016

Home inspection-Single under 2500 sq ft

\$0.00

PAID IN FULL - THANK YOU!

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INSPECTION SUMMARY

123 Somewhere Street, My Town, ON March 3, 2016

Report No. 1001

www.rockburnhomeinspection.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Note: For the purpose of this report the building is considered to be facing **South**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

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

Location: Throughout

Task: Replace

Time: Less than 2 years

Exterior

ROOF DRAINAGE \ Downspouts

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

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

Location: Rear Left

Task: Improve

Time: Immediate

LANDSCAPING \ Lot grading

Condition: • [Improper slope](#)

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

Location: Front

Task: Improve

Time: If necessary

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Double taps](#)

Improper connections on a double tap can cause arcing, overheating of wires and fire

Implication(s): Fire hazard

Location: Basement Electric Panel Area

Task: Further evaluation for remedial action recommended from a specialist in this field

Time: At the earliest opportunity

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Missing

Implication(s): Fire hazard

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Location: Second Floor Hall

Task: Provide or install

Time: Immediate action required

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • None

CO detection was not found anywhere in the home. This is a safety concern and required by law whenever there is or a fuel fired appliance in the home or an attached garage.

Implication(s): Health hazard

Location: Throughout Home

Task: Provide or install

Time: Immediate action required

Heating

GAS FURNACE \ Combustion air

Condition: • The grill for the fresh air intake is either blocked or damaged. It is important that this grill is maintained and kept free of debris so there is clean complete combustion of the furnace.

Implication(s): Poor operation of unit, incomplete combustion of furnace, possible CO production, health risks

Location: Front Exterior-under deck

Task: Clean

Time: Immediate and Regular maintenance

Cooling & Heat Pump

AIR CONDITIONING \ Air cooled condenser coil

Condition: • [Dirty](#)

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

Location: Rear Yard

Task: Clean Service annually

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

General: • Estimating the roof age and expected remaining life span is derived from the physical appearance and typical expectations known to the industry. Without documentation confirming the year the roof surface was installed and the product used, it is impossible for an inspector to predict roof failure and any time frames provided in this report are based on the typical industry standard. It is important to have your roof inspected on a regular basis during it's life to ensure premature failure or possible defect is identified at an early stage.

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

Restrictions and/or Limitations

Inspection performed: • By walking on roof

Findings and Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Old, worn out](#)

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

Location: Throughout

Task: Replace

Time: Less than 2 years



1. *Old, worn out*

EXTERIOR

123 Somewhere Street, My Town, ON March 3, 2016

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

Description

- Gutter & downspout material: • [Aluminum](#)
- Gutter & downspout discharge: • [Above grade](#)
- Downspout discharge: • [Above grade](#)
- Lot slope: • [Towards building](#)
- Wall surfaces - wood: • [Boards](#)
- Wall surfaces - masonry: • [Brick](#)
- Wall surfaces and trim: • [Vinyl siding](#)
- Soffit and fascia: • [Aluminum](#)
- Driveway: • Asphalt
- Walkway: • Pavers
- Deck: • Synthetic wood
- Exterior steps: • Wood

Restrictions and/or Limitations

- Exterior inspected from: • Ground level

Findings and Recommendations

General

- 2. • Dryer vent requires immediate and regular cleaning

Location: Back Exterior Wall

Task: Perform Maintenance Clean

Time: Immediate action required



2. Dryer vent requires immediate and regular...

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

ROOF DRAINAGE \ Downspouts

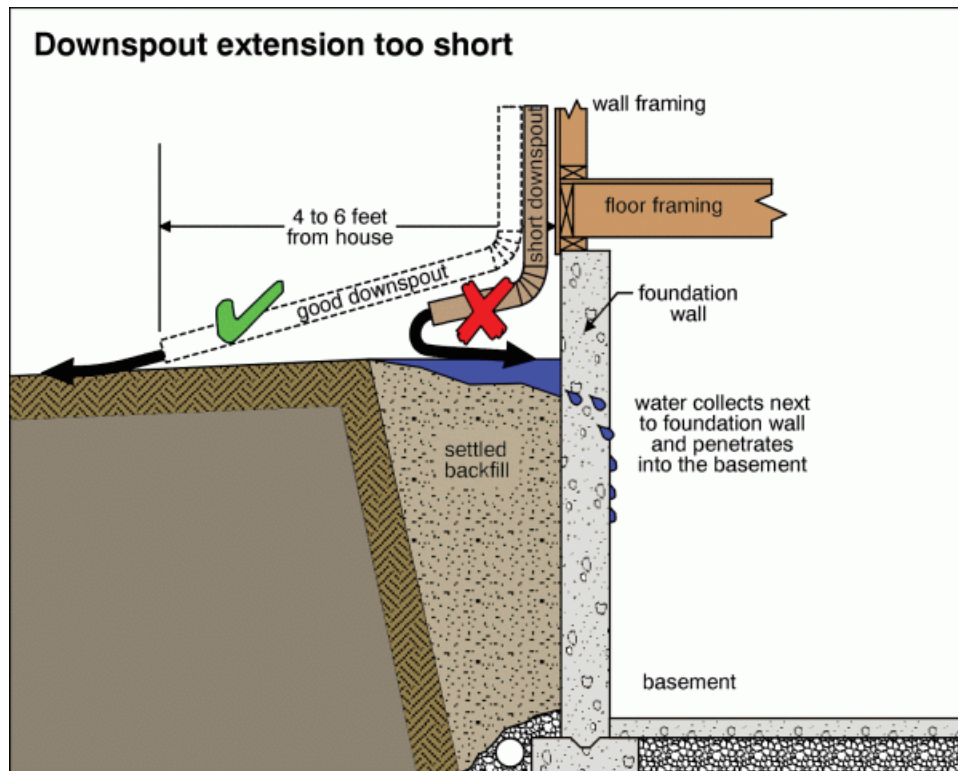
3. Condition: • [Downspouts end too close to building](#)

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

Location: Rear Left

Task: Improve

Time: Immediate



EXTERIOR

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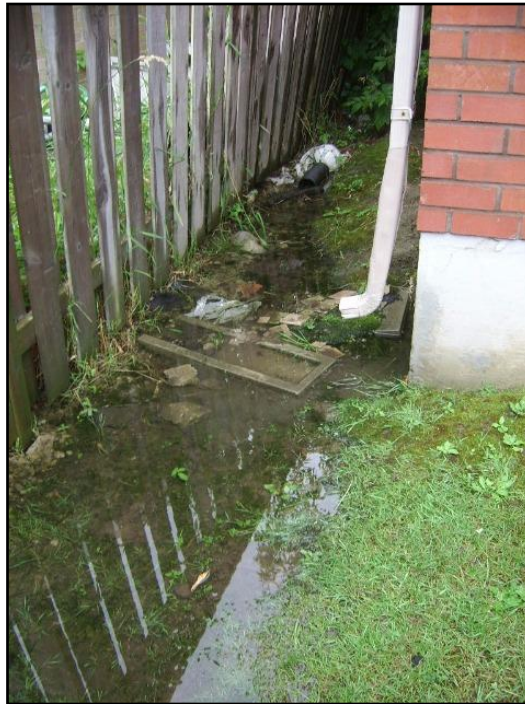
INSULATION

PLUMBING

INTERIOR

SITE INFO

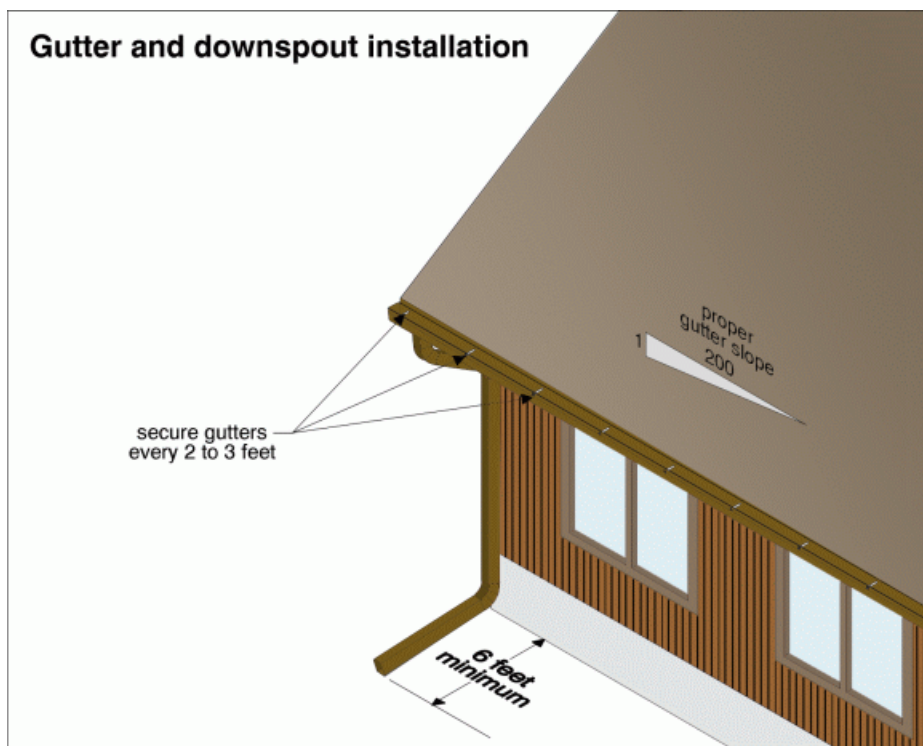
REFERENCE



3.

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

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



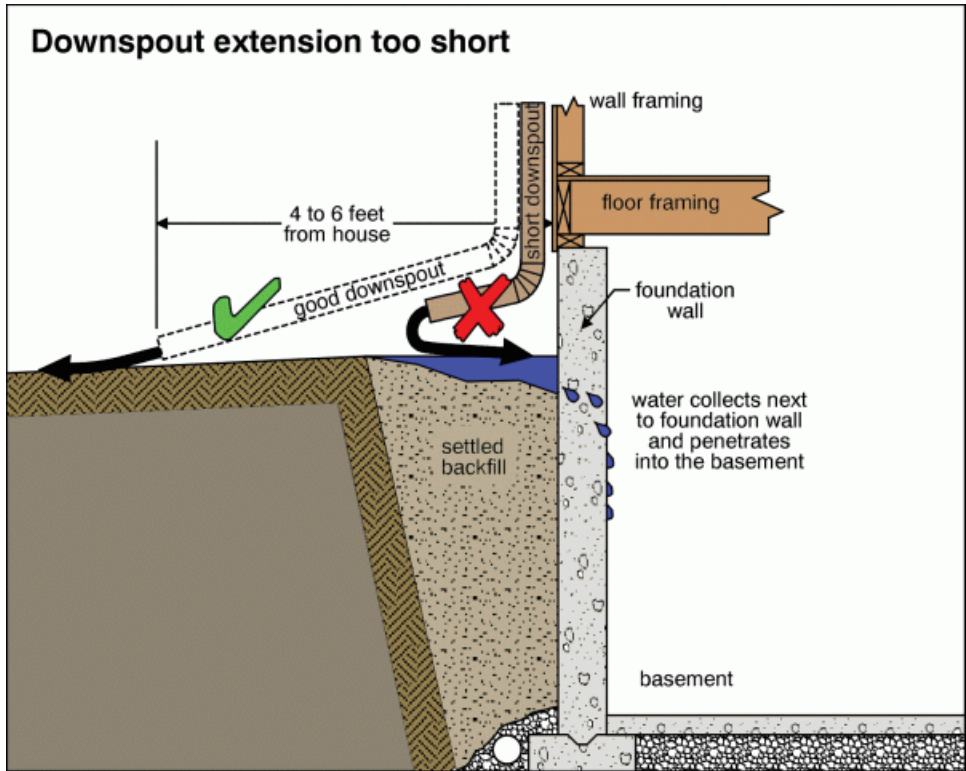
EXTERIOR

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



WALLS \ Wood siding

5. Condition: • [Too close to grade](#)

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

Location: West Exterior

Task: Correct

Time: Less than 1 year

EXTERIOR

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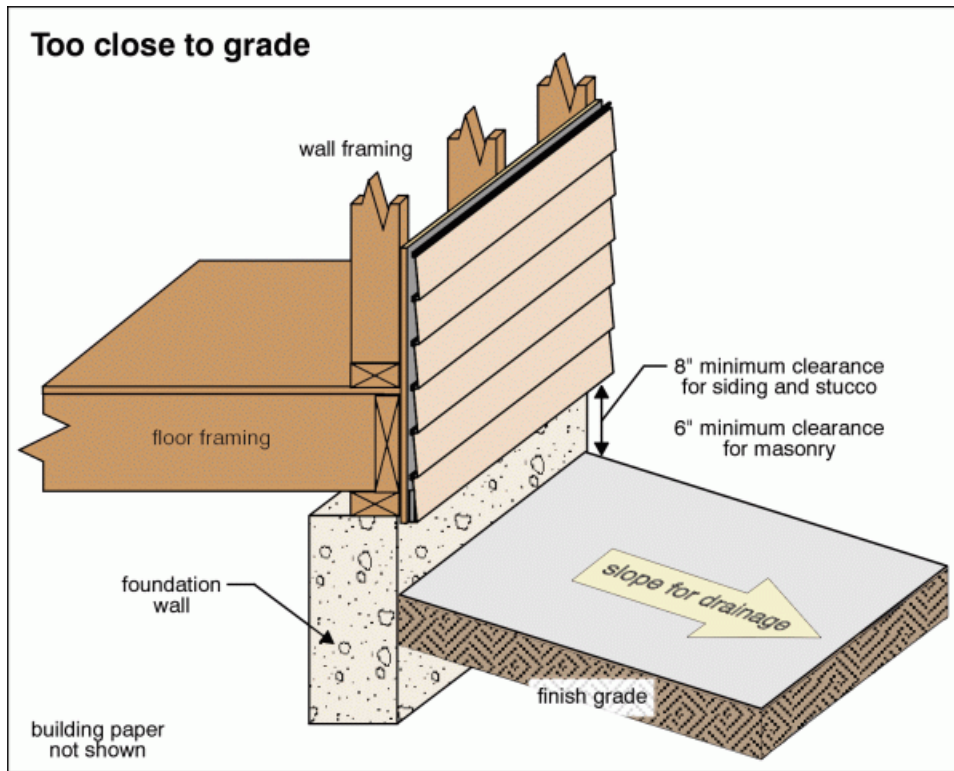
INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



4.

LANDSCAPING \ Lot grading

6. Condition: • [Improper slope](#)

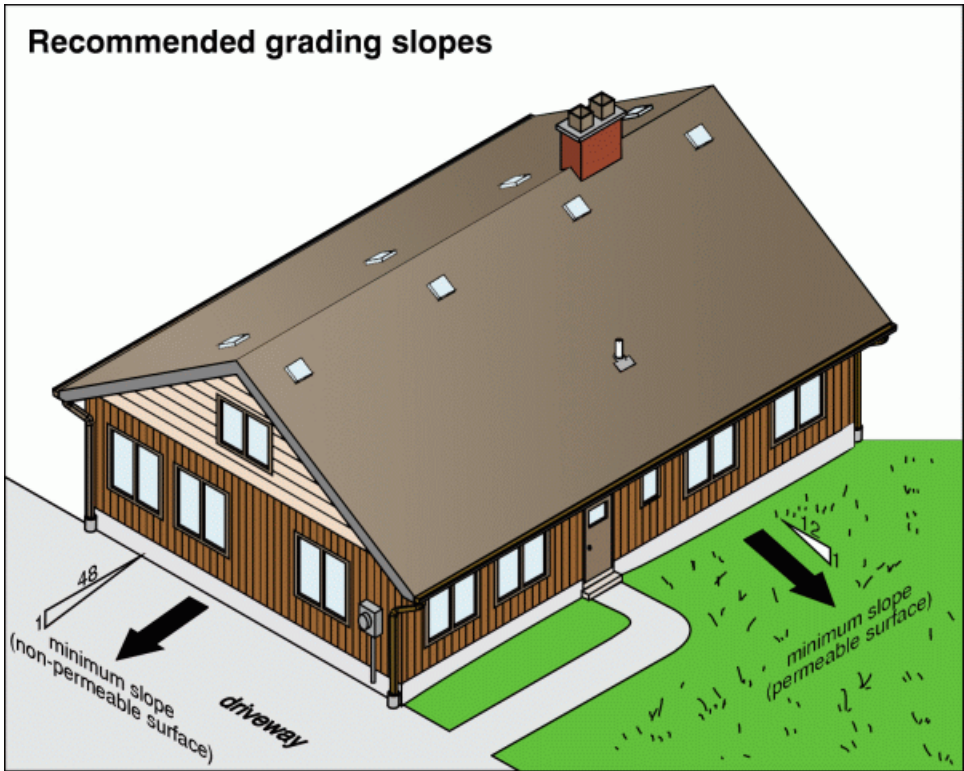
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front

Task: Improve

Time: If necessary

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



5.

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

Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Poured concrete](#)
- Floor construction:** • [Wood I-joists](#) • [Concrete](#) • Steel columns • Subfloor - OSB (Oriented Strand Board)
- Exterior wall construction:** • [Wood frame](#)
- Roof and ceiling framing:** • [Rafters/roof joists](#) • [OSB \(Oriented Strand Board\) sheathing](#)

Restrictions and/or Limitations

- Inspection limited/prevented by:** • Wall, floor and ceiling coverings • Insulation
- Attic/roof space:** • Inspected from access hatch

Findings and Recommendations

WALLS \ Solid masonry walls

7. Condition: • [Efflorescence](#)

Efflorescence is a product of moisture travelling through a masonry wall and depositing mineral deposits when it evaporates into the room. It is sometimes related to a leak but often indicates that the wall on the exterior is holding moisture or there is poor drainage in this area. Corrective measures on the exterior are usually recommended in this case.

Moisture from the floor slab cavity is also a common source of efflorescence along the foundation wall.

Implication(s): Cosmetic defects | Weakened structure

Location: Front Basement

Task: Improve existing condition- Monitor

Time: As soon as possible



6. Efflorescence

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

Description

Service entrance cable and location: • [Underground - not visible](#)

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

Main disconnect/service box rating: • [100 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 and exterior](#)

Smoke detectors: • [Present](#)

Restrictions and/or Limitations

General: • Smoke and Carbon Monoxide detectors were not tested during this inspection.

Findings and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

8. Condition: • [Double taps](#)

Improper connections on a double tap can cause arcing, overheating of wires and fire

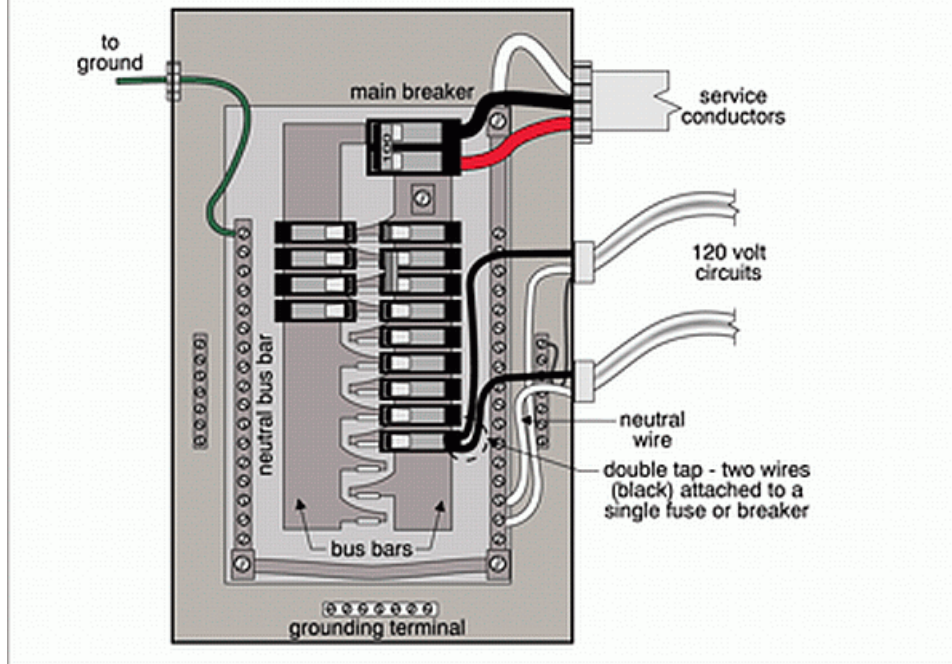
Implication(s): Fire hazard

Location: Basement Electric Panel Area

Task: Further evaluation for remedial action recommended from a specialist in this field

Time: At the earliest opportunity

Double tapping (double lugging)



DISTRIBUTION SYSTEM \ Smoke detectors

9. Condition: • Missing

Implication(s): Fire hazard

Location: Second Floor Hall

Task: Provide or install

Time: Immediate action required

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

10. Condition: • None

CO detection was not found anywhere in the home. This is a safety concern and required by law whenever there is or a fuel fired appliance in the home or an attached garage.

Implication(s): Health hazard

Location: Throughout Home

Task: Provide or install

Time: Immediate action required

HEATING

123 Somewhere Street, My Town, ON March 3, 2016

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Description

General: • Filter Size

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

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

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent](#)

Main fuel shut off at: • Meter

Restrictions and/or Limitations

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

Findings and Recommendations

GAS FURNACE \ Combustion air

11. Condition: • The grill for the fresh air intake is either blocked or damaged. It is important that this grill is maintained and kept free of debris so there is clean complete combustion of the furnace.

Implication(s): Poor operation of unit, incomplete combustion of furnace, possible CO production, health risks

Location: Front Exterior-under deck

Task: Clean

Time: Immediate and Regular maintenance



7. The grill for the fresh air intake is eithe...

COOLING & HEAT PUMP

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Description

Air conditioning type:

- [Air cooled](#)

Model number: 462536589 Serial number: 2001256258

Manufacturer: • Lennox

Cooling capacity: • [24,000 BTU/hr](#) • [2 Tons](#)

Compressor approximate age: • 12 years

Failure probability: • [High](#)

Restrictions and/or Limitations

Inspection limited/prevented by: • Low outdoor temperature

System data plate: • Not legible

Window unit: • Window A/C excluded from inspection

Findings and Recommendations

AIR CONDITIONING \ Life expectancy

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

Implication(s): Equipment failure | Reduced comfort

Location: Rear Yard

Task: Further evaluation

Time: Immediate

AIR CONDITIONING \ Air cooled condenser coil

13. Condition: • [Dirty](#)

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

Location: Rear Yard

Task: Clean Service annually

AIR CONDITIONING \ Refrigerant lines

14. Condition: • [Missing insulation](#)

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

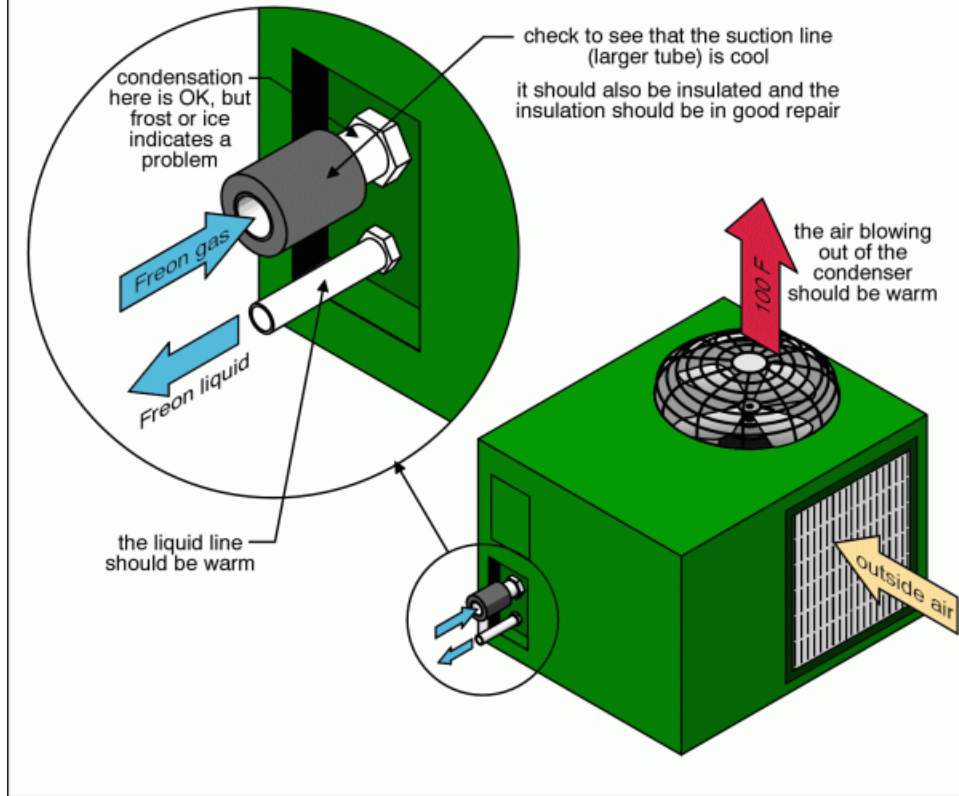
Location: Throughout Basement Furnace Room

Task: Replace

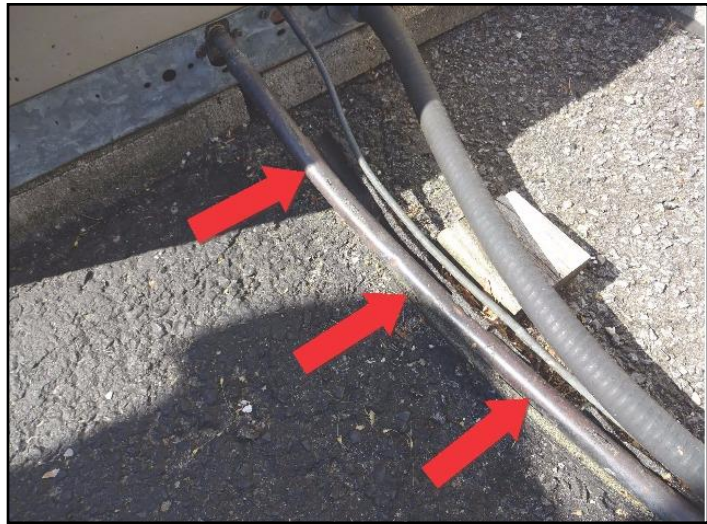
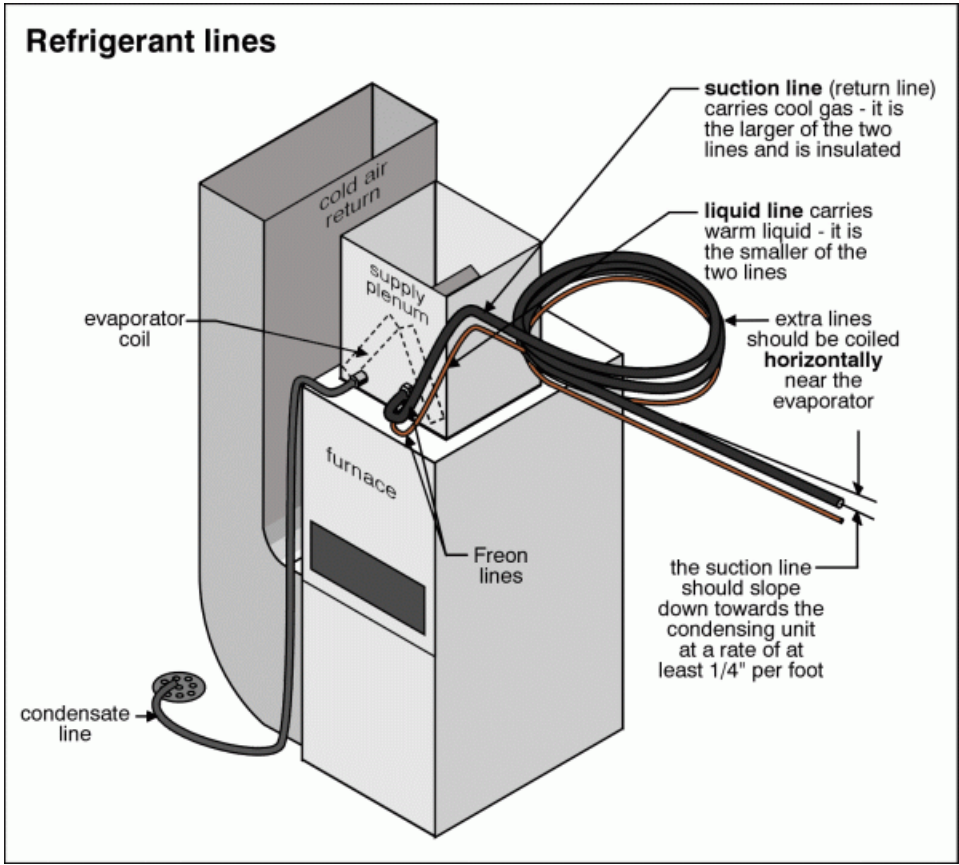
Time: Less than 1 year

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

Inspecting the condenser unit



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



8. Missing insulation

INSULATION AND VENTILATION

123 Somewhere Street, My Town, ON March 3, 2016

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Description

Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount/value: • [R-40](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Restrictions and/or Limitations

Attic inspection performed: • By entering attic, but access was limited

Findings and Recommendations

ATTIC/ROOF \ Insulation

15. Condition: • [Amount less than current standards](#)

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve existing condition

Time: Discretionary - At the earliest opportunity

ATTIC/ROOF \ Hatch

16. Condition: • The weather stripping around the attic hatch is compromised.

Implication(s): Failure to replace could result in air and moisture leakage and possible mould in the attic.

Location: Attic Hatch

Task: Replace

Time: At the earliest opportunity

INSPECTION

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Description

Water supply source: • Public

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

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Front of the basement

Water flow and pressure: • Typical

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

Water heater type: • Rental

Water heater exhaust venting method: • Natural draft

Tank capacity: • 50 gallons

Waste disposal system: • [Public](#)

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

Floor drain location: • Near heating system

Main fuel shut off valve at the: • Front of basement

Backwater valve: • Not present

Exterior hose bibb: • Shut off valves located in the basement ceiling at the same location.

Restrictions and/or Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • The performance of floor drains or clothes washing machine drains

Findings and Recommendations

FIXTURES AND FAUCETS \ Faucet

17. Condition: • [Loose](#)

Implication(s): Equipment failure

Location: First Floor Kitchen

Task: Repair or replace

Time: Unpredictable condition -At the earliest opportunity

FIXTURES AND FAUCETS \ Toilet

18. Condition: • [Loose](#)

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

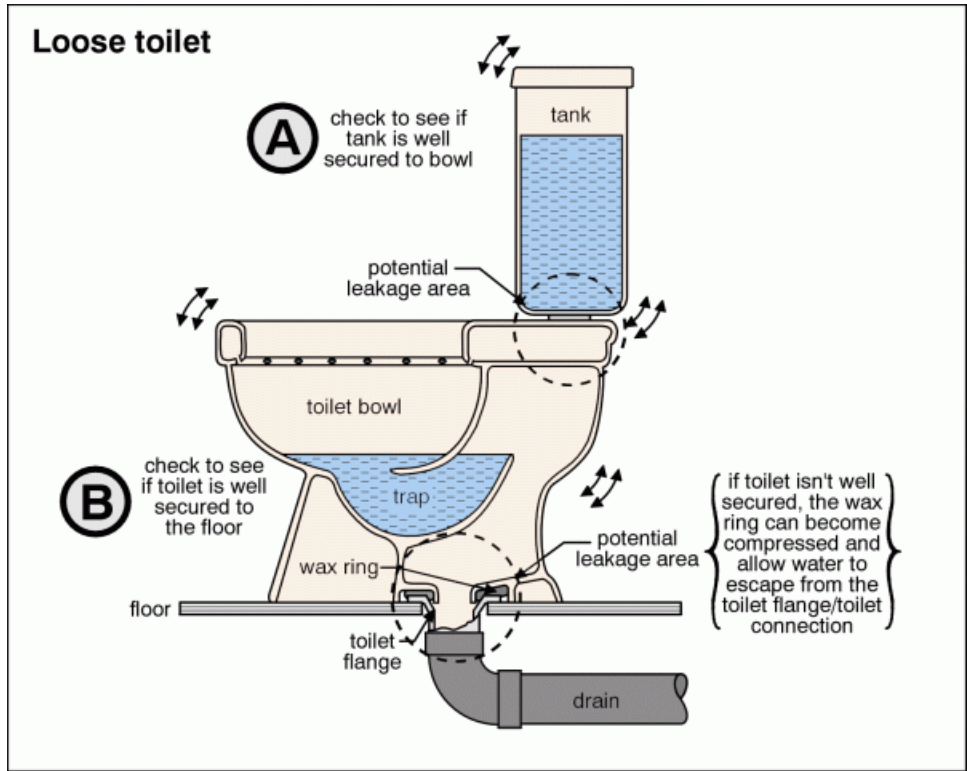
Location: First Floor Powder Room

Task: Improve existing condition

Time: As soon as possible before condition worsens

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

Loose toilet



INTERIOR

- INSPECTION
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- INTERIOR
- SITE INFO
- REFERENCE

Description

- Major floor finishes:** • [Carpet](#) • [Laminate](#) • [Ceramic](#)
- Major wall finishes:** • [Plaster/drywall](#)
- Major ceiling finishes:** • [Stucco/texture/stipple](#)
- Windows:** • [Single/double hung](#) • [Sliders](#)
- Glazing:** • [Double](#)
- Exterior doors - type/material:** • [Wood](#)
- Doors:** • Inspected
- Kitchen ventilation:** • Range hood • Discharges to exterior
- Bathroom ventilation:** • Exhaust fan
- Laundry room ventilation:** • Clothes dryer vented to exterior
- Stairs and railings:** • Inspected

Restrictions and/or Limitations

- Not included as part of a building inspection:** • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Findings and Recommendations

RECOMMENDATIONS \ Overview

- 19. Condition:** • No interior recommendations are offered as a result of this inspection.

SITE INFO

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Description

Weather: • Sunny • There was rain on the day of the inspection.

Approximate temperature: • 22°

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

Approximate inspection Start time: • The inspection started at 9:00 a.m.

Approximate inspection End time: • The inspection ended at Noon.

Approximate date of construction: • 1960 to 1970

Building type: • Detached home • Bungalow

Number of stories: • 1

Number of bedrooms: • 3

Number of bathrooms: • 2

Garage, carport and outbuildings: • Attached one-car garage

END OF REPORT

- INSPECTION
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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. 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

