RIDGE VALLEY
HOME INSPECTIONS

Inspection Report

Property Address:

Ridge Valley Home Inspections

Direct

Email: jruth@ridgevalley.ca

www.ridgevalley.ca

Date: 26/09/2013	Time: 3:00 PM	Report ID
Property:	**Customer:**	**Real Estate Professional:**

Any references made to left or right assumes the reader to be viewing the property from the front.

Comment Key / Definitions

The following are definitions of comment descriptions within this report. All comments by the inspector should be considered prior to purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further evaluation by a qualified professional. All costs associated with further evaluation and or the repair or replacement of the said item should be considered prior to purchasing the property.

(ACC) Acceptable - The item/ component was visually observed to be performing its intended function at the time of the inspection with consideration for normal wear and tear.

(MAR) Marginal - The item/ component was marginally acceptable. It performed it's intended function. However, due to age and/ or deterioration the item is considered to be near the end of it's useful life cycle and may require early repair or replacement.

(NI) Not Inspected - The item/ component was not inspected due to safety concerns, inaccessibility, concealment or seasonal conditions.

(NP) Not Present - The item/ component did not exist or was visually concealed at the time of the inspection.

(R/R) Repair/Replace - The item/ component failed to perform it's intended function, was structurally deficient, or in need of significant repair or replacement at the time of the inspection. Repair or replacement is to be carried out by a qualified professional. Quotes for the work required should be obtained prior to purchasing the property to ensure that the cost impact is fully understood.

Type of Building:	**Style of Building:**	**Estimated Age of Building:**
Detached House	Back Split	34 Years
Dwelling Occupied:	**In Attendance:**	**Home Faces:**
Yes	Buyer(s), Buyers Agent	South East
Weather:	**Temperature:**	**Soil Conditions:**
Sunny	22 Degrees C.	Dry

1. Roof

		ACC	MAR	NI	NP	R/R
1.0	ROOF COVERING	•				
1.1	ROOF FLASHINGS/ VALLEY'S/ PENETRATIONS		•			
1.2	CHIMNEY(s)	•				
1.3	ROOF DRAINAGE SYSTEMS (gutters/ eaves trough/ downspouts)		•			

ACC= Acceptable, MAR= Marginal, NI= Not Inspected, NP= Not Present, R/R= Repair/ Replace

ACC MAR NI NP R/R

Styles & Materials

Roof Type:
Gable

Roof Covering:
Asphalt Shingles

Method used to observe roof:
Walked on roof

Number of Layers:
One

Estimated Age of Roof Covering:
1-2 years

Typical Life Span of Roof Covering:
20-25 years

Chimney (exterior):
Brick/ Masonry

Flashings & Valley's:
Open Valley's

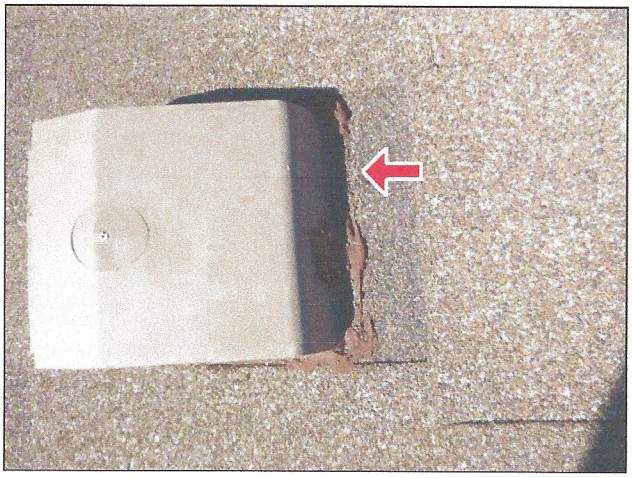
Gutters & Downspouts:
Aluminum

Eave Protection:
Present

Metal Drip Edge:
Present

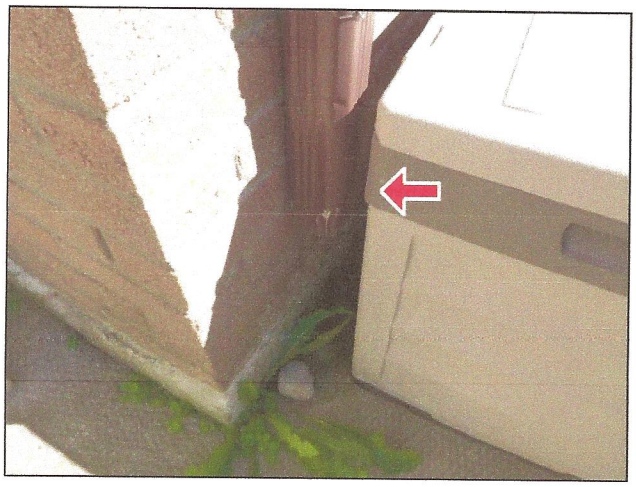
Comments:

1.1 Improve caulking.



1.1 Item 1(Picture)

1.3 (1) Downspouts require extensions which direct the roof water well away from the foundation. Recommend install as needed.



1.3 Item 1(Picture)

(2) The upper level eave trough drains directly onto lower roof covering. Recommend adding a down spout extension to the the lower roof eave trough to reduce localized roof wear.

1.3 Item 2(Picture)

(3) Downspout is currently discharging into the driveway. In the colder months this may become a slip hazard. Recommend relocate to a safe location.

2. Exterior

		ACC	MAR	NI	NP	R/R
2.0	GRADING, DRAINAGE		•			
2.1	VEGETATION	•				
2.2	EXTERIOR BRICK/STONE		•			
2.3	SIDING AND TRIM					•
2.4	EAVES, SOFFITS AND FASCIA	•				
2.5	DOORS (Exterior)	•				
2.6	WINDOWS		•			
2.7	PATIO, WALKWAYS, STEPS					•
2.8	PORCHES, STOOPS, RAILS, STEPS	•				
2.9	DECKS, BALCONIES, RAILS, STEPS	•				
2.10	DRIVEWAY	•				

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ACC MAR NI NP R/R

Styles & Materials

Siding/ Trim Material:
Brick veneer
Aluminum

Eaves/ soffit & fascia:
Aluminum

Windows:
Vinyl w/ Insulated Glass Unit

Exterior Doors:
Metal/ Insulated

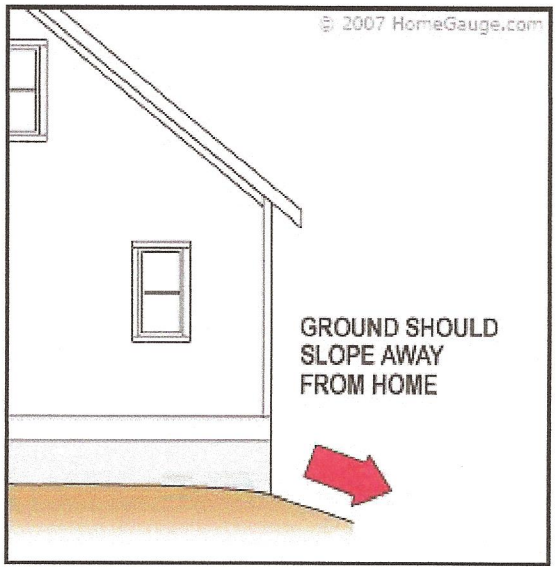
Porches/ Stoops:
Covered Porch

Driveway:
Asphalt

Patio/ Walkways/ Steps:
Concrete
Precast concrete patio
Stones
Slopes towards the house
Cracks/ uneven surface

Comments:

2.0 (1) There is a negative slope evident at the left side at the patio. This may not facilitate proper drainage and may allow water to accumulate next to the foundation, which may contribute to dampness or in the worse case, leakage into the basement. Recommend that the grade be modified to slope away from the house.

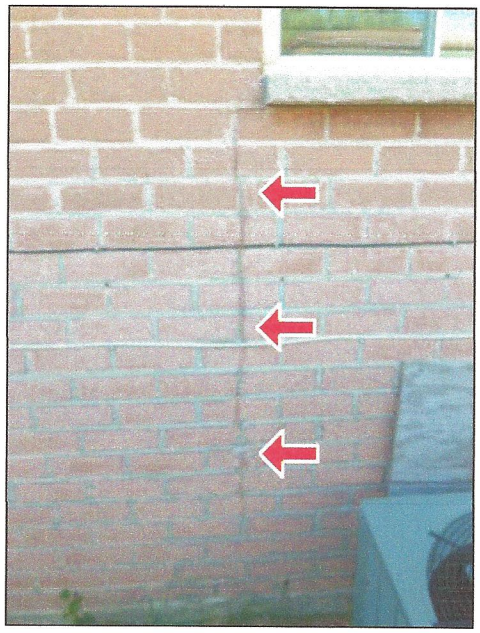


2.0 Item 1(Picture)

(2) Grade is very close to the lower course of brick. Recommend improve to minimize the potential of water entry.

2.0 Item 2(Picture)

2.2 Masonry cracks between brick and cracked brick. This is an indication of slight settlement or movement. Recommend monitor for further movement. Repair as required.

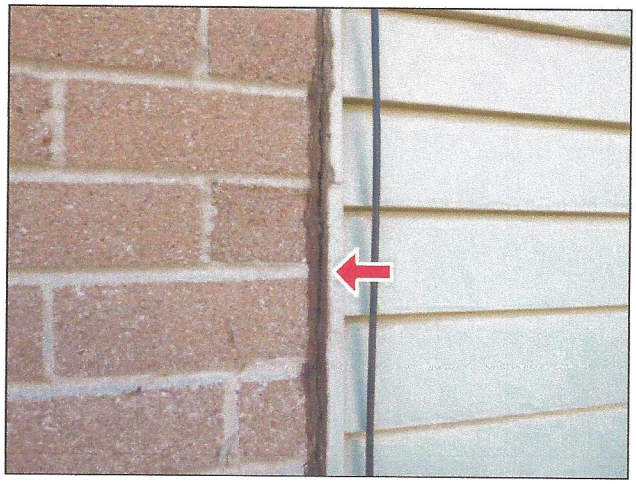


2.2 Item 1(Picture)

2.3 (1) Exterior siding and trim requires painting.

(2) Exterior Caulking Required in various areas throughout the exterior.

2.3 Item 1(Picture)



2.3 Item 2(Picture)

(3) Recommend seal all wall penetrations (pipes, vents etc...)

2.3 Item 3(Picture)

2.6 (1) Fogging of the insulated glass unit(s) is evident at the living Room window(s). This fogging effect is caused by a leak in the thermal seal between the panes of glass. Although this may result in a slightly lower thermal resistance it is mainly a cosmetic concern. In cold weather the fogging effect may worsen considerably. If you consider the appearance of the "fogging" unacceptable it will be necessary to replace the glass unit or the window in its entirety.

2.6 Item 1(Picture)

(2) Windows require exterior caulking and painting to reduce further deterioration and weathering.

2.6 Item 2(Picture)

2.7 (1) The concrete walk has settled and slopes towards the house which will allow water to pool next to the foundation. Recommend corrective action to prevent moisture related problems.

2.7 Item 1(Picture)

(2) Settlement has caused step to become uneven. Recommend improvement this is a trip hazard.

2.7 Item 2(Picture)

2.10 Note: Asphalt settlement noted on wheel tracks of driveway.

2.10 Item 1(Picture)

3. Garage / Carport

		ACC	MAR	NI	NP	R/R
3.0	WALLS/ CEILINGS/ FLOORS/ROOF STRUCTURE					•
3.1	GARAGE DOOR (S) Overhead		•			
3.2	OCCUPANT DOOR FROM GARAGE TO HOUSE/ EXTERIOR/WINDOWS				•	
3.3	AUTOMATIC GARAGE DOOR OPENERS		•			
3.4	ELECTRICAL	•				

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ACC MAR NI NP R/R

Styles & Materials

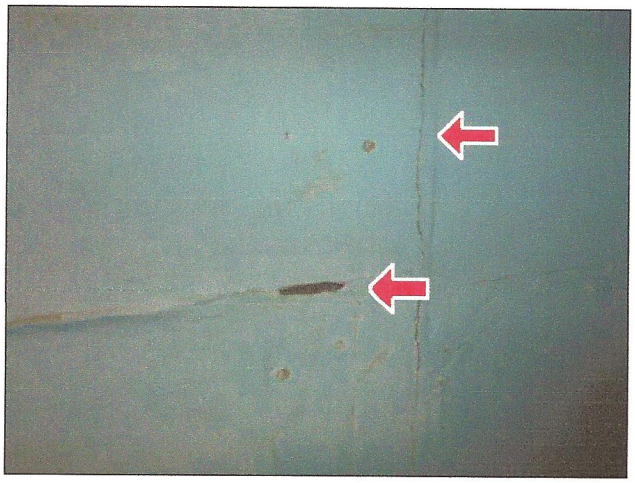
Garage / Carport:
2 CAR
Attached

Door:
Two
Wood

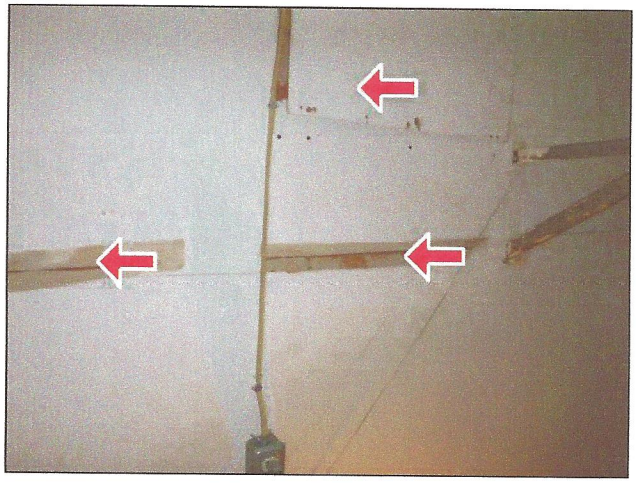
# of Automatic openers:
Two
Adjustment required / Crush Hazard!

Comments:

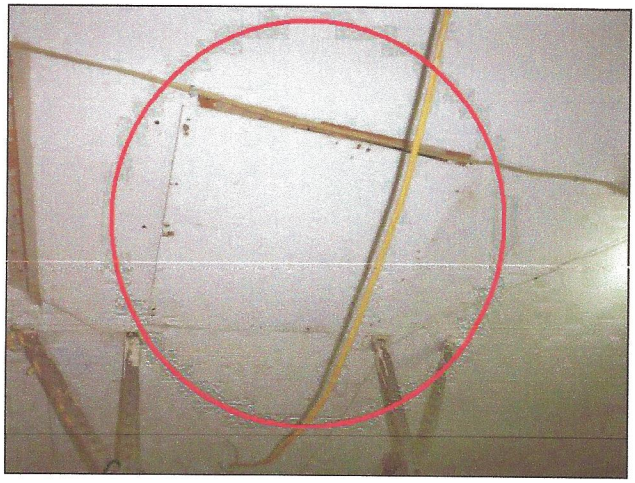
3.0 Holes noted in the walls and or ceiling of the garage (Including the attic access hatch), recommend that they be sealed to prevent the migration of fumes /gases into the house.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)

3.1 Lubrication is required in on the garage door wheels and tracks to minimize squeaking. Improve to extend service life.

3.3 The garage door opener should automatically reverse when the door is met with resistance. When tested, an excessive amount of resistance was required to reverse the door. This is considered a crush Hazard. The automatic door opener requires a simple adjustment as per the manufacturers specifications to eliminate the crush hazard.

3.3 Item 1(Picture)

4. Structural Components

		ACC	MAR	NI	NP	R/R
4.0	FOUNDATION					•
4.1	STRUCTURAL FRAMING AND SUPPORT	•				
4.2	FLOORS	•				
4.3	COLD ROOM				•	
4.4	ROOF STRUCTURE	•				

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ACC MAR NI NP R/R

Styles & Materials

Foundation:
Poured concrete

Configuration:
Basement

Basement Limitations:
80% - 90% of foundation not visible due to wall finish and storage of belongings

Evidence of ground water seepage:
Yes
In Crawl Space

Basement Floor:
Concrete

Floor Structure:
Wood joists
Built up wood beams
Steel columns

Exterior Wall Structure:
Wood Frame (not visible)

Roof & Ceiling Structure:
Engineered Wood Trusses

Roof Sheathing:
Plywood

Method used to Observe Attic(s):
Observed from access hatch(es)

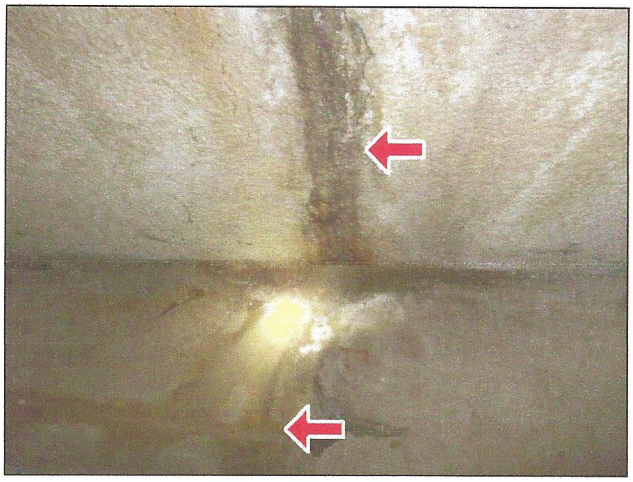
Crawl Space Limitations:
30% - 40% of foundation not visible due to storage of personal belongings

Crawl space Floor:
Concrete

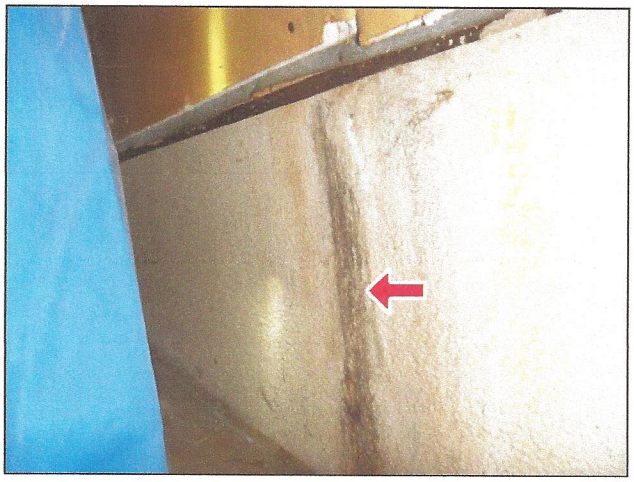
Comments:

4.0 (1) Typical Foundation cracks were observed. All cracks have a potential to allow the entry of ground water under certain circumstances, however a large percentage of foundation cracks are not problematic. There were no visible signs of ground water seepage at the time of the inspection. Recommend monitor.

(2) Visible signs of water intrusion in the crawl space are present from water stains on the wall and floor. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.

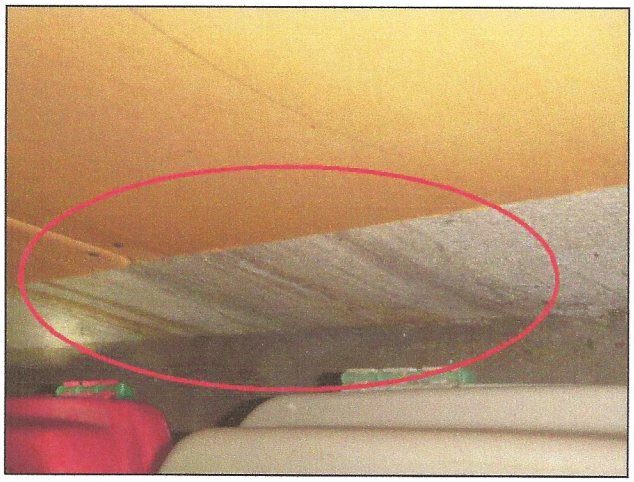


4.0 Item 1(Picture)

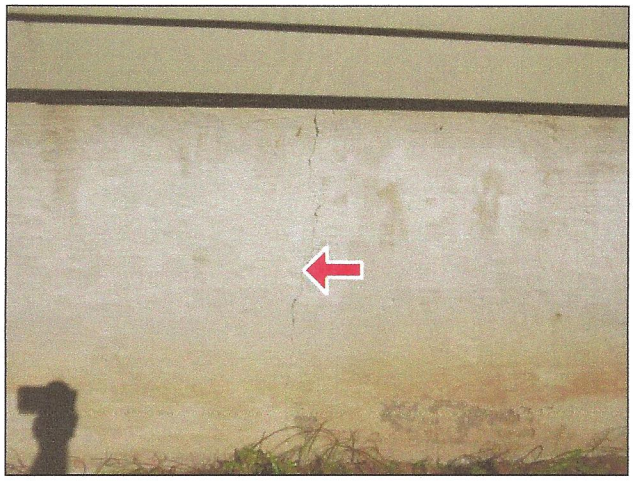


4.0 Item 2(Picture)

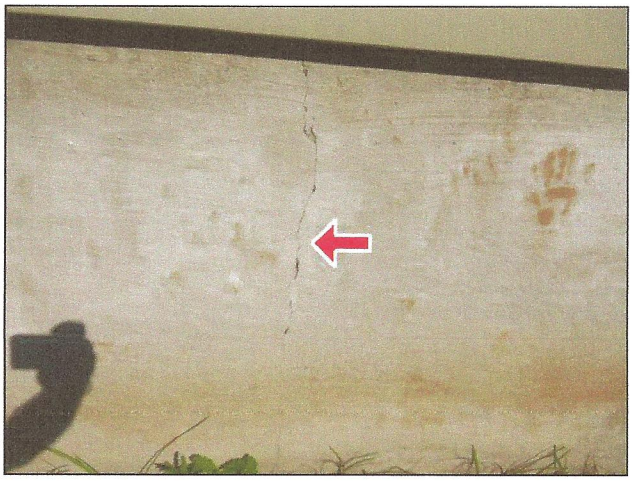
4.0 Item 3(Picture)



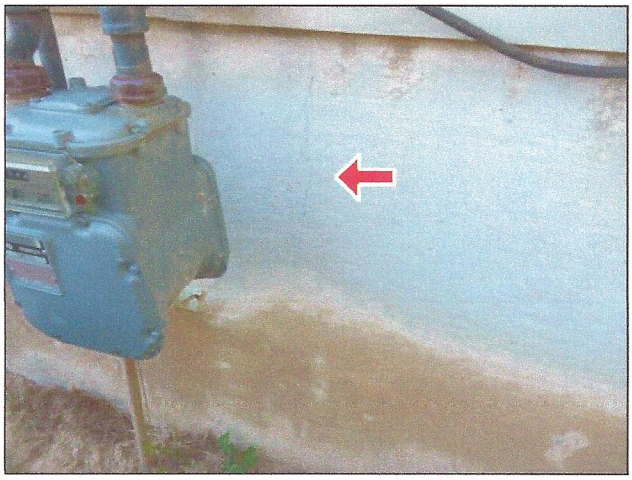
4.0 Item 4(Picture)



4.0 Item 5(Picture)



4.0 Item 6(Picture)



4.0 Item 7(Picture)

5. Electrical

		ACC	MAR	NI	NP	R/R
5.0	SERVICE DROP/CONDUCTORS/ METER BASE	•				
5.1	MAIN DISCONNECT, DISTRIBUTION PANELS & OVER-CURRENT DEVICES	•				
5.2	BRANCH CIRCUIT WIRING	•				
5.3	BONDING/ GROUNDING	•				
5.4	SWITCHES, RECEPTACLES, LIGHT FIXTURES					•
5.5	GROUND FAULT CIRCUIT INTERRUPTERS (GFCI)					•
5.6	ARC FAULT CIRCUIT INTERRUPTERS (AFCI)				•	
5.7	SMOKE DETECTORS (not tested)			•		
5.8	CARBON MONOXIDE DETECTORS (not tested)			•		

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ACC MAR NI NP R/R

Styles & Materials

Service Type:
Under Ground Service

Service size/ Voltage:
100 AMP 120/240 volt

Main Distribution Panel:
Circuit breakers
Combination panel

Location of Main Distribution Panel:
Basement

Distribution Wiring:
Copper (Romex with ground wire)

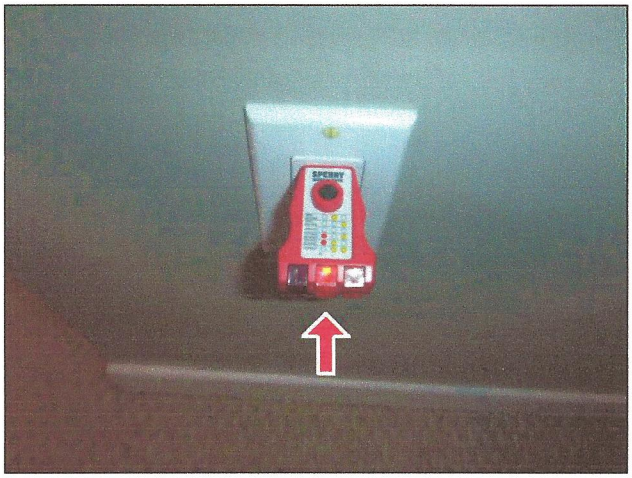
Service Grounding:
Municipal water supply

Ground Fault Circuit Interupters:
Bathroom(s)

Outlets (receptacles):
Typical # of Grounded

Comments:

5.4 Ungrounded 3 prong outlets were noted in the Lower level living area and bathroom. Three prong outlets must not be used in ungrounded circuits as they pose a shock hazard. Where 3 prong receptacles are necessary I recommend adding a ground wire which may involve extensive rewiring or alternatively ground fault circuit interrupters (GFCI receptacles) may be installed. Although GFCI's are considered an acceptable alternative in this situation they do have their limitations and should not be used with surge protection devices, as the lack of a ground reference prevents proper surge protection. Recommend all repairs and or modifications be done by a licensed electrician.

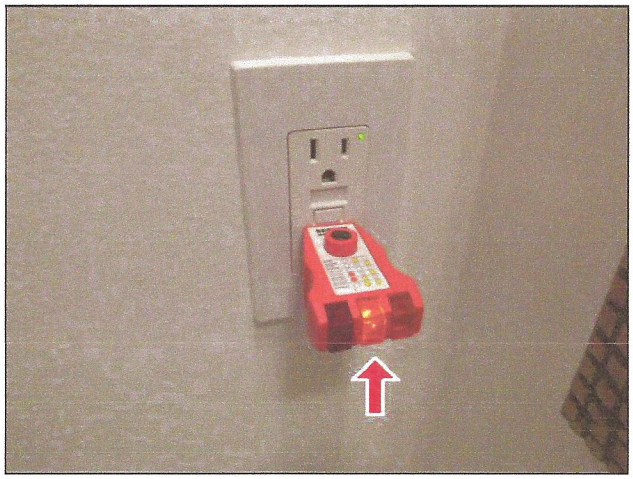


5.4 Item 1(Picture)

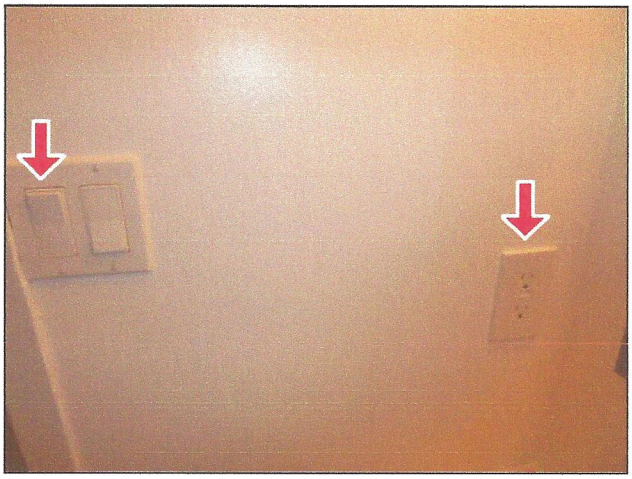
5.5 (1) GFCI receptacles and breakers are to be tested periodically (every 30 days) to assure proper operation. If they do not respond to a test function or will not reset after a test function they are considered faulty and require professional repair/ replacement.

Ground Fault Circuit Interrupters (GFCI outlets) offer personal protection against shock in high risk areas such as bathrooms, kitchen and the exterior outlets. It is recommended that GFCI protection is installed for all bathrooms, near kitchen sink and exterior outlets.

(2) The GFCI in the lower level bathroom is miswired. There is no ground present and on two occasions when the light was turned off the GFCI tripped. Recommend repair by a qualified electrician.



5.5 Item 1(Picture)



5.5 Item 2(Picture)

5.7 The smoke detectors were not tested, you are required to test them initially upon moving in to home and periodically thereafter. Smoke detectors are required by law on each level of the home and should be installed according to the manufacturers specifications and replaced every 10 years.

5.8 Carbon Monoxide detectors are recommended to be installed adjacent to sleeping areas. Carbon Monoxide detectors require testing on a regular basis. Carbon monoxide detectors are to be replaced every 5 years.

6. Plumbing

The following items are considered to be beyond the scope of a General Home Inspection and are specifically excluded from the inspection. Ridge Valley Home Inspections will not attempt to; light or ignite pilot flames, determine the life expectancy or adequacy of the hot water heater. Inspect the interior chimney flue liners, water softening or conditioning systems, water wells, onsite sewage/ septic systems, lawn or fire sprinkler systems. Determine the flow rate, pressure, volume or quality of the water supply. Test any main or branch shut off valves, back flow or anti siphon devices, overflows or shower pans. hidden or obstructed plumbing or exhaust venting. Evaluate liquid propane or fuel oil storage tanks. Evaluate ancillary systems such as, but not limited to, solar heating.

		ACC	MAR	NI	NP	R/R
6.0	WATER SUPPLY, SHUT OFF, DISTRIBUTION PIPING	•				
6.1	PLUMBING DRAIN, WASTE AND VENT PIPING	•				
6.2	HOT WATER SYSTEMS, CONTROLS, FLUES AND VENTING	•				
6.3	GAS PIPING, FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•				
6.4	LAUNDRY FACILITIES					•

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ACC MAR NI NP R/R

Styles & Materials

Water Source:
Municipal supply

Service Piping into Building:
Copper

Distribution Piping:
Copper

Drain/ Waste/ Vent piping:
ABS / PVC Plastic

Basement Floor drain:
Basement Utility Room

Water Pressure/ Flow:
Typical

Water Heater

Manufacturer:
GSW

Water Heater Energy Source:
Natural Gas

Anti-scald valve:
No

Water Heater Capacity/ Age:
50 Gallon
189 Litre
4 Years

Water Heater venting

Material:
Metal (natural draft)

Location of Main Water shut off:
Basement

Location of Main Fuel Shut Off:
Gas Meter

Water Conditioners/ Filters:
Water Softener

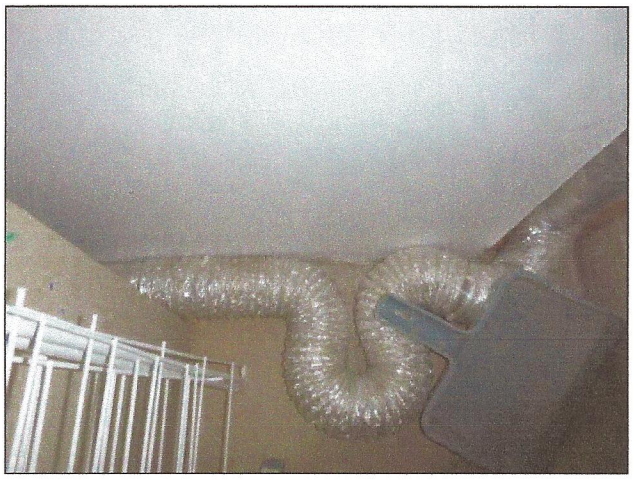
Laundry Facilities:
Basement

Dryer Vent:
Corragated Metal
Rigid Metal
Foil
Excessive length

Water Shut-off Valve to the Exterior:

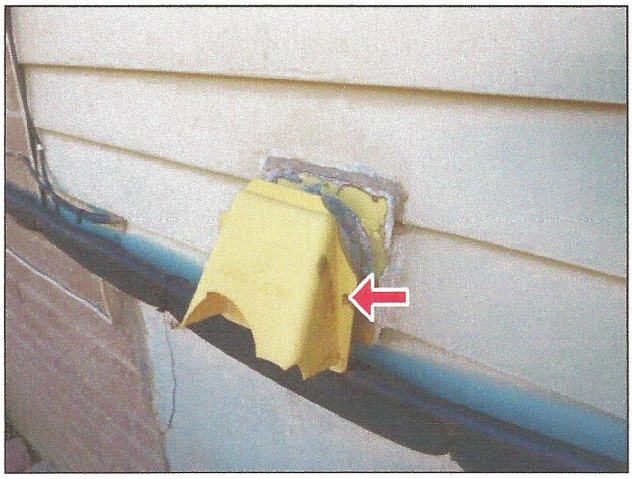
Comments:

6.4 (1) The length of the dryer vent is excessive and may affect the overall performance of the dryer.



6.4 Item 1(Picture)

(2) Exterior wall vent requires repair/ replacement.



6.4 Item 2(Picture)

7. Heating

		ACC	MAR	NI	NP	R/R
7.0	HEATING EQUIPMENT					•
7.1	DISTRIBUTION SYSTEMS (including fans, pumps, ducts, piping, air filters, registers, radiators, convectors and Thermostats)	•				
7.2	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				
7.3	DRAFT CONTROL / EXHAUST VENTING	•				

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ACC MAR NI NP R/R

Styles & Materials

Manufacturer:
UNKNOWN

Type of Heating system:
Forced Air

Energy Source:
Natural gas

Efficiency:
High Efficiency (condensing)

BTU's / KW:
60,000 BTU Input

Age of Heating Unit:
5 Years

Design Life:
20-25 Years

Probability of Failure:
Low

Type of Exhaust Vent:
System 636 (Approved Venting)

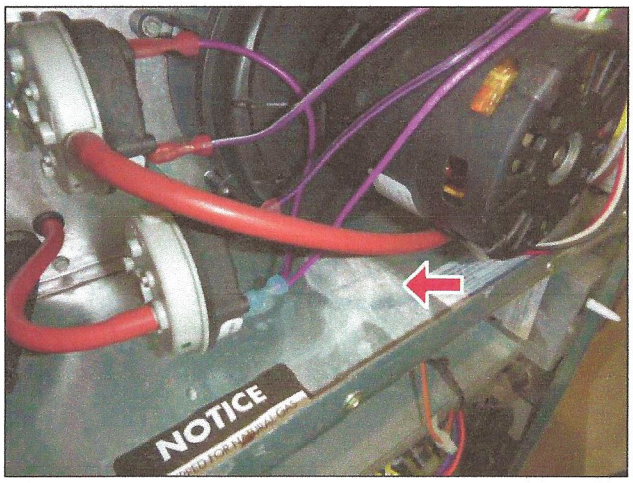
Distribution:
Ductwork

Filter Type:
Washable

Comments:

7.0 (1) Professional servicing is recommended on an annual basis. The furnace is due for a professional cleaning/ servicing.

(2) Water marks located beneath the exhaust blower are indicative of previous condensate leakage. Recommend monitor during regular operation to determine if leakage is current. Repair as required.



7.0 Item 1(Picture)

8. Cooling

		ACC	MAR	NI	NP	R/R
8.0	AIR CONDITIONING	•				
8.1	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping)	•				

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ACC MAR NI NP R/R

Styles & Materials

Manufacturer:
UNKNOWN

Type of Air Conditioning:
Air Cooled

Size of A/C unit:
1.5 Ton

Age Of Air Conditioning:
5 Years

Design Life:
15-20 Years

Probabilty of Failure:
Low

Comments:

9. Interior Rooms

		ACC	MAR	NI	NP	R/R
9.0	CEILINGS, WALLS / TRIM and FLOORING	•				
9.1	STEPS, STAIRS AND RAILINGS	•				
9.2	WINDOWS & DOORS (Representative Number)		•			
9.3	ELECTRICAL	•				
9.4	BASEMENT					•

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ACC MAR NI NP R/R

Styles & Materials

Ceiling and Wall Materials:
Drywall

Window Types:
Sliders
Fixed
Single pane
Double Glazed

Floor Covering(s):
Ceramic Tile
Carpet
Laminate
Vinyl

Comments:

9.2 (1) Fogging of the insulated glass unit(s) is evident at the living Room window(s). This fogging effect is caused by a leak in the thermal seal between the panes of glass. Although this may result in a slightly lower thermal resistance it is mainly a cosmetic concern. In cold weather the fogging effect may worsen considerably. If you consider the appearance of the "fogging" unacceptable it will be necessary to replace the glass unit or the window in its entirety.

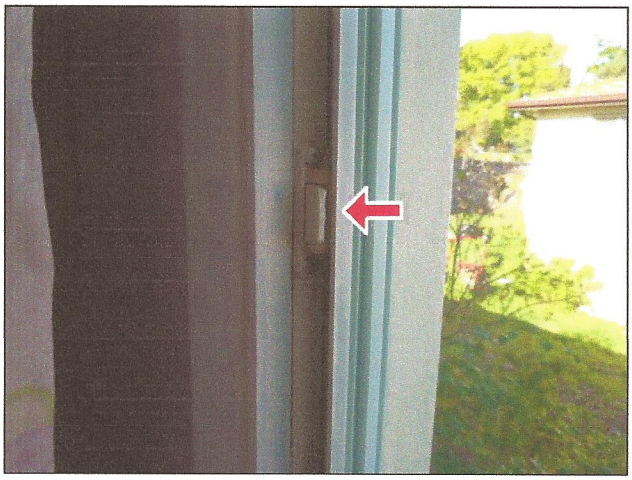
9.2 Item 1(Picture)

(2) There are cracked glass in some windows throughout home.

9.2 Item 2(Picture)

(3) The operating mechanism for the window located in the front bedroom is not functional. Repair or replacement is necessary.

9.2 Item 3(Picture)



9.2 Item 4(Picture)

9.4 The bars on the basement windows should be removed if the basement bedroom will be used as a bedroom.

9.4 Item 1(Picture)

10. Kitchen

		ACC	MAR	NI	NP	R/R
10.0	WALLS / CEILINGS/ FLOORS	•				
10.1	COUNTERS, CABINETS, DOORS & HARDWARE	•				
10.2	SINK / FAUCET	•				
10.3	EXHAUST FAN / RANGE HOOD	•				
10.4	ELECTRICAL	•				
10.5	GFCI PROTECTION (Ground Fault Circuit Interrupter)				•	

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ACC MAR NI NP R/R

Styles & Materials

Exhaust fan:
Vented to the exterior

Range/ Stove:
Electric

Comments:

10.4 Ground Fault Circuit Interrupters (GFCI outlets) offer personal protection against shock in high risk areas such as bathrooms and the exterior outlets. It is recommended that GFCI protection is installed when receptacle is close to kitchen sink.

11. Bathroom(s)

		ACC	MAR	NI	NP	R/R
11.0	WALLS / CEILINGS / FLOORS / DOOR	•				
11.1	WINDOW / TRIM	•				
11.2	COUNTERS AND CABINETS	•				
11.3	SINK / FAUCET	•				
11.4	TOILET	•				
11.5	TUB / SHOWER	•				
11.6	TILE WORK / ENCLOSURE	•				
11.7	EXHAUST FAN	•				
11.8	WATER PRESSURE / DRAINAGE	•				
11.9	ELECTRICAL	•				
11.10	GFCI PROTECTION	•				

ACC= Acceptable, MAR= Marginal, NI= Not Inspected, NP= Not Present, R/R= Repair/ Replace

ACC MAR NI NP R/R

Styles & Materials

Bathrooms:

4 pc.Main Bathroom
w/ ensuite privledge
Opening window
2 pc. Lower level
Exhaust fan vented to the exterior

Comments:

11.7 Recommend install an exhaust fan in the main bath.

11.10 Ground Fault Circuit Interrupters (GFCI outlets) offer personal protection against shock in high risk areas such as bathrooms, kitchen and the exterior outlets. It is recommended that GFCI protection is installed for all bathrooms, near kitchen sink and exterior outlets.

12. Insulation and Ventilation

		ACC	MAR	NI	NP	R/R
12.0	ATTIC INSULATION/ VAPOUR BARRIER		•			
12.1	ATTIC VENTILATION	•				
12.2	BASEMENT INSULATION AND VAPOUR BARRIER			•		

ACC= Acceptable, MAR= Marginal, NI= Not Inspected, NP= Not Present, R/R= Repair/ Replace

ACC MAR NI NP R/R

Styles & Materials

Attic Insulation (type & R-value):
Loose/ blown
Batt
Fiberglass
8"-10" approx. R32

Attic Vapour Barrier:
Kraft Paper

Attic/ Roof Ventilation:
Soffit Vents
Passive

Basement Insulation:
Not Visible

Basement Vapour Barrier:
Not visible

Comments:

12.0 Recommend install weather stripping around the attic hatch to prevent air leakage into the attic space.

12.0 Item 1(Picture)

13. Fireplace

		ACC	MAR	NI	NP	R/R
13.0	GAS FIREPLACE			•		

ACC= Acceptable, MAR= Marginal, NI= Not Inspected, NP= Not Present, R/R= Repair/ Replace

ACC MAR NI NP R/R

Styles & Materials

Number of Gas Fireplaces/ space heater:
One

Comments:

13.0 Unable to operate at the time of inspection. Recommend make sure the pilot is on and able to operate fire place during final inspection.