



YOUR INSPECTION REPORT

Completed with integrity. Always.

PREPARED BY:

Joseph Smith



FOR THE PROPERTY AT:

Your Street

Sample, ON A1A1A1

PREPARED FOR:

SAMPLE REPORT

INSPECTION DATE:

Monday, November 21, 2022



Empire Home Inspections

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SUMMARY

Your Street, Sample, ON November 21, 2022

Report No. 1191, v.0

empireinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

The Summary outlines some of the observations noted during the inspection and is provided as a courtesy. It cannot be considered a substitute for reading the entire report. Please read the complete document.

THE IMPLICATIONS LISTED FOR EACH CONDITION ARE GENERALLY CONSIDERED THE WORST-CASE SCENARIO AND MAY BECOME MORE PROBABLE IF NO ACTION IS TAKEN.

All recommendations in this report should be addressed by qualified specialists. This will allow a specialist to fully evaluate the system and components, and identify issues beyond our scope of work. Homeowners should contact their local building departments to obtain any required permits before starting any significant renovations or construction.

All wood-burning appliances (if present) such as chimneys and wood stoves should be inspected by a WETT-certified technician before use to ensure the appliance is safe and complies with the current building code requirements.

There are some important things you should do when taking possession of a home. These are detailed in the Priority Maintenance document, which you can easily access by clicking on the link below.

No home is perfect, and we will have improvements to recommend in virtually every home. This is normal and should be expected.

[Priority Maintenance Items](#)

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Fuses or breakers too big](#)

A qualified electrician should further evaluate the breaker size compared to the gauge of wire. For example, there is a 40-amp breaker powering a 10-gauge wire. This breaker is also "double-tapped" with an 8-gauge stranded wire, which is generally not permitted.

Implication(s): Equipment overheating | Fire hazard

Location: Electrical panel in basement

Task: Further evaluation

Time: Immediate

Heating

FIREPLACE \ Gas fireplace or gas logs

Condition: • [Inoperative](#)

The exhaust vent installation for the gas fireplace is incomplete and this will allow hazardous combustion gases into the home if used. This can be a life safety issue. A technician will need to evaluate the installation compared to the manufacturer's installation requirements and make corrections before this fireplace can be safely used.

Location: Basement

Task: Correct

Time: Before use

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This concludes the Summary section (if applicable).

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 home inspection. These may have to be adjusted based on the findings of specialists.

The "Ballpark Costs" are provided as a courtesy only. These costs may increase or decrease from time to time due to pricing changes in the construction industry and the construction method chosen by the customer. We always recommend obtaining several quotes and recommendations for any work you plan to complete.

[Home Improvement - Ballpark Costs](#)

ROOFING

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SLOPED ROOFING \ Asphalt shingles

Condition: • [Missing, loose or torn](#)

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

Location: Roof

Task: Repair

Time: As soon as possible



Missing/torn shingle(s)

Description

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

Limitations

Inspection performed: • With a drone

Recommendations

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • [Missing](#)

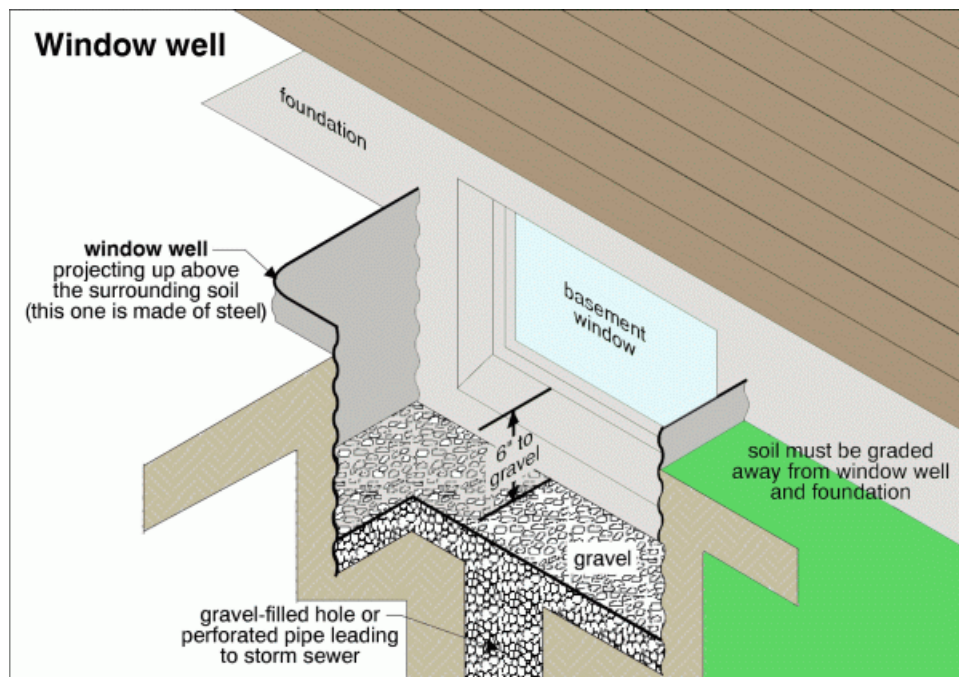
This window is at grade level. To reduce the potential for damage, a window well should be installed. Efforts should be made to keep water/snow away from the window until corrections are made. A window well cover can be a temporary proactive measure.

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

Location: Exterior

Task: Correct - Install window well

Time: As soon as reasonably practical



Missing window well

EXTERIOR

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Description

Gutter & downspout material: • [Aluminum](#)

Downspout discharge: • [Above grade](#)

Wall surfaces and trim: • [Brick](#)

Garage: • Attached

Garage vehicle door operator (opener): • Present

Limitations

Exterior inspected from: • Ground level

Recommendations

FLOORS \ Joists

Condition: • [Notches or holes](#)

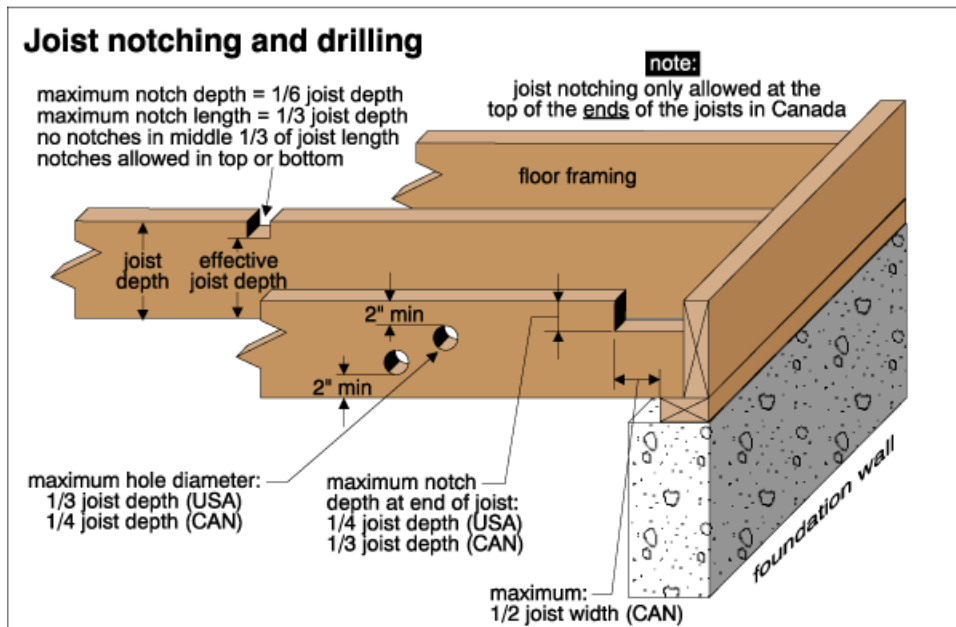
A joist has been notched to accommodate the bathtub plumbing trap. A bathtub can have significant weight when filled with water. A qualified contractor should advise on the appropriate repair method to re-support the joist.

Implication(s): Weakened structure

Location: Basement

Task: Repair

Time: As soon as possible





Notched joist

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

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

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

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings

Attic/roof space: • Entered but access was limited

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Fuses or breakers too big](#)

A qualified electrician should further evaluate the breaker size compared to the gauge of wire. For example, there is a 40-amp breaker powering a 10-gauge wire. This breaker is also "double-tapped" with an 8-gauge stranded wire, which is generally not permitted.

Implication(s): Equipment overheating | Fire hazard

Location: Electrical panel in basement

Task: Further evaluation

Time: Immediate

Common household wire and fuse sizes

14 AWG copper wire



common uses:

most circuits for lighting and receptacles, electric baseboard heaters

typical fuse/breaker size:

15 amps

10 AWG copper wire



common uses:

electric clothes dryers, air conditioners, water heaters

typical fuse/breaker size:

30 amps

12 AWG copper wire



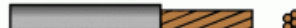
common uses:

some receptacles, electric baseboard heaters, small air conditioners

typical fuse/breaker size:

20 amps

8 AWG copper wire



common uses:

electric stoves and ovens

typical fuse/breaker size:

40 amps



Breaker too big, Double taps

ELECTRICAL

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Service entrance cable and location: • [Overhead](#)

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

Main disconnect/service box type and location: • [Breakers - basement](#)

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

Electrical panel manufacturers: • Schneider

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Carbon monoxide (CO) alarms (detectors): • Combination smoke/CO alarm(s) noted

HEATING

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RECOMMENDATIONS \ Overview

Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort, and durability.

FIREPLACE \ Gas fireplace or gas logs

Condition: • [Inoperative](#)

The exhaust vent installation for the gas fireplace is incomplete and this will allow hazardous combustion gases into the home if used. This can be a life safety issue. A technician will need to evaluate the installation compared to the manufacturer's installation requirements and make corrections before this fireplace can be safely used.

Location: Basement

Task: Correct

Time: Before use



Inoperative (intallation incomplete)



Inoperative (installation incomplete)

Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Trane

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

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

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

Combustion air source: • Outside

Approximate age: • [5 years](#)

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

Air filter: • 16" x 25" • 1" thick

Fireplace/stove: • [Gas fireplace](#)

Chimney/vent: • Sidewall venting

Location of the thermostat for the heating system: • Living Room

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Air cooled](#) • Central

Manufacturer: • Trane

Cooling capacity: • [2 Tons](#)

Typical life expectancy: • 10 to 15 years

Air filter: • 16" x 25" • 1" thick

Refrigerant type: • R-410A

Location of the thermostat for the cooling system: • Living Room

Condensate system: • Discharges into floor drain

Recommendations

ATTIC/ROOF \ Insulation

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

The attic insulation is lower than current standards. Increasing insulation is considered a discretionary improvement that may improve comfort and lower energy bills. Check your eligibility for any home efficiency rebates.

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve

Time: Discretionary



Amount less than current standards

Description

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

Approximate Attic/roof insulation amount/value:

• [R-20](#)

Less than current standards

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

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

Foundation wall insulation material: • [Glass fiber](#)

Foundation wall insulation amount/value: • [R-20](#)

Foundation wall air/vapor barrier: • Plastic

Mechanical ventilation system for building: • Heat recovery ventilator (HRV) • Bathroom exhaust fan

Limitations

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

Recommendations

WASTE PLUMBING \ Traps - installation

Condition: • [Nonstandard shape or material](#)

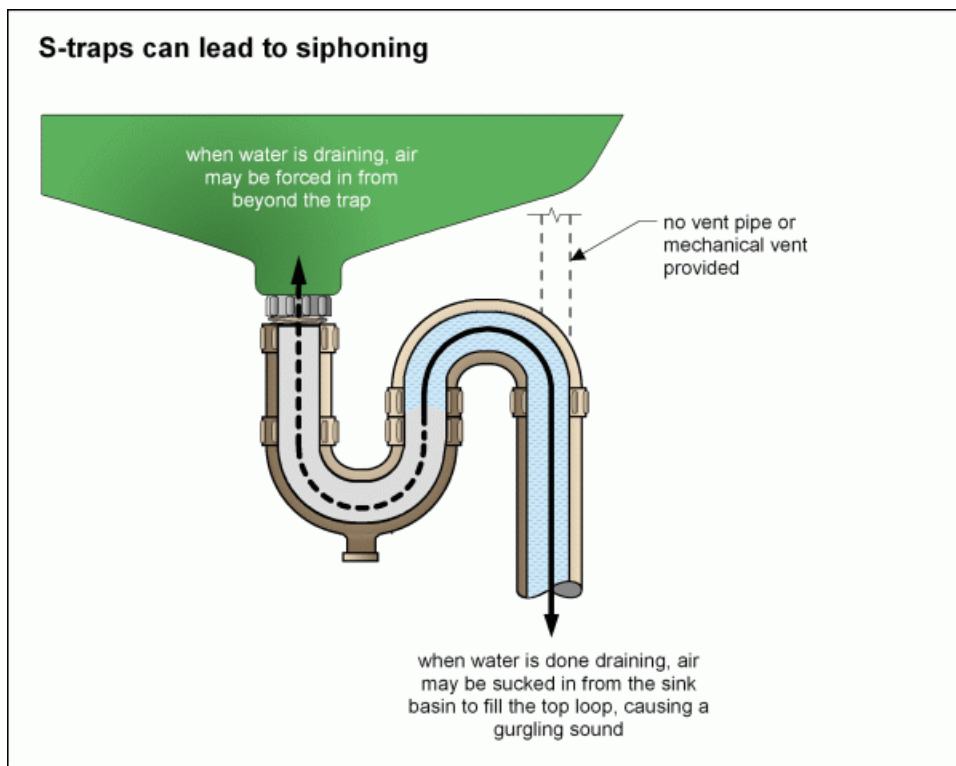
Residential traps should be P-type. The current waste plumbing installation (including the dishwasher connection downstream of the trap) should be evaluated by a qualified plumber and corrected. Monitor for odors that may indicate siphoning allowing sewer gases to enter the home.

Implication(s): Reduced operability | Fixtures slow to drain

Location: Kitchen

Task: Correct

Time: As soon as reasonably practical





Nonstandard shape

Description

Water supply source (based on observed evidence): • Public

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

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

Main water shut off valve at the: • Near water heater

Water flow and pressure: • [Functional](#)

Water heater type: • Tank • Rental

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

Water heater exhaust venting method: • Direct vent

Water heater manufacturer: • Rheem

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 2 years

Water heater typical life expectancy: • 8 to 12 years

Hot water temperature (Generally accepted safe temp. is 120° F): • 120° F

Waste disposal system: • [Public](#)

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

Gas meter location: • Exterior front

Recommendations

CEILINGS \ General notes

Condition: • Water stains

The stain was checked with a moisture meter after running water in the bathroom above and did not have elevated levels at the time of the inspection. After repairs (i.e. painting) are completed, inspect the area periodically for any changes.

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

Location: Living Room

Task: Repair, Monitor for future correction

Time: Ongoing (periodically following repairs)



Water stain

Description

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

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

Windows: • [Casement](#) • [Skylight](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Kitchen ventilation: • Range hood discharges to the exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS